



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

March 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. Minutes February 19, 2025**
Approve Minutes
- 5. QUASI-JUDICIAL CONFIRMATION PROCEDURES**
- 6. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**
- 7. OLD BUSINESS**

8. NEW BUSINESS

A. Rezoning

B. Annexations

C. Conditional Use Permit

D. Miscellaneous

1. Small Scale Comprehensive Plan Map Amendment (SSA) No. 8-2024 - 1717 Barna Avenue - Royal Manor Townhomes

2. **Small Scale Comprehensive Plan Amendment (SSA) No. 11-2024 2960 Columbia Blvd**

Conduct the public hearing and make recommendation on Small Scale Comprehensive Plan Amendment (SSA) No. 11-2024.

SSA: Staff recommends approval of SSA No. 11-2024 to amend the Future Land Use Map (FLUM) by changing the land use designation from Low Density Residential to Commercial High Intensity on a 3.14-acre property located at 2960 Columbia Boulevard as described in Exhibit A of the ordinance. This Ordinance is a legislative item.

REZ: Approve the request to change the subject property from Single Family Medium Density (R-1B) to Community Commercial (CC) zoning district on a 3.14-acre property located at 2960 Columbia Boulevard as described in Exhibit A of the ordinance. This Ordinance is quasi-judicial.

A public hearing will be held by City Council on March 25, 2025.

3. Proposed Amendment to Bylaws

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 19, 2025**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes February 19, 2025

Alternatives:

Modify the Minutes.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 02.19.25 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 19, 2025 at 6:00 p.m.

XXX

Chairman Dan Aton called the meeting to order at 6:00 p.m. Present were Vice Chairman Christopher Childs, Member John Scully, Member Janay Gelin, Member Erron Fayson, Member Theodore Garrod and Alternate John Rogers. Secretary Romie Grant and Alternate Member Michael Fendler were 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 Childs made a motion to approve the minutes from the February 5, 2025 meeting as presented. Member Rogers 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

EAS#3-2024 – Easement Vacation – 1558 Meadow Lark Drive

Planner Tabitha Armstrong gave an overview of this item.

The Planning and Zoning Commission members had questions for staff regarding the drainage easement.

John Dacko, applicant, of Titusville came to speak in favor of this item. Mr. Dacko requested that the Planning & Zoning Commission members might approve his request to vacate the full ten (10) feet of the drainage easement.

Assistant City Attorney Farrell explained to the Planning & Zoning Commission that they could not make a recommendation to approve the full ten (10) foot easement vacation that Mr. Dacko is requesting as that is not what was advertised on tonight's agenda.

The Planning & Zoning Commission had lengthy discussion with city staff and Mr. Dacko regarding the pictures of Mr. Dacko's backyard depicting a berm and not a swale as the staff report indicates there is a swale. The Planning & Zoning Commission members asked that staff take another look at Mr. Dacko's request based on his pictures and that a site visit take place to allow for an accurate assessment of his property for his request for an easement vacation of the ten (10) foot drainage easement.

XXX

Vice Chairman Childs made a motion to table Easement Vacation EAS#3-2024 – 1558 Meadow Lark Drive until a future Planning and Zoning Commission meeting to allow the applicant time to work with staff for his request to vacate ten (10) feet of the drainage easement. Member Scully seconded.

Roll call was as follows:

Member Garrod	Yes
Member Scully	Yes
Vice Chairman Childs	Yes
Member Gelin	Yes
Member Rogers	Yes
Member Fayson	Yes
Chairman Aton	Yes

Motion passed.

XXX

MEMO Regarding Trucks on Local Roads

Assistant City Attorney Chelsea Farrell gave an overview of this item.

Vice Chairman Childs said he was in support of this.

Member Garrod stated that there are "no thru trucks" signs near where he lives, but truck drivers do not always adhere to the signs. Member Garrod asked how this would be enforced. Member Garrod said that the greater issue is parking on the roads.

Kay St. Onge of Titusville, Florida came to speak about the concerns of trucks on Georgia Avenue in Titusville and that it is an issue she would support being addressed.

The Planning and Zoning Commission members had additional discussion relating to how to regulate this, enforce it, and their support of moving forward with an ordinance to address it.

XXX

Vice Chairman Childs made a motion to recommend to City Council, the Planning and Zoning Commission's support of moving forward with an ordinance to address trucks on local roads. Member Gelin seconded.

Roll call was as follows:

Member Rogers	Yes
Member Fayson	Yes
Vice Chairman Childs	Yes
Member Scully	Yes
Member Garrod	Yes
Member Gelin	Yes
Chairman Aton	Yes

Motion passed.

XXX

Clarification on Recommendation to City Council regarding Future Land Use Policy 1.9.1

Principal Planner Eddy Galindo asked that the Planning and Zoning Commission members provide clarification to staff regarding the recommendation made at their February 5, 2025 meeting.

The Planning and Zoning Commission members provided feedback and clarification.

Mr. Galindo summarized the intent of the Commission's recommendation regarding Future Land Use Policy 1.9.1: to add flexibility to the locational criteria so that, beyond roadway classifications, certain roadway characteristics and functionality; such as roadway width, traffic volume, or other characteristics; could be used to allow the land use where appropriate. Mr. Galindo advised that any proposed changes would likely be brought before the Commission as part of the City's upcoming Evaluation and Appraisal Report (EAR) comprehensive plan amendments.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Principal Planner Eddy Galindo introduced Tabitha Armstrong, one of the city's Planners, to the Planning and Zoning Commission.

Assistant City Attorney Chelsea Farrell proposed that the Planning and Zoning Commission members consider reviewing their By-Laws. The city transitioned to a new publishing software and the By-Laws for all Commissions & Boards were provided as the official agenda layout. Assistant City Attorney

Farrell spoke in regards to the Planning and Zoning Commission's By-Laws and said that the Pledge of Allegiance is not on the agenda layout and the agenda also has separate sub-categories in the By-Laws for New Business and this could be removed to show simply as New Business which will encompass all applications and requests that come before the Commission.

XXX

Vice Chairman Childs made a motion to change the Planning and Zoning Commission By-Laws to include the Pledge of Allegiance and to simplify the New Business agenda portion by removing the following sub-categories: Rezoning, Annexations, Conditional Use Permit and Miscellaneous. Member Fayson seconded.

Roll call was as follows:

Member Fayson	Yes
Member Gelin	Yes
Member Garrod	Yes
Member Rogers	Yes
Member Childs	Yes
Secretary Grant	Yes
Chairman Richardson	Yes

Motion passed.

XXX

Member Garrod informed the Planning and Zoning Commission that there is new legislation being proposed regarding "time restrictions on applicants" for local municipalities. Member Garrod said that 1,000 Friends of Florida is having a webinar that will explain this proposed legislation in depth.

Mr. Galindo clarified that the City of Titusville did not hold up the applicant's request for seven years.

Member Rogers commented that he feels that the local government did not function smoothly with regards to Mr. Dacko's request and hopes that it would run more smoothly for these types of reasonable requests in the future.

XXX

Adjournment 7:51pm

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 Map Amendment (SSA)
No. 8-2024 -1717 Barna Avenue - Royal Manor
Townhomes**

Department/Office: Planning

Recommended Action:

Conduct the public hearing and make a recommendation on Small Scale Comprehensive Plan Amendment (SSA) 8-2024.

Recommend approval of SSA. No. 8-2024 to amend the FLUM by changing the future land use designation from Low Density Residential to Medium Density Residential on 5.74+/-acres of property identified by Brevard County Parcel ID Nos. 22-35-09-03-*21.02 and 22-35-09-03-*21.03, as described in Exhibit A of the ordinance. (This Ordinance is a legislative item.)

Recommend denial of the rezoning with concept plan from the Single-Family Medium Density (R-1B) to the Multifamily High Density Residential (R-3) zoning designation. As an alternative, staff recommends approval of the rezoning from the Single-Family Medium Density (R-1B) to the Multifamily Medium Density (R-2) zoning district, consistent with the Small Scale Amendment. (This Ordinance is a quasi-judicial item.)

On December 4, 2024, the Planning and Zoning Commission recommended a motion to deny the Future Land Use Map Amendment. The motion to deny passed with a 5 - yes, 2 - no vote. The denial was based on Future Land Use Element Policy 1.1.4. The Planning and Zoning Commission made a motion to deny the rezoning because it does not comply with the Future Land Use. The motion to deny passed with a 7-0 vote.

The developer distributed a new concept plan at the January 14, 2025, City Council meeting. Council made a motion to send this item back to the Planning and Zoning Commission for reconsideration. This item was re-advertised and re-noticed.

The new concept plan is consistent with the Multifamily Medium Density (R-2) zoning district that is recommended by the staff. The zoning district is consistent

with the Medium Density Residential Future Land Use designation.

A public hearing will be held by City Council on March 11, 2025.

Summary Explanation & Background:

The applicant, Rodney M. Honeycutt, P.E. of Honeycutt & Assoc, Inc. on behalf of Ken A. Miller and Carleen M. Miller, is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning on approximately 5.74+/- acres of land located near the northeast corner of the intersection of Barna Avenue and Day Street for purposes of constructing a multifamily residential development consisting of forty-three (43) townhome units. The request intends to change the current future land use designation from Low Density Residential to Medium Density Residential and rezone the property from Single-Family Medium Density (R-1B) to Multifamily High Density Residential (R-3) to support the intended multifamily development.

The subject property is made up of two parcels consisting of approximately 5.74+/- acres. The larger parcel is located along Barna Avenue and is intersected by Majestic Court. The second smaller parcel to the south is located at the northeast intersection of Barna Avenue and Day St. The property is part of the King Land Company North One-half Subdivision which was platted in 1914. In the mid-2000's a subdivision plan containing sixteen (16) single family lots was previously approved by the city. The Majestic Court roadway was installed and a stormwater pond with supporting infrastructure was also constructed on the property. The project did not move forward, and the previous approval has subsequently expired. The property has since remained vacant. The owner believes the current price of single family housing is no longer affordable and has stated that a townhome development will provide more affordable housing opportunities when compared to single family housing.

The applicant submitted a revised concept plan with a total number of 32 residential townhome units. The concept plan is consistent with the R-2 zoning district as recommended by staff.

Alternatives:

1. Approve the amendment and rezoning.
2. Do not approve the amendment and rezoning.
3. Other action.

Item Budgeted:

NA

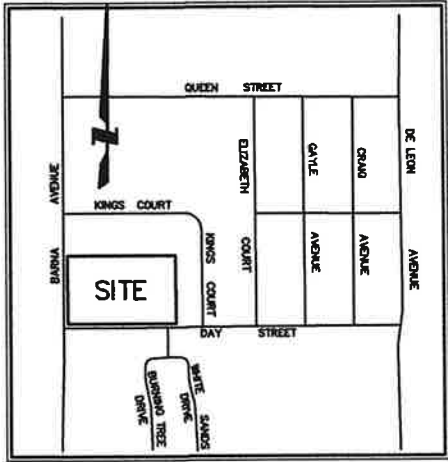
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

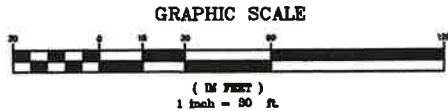
1. ROYAL MANOR TOWNHOMES CONCEPT PLAN 1-14-25
2. ROYAL MANOR TOWNHOMES CONCEPT PLAN REV 10-17-24
3. Staff Report
4. Application SSA
5. Application Rezoning
6. FLU Ord
7. REZ Ord
8. Survey
9. MAPS
10. Concurrency Assessment - MDR - Alt. R-2
11. Concurrency Assessment
12. Environmental Letter
13. Traffic info
14. School Concurrency



VICINITY MAP
NOT TO SCALE

NOTES

1. MAJESTIC COURT IS AN EXISTING STREET CONSTRUCTED TO CITY STANDARDS.
2. PUBLIC POTABLE WATER AND SANITARY SEWER ARE IN PLACE. THERE WILL BE NEW WATER AND SEWER SERVICES. THE NEW WATER SERVICES WILL BE DESIGNED/PERMITTED IN THE SUBDIVISION REVIEW/PERMITTING PROCESS.
3. PUBLIC ROADWAY STORM DRAINAGE FACILITIES ARE IN PLACE. THERE IS AN EXISTING STORMWATER TREATMENT/RETENTION SYSTEM. THE EXISTING STORMWATER SYSTEM WILL BE EVALUATED/REVISED IF NECESSARY FOR THE ANY ADDITIONAL IMPERVIOUS AREAS. THIS WILL OCCUR IN THE SUBDIVISION REVIEW/PERMITTING PROCESS WITH THE CITY AND THE WATER MANAGEMENT DISTRICT.
4. THERE ARE NO EXISTING STRUCTURES ONSITE.
5. THE PROPOSED TOWNHOMES WILL HAVE A FOOTPRINT (LOWER FLOOR) OF 20-24 FEET IN WIDTH WITH A 55 FEET MAXIMUM DEPTH. THE UNITS WILL BE TWO STORY WITH A MINIMUM FLOOR AREA OF 900 SQUARE FEET. UNITS WILL HAVE A SINGLE VEHICLE GARAGE.
6. UNIT DRIVEWAYS WILL GENERALLY BE 12 FEET WIDE.
7. THE PROJECT SITE IS 5.74 ACRES.
8. THE CONCEPT PLAN UNIT LAYOUT MAY VARY; HOWEVER THE MAXIMUM NUMBER OF UNITS WILL NOT EXCEED 32.



SUBMITTAL DATE		CITY	COUNTY	SARNO	PROJ	CLIENT	OTHER	OTHER
DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE
DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE

RODNEY M. HONEYCUTT, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA

FOR REVIEW ONLY

APPROVED BY: _____ DATE: _____

CONCEPT PLAN

ROYAL MANOR TOWNHOMES

CITY OF TITUSVILLE

BREVARD

FLORIDA

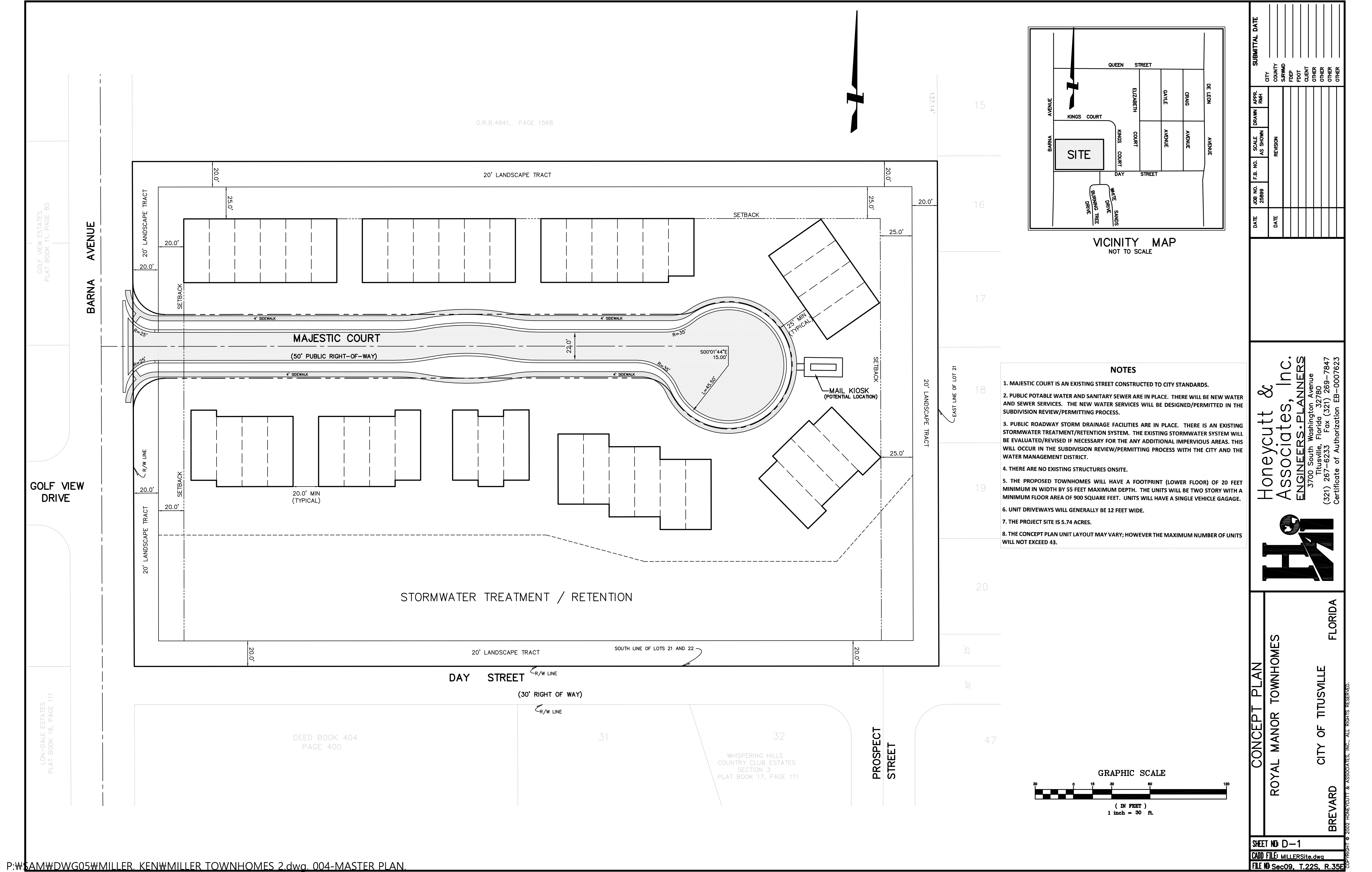
Honeycutt & Associates, Inc.
ENGINEERS-PLANNERS
3700 South Washington Avenue
Titusville, Florida 32780
(321) 267-6233 Fax (321) 269-7847
Certificate of Authorization EB-0007623

HA

SHEET NO D-1

FILED MILLER SITE.dwg

FILED Sec09, T.22S, R.35E





City of Titusville

Planning Department Staff Report

Small Scale Comprehensive Plan Map Amendment with Rezoning

SSA No. 8-2024, 1717 BARNA AVENUE – ROYAL MANOR TOWNHOMES

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	December 4, 2024
City Council First Ordinance Reading	December 10, 2024
City Council Public Hearing	January 14, 2025

Prepared By: Christie Anderson, AICP – Senior Planner

Applicant(s): Rodney M Honeycutt, PE Honeycutt & Assoc, Inc. on behalf of Ken A. Miller and Carleen M. Miller, Owners.

Applicant's Request: **SSA:** Amend the Comprehensive Plan Future Land Use Map by replacing the Low Density Residential future land use designation with the Medium Density Residential future land use designation.

REZ: Amend the zoning map by replacing the Single-Family Medium Density (R-1B) zoning district to the Multifamily High Density Residential (R-3) zoning district on approximately 5.74+/- acres of property.

Staff Recommendation: **SSA:** Approve the Small Scale Comprehensive Plan Amendment. 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 and the provisions of Chapter 163 and 166, Florida Statutes.

REZ: Deny the rezoning with concept plan from the Single-Family Medium Density (R-1B) to the Multifamily High Density Residential (R-3) zoning designation. **As an alternative, staff recommends approval of the rezoning from the Single-Family Medium Density (R-1B) to the Multifamily Medium Density (R-2) zoning district consistent with the Small Scale Amendment.** 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.

BACKGROUND INFORMATION

The Applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning on approximately 5.74+/- acres of land located near the northeast corner of the intersection of Barna Avenue and Day Street for purposes of constructing a multifamily residential development consisting of forty-three (43) townhome units. The request intends to change the current future land use designation from Low Density Residential to Medium Density Residential and rezone the property from Single-Family Medium Density (R-1B) to Multifamily High Density Residential (R-3) to support the intended multifamily development.

The subject property is made up of two parcels consisting of approximately 5.74+/- acres. The larger parcel is located along Barna Avenue and is intersected by Majestic Court. The second smaller parcel to the south is located at the northeast intersection of Barna Avenue and Day St. The property is part of the King Land Company North One-half Subdivision which was platted in 1914. In the mid-2000's a subdivision plan containing sixteen (16) single family lots was previously approved by the city. The Majestic Court roadway was installed and a stormwater pond with supporting infrastructure was also constructed on the property. The project did not move forward, and the previous approval has subsequently expired. The property has since remained vacant. The owner believes the current price of single family housing is no longer affordable and has stated that a townhome development will provide more affordable housing opportunities when compared to single family housing.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant	Low Density Residential [5 du/ac]	Single-Family Medium Density (R-1B)

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning
Multifamily Residential (Townhomes)	Medium Density Residential [10 du/ac]	Multi-Family High Density Residential (R-3)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Single-Family Residence	Low Density Residential	Single-Family Medium Density (R-1B)
South	(Day Street) Single-Family Residences	Low Density Residential	Single-Family Medium Density (R-1B)
East	Single-Family Residences	Low Density Residential	Single-Family Medium Density (R-1B)
West	(Barna Avenue) Single-Family Residences	Low Density Residential	Single-Family Medium Density (R-1B)

STAFF ANALYSIS

General Information:

The purpose of the land use amendment and rezoning is to construct a multifamily residential development consisting of forty-three (43) townhome units on individually platted lots. A concept plan has been provided with the request. The proposed townhome units will be two stories in height and will be twenty (20) feet wide and approximately fifty-five (55) feet deep with a minimum floor area of nine hundred (900) square feet. The townhome units will also include a private garage. The development will include a stormwater treatment and retention area and will provide four (4) foot-wide sidewalks and a mail kiosk. The proposed concept plan encompasses two parcels and will require a unity of title for all properties subject to the submitted concept plan. It should be noted that Section 34-39(c)-Submittals, states:

“An applicant for a change of zoning may voluntarily submit a concept plan in support of their request. Such conceptual plan, if presented at either the public hearing conducted by the Planning and Zoning Commission or the City Council, shall be deemed to have been relied upon by both such bodies in reaching its decision concerning the request. A concept plan voluntarily submitted will be deemed binding on an applicant, assigns, heirs and successors in title or possession of the lot, tract or parcel of land. Requests to modify the concept plan, other than the specified use, may be executed by the Administrator in cases where the modification is classified as a minor modification in Development Review Procedures Manual, Section 6.3.3 Modification Classification Table. Except for minor modifications to the conceptual plan, substantial modifications are considered non-administrative and shall require approval from the City Council with recommendation from the Planning and Zoning Commission through the rezoning process.”

Townhomes are permitted use within the requested Multifamily High Density Residential (R-3) zoning district. The total area of the development is 5.74+/- acres. The maximum residential density permitted in the R-3 zoning district is fifteen (15) units per acre. The existing Single Family Medium Density Residential (R-1B) zoning district permits single-family dwellings at a density of five and eight-tenths (5.8) dwelling units per acre. The existing Low Density Residential future land use further limits the density to a maximum of five (5) dwelling units per acre and the Medium Density Residential limits density to ten (10) dwelling units per acre.

Townhomes are low scale multifamily developments suitable to the area and can be accommodated into areas surrounded by low density residential land uses. The medium density residential land use is a compatible and appropriate land use with a maximum of ten (10) dwelling units per acre. The proposed concept plan limits the townhome development to a maximum of forty-three (43) units at seven and one-half (7.5) units per acre. The proposed development would increase the potential buildout of the property from a maximum of twenty-eight (28) single family residential units to a maximum of forty-three (43) multifamily residential units. The chart below provides the maximum density of the 5.74+/- property under the existing low density residential and the proposed medium density residential land use.

Proposed Density	Low Density Residential	Medium Density Residential
43 units	28 unit	57 units
7.5 du/ac	5 du/ac	10 du/ac

The Multifamily Medium Density Residential (R-2) zoning district would also allow townhomes at the requested density of 7.5 du/ac; however, the minimum lot width for townhomes within the R-2 zoning district is twenty-four (24) feet. The applicant is proposing a minimum lot width of twenty (20) feet which is four (4) feet less than the required lot width minimum of the R-2 zoning district; therefore, the applicant is requesting R-3 zoning in order to allow townhome lots with a minimum lot width of twenty (20) feet.

The Titusville Future Land Use/Zoning Consistency Matrix contained within LDR Ch. 27, Article III. Sec. 27-21., provides the consistent land uses designations for all zoning districts. According to the consistency matrix the proposed R-3 zoning district is not consistent with the Medium Density Residential Land Use. The R-2 zoning district would be a consistent and appropriate alternative to the proposed R-3 zoning. If the R-2 zoning district is adopted, then a variance would be required in order to reduce the lot width proposed on the concept plan from the required minimum twenty-four (24) feet to twenty (20) feet. The comparison chart below provides the minimum townhome lot requirements for both the R-2 and R-3 zoning districts.

Zoning Standards	Multifamily Medium Density (R-2)	Multifamily High Density (R-3)
Lot Area	3,000 sq. ft.	2,000 sq. ft.
Lot Width	24-feet	20-feet

The subject property and all abutting properties were designated their current future land use and zoning designations in 1993 as part of the implementation of the 1988 Comprehensive Plan Adoption and has remained unchanged. 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].

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.

1 *Staff Comment:* The subject property is bounded on all sides by existing development. The
2 property is part of the King Land Company North One-half Subdivision platted in 1914. The
3 King's Court Addition subdivision was platted in 1958 and is located to the north, The Kings
4 Court Heights Subdivision was platted in 1962 and is located to the east, the Whispering
5 Hills Country Club Estates, Section 3 Subdivision was platted in 1964 and is located to the
6 south, and The Golfview Estates Subdivision was platted in 1956 and is located to the west.

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

9 *Staff Comment:* The city has experienced a population growth rate of approximately 1% to
10 1.2% per year. The land use amendment and rezoning could accommodate a population
11 increase of 96+/- residents.

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

16 *Staff Comment:* There is adequate water and sewer service to serve the development.
17 Access to the development will be provided by an existing roadway (Majestic Court).
18 Storm-drain facilities and stormwater treatment and retention systems are in place and will
19 be reevaluated at site plan submittal. The drainage level of service will also be reviewed
20 and required as part of the engineering review of the project and will be designed
21 consistent with the minimum level of service standards. According to the City's
22 concurrency assessment Barna Avenue, a collector roadway per Sec. 9.3 of the
23 Transportation Technical Manual, can accommodate the additional volume.

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

26 *Staff Comment:* The subject property is located adjacent to existing facilities. The
27 amendment is not anticipated to require new publicly funded infrastructure to serve the
28 site.

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

33 *Staff Comment:* The subject property is bounded on all sides by existing development and
34 utilities are available. The amendment is unlikely to result in urban sprawl as defined in
35 Chapter 163, which is characterized by a low density, automobile-dependent development
36 pattern requiring the inefficient extension of public facilities.

- 37 6. The extent to which the amendment will result in a sustainable development pattern through
38 a balance of land uses that is internally interrelated, demonstrates an efficient use of land,
39 ensures compatible development adjacent to agriculture lands, protects environmental
40 qualities and characteristics, provides interconnectivity of roadways, supports the use of
41 non-automobile modes of transportation, and appropriately addresses the infrastructure
42 needs of the community.

43 *Staff Comment:* The subject property is located at the northeast intersection of Barna
44 Avenue and Day Street. There is an existing private roadway (Majestic Court) located
45 within the property. Majestic Court will be dedicated as a public roadway. Barna Avenue
46 is a collector roadway and Day Street is a local roadway per Sec. 9.3 of the Transportation

1 *Technical Manual. Adequate sewer and water facilities are available to service the proposed*
2 *development. Storm-drain facilities and stormwater treatment and retention systems have*
3 *been previously constructed and will be reevaluated at the time of site plan submittal.*

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

7 Staff Comment: *The general area is primarily residential, and a townhome development may*
8 *be considered as a needed and more affordable alternative to detached single family*
9 *housing. A market demand analysis was not provided by the applicant.*

10 **Consistency with the Comprehensive Plan**

11 The following is an analysis of the consistency of the request with the City's Comprehensive Plan.
12 The request for a Comprehensive Plan Amendment and rezoning is consistent with the
13 Comprehensive Plan and more specifically with the following objectives and policies of the
14 Comprehensive Plan.

15 Future Land Use Element [FLUE] Policy 1.14.1: Sites for residential development shall be
16 located throughout the City in a variety of residential zoning classifications, which provide for
17 a variety of lot sizes, floor areas, setbacks, and residential densities.

18 Staff Comment: *The proposed medium density multifamily residential land use and*
19 *multifamily high density zoning are adjacent to low density residential land uses and*
20 *Single-Family Medium Density (R-1B) zoning; however, the general area does include a*
21 *mixture of residential zoning classifications, including, Single-Family High Density (R-1C),*
22 *Multifamily Medium Density Residential (R-2), and Multifamily High Density Residential*
23 *(R-3). The concept plan provided by the applicant limits the development to forty-three*
24 *(43) individually platted townhome units at seven and one-half (7.5) dwelling units per*
25 *acre. The proposed townhome units will be two stories in height and will be twenty (20)*
26 *feet wide and approximately fifty-five (55) feet deep with a minimum floor area of nine*
27 *hundred (900) square feet. The townhome units will also include a private garage.*

28 [FLUE] Policy 1.14.5: Medium density residential uses (maximum 10 units per acre) shall
29 consider existing and proposed land uses to ensure compatibility. Further, such densities
30 shall be located adjacent to at least a collector street, unless the property is located along the
31 following local road, which already has a multi-family development pattern and is capable of
32 supporting higher density: Rock Pit Road (from Tropic Street to South Street).

33 Staff Comment: *The proposed land use with a maximum of ten (10) units per acre is*
34 *compatible with the surrounding land uses with five (5) units per acre on a collector road.*
35 *The property will include a street to Barna Avenue, a collector road.*

36 [FLUE] Policy 1.14.8: Negative impacts of residential land uses on environmentally sensitive
37 areas shall be minimized. The Conservation Element objectives and policies shall be utilized
38 in determining the appropriateness of residential land uses designation and the specific
39 intensity of use authorized by land development regulations.

40 Staff Comment: *The subject property is primarily wooded; however, a portion of the*
41 *property was cleared in the mid 2000's when the Majestic Court roadway was installed,*
42 *and the stormwater treatments, retention systems and utilities were put in place. The*

existing infrastructure will be reevaluated at the time of site plan submittal and will require permitting by the appropriate agencies.

[FLUE] Policy 1.17.1: The following items shall be addressed in the analysis of the land use changes: Surrounding uses; Surrounding zoning; Acreage; Description of site; Soils and topography; Flood zone; Recharge potential; Traffic counts on adjacent streets; and Impact on adopted levels of service; Water supply availability.

Staff Comment: The subject property is adjacent to single family residences with Low density land use and Single-Family Medium Density (R-1B) zoning; however, the general area does include a mixture of single family residences, patio homes, and low rise apartments. The surrounding residential zoning classifications, including, Single-Family Medium Density (R-1B), Single-Family High Density (R-1C), Multifamily Medium Density Residential (R-2), and Multifamily High Density Residential (R-3). The R-2 and R-3 zoning districts allows a maximum building coverage of up to 50%. The amendment and associated concept plan will permit a residential buildout potential of forty-three (43) townhome units on 5.74+/- acres (7.5 du/ac).

The property is located within Flood Zone X (area of minimal flood hazard). A soils map is included in the agenda item for this request. The site currently has connections to an eight-inch sewer gravity main and a six-inch water main along Day Street with adequate water and sewer service to serve a build-out scenario of forty-three (43) multifamily units. Water and sewer laterals have also been installed along the Majestic Court roadway. The existing infrastructure will be reevaluated at the time of site plan submittal. Barna Avenue, a collector roadway can accommodate the additional volume according to the City's concurrency assessment.

Conservation Element [CE] GOAL 1: To preserve and enhance the quality of the natural environment through preservation, conservation, and appropriate management of the vital natural resources, including air, water (both potable and surface), biotic and factors that affect energy conservation.

Staff Comment: New residential developments must address potential impacts on wildlife habitats and protected species and obtain permits through the appropriate state agencies [Objective 1.1]. The subject property received a permit from the St. Johns River Water Management District (SJRWMD) in the mid-2000's for a single family subdivision. At that time there were no wetlands nor endangered species identified by the SJRWMD (Permit No. 42-009-96574-1). The City's Code describes the requirements for stormwater systems as part of new development [Objective 1.12]. All previously constructed infrastructure will be reevaluated at the time of site plan submittal and will require permitting by the appropriate agencies.

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.

Staff Comment: The following review is based on both the application request for the R-3 zoning district and the alternative R-2 district. The review is based on approval of the Medium Density Residential land use category. According to the Land Use/Zoning Matrix described in Chapter 27 of the LDRs, the R-3 zoning district does not appear to be consistent with the Medium Density Residential land use category. The R-3 permits up to 15 dwelling units per acre and the Medium Density Residential land use permits up to 10 units per acre. If the R-3 is approved, then the number of residential units cannot exceed the maximum of the land use of 10 units per acre. The R-2 district appears to be consistent and is a better alternative. The R-2 is listed under the Medium Density Residential category per the Land Use/Zoning matrix. The maximum number of residential units permitted in the R-2 is 9 units per acre.

Maximum residential density per acre if the Medium Density Residential land use category is approved	R-3	R-2	Concept Plan
	10 du/ac [max 57 units]	9 du/ac [max 51 units]	7.5 du/ac [max 43 units]
Townhome lot width	20-feet wide	24-feet wide	20-feet wide
Townhome lot size	2,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.

- 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 within the City's urban service area. The site currently has connections to an eight-inch sewer gravity main and a six-inch water main along Day Street with adequate water and sewer service to serve a build out scenario of forty-three (43) multifamily units. Water and sewer laterals have also been installed along the Majestic Court roadway. The existing infrastructure will be reevaluated at the time of site plan submittal. Barna Avenue, a collector roadway can accommodate the additional volume according to the City's concurrency assessment. Reclaimed water is not available.

Transportation Impact.

Staff Comment: The concept plan provides one (1) main access point on Barna Avenue which is classified as a collector roadways per Sec. 9.3 of the Transportation Technical Manual. Based upon the 11th Edition ITE Manual, approximately 345 average daily trips (ADT) could be generated with the use and should not cause a concurrency related level of service issue on the surrounding roadways. Specific impacts will be evaluated with the submittal of the sketch plat.

Solid Waste.

Staff Comment: Solid waste services are available to serve this property.

Schools.

Staff Comment: A School Impact Analysis Capacity Determination (CD-2024-09) has been issued by the School Board of Brevard County for the proposed development. The analysis has concluded that "At this time, Apollo Elementary, Andrew Jackson Middle School and Titusville High School are projected to have enough capacity for the total of projected and potential students from the Royal

Manor Townhomes development.” It should be noted that a Concurrency Determination is required to be performed by the School District before issuance of a final development order.

1.2. Public streets are adequate to access the property.

Staff Comment: The subject property has frontage along Barna Avenue and Day Street. The proposed concept plan illustrates that the access point for the development will be on Barna Avenue. No secondary access point is proposed.

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). A soils map is included in the agenda item for this request.

1.4. Environmental impact.

Staff Comment: The subject property is primarily wooded; however, a portion of the property was cleared in the mid-2000’s when the Majestic Court roadway was installed, and storm drain facilities and stormwater treatment, and retention systems were constructed. At that time, the subject property did receive a permit from the St. Johns River Water Management District (SJRWMD) Permit No. 42-009-96574-1, and there were no wetlands nor endangered species identified by the SJRWMD. The permit has since expired, and the development will be required to obtain a new permit from the SJRWMD.

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 subject property and all abutting properties were designated their current future land use and zoning designations in 1993 as part of the implementation of the 1988 Comprehensive Plan Adoption and has remained unchanged.

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 predominant development pattern in the area is residential consisting of a mixture of single family residences, patio homes, and multifamily apartments. The Brevard County Veterans Cemetery and the Country Acres Children’s Home are also located east of the subject property along Day Street. The proposed multifamily residential development is compatible with the surrounding residential uses in the area.

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

Staff Comment: The addition of multifamily townhome residences is not likely to cause a depreciation of property values in the area.

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

Staff Comment: The property is predominantly surrounded by Single Family Medium Density Residential (R-1B) zoning with a mixture of Single Family High Density Residential (R-1C), Multifamily Medium Density Residential (R-2), Multifamily High Density Residential (R-3), and Public (P) zoning. The LDR's purpose statement provided for the proposed R-3 zoning district describes the district as "intended to allow the development of a variety of housing types at a maximum density of fifteen (15) units per acre. 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." The purpose statement further states, "When adjacent to R-1 zoning districts, the development within the district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening, and parking."

Alternatively, the Multifamily Medium Density (R-2) zoning would be more appropriate to the adjacent zoning and surrounding development pattern of the general area. The LDR's purpose statement provided for the R-2 zoning district (9 du/ac) describes the district as "intended to allow the erection of a variety of housing types at a maximum density of nine (9) units per acre. This district is designed to allow development adjacent to arterial or collector streets and is well served by public services and facilities. When adjacent to R-1 zoning districts, the development within this district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening and parking."

The proposed concept plan limits the development to a maximum of forty-three (43) two-story town home units (7.5 du/ac). The proposed concept plan also illustrates that the development will have one (1) main access point on to Barna Avenue. Barna Avenue is a collector roadway under Sec. 9.3 of the Transportation Technical Manual. Townhomes are low scale multifamily developments suitable to the area and can be accommodated into areas surrounded by low density residential land uses. The existing zoning within the surrounding area has remained unchanged since the 1993 citywide rezoning ordinance.

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

Staff Comment: The character of the area is a mixture of and single family residential and multifamily residential. The Multifamily High Density Residential (R-3) zoning would allow 20-foot wide townhomes lots. The Multifamily Medium Density Residential (R-2) zoning would allow 24-foot wide townhome lots. The concept plan proposes forty-three (43) townhome units. The size and number of townhome lots do not appear to have any apparent 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: Multifamily developments are required to provide a Type B buffer (20 feet in width) around the perimeter of the development and adjacent to public rights of ways under Sec. 30-337. A sketch plat and site plan will be required for the townhome development consistent with the Land Development Regulations, including screening and other performance standards.

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

Staff Comment: The existing zoning would allow a maximum of twenty-eight (28) single family residences. There are no substantial reasons why the property cannot be used within the existing zoning.

COMMUNITY ENGAGEMENT MEETING - LDR Section 34-14

Staff Comment: A community engagement meeting was held by the applicant on March 21, 2024.

FINDINGS:

1. The comprehensive plan future land use map amendment is consistent with the City's comprehensive plan. The medium Density Residential land use is compatible with the surrounding residential land uses and is adjacent to a collector road.
2. The Future Land Use/Zoning Consistency Matrix contained within LDR Ch. 27, Article III. Sec. 27-21 lists the R-2 and not the R-3 as appropriate under the Medium Density Residential land use category.
3. Approval of the R-3 zoning would effectively have a maximum density of 10 dwelling units per acre. The R-3 would allow townhome lots to be 20-feet wide and 2,000 square feet.
4. The R-2 is more compatible with the surrounding areas. The R-2 would require the concept plan to be redesigned with 24-foot wide and 3,000 square foot townhome lots.

RECOMMENDATION:

Comprehensive Plan Amendment Recommendation: Approve the amendment to the Comprehensive Plan Future Land Use Map by changing the future land use designation from Low Density Residential to Medium 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 and the provisions of Chapter 163 and 166, Florida Statutes.

Rezoning Recommendation: Deny the rezoning with concept plan from the Single-Family Medium Density (R-1B) to the Multifamily High Density Residential (R-3) zoning designation on 5.74+/- acres of property located at 1717 Barna Avenue, having Parcel I.D.s 22-35-09-03-*-21.02 and 22-35-09-03-*-21.03. **As an alternative, staff recommends approval of the rezoning from the Single-Family Medium Density (R-1B) to the Multifamily Medium Density (R-2) zoning district consistent with the Small Scale Amendment.** 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.



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 ROYAL MANOR TOWNHOMES		Property Address/Location Description 1717 BARN A AVENUE
4. Applicant / Owner	Name of Applicant/Contact Rodney Honeycutt, PE Honeycutt &		Name of Owner Ken A & Carleen M Miller
	Street Address 3700 S Washington Avenue		Street Address PO Box 33
	City	State Zip	City State Zip
	Titusville	FL 32780	Titusville FL 32781
	Telephone # Fax #		Telephone # Fax #
	E-Mail Address rodney@honeycutt.cc		E-Mail Address millerken033@gmail.com
5. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
6. Parcel ID	22-35-09-03-*21.02; 22-35-09-03-*	Tax Acct.	2204544; 2204545
7. Site Size (Attach Legal Description)	Acres: 5.74 Square Feet: 250,034		
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:	Single family residence	
	SOUTH:	Single family across Day Street	
	EAST:	Single family residence	
	WEST:	Single family across Barna Avenue	

9. Current Designation	Future Land Use: Low Density Residential	Zoning: R-1B
10. Proposed Designations	Future Land Use: Medium Density residential	Zoning: R-3
11. Subject Property	Current Use: Vacant with existing roadway	Proposed Use: Townhomes
12. Note any previous amendments on the site	Site was previously approved for a single family subdivision	
13. Check other applications submitted	Conditional Use ☐ Vacation of Easement ☐ Vacation of Right of Way ☐ Site Plan ☐	Master Plan Approval ☐ Rezoning ☒ Subdivision/Plat ☐ Other:
14. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary) The site is currently zoned for single family. A subdivision plan containing 16 single family lots was previously approved but the approval has expired. The owner believes the current price of single family housing is no longer affordable and desires to change the future land use to medium density residential for a more affordable townhome subdivision. Medium density residential allows 10 units per acre; the site density could be 57.4 units however, a concept plan is being provided that limits the number of units to 43 or less than 8 units per acre. There were no wetlands nor endangered species identified by the SJRWMD in the permit issued for the single family subdivision (permit # 42-009-96574-1).	

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

ACKNOWLEDGEMENT

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

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

/s/ Rodney M Honeycutt
(Signature*)

11-14-24
(Date)

** By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.*

Date Received: _____

Accepted by: _____



Gateway to Nature & Space



SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 4)

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

1.	Complete Application and Fees	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	☒
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
7.	Additional site-specific data as necessary to describe any impacts to conservation / wetland areas, and other environmentally sensitive resources, including any mitigation efforts to be proposed or required by these regulations.	☒
8.	Traffic counts and Level of Service (LOS) on streets providing access to subject property may be required by the City. A determination of the needed information will be provided by the City prior to submittal of the request.	☐
9.	Pre-Application Meeting Held – Date: Staff in Attendance:	☒
10.	Preliminary School Concurrency Determination Submitted. Contact Brevard County Public Schools, David Lindemann to receive this application for completion. Lindemann.David@BrevardSchools.org	☒
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	☒

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 4)

In order to illustrate the proposed use of the property to be rezoned, the applicant is encouraged to submit a conceptual site plan in support of the proposal. If a conceptual site plan or developer's agreement is not provided with the application, the City shall review the application based on the most intensive land use and the maximum intensity and/or density within the zoning district requested within the application. If a conceptual site plan is submitted, the following information shall be provided:

1.	A vicinity map indicating the general location of the abutting streets and utilities.	☒
2.	General information regarding the existing site conditions and physical characteristics, adjacent community facilities and public utilities, and surrounding property conditions.	☒
3.	General description of the proposed development including the total acreage, the proposed number of buildings, or the number of units.	☒
4.	The location of existing buildings and structures including the dimensions.	☒
5.	The means of ingress and egress to the project.	☒
6.	General location and dimension of all existing and proposed parking and/or loading areas.	☒
7.	Information showing approximate location of all structures and major features, setbacks, distance between structures and property lines, floor areas, width of driveways, parking spaces, property or lot lines, percent of property or lot lines, percent of property coverage.	☒



Gateway to Nature & Space



APPLICATION FOR REZONING (REZ) / PLANNED DEVELOPMENT (PD) / MASTER PLAN (MP)

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

1. Project Information	Project Name ROYAL MANOR TOWNHOMES	Property Address/Location Description 1717 BARNA AVENUE
2. Type of Request	Rezoning (REZ) ☒ Planned Development (PD) ☐ Master Plan (MP) ☐	
2. Applicant/ Owner	Name of Applicant/Contact Rodney M Honeycutt, PE Honeycutt & Assoc, Inc	Name of Owner Ken A & Carleen M Miller
	Street Address 3700 S Washington Avenue	Street Address PO Box 33
	City State Zip Titusville FL 32780	City State Zip Titusville FL 32781
	Telephone # Fax #	Telephone # Fax #
	E-Mail Address rodney@honeycutt.cc	E-Mail Address millerken033@gmail.com
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other	
4. Parcel ID	22-35-09-03-*-21.02; 22-35-09-03-*-21.03	Tax Acct. 2204544; 2204545
5. Site Size	Acres: 5.74 Square Feet: 250,034	
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:	Single family residence
	SOUTH:	Single family across Day Street
	EAST:	Single family residence
	WEST:	Single family across Barna Avenue

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/ Rodney M Honeycutt, PE
(Signature*)

11-14-24
(Date)

** By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.*

Date received: _____

Accepted by: _____



Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)



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

1.	Complete Application and Fees	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format	☒
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
7.	For Planned Development and Master Plan applications, a conceptual site plan (minimum 24" x 36") in electronic PDF format. See table below for requirements.	☐
8.	For Planned Development and Master Plan applications, a Planned Development Ordinance establishing the development standards for the Planned Development.	☐
9.	For Master Plan applications, a Unified Control Agreement pursuant to Sec. 34-54 of the Land Development Regulations.	☐
10.	Pre-Application Meeting Date: Staff in Attendance:	☒
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	☒

Conceptual Site Plan Checklist
(Development Review Procedures Manual Section 5 and 6)

THE CONCEPTUAL SITE PLAN SHALL INCLUDE THE FOLLOWING:

1.	All information required for a sketch plat. (if applicable)	☒
2.	Development plan identifying the location and acreage of each component and district of the project, including the location and placement of proposed land uses by type and density, density, layout of lots, open space designation, location of landscape buffer areas required by these regulations, recreational facilities, commercial uses, other permitted uses, off-street parking and loading locations and refuse collection locations.	☒
3.	Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.	☒
4.	Tabulations of acreage devoted to each use and total gross acreage of the project. These tabulations shall include acreage totals for each use, open space designations, recreation facilities, streets, parks, schools and other uses. Within these tabulations, information relative to the total number and type of residential units, the residential density for each type of unit, and the overall residential density of the project shall be provided.	☒
5.	An environmental component, including maps and analyses, which determine the effect of the proposed development upon the conservation/preservation of native habitat, wildlife, floodplains, recreation advantages wetlands and other natural resources.	☒
6.	Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other public facilities and services. (Preliminary Concurrency Analysis)	☒
7.	A stormwater management plan with sufficient detail included to demonstrate that the proposed development can comply with the requirements of the Land Development Regulations.	☒
8.	The location of existing buildings and structures including the dimensions.	☒

APPLICATION FOR REZONING

ITEM 13 NARATIVE

The site is currently zoned R-1B. A subdivision plan containing 16 single family lots was previously approved but the approval has expired. The owner believes the current price of single family housing is no longer affordable and desires to change the zoning to multifamily for a more affordable townhome subdivision. The proposed townhome units will be 20' wide which requires rezoning to R-3. The maximum density in R-3 is 15 units per acre which would allow 86 units; however a concept plan is being provided that limits the number of units to 43 which is less than 8 units per acre. R-2 zoning allows 9 units per acre however the minimum unit width is 24'; four feet wider than the proposed townhome units.

ORDINANCE NO. 2-2025

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 LAND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BARNA AVENUE AND DAY STREET FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON 5.74+/- ACRES OF PROPERTY HAVING PARCEL ID NOS. 22-35-09-03-*21.02 AND 22-35-09-03-*21.03; 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 #8-2024 and amends its Future Land Use Map, by changing the land use designation of on land located at the northeast corner of the intersection of Barna Avenue and Day Street from Low Density Residential to Medium Density Residential on 5.74+/- acres of property; having parcel ID Nos. 22-35-09-03-*21.02 and 22-35-09-03-*21.03; as described in Exhibit A.

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 11th day of March 2025.

Andrew Connors, Mayor

ATTEST:

WANDA F. WELLS, CITY CLERK

Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE SAME PROPERTY DESCRIBED COLLECTIVELY AS PARCELS 2 AND 3 IN OFFICIAL RECORDS BOOK 5192, PAGE 3220 AND SAID PARCELS BEING A PART OF LOTS 21 AND 22 AS SHOWN ON THE PLAT OF THE KING LAND COMPANY SUBDIVISION OF NORTH ONE-HALF SEC. 9, T. 22 S.; R. 35 E. AS RECORDED IN PLAT BOOK 2, PAGE 21 ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 22 OF SAID PLAT OF THE KING LAND COMPANY SUBDIVISION OF NORTH ONE-HALF SEC. 9, T. 22 S.; R. 35 E.; THENCE N.89°58'16"E., ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 29.10 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF BARNA AVENUE AND SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.89°58'16"E., ALONG THE NORTH RIGHT OF WAY LINE OF DAY STREET AND ALONG THE SOUTH LINE OF SAID LOTS 21 AND 22, A DISTANCE OF 630.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21 AND THE SOUTHWEST CORNER OF THE PLAT OF KINGS COURT HEIGHTS AS RECORDED IN PLAT BOOK 17, PAGE 69 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.00°10'05"W., ALONG THE EAST LINE OF SAID LOT 21 AND THE WEST LINE OF SAID PLAT OF KINGS COURT HEIGHTS, 396.00 FEET; THENCE S.89°58'16"W., 631.11 FEET TO A POINT LYING ON THE AFORESAID EAST RIGHT OF WAY LINE OF BARNA AVENUE; THENCE S.00°12'20"E., ALONG SAID RIGHT OF WAY LINE, 396.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.74 ACRES MORE OR LESS.

ORDINANCE NO. 3-2025

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 LAND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BARNA AVENUE AND DAY STREET FROM THE SINGLE-FAMILY MEDIUM DENSITY (R-1B) ZONING DISTRICT TO THE MULTIFAMILY HIGH DENSITY RESIDENTIAL (R-3) ZONING DISTRICT ON 5.74+/- ACRES OF PROPERTY; HAVING PARCEL ID NOS. 22-35-09-03-*21.02 AND 22-35-09-03-*21.03; 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 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 Single-Family Medium Density (R-1B) 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. 8-2024 contained in Ordinance 2-2025.

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 11th day of March, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE SAME PROPERTY DESCRIBED COLLECTIVELY AS PARCELS 2 AND 3 IN OFFICIAL RECORDS BOOK 5192, PAGE 3220 AND SAID PARCELS BEING A PART OF LOTS 21 AND 22 AS SHOWN ON THE PLAT OF THE KING LAND COMPANY SUBDIVISION OF NORTH ONE-HALF SEC. 9, T. 22 S.; R. 35 E. AS RECORDED IN PLAT BOOK 2, PAGE 21 ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

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PLAT OF KING'S COURT ADDITION
PLAT BOOK 12, PAGE 136

LOT 22

LOT 21

O.R.B. 4841, PAGE 1568

CM
PLS 4014

S 89°58'16" W 631.11'

FIRC 5/8'
LB 7580

MAJESTIC COURT

2' CURB

2' CURB

4.2' S.W.

S 00°12'20" E 396.00'

WEST LINE OF LOT 22 OF THE KING LAND CO.
SUBDIVISION OF NORTH ONE-HALF SECTION 9,
T.22S, R.35 E. PLAT BOOK 2, PG.21

SW CORNER OF LOT 22 OF THE PLAT
THE KING LAND CO. SUBDIVISION OF
NORTH ONE-HALF SECTION 9, T.22S;
R.35E. PLAT BOOK 2, PG. 21

P.O.C.

29.10'

N 89°58'16" E

P.O.B.
CM PLS 4014

DAY STREET
(30' RIGHT OF WAY)

SOUTH LINE OF LOTS 21 AND 22 OF THE KING
LAND CO. SUBDIVISION OF NORTH ONE-HALF
SECTION 9, T.22S; R.35 E. PLAT BOOK 2, PG.21

25' RIGHT OF WAY

30' RIGHT OF WAY

DEED BOOK 404 PAGE 400

31

32

WHISPERING HILLS COUNTRY
CLUB ESTATES SECTION 3
PLAT BOOK 17, PAGE 111

RESPECT STREET

47

13

14

15

16

17

18

19

20

KING'S COURT HEIGHTS
PLAT BOOK 17, PAGE 69

10

11

12

13

14

1

1

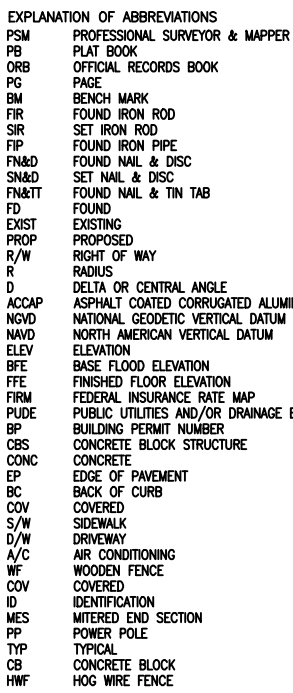
GOLF VIEW ESTATES
PLAT BOOK 11, PAGE 80

BARN AVENUE
(30' RIGHT OF WAY)

GOLF VIEW DRIVE

1

LON-DALE ESTATES
PLAT BOOK 18, PAGE 111



- ☐ Set 1/2" iron rebar with cap # PSM 6545
- ☒ Found iron rebar, size and cap #
- ☐ Set 4"x 4" concrete monument with cap # PSM 6545
- ☒ Found concrete monument, size and identification #
- ☐ Set nail and disk # PSM 6545
- ☒ Found nail and disk, identification # as shown

1. Unless otherwise noted, only platted easements are shown hereon.

2. P.U.D.E. denotes Public Utilities and Drainage Easement. P.U.E. denotes Public Utilities Easement.

3. No underground utilities or improvements were located unless otherwise shown.

4. Bearings shown hereon are based on the RIGHT OF WAY LINE of BARNA AVENUE, being S 0012°20' E according to the deed there of and may or may not be a true line.

5. This site appears to lie within F.I.R.M. Zone "X" per Community Panel Number 12009C0205H dated 1/23/21.

PARCEL OF LAND BEING THE SAME PROPERTY DESCRIBED COLLECTIVELY AS PARCELS 2 AND 3 IN
ORIGINAL RECORDS BOOK 5192, PAGE 3220 AND SAID PARCELS BEING A PART OF LOTS 21 AND 22 AS
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R. 35 E. AS RECORDED IN PLAT BOOK 2, PAGE 21 AND 22 OF THE PUBLIC RECORDS OF BREVARD COUNTY,
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SUBDIVISION OF NORTH ONE-HALF SEC. 9, T. 22. S.; R. 35 E.; THENCE N.89°58'16" E., ALONG
THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 29.10 FEET TO THE INTERSECTION WITH THE EAST RIGHT
OF WAY LINE OF BARNAB AVENUE AND SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF
LAND HEREIN DESCRIBED; THENCE S. 89°58'16" E., ALONG THE EAST LINE OF THE PUBLIC RECORDS OF
LINE OF DAY STREET AND ALONG THE SOUTH LINE OF SAID LOTS 21 AND 22, A DISTANCE OF 630.85
FEET TO THE SOUTHWEST CORNER OF SAID LOT 21 AND THE SOUTHWEST CORNER OF THE PLAT OF
THE EAST HALF OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S. 89°58'16" E.,
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THE WEST LINE OF SAID PLAT OF KINGS CORNER HEIGHTS, 396.00 FEET; THENCE S.89°58'16" W., 631.11
FEET TO A POINT LYING ON THE AFORESAID EAST RIGHT OF WAY LINE OF BARNAB AVENUE; THENCE
N.00°01'05" W., ALONG THE EAST RIGHT OF WAY LINE, 396.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.66 ACRES, MORE OR LESS.

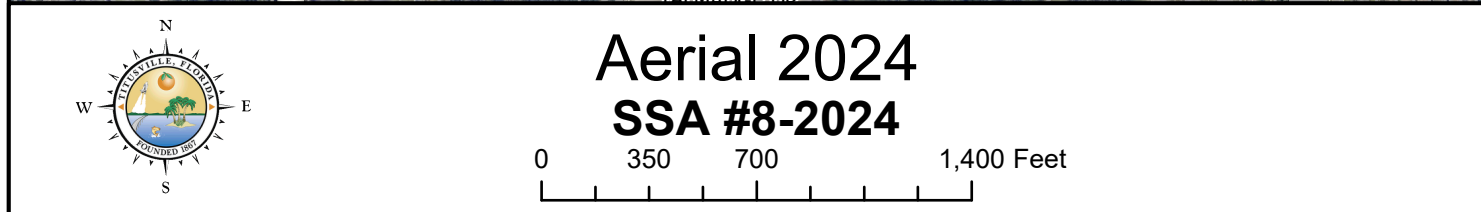
PROSPECT STREET

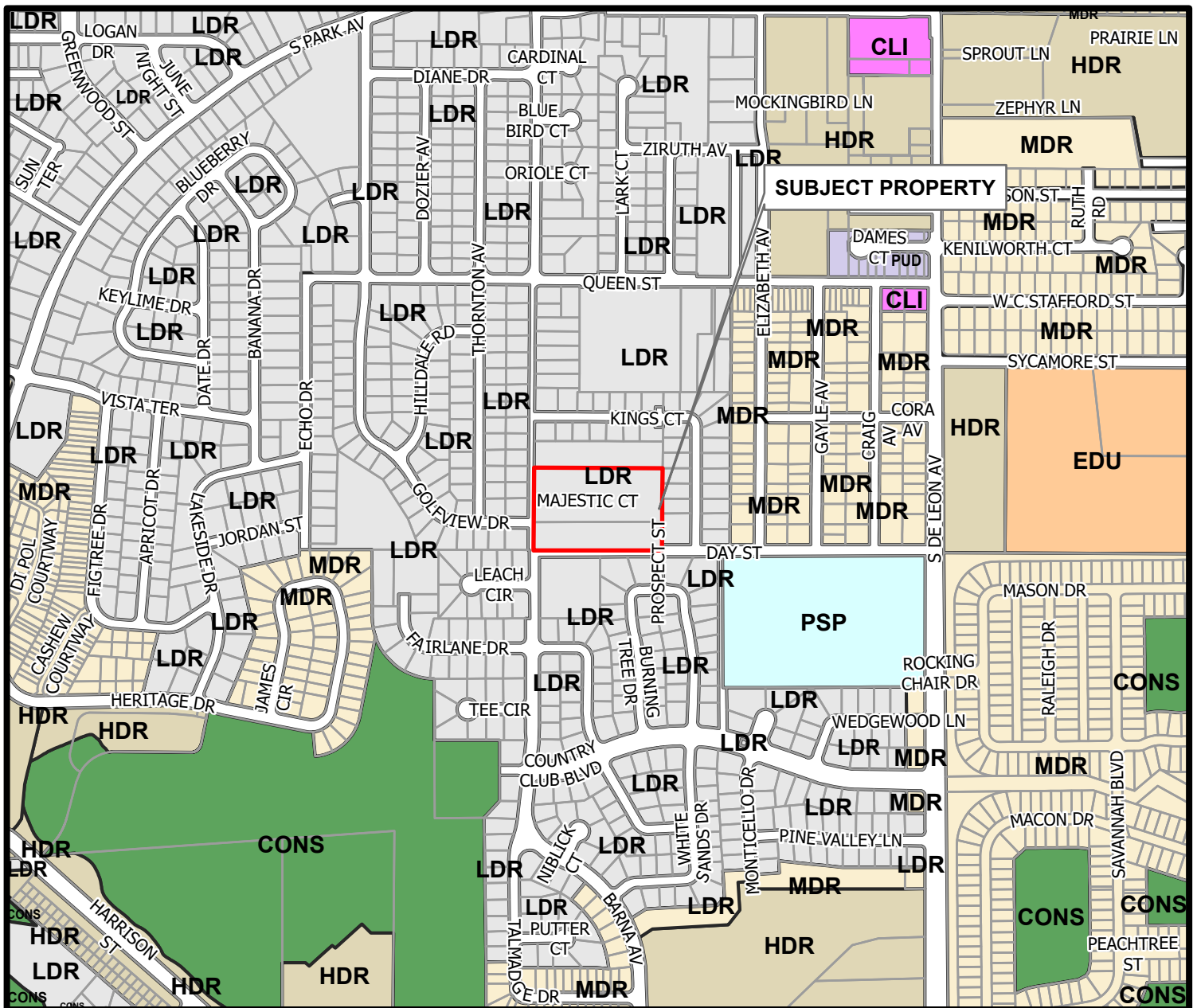
[illegible]

HONEYCUTT & ASSOCIATES

I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

James Zimmerman
Digitally signed by James Zimmerman
Date: 2024.06.12 09:50:01 -04'00'
James Zimmerman
Professional Land Surveyor No. 6545
Certificate of Authorization No. 7540
State of Florida

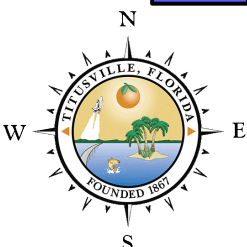




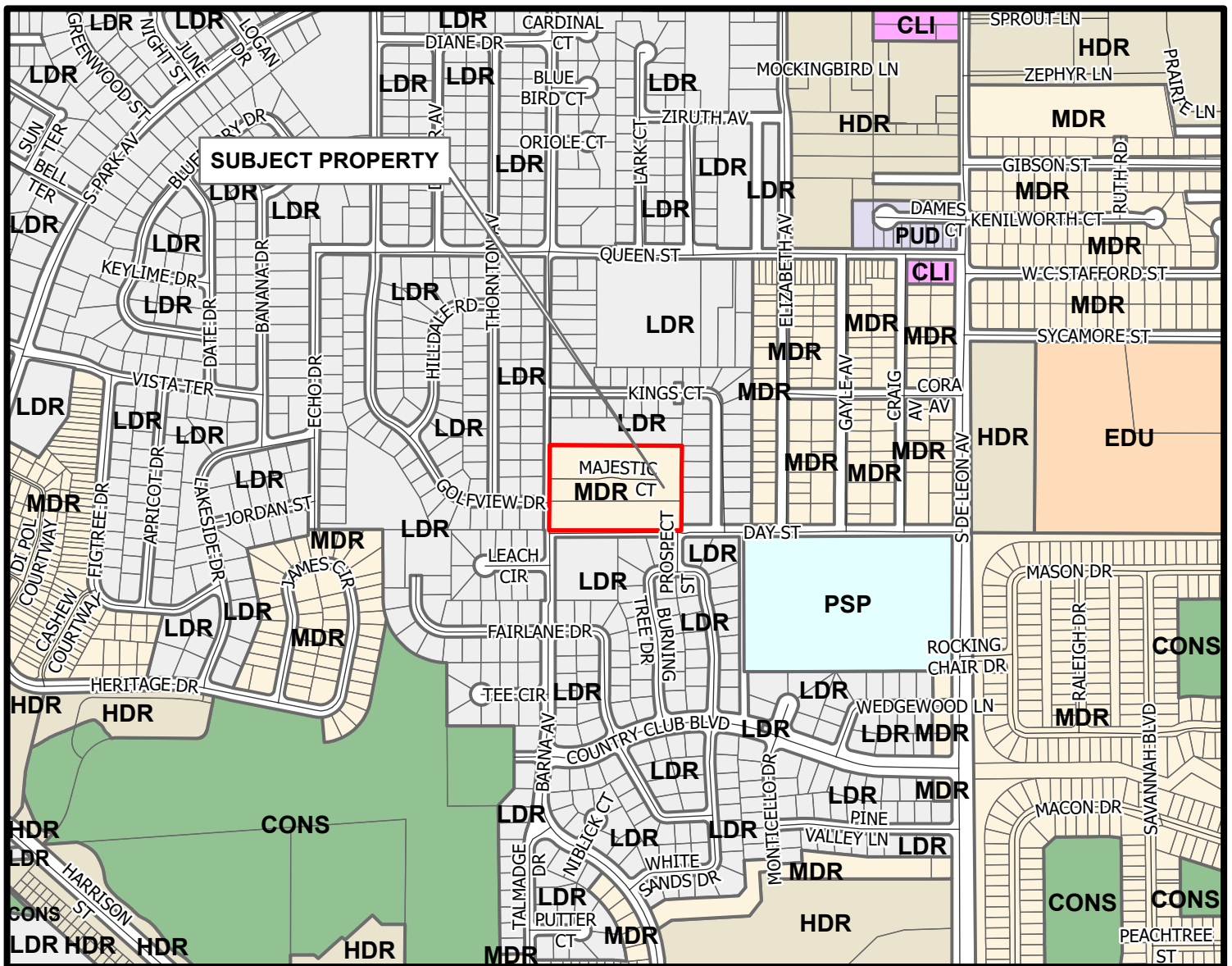
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

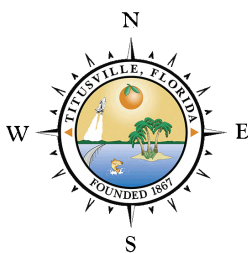


0 470 940 1,880 Feet



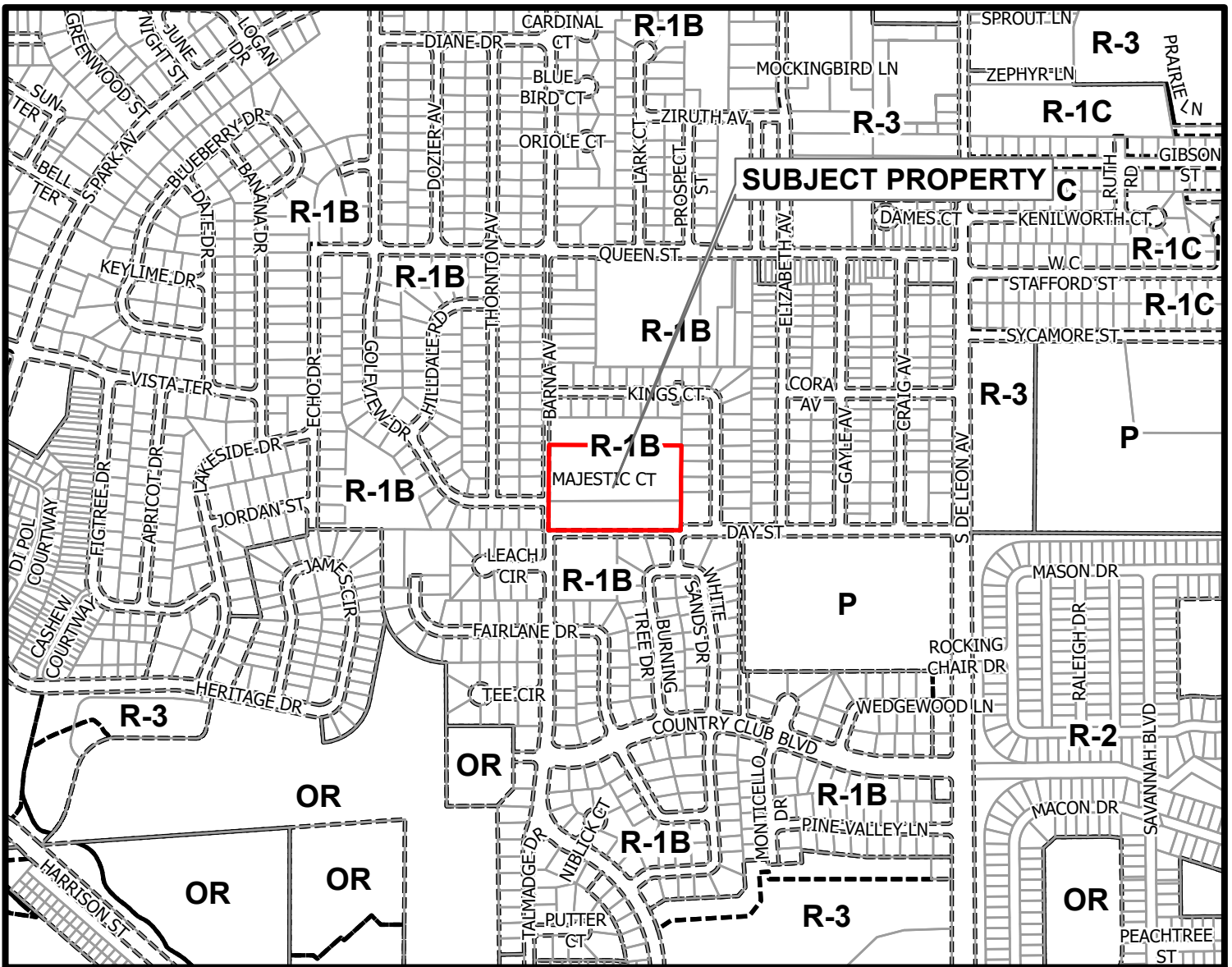
PROPOSED FUTURE LAND USE MAP

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



Subject
 — Local Roads

0 370 740 1,480 Feet



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

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

SPECIAL DISTRICTS

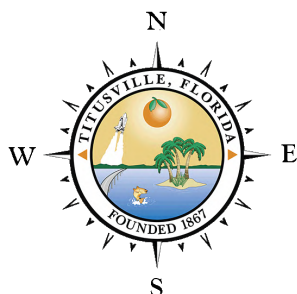
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD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

Base Map

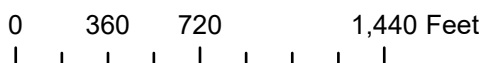
City Limits

Zoning

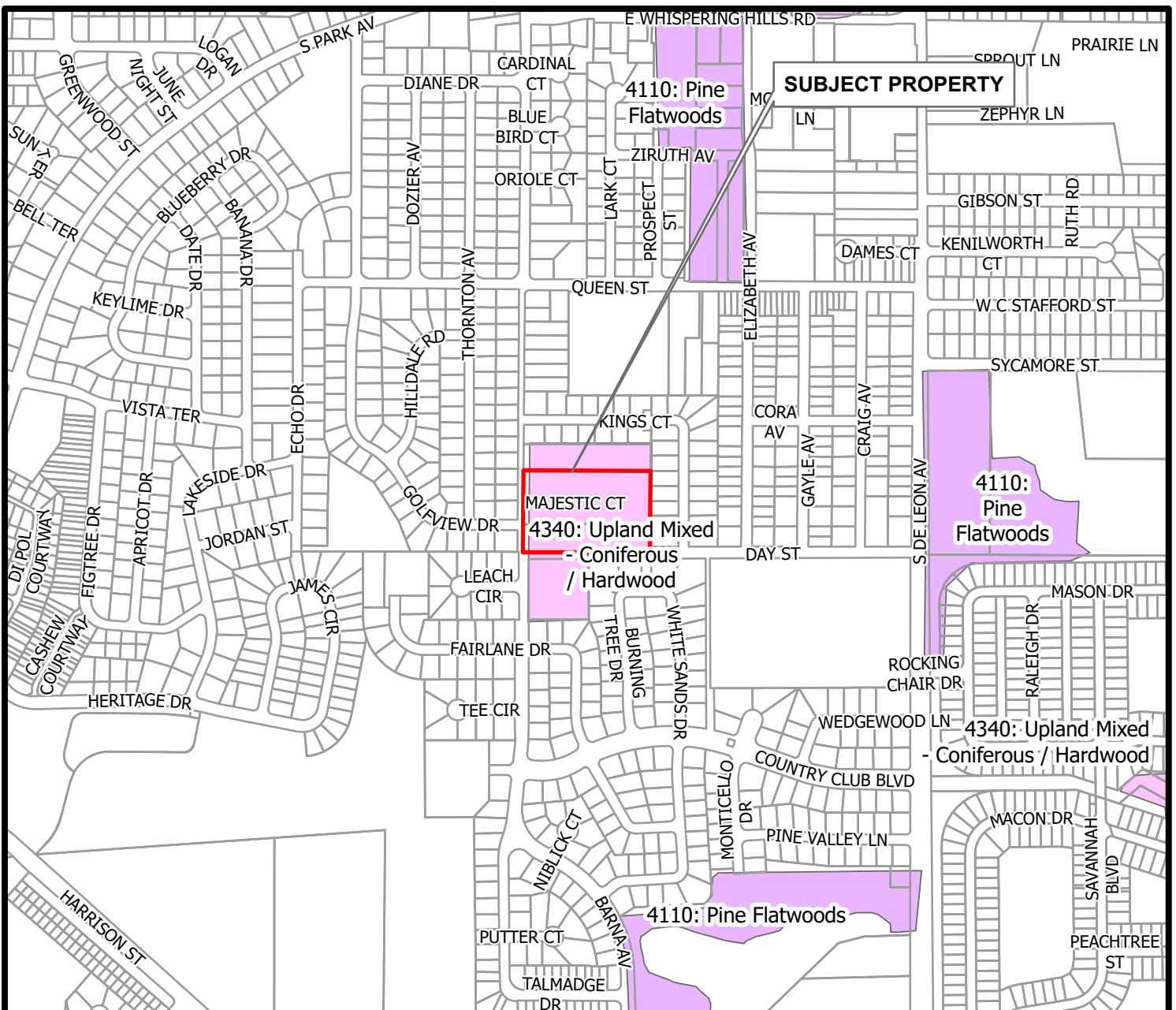
Subject



SSA#8-2024







SJRWMD Florida Land Use Cover Classification System **Upland Forests - 4000 Series** **SSA#8-2024**

LANDCOVER DESCRIPTION

- 4110: Pine Flatwoods
- 4340: Upland Mixed - Coniferous / Hardwood

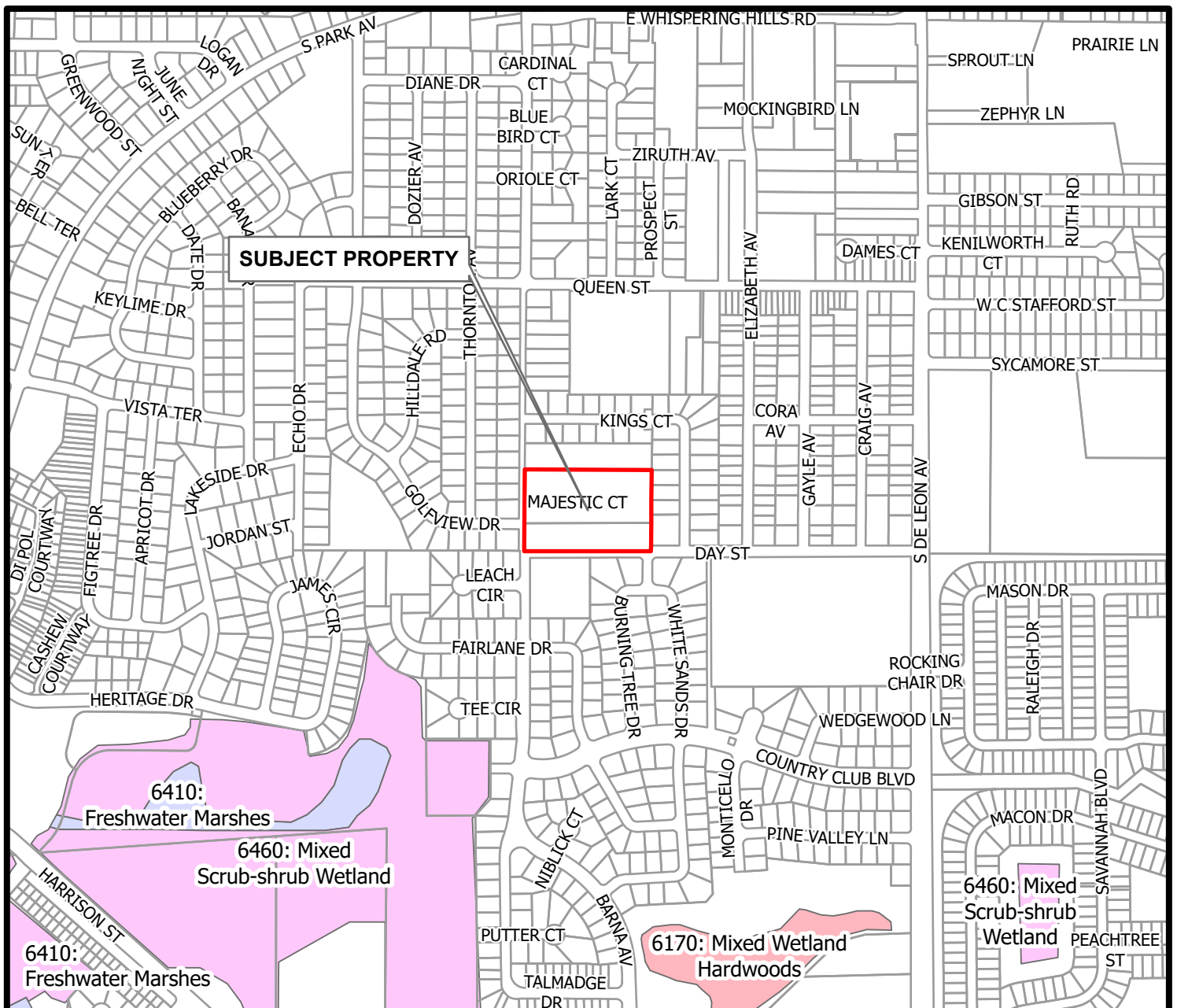


Community Development Department

0 370 740 1,480 Feet

10/4/2024

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 #8-2024

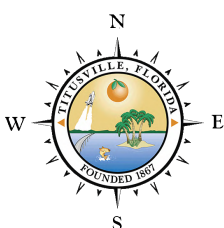
SJRWMD Land Cover 6000 Series

LANDCOVER DESCRIPTION

- 6170: Mixed Wetland Hardwood
- 6410: Freshwater Marshes

Base Map

- Parcels
- Subject



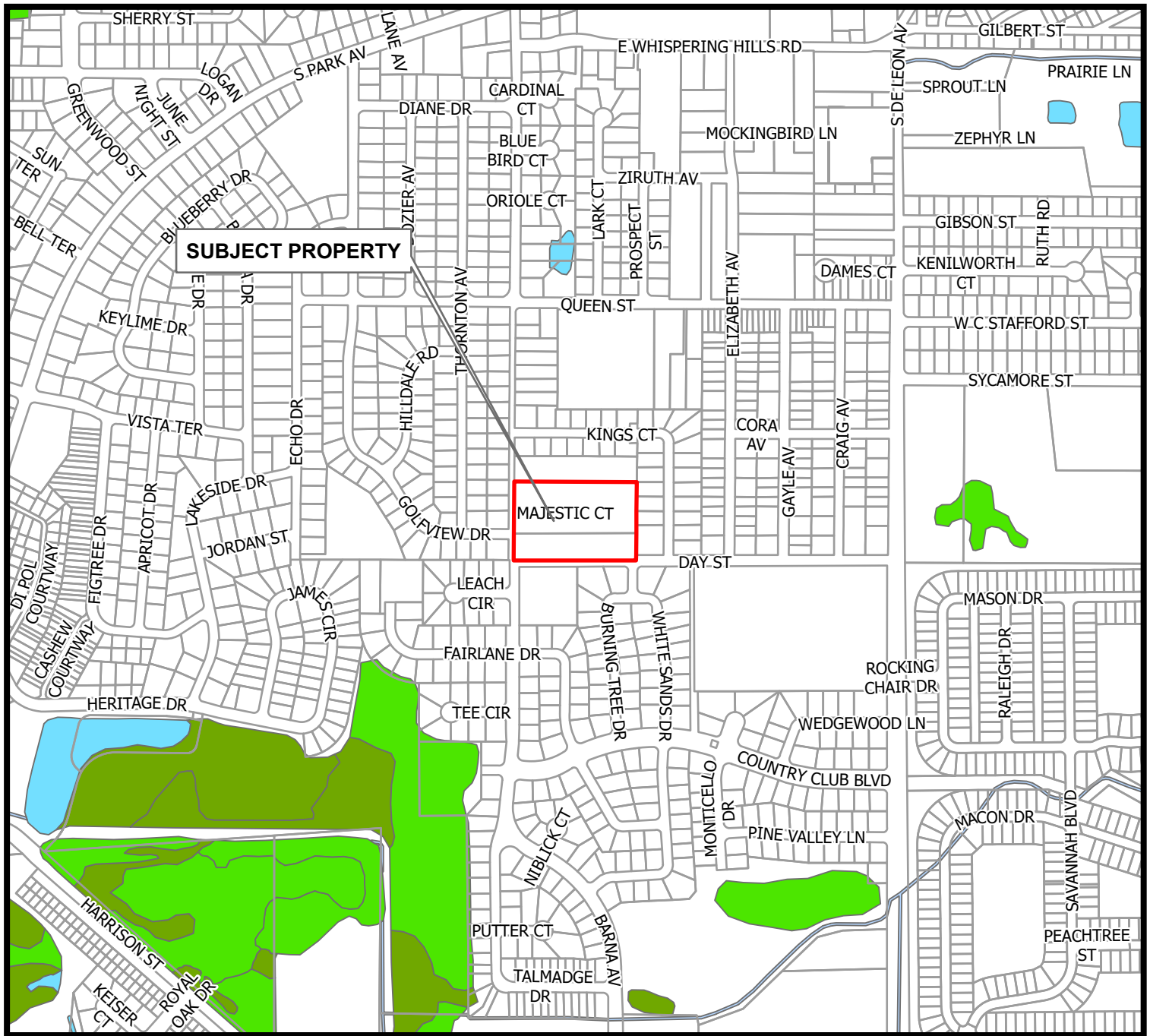
0 365 730 1,460 Feet

Community Development Department

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

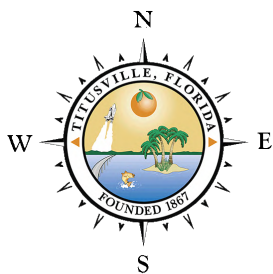
10/4/2024

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WETLANDS IN VICINITY OF PROPERTY

SSA#8-2024



WETLAND_TY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

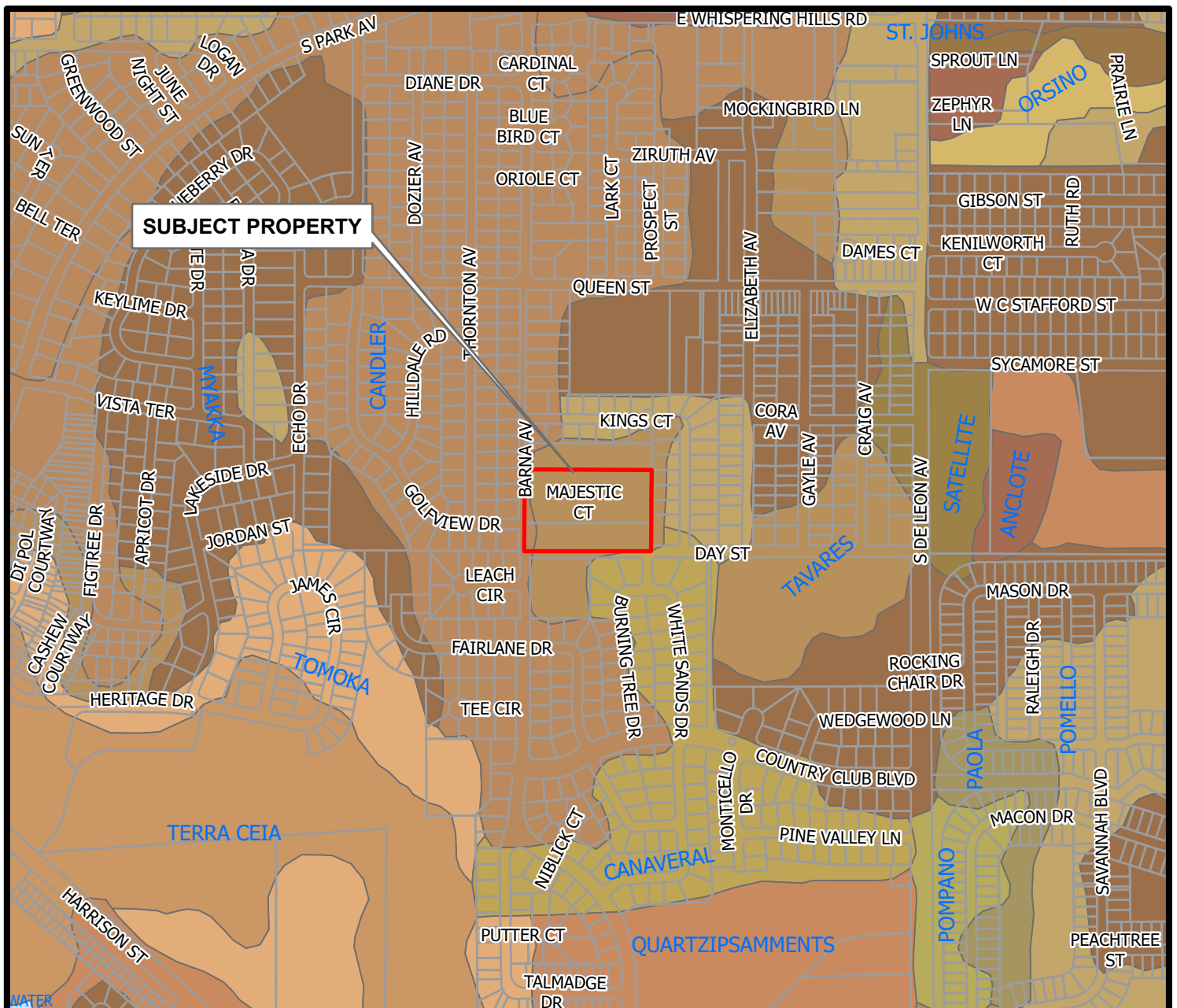
10/4/2024

Scale:1:9,000

Community Development Department
Source: USFWS NWI (2023)

This data set represents the approximate location and type of wetlands and deepwater habitats. The primary intended use is for regional and watershed data display and analysis, rather than specific project data analysis.

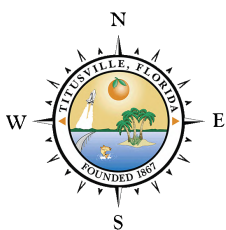
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SOILS IN THE VICINITY OF SUBJECT PROPERTY

SSA#8-2024

SoilName	PAOLA	TAVARES
ANCLOTE	POMELLO	TERRACEI
CANAVERAL	POMPANO	TOMOKA
CANDLER	QUARTZIPSAMMENTS	WATER
MYAKKA	SATELLITE	
ORSINO	ST JOHN	

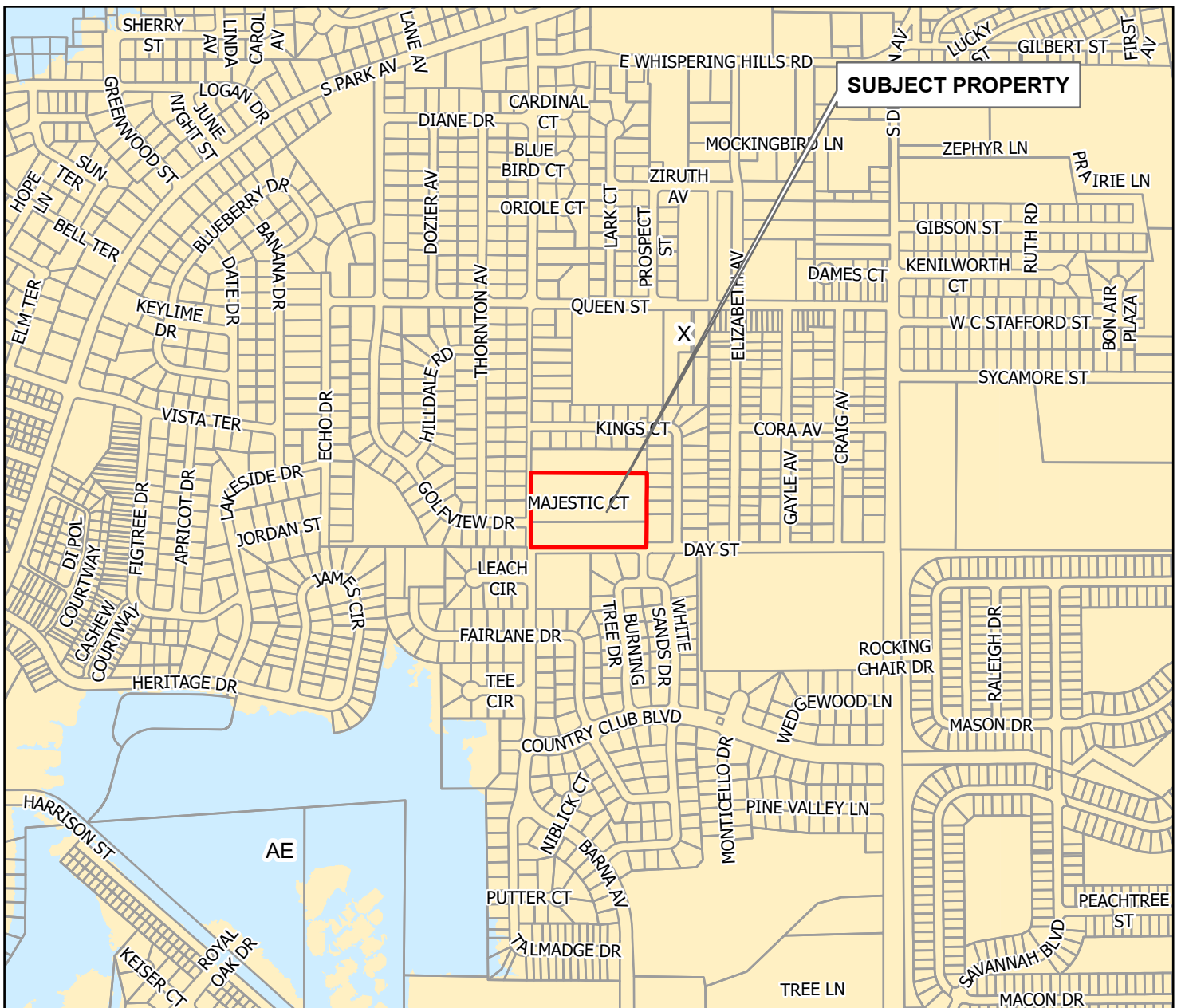


Community Development Department

0 365 730 1,460 Feet

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

10/4/2024



FEMA FLOOD HAZARD AREAS

SSA #8-2024

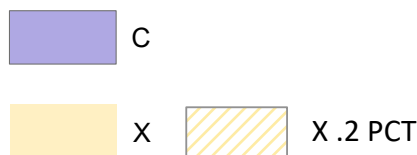
Special Flood Hazard Area Zones



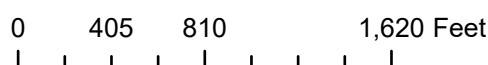
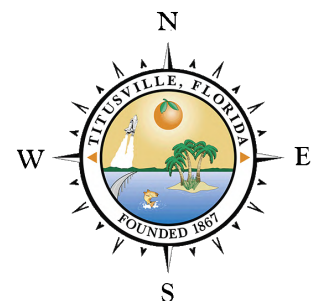
Moderate Flood Hazard Area Zone



Minimal Flood Hazard Zones



Other Flood Zone Areas



City of Titusville Preliminary Concurrency Assessment

Project Name: 1717 Barna Ave **Date:** November 14, 2024

Project Description: 9 townhome buildings

Residential Density (dwelling units): 51 **Non-Residential Intensity (1,000 s.f.):**

Total Water Capacity*	6.010	MGD
Less Current Demand**	4.530	MGD
Less Future Commitments (FDEP/Water Supply Allocation permits)	0.789	MGD
Remaining Capacity***	0.691	MGD
Estimated Unit Based Water Demand****	51.00	0.0153 MGD

*Total Water Capacity permitted flow is 6.01 MGD minus 10% reservation

**12 Month Rolling Average

***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity.

****Based on 100 gallons/capita/day or 250 gallons/unit/day in accordance with Section 10 of the City's Concurrency Technical Manual

Water is reserved for this project only upon issuance of a Water Supply Capacity Allocation Permit in accordance with City Code Section 21-50.

Wastewater

Total Wastewater Capacity*	6.750	MGD
Less Current Demand**	4.155	MGD
Less Future Commitments (FDEP Permits)	0.592	MGD
Remaining Capacity***	2.003	MGD
Estimated Unit Based Wastewater Demand****	51.00	0.0115 MGD

*Total Wastewater Capacity based on Design capacity of Blue Heron and Osprey Treatment Facilities

**12 Month Rolling Average

***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity.

****Based on 75 gallons/capita/day or 225 gallons/unit/day in accordance with Section 10 of the City's Concurrency Technical Manual

Traffic Circulation

Primary Access

Street Name: BARN AVE **Adopted LOS:** E **Max Capacity:** 15,600 ADT

Current Conditions

Roadway Segment: HARRISON ST - S PARK AVE **2023 E+C Count:** 5,600 ADT
Volume/Count Ratio: 0.36

Future Conditions

Roadway Segment: **Existing + New Count:** 6,002 ADT
Volume/Count Ratio: 0.38

Secondary Access

Street Name: **Adopted los:** **Max Capacity:** ADT

Current Conditions

Roadway Segment: **2021 E+C Count:** ADT
Volume/Count Ratio:

Future Conditions

Roadway Segment: **Existing + New Count:** ADT
Volume/Count Ratio:

Institute of Transportation Engineers (ITE) Index Number*: 220 Index

Average Vehicle Trips per Unit on a Weekday: 6.74 ADT

Total Average Vehicle Trips for this Development on a Weekday: 402 ADT

* Institute of Transportation Engineers Trip Generation rates or Latest Edition. [Sec. 10.3.1.2 of the Transportation Technical Manual]

Recreation/Open Space

City Population: 50,200	Required Recreation/Open Space: 401.60 AC
Adopted LOS (acres/1,000 population): 8	Current Recreation/Open Space: 566.60 AC
Existing Available Recreation/Open Space Capacity: 165.00 AC	
Project Population: 114	Required Recreation/Open Space: 0.91 AC
Remaining Recreation/Open Space Capacity: 164.09 AC	

Staff Comments

Traffic Study is NOT required

Evaluated By: JF, KO, CA

Evaluation Expiration Date: 5/13/2025

City of Titusville Preliminary Concurrency Assessment

Project Name: 1717 Barna Ave **Date:** November 14, 2024

Project Description: 9 townhome buildings

Residential Density (dwelling units): 43 **Non-Residential Intensity (1,000 s.f.):**

Total Water Capacity*	6.010	MGD
Less Current Demand**	4.531	MGD
Less Future Commitments (FDEP/Water Supply Allocation permits)	0.789	MGD
Remaining Capacity***	0.690	MGD
Estimated Unit Based Water Demand****	43.00	0.0129 MGD

*Total Water Capacity permitted flow is 6.01 MGD minus 10% reservation

**12 Month Rolling Average

***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity.

****Based on 100 gallons/capita/day or 250 gallons/unit/day in accordance with Section 10 of the City's Concurrency Technical Manual

Water is reserved for this project only upon issuance of a Water Supply Capacity Allocation Permit in accordance with City Code Section 21-50.

Wastewater

Total Wastewater Capacity*	6.750	MGD
Less Current Demand**	5.431	MGD
Less Future Commitments (FDEP Permits)	0.592	MGD
Remaining Capacity***	0.727	MGD
Estimated Unit Based Wastewater Demand****	43.00	0.0097 MGD

*Total Wastewater Capacity based on Design capacity of Blue Heron and Osprey Treatment Facilities

**12 Month Rolling Average

***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity.

****Based on 75 gallons/capita/day or 225 gallons/unit/day in accordance with Section 10 of the City's Concurrency Technical Manual

Traffic Circulation

Primary Access

Street Name: BARN AVE **Adopted LOS:** E **Max Capacity:** 15,600 ADT

Current Conditions

Roadway Segment: HARRISON ST - S PARK AVE **2023 E+C Count:** 5,600 ADT
Volume/Count Ratio: 0.36

Future Conditions

Roadway Segment: **Existing + New Count:** 5,951 ADT
Volume/Count Ratio: 0.38

Secondary Access

Street Name: **Adopted los:** **Max Capacity:** ADT

Current Conditions

Roadway Segment: **2021 E+C Count:** ADT
Volume/Count Ratio:

Future Conditions

Roadway Segment: **Existing + New Count:** ADT
Volume/Count Ratio:

Institute of Transportation Engineers (ITE) Index Number*: 220 Index

Average Vehicle Trips per Unit on a Weekday: 6.74 ADT

Total Average Vehicle Trips for this Development on a Weekday: 351 ADT

* Institute of Transportation Engineers Trip Generation rates or Latest Edition. [Sec. 10.3.1.2 of the Transportation Technical Manual]

Recreation/Open Space

City Population: 50,200	Required Recreation/Open Space: 401.60 AC
Adopted LOS (acres/1,000 population): 8	Current Recreation/Open Space: 566.60 AC
Existing Available Recreation/Open Space Capacity: 165.00 AC	
Project Population: 96	Required Recreation/Open Space: 0.77 AC
Remaining Recreation/Open Space Capacity: 164.23 AC	

Staff Comments

Traffic Study is NOT required

Evaluated By: JF, KO, CA

Evaluation Expiration Date: 5/13/2025

SITE SPECIFIC DATA FOR WETLANDS AND ENDANGERED SPECIES

There were no wetlands nor endangered species identified by the SJRWMD in the permit issued for the single family subdivision (permit # 42-009-96574-1).

TRAFFIC & LOC ON STREETS

THE PROJECT IS FOR A MAXIMUM OF 45 TOWN HOUSE UNITS.

AVERAGE TRIPS PER DAY FOR A TOWN HOME ARE <6; 6×45 IS 270 TRIPS PER DAY < 500 TRIPS PER DAY.

THEREFORE NO TRAFFICE STUDY REQUIRED.

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Mark J. Rendell, Ed.D., Superintendent



June 4, 2024

Ms. Christie Anderson, AICP
Senior Planner
City of Titusville
555 S. Washington Ave.
Titusville, Florida 32781

**RE: Proposed Royal Manor Townhomes Development
School Impact Analysis – Capacity Determination CD-2024-09**

Dear Ms. Anderson,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account 2204544 (Parcel ID: 22-35-09-03-*-21.02), and Tax Account 2204545 (Parcel ID: 22-35-09-03-*-21.03) containing approximately 5.74 acres in The City of Titusville, Brevard County, Florida. The proposed development includes forty-five (45) single-family townhomes. The School Impact Analysis of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 and Amended Appendix “A”-School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2024-25 to 2028-29 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2023-24 to 2028-29* which is attached for reference.

Single-Family Homes	45		
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.24	10.8	11
Middle	0.07	3.15	3
High	0.12	5.4	5
Total	0.43		19

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x11418 • FAX: (321) 633-4646



An Equal Opportunity Employer

**FISH Capacity (including relocatable classrooms) from the
Financially Feasible Plan (FFP) Data and Analysis for School Years 2024-25 to 2028-29**

School		2024-25	2025-26	2026-27	2027-28	2028-29
Apollo		902	902	902	902	902
Jackson		660	660	660	660	660
Titusville		1,801	1,801	1,801	1,801	1,801

Projected Student Membership

School		2024-25	2025-26	2026-27	2027-28	2028-29
Apollo		616	633	642	637	641
Jackson		575	501	482	505	517
Titusville		1,293	1,322	1,330	1,317	1,317

Students Generated by Newly Issued SCADL Reservations Since FFP

School		2024-25	2025-26	2026-27	2027-28	2028-29
Apollo		-	-	-	-	-
Jackson		5	10	10	10	10
Titusville		13	24	24	24	24

**Cumulative Students Generated by
Proposed Development**

School		2024-25	2025-26	2026-27	2027-28	2028-29
Apollo		-	-	6	11	11
Jackson		-	-	2	3	3
Titusville		-	-	3	5	5

**Total Projected Student Membership (includes
Cumulative Impact of Proposed Development)**

School		2024-25	2025-26	2026-27	2027-28	2028-29
Apollo		616	633	648	648	652
Jackson		580	511	494	518	530
Titusville		1,306	1,346	1,357	1,346	1,346

**Projected Available Capacity =
FISH Capacity - Total Projected Student Membership**

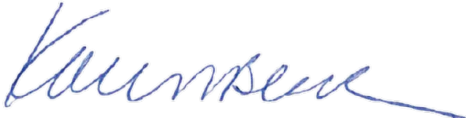
School		2024-25	2025-26	2026-27	2027-28	2028-29
Apollo		286	269	254	254	250
Jackson		80	149	166	142	130
Titusville		495	455	444	455	455

At this time, Apollo Elementary, Andrew Jackson Middle School and Titusville High School are projected to have enough capacity for the total of projected and potential students from the Royal Manor Townhomes development.

This is a **non-binding** review; a *Concurrency Determination* must be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of Nondeficiency by the Local Government.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Karen Black', with a long horizontal flourish extending to the right.

Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

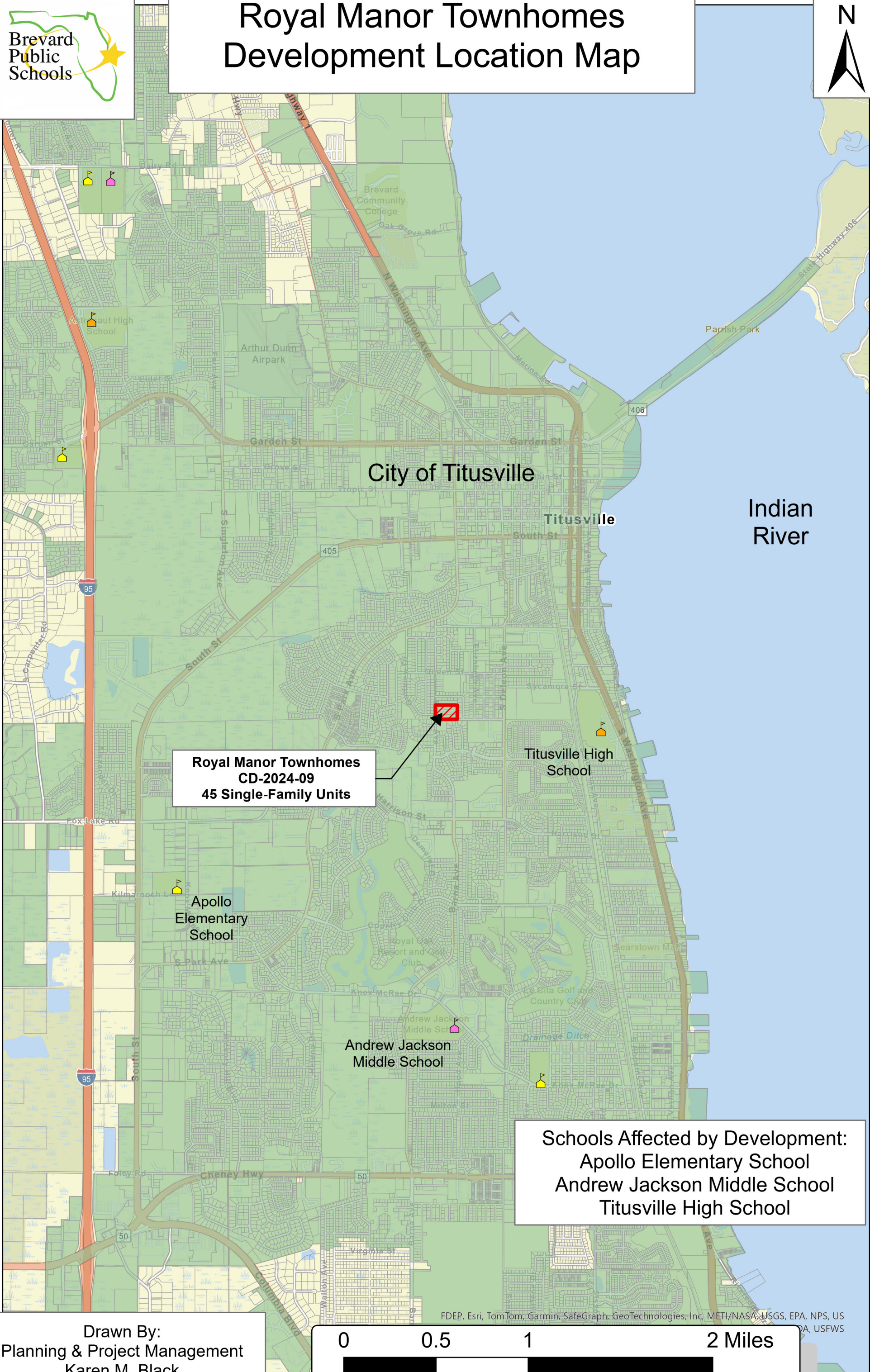
Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years
2023-2024 to 2028-29*

Copy: Susan Hann, AICP, Assistant Superintendent of Facility Services
File CD-2024-09

David G. Lindemann, AICP, Director of Planning & Project Management,
Facilities Services
File CD-2024-09



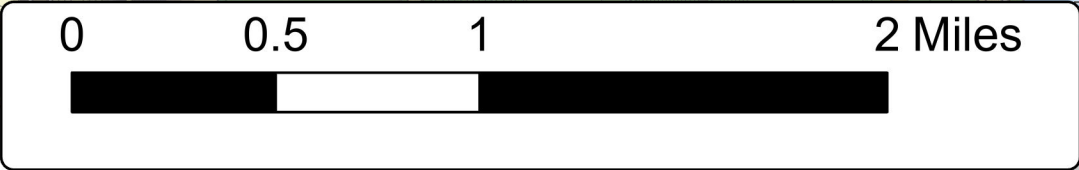
Royal Manor Townhomes Development Location Map



**Royal Manor Townhomes
CD-2024-09
45 Single-Family Units**

Schools Affected by Development:
Apollo Elementary School
Andrew Jackson Middle School
Titusville High School

Drawn By:
Planning & Project Management
Karen M. Black
June 4, 2024



FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USFWS

Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service Data and Analysis for School Years 2023-24 to 2028-29



Summary				2023-24			2024-25			2025-26			2026-27			2027-28			2028-29		
Highest Utilization Elementary Schools:						101%			101%			98%			97%			100%			100%
Highest Utilization Middle Schools:						86%			87%			87%			92%			98%			100%
Highest Utilization Jr / Sr High Schools:						80%			80%			79%			81%			82%			82%
Highest Utilization High Schools:						97%			97%			99%			99%			99%			100%
School	Type	Grades	Utilization Factor	School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28			School Year 2028-29		
				FISH Capacity	10/13/23 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	751	583	78%	751	559	74%	751	602	80%	751	634	84%	751	653	87%	773	649	84%
Andersen	Elementary	K-6	100%	884	525	59%	884	493	56%	884	476	54%	884	478	54%	884	446	50%	884	433	49%
Apollo	Elementary	K-6	100%	902	643	71%	902	616	68%	902	633	70%	902	642	71%	902	637	71%	902	641	71%
Atlantis	Elementary	PK-6	100%	739	635	86%	739	660	89%	739	661	89%	739	667	90%	739	682	92%	739	688	93%
Audubon	Elementary	PK-6	100%	761	420	55%	761	408	54%	761	415	55%	761	438	58%	761	442	58%	761	447	59%
Cambridge	Elementary	PK-6	100%	787	504	64%	787	505	64%	787	519	66%	787	532	68%	787	546	69%	787	564	72%
Cape View	Elementary	PK-6	100%	570	295	52%	570	291	51%	570	284	50%	570	282	49%	570	286	50%	570	285	50%
Carroll	Elementary	K-6	100%	751	628	84%	751	645	86%	751	626	83%	751	622	83%	751	606	81%	751	594	79%
Challenger 7	Elementary	PK-6	100%	573	481	84%	573	470	82%	573	469	82%	573	457	80%	573	431	75%	573	416	73%
Columbia	Elementary	PK-6	100%	751	558	74%	751	573	76%	751	560	75%	751	570	76%	751	566	75%	751	561	75%
Coquina	Elementary	K-6	100%	711	488	69%	711	472	66%	711	481	68%	711	477	67%	711	476	67%	711	470	66%
Creel	Elementary	PK-6	100%	1,114	589	53%	1,114	575	52%	1,114	576	52%	1,114	584	52%	1,114	564	51%	1,114	543	49%
Croton	Elementary	PK-6	100%	795	484	61%	795	491	62%	795	518	65%	795	551	69%	795	565	71%	795	589	74%
Discovery	Elementary	PK-6	100%	980	682	70%	980	724	74%	980	738	75%	980	750	77%	980	753	77%	980	764	78%
Endeavour	Elementary	PK-6	100%	968	720	74%	968	740	76%	968	750	77%	968	749	77%	968	739	76%	968	708	73%
Enterprise	Elementary	K-6	100%	729	610	84%	729	621	85%	729	625	86%	729	622	85%	729	634	87%	729	644	88%
Fairglenn	Elementary	PK-6	100%	789	517	66%	789	492	62%	789	511	65%	789	540	68%	789	531	67%	789	534	68%
Gemini	Elementary	K-6	100%	711	445	63%	711	437	61%	711	442	62%	711	426	60%	711	428	60%	711	433	61%
Golfview	Elementary	PK-6	100%	777	459	59%	777	477	61%	777	500	64%	777	503	65%	777	505	65%	777	506	65%
Harbor City	Elementary	PK-6	100%	629	397	63%	629	412	66%	629	425	68%	629	448	71%	629	463	74%	629	477	76%
Holland	Elementary	PK-6	100%	605	435	72%	605	436	72%	605	433	72%	605	435	72%	605	420	69%	605	425	70%
Imperial Estates	Elementary	K-6	100%	729	671	92%	729	674	92%	729	656	90%	729	650	89%	729	640	88%	729	628	86%
Indianlantic	Elementary	K-6	100%	798	680	85%	798	682	85%	798	671	84%	798	672	84%	798	646	81%	798	662	83%
Jupiter	Elementary	PK-6	100%	930	851	92%	930	892	96%	974	941	97%	1,018	992	97%	1,062	1,061	100%	1,084	1,072	99%
Lockmar	Elementary	PK-6	100%	892	601	67%	892	582	65%	892	570	64%	892	577	65%	892	564	63%	892	567	64%
Longleaf	Elementary	PK-6	100%	790	607	77%	790	596	75%	790	581	74%	790	570	72%	790	548	69%	790	554	70%
Manatee	Elementary	K-6	100%	998	876	88%	998	869	87%	998	823	82%	998	800	80%	998	773	77%	998	757	76%
McAuliffe	Elementary	PK-6	100%	838	648	77%	838	644	77%	838	642	77%	838	627	75%	838	611	73%	838	601	72%
Meadowlane Intermediate	Elementary	3-6	100%	1,114	655	59%	1,114	793	71%	1,114	779	70%	1,114	773	69%	1,114	805	72%	1,114	843	76%
Meadowlane Primary	Elementary	K-6	100%	824	797	97%	824	621	75%	824	660	80%	824	630	76%	824	618	75%	824	613	74%
Mila	Elementary	PK-6	100%	707	431	61%	707	439	62%	707	430	61%	707	441	62%	707	429	61%	707	416	59%
Mims	Elementary	PK-6	100%	725	416	57%	725	414	57%	725	490	68%	725	497	69%	725	466	64%	725	441	61%
Oak Park	Elementary	PK-6	100%	968	472	49%	968	441	46%	968	449	46%	968	453	47%	968	428	44%	968	403	42%
Ocean Breeze	Elementary	PK-6	100%	654	529	81%	654	513	78%	654	494	76%	654	477	73%	654	459	70%	654	437	67%
Palm Bay Elem	Elementary	PK-6	100%	983	623	63%	983	636	65%	983	660	67%	983	683	69%	983	685	70%	983	684	70%
Pinewood	Elementary	PK-6	100%	613	529	86%	613	532	87%	613	558	91%	613	586	96%	613	582	95%	613	570	93%
Port Malabar	Elementary	PK-6	100%	852	605	71%	852	613	72%	852	654	77%	852	657	77%	852	677	79%	852	713	84%
Quest	Elementary	PK-6	100%	932	712	76%	932	719	77%	932	715	77%	932	704	76%	932	701	75%	932	689	74%
Riviera	Elementary	PK-6	100%	777	647	83%	777	627	81%	777	664	85%	777	688	89%	777	735	95%	777	741	95%
Roosevelt	Elementary	K-6	100%	599	268	45%	599	280	47%	599	288	48%	599	285	48%	599	285	48%	599	292	49%
Sabal	Elementary	PK-6	100%	785	514	65%	785	517	66%	785	523	67%	785	537	68%	785	532	68%	785	542	69%
Saturn	Elementary	PK-6	100%	998	589	59%	998	614	62%	998	634	64%	998	638	64%	998	632	63%	998	644	65%
Sea Park	Elementary	PK-6	100%	461	327	71%	461	347	75%	461	351	76%	461	362	79%	461	365	79%	461	375	81%
Sherwood	Elementary	PK-6	100%	609	468	77%	609	477	78%	609	492	81%	609	495	81%	609	493	81%	609	502	82%
Sunrise	Elementary	PK-6	100%	913	867	95%	957	942	98%	957	917	96%	957	927	97%	957	907	95%	957	909	95%
Suntree	Elementary	K-6	100%	755	601	80%	755	604	80%	755	604	80%	755	595	79%	755	584	77%	755	583	77%
Surfside	Elementary	K-6	100%	541	419	77%	541	410	76%	541	397	73%	541	388	72%	541	364	67%	541	353	65%
Tropical	Elementary	K-6	100%	910	619	68%	910	611	67%	910	580	64%	910	565	62%	910	547	60%	910	516	57%
Turner	Elementary	PK-6	100%	874	578	66%	874	623	71%	874	672	77%	874	739	85%	874	807	92%	874	854	98%
University Park	Elementary	PK-6	100%	811	495	61%	811	505	62%	811	533	66%	811	565	70%	811	577	71%	811	590	73%
Viera Elem	Elementary	K-6	100%	1,030	784	76%	1,030	854	83%	1,096	997	91%	1,184	1,115	94%	1,272	1,262	99%	1,360	1,359	100%
Westside	Elementary	K-6	100%	857	867	101%	945	950	101%	1,033	1,016	98%	1,121	1,075	96%	1,209	1,170	97%	1,209	1,155	96%
Williams	Elementary	PK-6	100%	715	443	62%	715	427	60%	715	390	55%	715	380	53%	715	371	52%	715	359	50%
Elementary Totals				42,259	30,287		42,391	30,545		42,589	31,075		42,809	31,550		43,029	31,697		43,161	31,795	

School	Type	Grades	Utilization Factor	School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28			School Year 2028-29			
				FISH Capacity	10/13/23 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	
Middle School Concurrency Service Areas																						
Central	Middle	7-8	90%	1,514	1,061	70%	1,514	1,110	73%	1,514	1,184	78%	1,514	1,213	80%	1,514	1,272	84%	1,514	1,348	89%	
DeLaura	Middle	7-8	90%	960	823	86%	960	517	54%	960	432	45%	960	411	43%	960	439	46%	960	429	45%	
Hoover	Middle	7-8	90%	680	442	65%	680	475	70%	680	498	73%	680	470	69%	680	479	70%	680	463	68%	
Jackson	Middle	7-8	90%	660	561	85%	660	575	87%	660	501	76%	660	482	73%	660	505	77%	660	517	78%	
Jefferson	Middle	7-8	90%	873	541	62%	873	521	60%	873	523	60%	873	480	55%	873	479	55%	873	540	62%	
Johnson	Middle	7-8	90%	1,064	555	52%	1,064	588	55%	1,064	548	54%	1,064	548	52%	1,064	620	58%	1,064	640	60%	
Kennedy	Middle	7-8	90%	869	667	77%	869	436	50%	869	391	45%	869	373	43%	869	412	47%	869	433	50%	
Madison	Middle	7-8	90%	781	429	55%	781	431	55%	781	374	48%	781	336	43%	781	426	55%	781	469	60%	
McNair	Middle	7-8	90%	616	355	58%	616	290	47%	616	284	46%	616	281	46%	616	299	49%	616	330	54%	
Southwest	Middle	7-8	90%	1,281	900	70%	1,281	980	77%	1,281	1,118	87%	1,281	1,176	92%	1,321	1,290	98%	1,380	1,376	100%	
Stone	Middle	7-8	90%	1,076	584	54%	1,076	571	53%	1,076	640	59%	1,076	710	66%	1,076	783	73%	1,076	822	76%	
Viera Middle	Middle	7-8	90%	-	-	0%	900	656	73%	900	755	84%	900	805	89%	900	830	92%	900	869	97%	
Middle Totals				10,374	6,918		11,274	7,150		11,274	7,275		11,274	7,285		11,314	7,834		11,373	8,236		
Junior / Senior High School Concurrency Service Areas																						
Cocoa	Jr / Sr High	PK, 7-12	90%	2,085	1,474	71%	2,085	1,480	71%	2,085	1,441	69%	2,085	1,421	68%	2,085	1,444	69%	2,085	1,437	69%	
Cocoa Beach	Jr / Sr High	7-12	90%	1,445	1,028	71%	1,445	1,025	71%	1,445	967	67%	1,445	938	65%	1,445	873	60%	1,445	831	58%	
Space Coast	Jr / Sr High	7-12	90%	1,852	1,488	80%	1,852	1,483	80%	1,852	1,469	79%	1,852	1,503	81%	1,852	1,510	82%	1,852	1,513	82%	
Jr / Sr High Totals				5,382	3,990		5,382	3,988		5,382	3,877		5,382	3,862		5,382	3,827		5,382	3,781		
Senior High School Concurrency Service Areas																						
Astronaut	High	9-12	95%	1,451	1,056	73%	1,451	1,046	72%	1,451	1,008	69%	1,451	1,024	71%	1,451	985	68%	1,451	975	67%	
Bayside	High	9-12	95%	2,263	2,039	90%	2,263	2,166	96%	2,263	2,241	99%	2,334	2,316	99%	2,406	2,391	99%	2,477	2,466	100%	
Eau Gallie	High	PK, 9-12	95%	2,211	1,489	67%	2,211	1,470	66%	2,211	1,490	67%	2,211	1,440	65%	2,211	1,395	63%	2,211	1,440	65%	
Heritage	High	9-12	95%	2,314	2,037	88%	2,314	2,053	89%	2,314	2,023	87%	2,314	2,118	92%	2,314	2,160	93%	2,314	2,246	97%	
Melbourne	High	9-12	95%	2,370	2,178	92%	2,370	2,148	91%	2,370	2,145	91%	2,370	2,188	92%	2,370	2,265	96%	2,417	2,395	99%	
Merritt Island	High	PK, 9-12	95%	1,966	1,481	75%	1,966	1,443	73%	1,966	1,376	70%	1,966	1,352	69%	1,966	1,360	69%	1,966	1,306	66%	
Palm Bay	High	PK, 9-12	95%	2,657	1,410	53%	2,657	1,413	53%	2,657	1,442	54%	2,657	1,482	56%	2,657	1,507	57%	2,657	1,605	60%	
Rockledge	High	9-12	95%	1,836	1,544	84%	1,836	1,601	87%	1,836	1,675	91%	1,836	1,671	91%	1,836	1,660	90%	1,836	1,623	88%	
Satellite	High	PK, 9-12	95%	1,551	1,506	97%	1,551	1,497	97%	1,551	1,483	96%	1,551	1,393	90%	1,551	1,287	83%	1,551	1,269	82%	
Titusville	High	9-12	95%	1,801	1,309	73%	1,801	1,293	72%	1,801	1,322	73%	1,801	1,330	74%	1,801	1,317	73%	1,801	1,317	73%	
Viera	High	PK, 9-12	95%	2,461	2,312	94%	2,461	2,349	95%	2,461	2,364	96%	2,461	2,388	97%	2,461	2,420	98%	2,461	2,441	99%	
High Totals				22,881	18,361		22,881	18,479		22,881	18,569		22,952	18,702		23,024	18,747		23,142	19,083		
Schools of Choice (Not Concurrency Service Areas)																						
Freedom 7	Elementary	K-6	100%	475	407	86%	475	407	86%	475	407	86%	475	407	86%	475	407	86%	475	407	86%	
Stevenson	Elementary	K-6	100%	569	505	89%	569	499	88%	569	499	88%	569	499	88%	569	499	88%	569	499	88%	
South Lake	Elementary	K-6	100%	639	446	70%	639	489	77%	639	489	77%	639	489	77%	639	489	77%	639	489	77%	
West Melbourne	Elementary	K-6	100%	618	550	89%	618	606	98%	618	794	692	87%	618	692	87%	618	692	87%	618	692	87%
Edgewood	Jr / Sr High	7-12	90%	1,077	935	87%	1,077	935	87%	1,077	935	87%	1,077	935	87%	1,077	935	87%	1,077	935	87%	
West Shore	Jr / Sr High	7-12	90%	1,264	931	74%	1,264	940	74%	1,264	940	74%	1,264	940	74%	1,264	940	74%	1,264	940	74%	
Schools of Choice				4,642	3,774		4,642	3,876		4,818	3,962		4,818	3,962		4,818	3,962		4,818	3,962		
Brevard Totals				85,538	63,330		86,570	64,038		86,944	64,758		87,235	65,361		87,567	66,067		87,876	66,857		

Notes

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2023-24 are reported from the FISH database as of October 11, 2023.
- Student Membership is reported from the Fall Final Membership Count (10/13/2023).
- Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
 - Development Projections from Brevard County Local Government Jurisdictions
 - Brevard County School Concurrency Student Generation Multipliers (SGM)
 - Fall Membership student addresses and corresponding concurrency service areas
 - Student Mobility Rates / Cohort Survival Rates
 - Brevard County Birth rates by zip code
- Davis Demographics estimates are then adjusted using the following factors:
 - PK (Pre-Kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
 - Current From/To attendance patterns are assumed to remain constant.
 - Nongecoded student addresses are assumed to continue in their attendance schools.
 - Charter School Growth.
- In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.
- If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established.
 - If only relocatable classrooms are used for the next 5 years, the following changes would be needed to accommodate projected growth. These schools are being analyzed for the best options to accommodate additional students.
 - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
 - For school year 2024-25, a total of 6 intermediate classrooms are projected for Westside (4) and Sunrise (2) Elementary Schools.
 - For school year 2025-26, a total of 9 intermediate classrooms are projected for Westside (4), Viera (2), and Jupiter (2) Elementary Schools.
 - For school year 2026-27, a total of 10 intermediate classrooms are projected for Westside (4), Viera (4), and Jupiter (2) Elementary Schools and 3 High School relocatable classrooms are proposed for Bayside High School.
 - For school year 2027-28, a total of 12 intermediate classrooms are projected for Westside (4), Viera (4), and Jupiter (2) Elementary Schools, Southwest Middle School (2) and 3 High School relocatable classrooms are proposed for Bayside High School.
 - For school year 2028-29, a total of 9 intermediate classrooms are projected for Viera (4), and Jupiter (3) Elementary Schools, Southwest Middle School (3) and 5 High School relocatable classrooms are proposed for Bayside (3) and Melbourne (2) High Schools.
- A classroom addition is planned for construction at West Melbourne School of Science for 2024-25. The factored capacity is adjusted for the proposed 176 student stations.

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. 11-2024 2960 Columbia Blvd**
Department/Office: Planning

Recommended Action:

Conduct the public hearing and make recommendation on Small Scale Comprehensive Plan Amendment (SSA) No. 11-2024.

SSA: Staff recommends approval of SSA No. 11-2024 to amend the Future Land Use Map (FLUM) by changing the land use designation from Low Density Residential to Commercial High Intensity on a 3.14-acre property located at 2960 Columbia Boulevard as described in Exhibit A of the ordinance. This Ordinance is a legislative item.

REZ: Approve the request to change the subject property from Single Family Medium Density (R-1B) to Community Commercial (CC) zoning district on a 3.14-acre property located at 2960 Columbia Boulevard as described in Exhibit A of the ordinance. This Ordinance is quasi-judicial.

A public hearing will be held by City Council on March 25, 2025.

Summary Explanation & Background:

The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning to "provide for a consistent commercial Zoning District based on the existing and anticipated development patterns for the proposed area." The property is located on Columbia Boulevard, between Cheney Highway and Kirkwood Trail, generally located southeast of Wal-Mart (3175 Cheney Highway). The current Low Density Residential future land use designation and Single-Family Medium Density (R-1B) zoning district do not permit commercial uses.

The property was annexed into the City in 1985 (Ordinance No. 45-1985) and was originally zoned R-1D (Single-Family Medium Density). During the city-wide rezoning of 1993 (Ordinance No. 5-1993), the subject property and the surrounding area were rezoned to R-1B (Single-Family Medium Density).

The property is currently vacant and is physically separated from the surrounding

single-family residential subdivision by a drainage easement to the west, a preservation tract to the north, and a retention tract to the southeast. There are wetlands on-site which appear to be part of a larger wetland located off-site to the north, on the 3.06-acre preservation tract of the Cathedral Pines plat. Developing single-family residences on the site, as permitted by the current zoning district, would most likely require access onto Columbia Boulevard, an arterial road; however, direct driveway access onto arterial streets is prohibited by Land Development Regulations Section 30-226. – Access to arterial streets. It is likely that the location along Columbia Boulevard has made the site undesirable for single-family residences.

Commercial development continues to expand in the general area. The requested CC zoning district requires frontage on a collector or higher classification thoroughfare as described in footnote 2 of Section 28-314. – Community Commercial (CC). The property has frontage on Columbia Boulevard, an arterial roadway.

The applicant did not submit a concept plan with the request; therefore, the analysis in this report considers the maximum allowable build-out scenario under the requested Commercial High Intensity future land use designation and the Community Commercial (CC) zoning district. The Commercial High Intensity future land use designation allows a maximum floor area ratio (FAR) of 1.0. The subject property is 3.14± acres in size, which yields a maximum gross floor area of 136,778 square feet.

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 4: Economic Development

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Application SSA
3. Application REZ
4. Narrative

5. Ordinance FLU
6. Ordinance REZ
7. Survey
8. Environmental Report
9. Maps



City of Titusville

Planning Department Staff Report

Small Scale Comprehensive Plan Map Amendment and Rezoning

SSA No. 11-2024– 2960 COLUMBIA BLVD

Meeting Dates:

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

Prepared By: Eddy Galindo, AICP – Principal Planner

Applicant(s): Jean Abi-Aoun, on behalf of Macon Industrial, LLC, owner

Applicant's Request: **SSA:** Amend the Comprehensive Plan Future Land Use Map by changing the future land use designation on a 3.14-acre parcel located at 2960 Columbia Boulevard from the current Low Density Residential to Commercial High Intensity

REZ: Rezone the same 3.14-acre parcel located at 2960 Columbia Boulevard from Single-Family Medium Density (R-1B) to the Community Commercial (CC) zoning district

Staff Recommendation: **SSA:** Staff recommends approval of SSA No. 11-2024 to amend the Future Land Use Map (FLUM) by changing the land use designation from Low Density Residential to Commercial High Intensity on property located at 2960 Columbia Boulevard as described in Exhibit A of the ordinance.

REZ: Approve the request to change the subject property from Single Family Medium Density (R-1B) to Community Commercial (CC) zoning district on property located at 2960 Columbia Boulevard as described in Exhibit A of the ordinance.

BACKGROUND INFORMATION

The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning to “provide for a consistent commercial Zoning District based on the existing and anticipated development patterns for the proposed area.” The property is located on Columbia Boulevard, between Cheney Highway and Kirkwood Trail, generally located southeast of Wal-Mart (3175

Cheney Highway). The current Low Density Residential future land use designation and Single-Family Medium Density (R-1B) zoning district do not permit commercial uses.

The property was annexed into the City in 1985 (Ordinance No. 45-1985) and was originally zoned R-1D (Single-Family Medium Density). During the citywide rezoning of 1993 (Ordinance No. 5-1993), the subject property and the surrounding area were rezoned to R-1B (Single-Family Medium Density).

The property is currently vacant and is physically separated from the surrounding single family residential subdivision by a drainage easement to the west, a preservation tract to the north, and a retention tract to the southeast. There are wetlands on-site which appear to be part of a larger wetland located off-site to the north, on the 3.06-acre preservation tract of the Cathedral Pines plat. Developing single family residences on the site, as permitted by the current zoning district, would most likely require access onto Columbia Boulevard, an arterial road; however, direct driveway access onto arterial streets is prohibited by Land Development Regulations Section 30-226. – Access to arterial streets. It is likely that the location along Columbia Boulevard has made the site undesirable for single-family residences.

Meanwhile, commercial development continues to expand in the general area. The requested CC zoning district requires frontage on a collector or higher classification thoroughfare as described in footnote 2 of Section 28-314. – Community Commercial (CC). The property has frontage on Columbia Boulevard, an arterial roadway.

The applicant did not submit a concept plan with the request; therefore, the analysis in this report considers the maximum allowable buildout scenario under the requested Commercial High Intensity future land use designation and the Community Commercial (CC) zoning district. The Commercial High Intensity future land use designation allows a maximum FAR of 1.0. The subject property is 3.14± acres in size, which yields a maximum gross floor area of 136,778 square feet.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant Woodland and Wetlands	Low Density Residential	Low Density Residential (R-1B)

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning
Self-Storage Facility	Commercial High Intensity	Community Commercial (CC)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Vacant Common Area Tract (Cathedral Pines)	Low Density Residential	Low Density Residential (R-1B)
South	Columbia Blvd	N/A	N/A

Location	Use	Future Land Use	Zoning
	Private School	Commercial High Intensity	Neighborhood Commercial (NC)
	Office Building	Commercial Low Intensity	Community Commercial (CC)
West	Columbia Blvd	N/A	N/A
	Undeveloped Road ROW (20ft)	N/A	N/A
	Single Family Residential	Low Density Residential	Single Family Medium Density (R-1B)
	Commercial Shopping Complex	Commercial High Intensity	Community Commercial (CC)
East	Private School	Commercial High Intensity	Neighborhood Commercial (NC)
	Retention Area Tract "A" (Cathedral Pines)	Low Density Residential	Single Family Medium Density (R-1B)

STAFF ANALYSIS

General Information:

The property abuts the Cathedral Pines plat, which was approved in 1992. Approximately fifty percent (50%) of the property (north half) has been identified as a wetland. The wetland appears to be part of a larger wetland located off-site on the 3.06-acre preservation tract of the Cathedral Pines plat. A fifty (50) foot wide drainage easement dedicated to the Florida Department of Transportation exists along the west edge of the property. This portion of the property is also located within a floodplain; specifically, special flood hazard area Zone A.

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

Based on the criteria below the staff did not find that the proposed future land use amendment will encourage sprawl based on the existing commercial and residential development in the area.

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: The property lies north of Columbia Boulevard in an area developed with commercial and residential uses. The property immediately to the north is a 3.06-acre preservation tract within the Cathedral Pines subdivision, which separates the single family development from the subject property.

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

Staff Comment: The cumulative area of the City's commercial and industrial lands is less than 20% of the City's total area. There is a need for new commercial and industrial uses to serve the population with goods and services.

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

Staff Comment: City utilities are available and adjacent to the property. A six (6) inch and a twelve (12) inch sewer main, a twelve (12) inch water main, and a two (2) inch and a twenty (20) inch reclaimed water main are available across Columbia Boulevard. Additional utilities are available in the unimproved right of way west of the property, including a twenty-four (24) inch sewer main and a twenty (20) inch water main. The preliminary concurrency assessment found that the segment of Columbia Boulevard from Cheney Highway (SR50) to Barna Avenue has sufficient capacity to accommodate the anticipated additional volume. A traffic study is not required with the amendment. The need for a traffic study will be determined at the time of a site plan submittal for a proposed development.

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

Staff Comment: The amendment will not require new publicly funded infrastructure to serve the site.

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

Staff Comment: The subject property lies within the City's urban service area. Development in the area includes single family residential, commercial, and a private school. The site is located on an arterial roadway and water and sanitary sewer utilities are available.

6. The extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated, demonstrates an efficient use of land, ensures compatible development adjacent to agriculture lands, protects environmental qualities and characteristics, provides interconnectivity of roadways, supports the use of non-automobile modes of transportation, and appropriately addresses the infrastructure needs of the community.

Staff Comment: The property is located along Columbia Boulevard in an area with existing commercial uses along the street frontage. Approximately fifty percent (50%) of the site is shown as a wetland based on the environmental study provided by the applicant. The area of the on-site wetlands is equal to 1.55 acres. The wetlands on the subject property are contiguous with additional wetlands on surrounding properties. The total size of the wetland, both within and outside of the subject property boundaries, equals 3.63 acres according to the submitted environmental study. Impacts to wetland areas require permit approval from the appropriate state and/or federal agencies.

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

Staff Comment: The cumulative area of the City's commercial and industrial lands is less than 20% of the City's total area. There is a need for new commercial and industrial uses to serve the population with goods and services. Detached single family homes are not the highest and best use on property adjacent to a major arterial road. A more intense zoning district would be appropriate at this location.

Consistency with the Comprehensive Plan

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

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

Staff Comment: The property fronts on Columbia Boulevard, which is a major arterial, and lies approximately one-half (0.5) mile east of the intersection with Cheney Highway (SR50) and Columbia Boulevard. The property south of Columbia Boulevard is Commercial High Intensity.

Future Land Use [FLUE] Policy 1.9.2: Negative impacts of commercial land uses on environmentally sensitive areas shall be minimized and/or eliminated. The Conservation Element objectives and policies and performance requirements shall be utilized in determining the appropriateness of commercial land use designations.

Staff Comment: According to the submitted environmental study, approximately half of the site (1.55 acres) is wetlands. The wetlands on the subject property are contiguous to additional wetlands on surrounding properties. The total size of the wetland, both within and outside of the subject property, equals 3.63 acres. Impacts to wetland areas require permit approval from the appropriate state and/or federal agencies.

Future Land Use [FLUE] Policy 1.9.3: Commercial development sites shall be accessible to and/or provide essential public services at levels of service adopted within the Capital Improvements Element of this Comprehensive Plan, including transportation, potable water, sewer collection/treatment, solid waste, drainage, and recreation and open space.

Staff Comment: The preliminary concurrency assessment found there is adequate capacity for all essential public services to serve the proposed development.

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

Staff Comment: The property is located on Columbia Boulevard (SR405), an arterial roadway, which provides maximum accessibility. Several of the surrounding properties with access onto Columbia Boulevard are high intensity commercial uses including a private school and commercial retail plaza which offers a high degree of compatibility

1 *and clustering. The property abuts both a preservation tract and a stormwater retention*
2 *tract of the Cathedral Pines plat to the north, which serves to separate the proposed*
3 *commercial activity from the adjacent single family residences.*

4 Future Land Use [FLUE] Policy 1.9.5: Commercial land use designations and
5 accompanying proposals shall consider compatibility between commercial and
6 surrounding land uses, including, but not limited to, traffic circulation, pedestrian access,
7 hours of operation, visual impacts, privacy factors and impacts on the microclimate.

8 *Staff Comment:* *The subject property has frontage on Columbia Boulevard in an area*
9 *of established commercial uses and has no access to the abutting residential areas.*
10 *The preservation tract and the stormwater retention tract abutting the property to the*
11 *north and to the east serve to limit potential nuisances to the existing residences.*

12 Future Land Use [FLUE] Policy 1.9.9: Locations for High Intensity Commercial land use
13 shall be deemed appropriate providing the following factors are additionally complied with:

14 A. Sites for high intensity commercial development shall be located near the
15 intersections of arterials and/or collector roadways. Sites shall be developed in a
16 compact, cluster type pattern rather than new commercial strip centers. Intersection
17 locations shall be preferable to linear development.

18 *Staff Comment:* *The property is located approximately one-half (0.5) miles east of*
19 *the intersection of Cheney Highway and Columbia Boulevard and abuts*
20 *commercially zoning property. The property south of Columbia Boulevard is*
21 *designated Commercial High Intensity. The subject property is undeveloped and*
22 *is not located in a strip center.*

23 B. Land development regulations shall establish performance requirements for high
24 intensity commercial land use, including residential compatibility, as well as floor area
25 ratio, maximum lot coverage, maximum impervious surface ratio, screening, height,
26 setbacks, glare, landscaping and architectural compatibility.

27 *Staff Comment:* *The maximum floor area ratio (FAR) permitted in the Commercial*
28 *High Intensity future land use designation is 1.0. The subject property is 3.14±*
29 *acres in size, which yields a maximum gross floor area of 136,778 square feet.*
30 *The zoning district development standards will further reduce the buildable area.*
31 *No concept plan was provided with this application. Compliance with all applicable*
32 *land development regulations will be reviewed during site plan review.*

33 C. Infill development into established commercial strip areas shall be preferred over
34 the expansion of such strip centers. Strip centers should be centered at intersections
35 and extend no further than ½ mile from said intersections.

36 *Staff Comment:* *The subject property does not appear to meet the definition of infill*
37 *development in Comprehensive Plan Policy 1.7.7; however, the property is an*
38 *undeveloped parcel that is surrounded by development on all sides and is in an*
39 *area of the City where public facilities are available. Existing commercial uses are*
40 *established along the Columbia Boulevard (SR405) corridor. A strip center at this*
41 *location would be within the ½ mile standard.*

42 D. Impacts upon traffic circulation shall be mitigated, through right-of-way dedication
43 for road widening and frontage access streets, the assessment of impact fees and the
44 provision and/or expansion of pedestrian and bicycling facilities, as deemed appropriate
45 by the location and type of commercial impacts.

1 *Staff Comment: No concept plan was provided with this application. Traffic*
2 *circulation will be reviewed as part of the site plan approval. At a minimum, a cross-*
3 *access driveway connection is required consistent with Section 30-227. – Street*
4 *entrances (c).*

5 *The preliminary concurrency assessment found that the segment of Columbia*
6 *Boulevard from Cheney Highway (SR50) to Barna Avenue has sufficient capacity*
7 *to accommodate the anticipated additional volume and a traffic study is not*
8 *required.*

9 E. Automotive oriented uses shall be clustered within established high intensity
10 commercial areas adjacent to major and minor arterials rather than at scattered
11 locations.

12 *Staff Comment: Automotive oriented uses are typically permitted within*
13 *Commercial High Intensity areas. The property is located on a major arterial*
14 *roadway with sufficient capacity available for the anticipated traffic demand.*

15 F. Internal traffic movements of high intensity commercial development shall be
16 designed in a manner that provides for pedestrian and vehicular traffic compatibility and
17 safety.

18 *Staff Comment: Internal traffic movement will be reviewed as part of the site plan*
19 *approval process, including sidewalks.*

20 Future Land Use Element [FLUE] Policy 1.17.1: The following items shall be addressed in
21 the analysis of the land use changes: Surrounding uses; Surrounding zoning; Acreage;
22 Description of site; Soils and topography; Flood zone; Recharge potential; Traffic counts
23 on adjacent streets; and Impact on adopted levels of service; Water supply availability.

24 *Staff Comment: The amendment is consistent with the surrounding commercial uses*
25 *along Columbia Boulevard. The preliminary concurrency assessment found that the*
26 *segment of Columbia Boulevard from Cheney Highway (SR50) to Barna Avenue has*
27 *sufficient capacity to accommodate the anticipated additional volume.*

28 *The applicant submitted an environmental report completed by Bio-Tech Consulting*
29 *dated January 31, 2024. Any proposed wetland impacts will be reviewed and approved*
30 *by the appropriate permitting agencies. The environmental report states that no*
31 *threatened or endangered plant or animal species were found on site. The report further*
32 *states that a formal wildlife survey is not anticipated by U.S. Fish and Wildlife Service*
33 *(USFWS) or any other agency. However, if a formal study is found necessary by*
34 *USFWS or other agency, all required actions will be taken as part of the review process*
35 *by these agencies.*

36 *Maps depicting soils, flood hazard areas, location etc. are provided within the agenda*
37 *package. Surrounding land uses, description of the site, and concurrency issues are*
38 *addressed in other areas of this report. The property is not within the Area of Critical*
39 *Concern.*

40 Conservation Element (CE) Policy 1.1.4: The City shall maintain, to the best of its
41 abilities, the populations of wildlife species which are state and federal listed and their
42 habitat, and shall restrict activities within these areas known to adversely affect the
43 survival of these species as per regulations by permitting agencies.

44 *Staff Comment: The applicant provided an environmental impact report prepared by*
45 *Bio-Tech Consulting dated January 31, 2024. According to the report, there are no*

1 *threatened or endangered species (flora or fauna) on site. The report further states*
2 *that a formal wildlife survey is not anticipated by USFWS or any other agency.*
3 *However, if a formal study is found necessary by USFWS or other agency, all required*
4 *actions will be taken as part of the review process by these agencies.*

5 Conservation Element (CE) Policy 1.6.1: The development of wetlands shall be
6 addressed in the development regulations according to the following criteria:

7 Strategy 1.6.1.1: The protection of the wetlands shall be determined by the functional
8 value of the wetland.

9 Staff Comment: *The functional value of the wetlands, any impacts, and any*
10 *associated mitigation will be reviewed by the appropriate permitting agencies prior*
11 *to development of the site.*

12 Conservation Element (CE) Policy 1.6.3: Wetlands shall be defined consistent with
13 existing state and federal regulatory agencies.

14 Strategy 1.6.3.2: *At a minimum, wetlands 5 acres or more in size shall be designated*
15 *as a conservation land use and wetlands less than 5 acres will be subject to review to*
16 *determine what protection, if any, they should receive from development. Said review*
17 *shall be based on the functional value criteria specified in Strategy 1.6.4. If based on*
18 *this determination, protection is warranted, development may be permitted, based upon*
19 *criteria set forth in the environmental performance standards of the land development*
20 *regulations.*

21 Staff Comment: *The existing wetlands on site are less than five (5) acres in size*
22 *and have never been designated as Conservation on the City's Future Land Use*
23 *Map. Any proposed impacts will require permitting by the appropriate agency and*
24 *will be evaluated at time of site plan submittal.*

25 REZONING REVIEW

26 Zoning Review Criteria

27 Section 34-40 of the LDR lists the review criteria under which the Planning and Zoning
28 Commission and the City Council review applications as they relate to zoning.

29 The following are staff's findings.

30 **1. Comprehensive Plan Consistency Statement.** *The requested Community Commercial*
31 *(CC) zoning district is consistent with the requested Commercial High Intensity future land*
32 *use designation. The requested Community Commercial (CC) zoning district is not consistent*
33 *with the existing Low Density Residential future land use designation. Please see the previous*
34 *pages for further analysis of the proposed request and consistency with the Comprehensive*
35 *Plan.*

36 1.1. Public facilities are available and concurrent with the land use change per the
37 Comprehensive Plan and Concurrency provisions of the LDRs.

38 Staff Comment: *The property is in the City's urban service area. Water, sewer, and*
39 *reclaimed water pressurized mains are located south of the property, across Columbia*
40 *Boulevard (SR405). Sewer and reclaimed water pressurized mains are also located*
41 *west of the subject property. The preliminary concurrency review determined that public*
42 *facilities are available to serve the proposed development.*

43 Transportation impact.

Staff Comment: The preliminary concurrency assessment determined that a traffic study is not required. The property abuts the segment of Columbia Boulevard (SR405) which spans between Cheney Highway (SR50) and Barna Avenue. This segment has a maximum capacity of 41,790 Average Daily Trips (ADT). Combined, the existing traffic volumes on this roadway segment and the additional trips generated by the maximum allowable buildout scenario are not expected to cause this segment to operate below its adopted level of service (LOS).

Solid Waste.

Staff Comment: Solid waste needs will be evaluated with the submittal of a site plan.

1.2. Public streets are adequate to access the property.

Staff Comment: The property has frontage on Columbia Boulevard, which is identified as an arterial roadway per Sec. 9.3 of the Transportation Technical Manual.

1.3. The land will support the proposed development.

Staff Comment: Most of the site (2.96 +/- acres) is located in Flood Zone X (area of minimal flood hazard). The western portion (approximately 0.18 +/- acres) lies within Special Flood Hazard Zone A. Special flood hazard areas are defined as the areas that will be inundated by a flood event having a one (1) percent chance of being equaled or exceeded in any given year.

1.4. Environmental impact.

Staff Comment: Any impacts to wetlands will be reviewed by the appropriate state and/or federal regulating agencies prior to development on site. The environmental assessment submitted by the applicant did not indicate the presence of protected animal species on the property.

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 property was annexed in 1985 (Ordinance No. 45-1985) and was originally zoned R-1D (Single-Family Medium Density). During the citywide rezoning of 1993 (Ordinance No. 5-1993), the subject property and the surrounding area were rezoned to R-1B (Single-Family Medium Density). It is likely that the location along Columbia Boulevard has made the site undesirable for single-family residences.

The property is physically separated from the surrounding single family residential subdivision by a drainage easement to the west, a preservation tract to the north, and a retention tract to the southeast and is currently vacant. Developing single family residences on the site would likely require access onto Columbia Boulevard, an arterial road; however, direct driveway access onto arterial streets is prohibited by Land Development Regulations Section 30-226. – Access to arterial streets.

Meanwhile, commercial development continues to expand in the general area. The requested CC zoning district requires frontage on a collector or higher classification thoroughfare as described in footnote 2 of Section 28-314. – Community Commercial (CC). The property has frontage on Columbia Boulevard, an arterial roadway.

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 requested Commercial High Intensity future land use designation allows a maximum FAR of 1.0. The subject property is 3.14± acres in size, which yields a maximum gross floor area of 136,778 square feet.

The subject property has frontage on Columbia Boulevard in an area of established commercial uses and has no access into the abutting residential areas. Several of the surrounding properties with access onto Columbia Boulevard are high intensity commercial uses, such as a private school and commercial retail plaza. The property south of Columbia Boulevard is designated as Commercial Low Intensity, which has the same maximum FAR of the requested Commercial High Intensity of 1.0. Several uses permitted in the requested CC zoning district include auto repair shops, childcare facilities, vocational schools, indoor recreational and commercial amusement, and animal kennels.

The preservation tract and the stormwater retention tract abutting the property to the north and to the east serve as additional protection in limiting any negative impacts of the proposed commercial activity to the existing residences.

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

Staff Comment: Columbia Boulevard is an arterial road which currently provides direct access to several existing commercial uses. An additional commercial use in this area is not likely to cause a depreciation of property values in the area.

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

Staff Comment: Section 28-313. – Community Commercial (CC) Note 2 states, “Must have frontage on a collector or higher classification thoroughfare.” The property has frontage on Columbia Boulevard, an arterial roadway, with a variety of retail and commercial uses. Other existing uses along the corridor include, single family residences, multifamily residences, and a private school.

The requested Community Commercial zoning is consistent with the surrounding zoning. The property does not directly abut any of the surrounding single family residences.

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

Staff Comment: The development of the property for commercial use along Columbia Boulevard is not expected to impact 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: The property is separated from the single-family residences of the Cathedral Pines subdivision by a preservation tract to the north, a retention tract to the east, and both an unimproved right of way and an FDOT drainage easement to the west. Further, the City’s land development regulations establish minimum landscape yards to buffer the proposed development.

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

Staff Comment: Detached single family homes are not the highest and best use on property adjacent to a major arterial road. A more intense zoning district would be appropriate at this location.

COMMUNITY ENGAGEMENT MEETING - LDR Section 34-14

1 *Staff Comment: A community engagement meeting was held by the applicant on*
2 *November 26, 2024.*

3 **HIGHLIGHTS OF FINDINGS FROM STAFF ANALYSIS:**

- 4 1. The comprehensive future land use small scale map amendment is consistent with the
5 City's Comprehensive Plan.
- 6 2. The proposed rezoning to the Community Commercial (CC) zoning district is consistent
7 with the proposed Commercial High Intensity future land use category and the City's
8 Comprehensive Plan.
- 9 3. There are adequate public facilities to serve the proposed facility.
- 10 4. Detached single family homes are not the highest and best use on property adjacent to a
11 major arterial road. A more intense zoning district would be more appropriate at this
12 location.

13 **RECOMMENDATION:**

14 ***Comprehensive Plan Amendment Recommendation: Comprehensive Plan Amendment***
15 ***Recommendation:***

16 The staff recommends approval of SSA No. 11-2024 to amend the FLUM by changing the land
17 use designation from Low Density Residential to Commercial High Intensity on property located
18 at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation
19 is based upon the staff analysis, information and evidence presented, and in accordance with the
20 City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations,
21 Section 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163
22 and 166, Florida Statutes.

23 ***Rezoning Recommendation***

24 Approve the request to amend the zoning designation from Single Family Medium Density (R-1B)
25 to Community Commercial (CC) on property located at 2960 Columbia Boulevard, as described
26 in Exhibit A of the ordinance. This recommendation is based upon the staff analysis, information
27 and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code
28 of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted
29 comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes.



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 Titusville Self Storage		Property Address/Location Description 2960 Columbia Blvd.
4. Applicant / Owner	Name of Applicant/Contact Jean Abi-Aoun		Name of Owner Macon Industrial, LLC
	Street Address 5127 S. Orange Ave		Street Address 122 S. Bumby Avenue
	City	State	Zip
	Orlando	FL	32809
	Telephone #	407-448-6826	
	Fax #	407-895-0325	
	E-Mail Address	Jabiaoun@feg-inc.us	
	E-Mail Address	mdstuart30@gmail.com	
5. Applicant Status	☐ Owner	☐ Tenant	☒ Agent ☐ Other
6. Parcel ID	22-35-29-AV-*-39	Tax Acct.	14A0 - Titusville
7. Site Size (Attach Legal Description)	Acres: 3.14 Square Feet: 136,672		
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:	Vacant Residential Land	
	NORTH:	Vacant Residential Common Area	
	SOUTH:	1 Story Office Building	
	EAST:	Private School/Vacant Residential Common Area	
	WEST:	Single Family Residence	

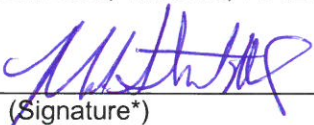
9. Current Designation	Future Land Use: LDR	Zoning: R-1B
10. Proposed Designations	Future Land Use: CHI (Commercial High Intensity)	Zoning: CC (Community Commercial)
11. Subject Property	Current Use: Vacant Residential Land	Proposed Use: Self Storage Facility
12. Note any previous amendments on the site		
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) See attached narrative.	

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

ACKNOWLEDGEMENT

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

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

/s/ 
(Signature*)

8/15/24
(Date)

* By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.

Date Received: _____

Accepted by: _____



Gateway to Nature & Space



SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 4)

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

1.	Complete Application and Fees	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	☒
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
7.	Additional site-specific data as necessary to describe any impacts to conservation / wetland areas, and other environmentally sensitive resources, including any mitigation efforts to be proposed or required by these regulations.	☒
8.	Traffic counts and Level of Service (LOS) on streets providing access to subject property may be required by the City. A determination of the needed information will be provided by the City prior to submittal of the request.	☒
9.	Pre-Application Meeting Held – Date: 10/17/2023 Staff in Attendance:	☒
10.	Preliminary School Concurrency Determination Submitted. Contact Brevard County Public Schools, David Lindemann to receive this application for completion. Lindemann.David@BrevardSchools.org	☒
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	☐

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 4)

In order to illustrate the proposed use of the property to be rezoned, the applicant is encouraged to submit a conceptual site plan in support of the proposal. If a conceptual site plan or developer's agreement is not provided with the application, the City shall review the application based on the most intensive land use and the maximum intensity and/or density within the zoning district requested within the application. If a conceptual site plan is submitted, the following information shall be provided:

1.	A vicinity map indicating the general location of the abutting streets and utilities.	☒
2.	General information regarding the existing site conditions and physical characteristics, adjacent community facilities and public utilities, and surrounding property conditions.	☒
3.	General description of the proposed development including the total acreage, the proposed number of buildings, or the number of units.	☒
4.	The location of existing buildings and structures including the dimensions.	☒
5.	The means of ingress and egress to the project.	☒
6.	General location and dimension of all existing and proposed parking and/or loading areas.	☒
7.	Information showing approximate location of all structures and major features, setbacks, distance between structures and property lines, floor areas, width of driveways, parking spaces, property or lot lines, percent of property or lot lines, percent of property coverage.	☒



Gateway to Nature & Space



APPLICATION FOR REZONING (REZ) / PLANNED DEVELOPMENT (PD) / MASTER PLAN (MP)

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

1. Project Information	Project Name Titusville Self Storage		Property Address/Location Description 2960 Columbia Blvd. Titusville, FL 32780			
2. Type of Request	Rezoning (REZ) ☒		Planned Development (PD) ☐ Master Plan (MP) ☐			
2. Applicant/ Owner	Name of Applicant/Contact Jean Abi-Aoun		Name of Owner Macon Industrial, LLC			
	Street Address 5127 S. Orange Ave., Suite 200		Street Address 122 S. Bumby Ave.			
	City	State	Zip	City	State	Zip
	Orlando	FL	32809	Orlando	FL	32803
	Telephone # 407-895-0324		Telephone # 407-448-6826			
	Fax # 407-895-0325		Fax # N/A			
	E-Mail Address jabiaoun@feg-inc.us		E-Mail Address Mdstuart30@gmail.com			
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other					
4. Parcel ID	22-35-29-AV-*-39		Tax Acct.	14A0 - Titusville		
5. Site Size	Acres: 3.14		Square Feet: 136,672			
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: <u>Vacant Residential Land</u>					
	NORTH: <u>Vacant Residential Common Area</u>					
	SOUTH: <u>1 Story Office Building</u>					
	EAST: <u>Private School / Vacant Residential</u>					
WEST: <u>Single Family Residence</u>						

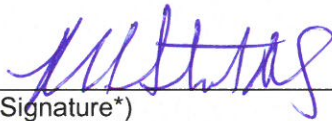
7. Current Future Land Use Designation	Future Land Use: LDR (Low Density Residential)			
8. Existing Zoning District	R-1B (Single Family Medium Density)			
9. Proposed Zoning District	CC (Community Commercial)			
10. Building Status	Existing Building(s) on the site? No		New Buildings Proposed? Yes (1)	
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) See attached narrative.			

- **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.
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- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission and City Council are not guaranteed placement on the originally scheduled date(s).
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.

ACKNOWLEDGEMENT

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

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

/s/ 
(Signature*)

8/15/24
(Date)

** By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.*

Date received: _____

Accepted by: _____



Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)



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

1.	Complete Application and Fees	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format	☒
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
7.	For Planned Development and Master Plan applications, a conceptual site plan (minimum 24" x 36") in electronic PDF format. See table below for requirements.	☒
8.	For Master Plan applications, a Unified Control Agreement pursuant to Sec. 34-54 of the Land Development Regulations.	☐
9.	Pre-Application Meeting Date: 10-17-2023 Staff in Attendance:	☒
10.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	☐

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 5 and 6)

THE CONCEPTUAL SITE PLAN SHALL INCLUDE THE FOLLOWING:

1.	All information required for a sketch plat. (if applicable)	■
2.	Development plan identifying the location and acreage of each component and district of the project, including the location and placement of proposed land uses by type and density, density, layout of lots, open space designation, location of landscape buffer areas required by these regulations, recreational facilities, commercial uses, other permitted uses, off-street parking and loading locations and refuse collection locations.	■
3.	Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.	■
4.	Tabulations of acreage devoted to each use and total gross acreage of the project. These tabulations shall include acreage totals for each use, open space designations, recreation facilities, streets, parks, schools and other uses. Within these tabulations, information relative to the total number and type of residential units, the residential density for each type of unit, and the overall residential density of the project shall be provided.	■
5.	An environmental component, including maps and analyses, which determine the effect of the proposed development upon the conservation/preservation of native habitat, wildlife, floodplains, recreation advantages wetlands and other natural resources.	■
6.	Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other public facilities and services. (Preliminary Concurrency Analysis)	■
7.	A stormwater management plan with sufficient detail included to demonstrate that the proposed development can comply with the requirements of the Land Development Regulations.	■
8.	The location of existing buildings and structures including the dimensions.	■

August 19, 2024

Ms. Mandy Lamothe
Deputy Community Development Director
City of Titusville
555 South Washington Avenue
City of Titusville, Florida 32781-2806

Reference: 2960 Columbia Boulevard Parcel Rezone
Comprehensive Plan Amendment and Rezone Narrative
2960 Columbia Blvd - Titusville, Florida 32780
FEG Project No. 23-033

Dear Mandy,

In follow-up to our communication with Eddy Galindo, we are resubmitting applications for the Rezoning and the Comprehensive Plan Amendment on behalf of the property owners to rezone the property from Single Family Medium Density (R-1B) to Community Commercial (CC) where our original request was for Regional Commercial (RC) and to amend the future land use designation from Low Density Residential (LDR) to Commercial High Intensity (CHI). Community Commercial (CC) zoning is more applicable to this site and compatible with the surrounding developments.

Background:

As a general background on the project area, the parcel is approximately 3.15 acres in size and is currently undeveloped. The subject site has direct frontage on a major thoroughfare (Columbia Blvd) with high traffic counts and located across the street from several big-box retail developments (Target etc.). The property is separated and buffered from a residential subdivision to the north by a large preservation tract which is part of the Cathedral Pine Estates Subdivision common area. Adjacent to the immediate southeast is an existing private school. Furthermore, the property currently has zero tax basis for the City of Titusville.

The site is not located in an environmentally sensitive area as reflected in the accompanying Environmental Report prepared by Bio-Tech, Inc.

Rezone and Comprehensive Plan Amendment:

The main reason for this request is to reconfigure the existing Zoning District boundaries and provide a consistent commercial Zoning District based on the existing and anticipated development patterns for the proposed area. The subject parcel is currently zoned for single-family residential development. This may have been an appropriate zoning in the past, prior to this parcel being excluded from the overall Cathedral Pine Estates residential subdivision.

However, to allow for such use, the future land use designation would need to be Commercial High Intensity (CHI), which is compatible with the CHI designation of the private school adjacent to the southeast side of the subject property. Additionally, as mentioned previously, our site is located across Columbia Blvd from a Commercial Low Intensity (CLI) development and multiple Commercial High Intensity (CHI) developments.

According to Policy 1.9.1 of the comprehensive plan, "Sites for high-intensity commercial development shall be located with convenient and direct access at arterial intersections. Collector/arterial intersections are acceptable provided minimal access is necessary on the collector street." The adjacent site to the east already has a Future Land Use designation of CHI, so our site would be compatible with the adjacent site.

In addition, Policies 1.9.4 and 1.9.5 encourage patterns that offer maximum accessibility, compatibility, and clustering, and these shall be prioritized at locations exhibiting proximity to other types of non-residential uses, including employment centers and marketing centers. As such, the subject site fully complies with these policies.

Regarding the requested zoning type of Community Commercial (CC), the development to the south across Columbia Boulevard is currently zoned Community Commercial, along with multiple sites as you move west along Columbia Boulevard. As stated previously, Community Commercial (CC) zoning is more applicable and compatible with the surrounding developments than the previously chosen Regional Commercial zoning district.

As demonstrated in the above narrative, the proposed Future Land Use Designation of CHI and the proposed CC zoning are in compliance with the development trend that the City envisions for this area, as reflected in the CHI Future Land Use designation for the adjacent property to the southeast, among other factors.

I trust this letter and the attached documents provide you with the necessary information to review and approve our requests. Should you have any questions or concerns, please do not hesitate to contact me at 407-895-0324 or by email at jabiaoun@feg-inc.us.

Sincerely,
Florida Engineering Group, Inc.

Jean Abi-Aoun, P.E., LEED®AP
Vice President



5127 S. Orange Avenue, Suite
200 Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325



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 3.14+/- ACRES OF LAND LOCATED AT 2960 COLUMBIA BOULEVARD FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL HIGH INTENSITY; 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 #11-2024 and amends its Future Land Use Map, by changing the land use designation on 3.14+/- acres of property located at 2960 Columbia Boulevard, as described in Exhibit A, from Low Density Residential to Commercial High Intensity;

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

A PORTION OF LOTS 39, 40, 57, 58 AND 59, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST, TITUSVILLE FRUIT AND FARM LANDS CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 40 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 405, ACCORDING TO RIGHT OF WAY MAP PROJECT NO. 70001-2502; THENCE RUN NORTH 00°10'40" EAST ALONG THE WEST LINE OF SAID LOT 40 FOR A DISTANCE OF 109.66 FEET TO THE SOUTHERLY LINE OF CATHEDRAL PINES II SECTION THREE-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 39, PAGE 1 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: SOUTH 65°48'59" EAST FOR A DISTANCE OF 364.75 FEET; THENCE RUN NORTH 73°10'36" EAST FOR A DISTANCE OF 130.90 FEET; THENCE RUN SOUTH 39°30'54" EAST FOR A DISTANCE OF 327.19 FEET TO THE SOUTHERNMOST CORNER OF SAID CATHEDRAL PINES II SECTION THREE-B AND THE WESTERLY LINE OF CATHEDRAL PINES II SECTION THREE-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 96 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 50°29'06" WEST ALONG SAID WESTERLY LINE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 246.90 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 405 AND A NON-TANGENT POINT OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2964.93 FEET, A CENTRAL ANGLE OF 12°10'55", WITH A CHORD THAT BEARS NORTH 49°10'12" WEST FOR A DISTANCE OF 629.21 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 630.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 136,672 SQUARE FEET OR 3.14 ACRES, MORE OF LESS

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 3.14+/- ACRES OF LAND LOCATED AT 2960 COLUMBIA BOULEVARD FROM THE SINGLE-FAMILY MEDIUM DENSITY (R-1B) ZONING DISTRICT TO THE COMMUNITY COMMERCIAL (CC) 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 Single-Family Medium Density (R-1B) to Community Commercial (CC).

SECTION 3. This ordinance shall take effect simultaneously with the effective date of Small-Scale Amendment (SSA) No. 11-2024 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

A PORTION OF LOTS 39, 40, 57, 58 AND 59, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST, TITUSVILLE FRUIT AND FARM LANDS CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 40 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 405, ACCORDING TO RIGHT OF WAY MAP PROJECT NO. 70001-2502; THENCE RUN NORTH 00°10'40" EAST ALONG THE WEST LINE OF SAID LOT 40 FOR A DISTANCE OF 109.66 FEET TO THE SOUTHERLY LINE OF CATHEDRAL PINES II SECTION THREE-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 39, PAGE 1 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: SOUTH 65°48'59" EAST FOR A DISTANCE OF 364.75 FEET; THENCE RUN NORTH 73°10'36" EAST FOR A DISTANCE OF 130.90 FEET; THENCE RUN SOUTH 39°30'54" EAST FOR A DISTANCE OF 327.19 FEET TO THE SOUTHERNMOST CORNER OF SAID CATHEDRAL PINES II SECTION THREE-B AND THE WESTERLY LINE OF CATHEDRAL PINES II SECTION THREE-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 96 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 50°29'06" WEST ALONG SAID WESTERLY LINE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 246.90 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 405 AND A NON-TANGENT POINT OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2964.93 FEET, A CENTRAL ANGLE OF 12°10'55", WITH A CHORD THAT BEARS NORTH 49°10'12" WEST FOR A DISTANCE OF 629.21 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 630.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 136,672 SQUARE FEET OR 3.14 ACRES, MORE OF LESS

LEGAL DESCRIPTION: TITLE COMMITMENT

That part of Lots 39, 40, 57, 58 and 59, in Section 29, Township 22 South, Range 35 East, Titusville Fruit and Farm Lands Co., according to the map or plat thereof, as recorded in Plat Book 2, Page 29, of the Public Records of Brevard County, Florida, lying Northeasterly of State Road No. 405, less and except the following 2 parcels:

3045/2651:

A part of Lots 36, 37, 38, 58, 59, 60, and 61, Section 29, Township 22 South, Range 35 East, Titusville Fruit and Farm Lands Co., as recorded in Plat Book 2 at Page 29 of the Public Records of Brevard County, Florida; described as follows:

Commence at the point of intersection of the West line of Lot 40, and the Northerly right of way line of State Road No. 405 (a 200' R/W as now established), said point being on the arc of a circular curve concave Southwesterly, having a radius of 2964.93 feet and a central angle of 12°15'15", and whose radial line at that point bears S. 34°45'15" W.; thence run Southeasterly along the arc of said curve, and along the aforesaid Northerly right of way line, 630.39 feet to the Point of Beginning of the lands herein described; thence N. 50°30'00" E., 310.73 feet; thence N. 30°10'33" E., 310.21 feet; thence N. 16°13'38" E., 165.57 feet; thence S. 83°27'35" E., 90.54 feet; thence N. 62°28'41" E., 126.86 feet; thence S. 67°23'57" E., 76.72 feet; thence N. 74°36'03" E., 100.00 feet; thence S. 15°23'57" E., 366.00 feet; thence N. 74°36'03" E., 41.84 feet; thence S. 20°23'57" E., 218.99 feet to a point on the arc of a circular curve concave Southerly, having a radius of 567.00 feet and a central angle of 5°00'00", and whose radial line at that point bears S. 20°23'57" E.; thence Easterly along the arc of said curve, 49.48 feet; thence S. 15°23'57" E., 182.91 feet to a point on the D.O.T. Baseline as described in Official Records Book 1519 at Page 52 of the aforesaid Public Records; thence along said D.O.T. Baseline, the following two courses and distances: S. 76°24'30" W., 302.01 feet; thence S. 76°49'25" W., 632.76 feet to a point on the aforesaid Northerly right of way line of State Road No. 405, said point being on the arc of a circular curve concave Southwesterly, having a radius of 2964.93 feet and a central angle of 6°22'43", and whose radial line at that point bears S. 53°23'13" W.; thence Northwesterly along the arc of said curve, 330.08 feet to the Point of Beginning.

3196/69:

A part of Lots 25, 26, 38, all of Lot 39, and a part of Lots 40, 58 and 59, together with a part of that certain unnamed 20' road right of way lying North of and contiguous to said Lots 38, 39 and 49, all in Section 29, Township 22 South, Range 35 East, according to the Plat of Titusville Fruit and Farm Lands Co., as recorded in Plat Book 2, at Page 29, of the Public Records of Brevard County, Florida, described as follows:

Commence at the point of intersection of the West line of said Lot 40 and the Northerly right of way line of State Road No. 405 (a 200' right of way as now established); run thence N. 00°11'34" E., along the West line of said Lot 40, a distance of 109.65 feet to the Point of Beginning of the lands herein described; thence N.00°11'34" E., continuing along said West line, a distance of 439.31 feet to a point on the boundary of Cathedral Pines II –Section One as recorded in Plat Book 34 at Page 44 of the aforesaid Public Records; thence along said boundary of Cathedral Pines II – Section One, the following 8 courses and distances: thence S. 89°23'57" E., a distance of 244.99 feet to a point for corner; thence N. 00°36'03" E., a distance of 29.22 feet to a point for corner; thence S. 89°23'57" E., a distance of 300.00 feet to a point for corner; thence S. 00°35'03" W., a distance of 40.00 feet to a point for corner; thence S. 89°23'57" E., a distance of 226.93 feet to a point for corner; thence S. 02°46'00" E., a distance of 192.29 feet to s point for corner; thence S. 36°29'23" E., a distance of 101.26 feet to a point for corner; thence S. 65°05'58" E., a distance of 102.96 feet toe point on the boundary of Cathedral Pines II Section Three–A, as recorded in Plat Book 37 at Page 96 of the aforesaid Public Records; thence along said boundary of Cathedral Pines II Section Three–A the following 3 courses end distances: thence S. 15°13'38" W., a distance of 165.57 feet to a point for corner; thence S. 30°10'33" W., a distance of 310.21 feet to a point for corner; thence S. 50°30'00" W., a distance of 63.82 feet to a point for corner; thence N. 39°30'00" W., a distance of 327.19 feet to a point for corner; thence S. 73°11'30" W., a distance of 130.90 feet to a point for corner; thence N. 65°48'05" W., a distance of 364.75 feet to the Point of Beginning.

LEGAL DESCRIPTION: ALSO DESCRIBED AS

A PORTION OF LOTS 39, 40, 57, 58 AND 59, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST, TITUSVILLE FRUIT AND FARM LANDS CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 40 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 405, ACCORDING TO RIGHT OF WAY MAP PROJECT NO. 70001–2502; THENCE RUN NORTH 00°10'40" EAST ALONG THE WEST LINE OF SAID LOT 40 FOR A DISTANCE OF 109.66 FEET TO THE SOUTHERLY LINE OF CATHEDRAL PINES II SECTION THREE–B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 1 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: SOUTH 65°48'59" EAST FOR A DISTANCE OF 364.75 FEET; THENCE RUN NORTH 73°10'36" EAST FOR A DISTANCE OF 130.90 FEET; THENCE RUN SOUTH 39°30'54" EAST FOR A DISTANCE OF 327.19 FEET TO THE SOUTHERNMOST CORNER OF SAID CATHEDRAL PINES II SECTION THREE–B AND THE WESTERLY LINE OF CATHEDRAL PINES II SECTION THREE–A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 96 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 50°29'06" WEST ALONG SAID WESTERLY LINE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 246.90 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 405 AND A NON–TANGENT POINT OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2964.93 FEET, A CENTRAL ANGLE OF 12°10'55", WITH A CHORD THAT BEARS NORTH 49°10'12" WEST FOR A DISTANCE OF 629.21 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 630.39 FEET TO THE POINT OF BEGINNING.

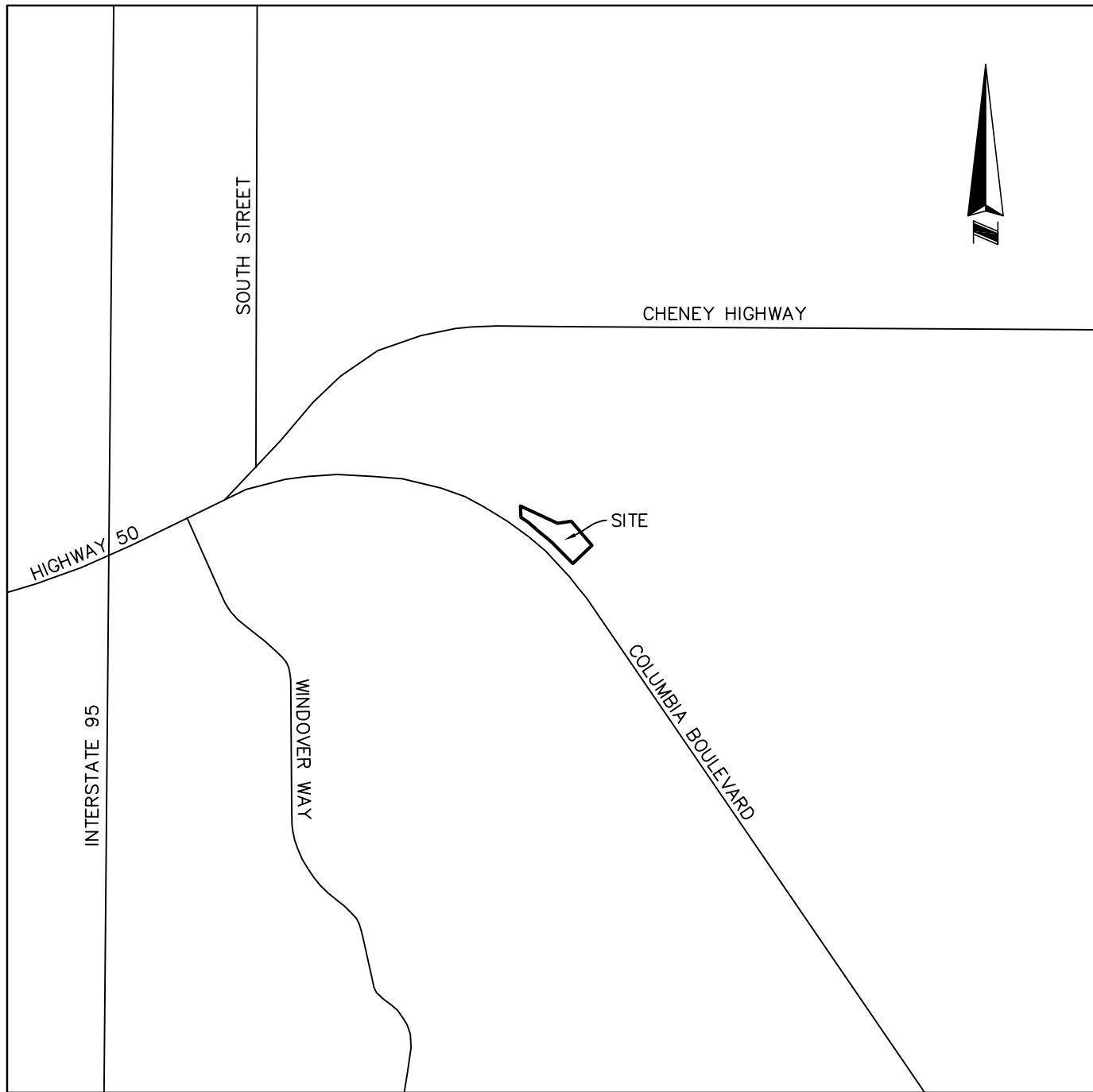
CONTAINING: 136,672 SQUARE FEET OR 3.14 ACRES, MORE OF LESS

SCHEDULE B SECTION II EXCEPTIONS:

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Titusville Fruit and Farm Lands Co., recorded in Plat Book 2, Page 29, of the Public Records of Brevard County, Florida. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

7. Drainage Easement recorded in Official Records Book 1442, Page 491. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

8. Florida Power & Light Easement recorded in Official Records Book 3290, Page 251. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.



VICINITY MAP: NOT TO SCALE

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE LOT 40, TITUSVILLE FRUIT AND FARM LANDS COMPANY SUBDIVISION PLAT BOOK 2, PAGE 29, AS HAVING AN ASSUMED BEARING OF N00°10'40"E.
- THE ACCURACY OF THE SURVEY DATA SHOWN HEREON HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES ACHIEVING OR EXCEEDING A CLOSURE OF 1 FOOT IN 10,000 FEET.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT ORDER NUMBER 10290935 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE 2/23/2022. AT 11:00 PM.
- THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- THE LANDS SHOWN HEREON LIE IN ZONE X, AREA WITH LIMITED FLOOD RISK AND FLOOD ZONE A, AREA WITHOUT BASE FLOOD ELEVATION, PER FLOOD INSURANCE RATE MAP (FIRM) NO. 12009C0215G, WITH AN EFFECTIVE MAP DATE OF 3/17/2014. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY IS CONTIGUOUS TO THE RIGHT OF WAY OF STATE ROAD 405.
- THE SUBJECT PARCEL AND THE LESS OUT PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY AND THERE ARE NO GAPS, STRIPS OR GORES IN BETWEEN SAID PROPERTIES.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, NATIONAL GEODETIC SURVEY BENCHMARK NUMBER V 412, ELEVATION BEING 36.72.
- LAST DATE OF FIELD SURVEY: APRIL 6, 2023.
- SUBJECT PROPERTY CONTAINS APPROXIMATELY 136,672 SQUARE FEET OR 3.14 ACRES.

CERTIFIED TO:

- PAN AM PROPERTY, LLC
- 786 KAUSER LLC
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- ATTORNEY'S TITLE & TRUST SERVICES, LLC
- MACON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 18 OF TABLE A, THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 6, 2023.

DATE OF PLAT OR MAP: 4/19/2023

JAMES L. RICKMAN, PSM #5633

Digitally signed by: James L. Rickman
Date: 2023.12.28 10:24:31 -05'00'



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WINTER GARDEN, FLORIDA 34787
(407) 654–5355

ALTANSPS LAND TITLE SURVEY
OF
2960 COLUMBIA BOULEVARD
SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST
TITUSVILLE, BREVARD COUNTY, FLORIDA

FOR: MIKE STUART

DATE	REVISIONS
4/14/23	ADD TOPOGRAPHY
4/28/23	ADD SET CORNERS
4/28/23	ADDRESS COMMENTS

JOB #: 20220247
DATE: 4/19/22
SCALE: 1" = 60'
CALC BY: BRH
FIELD BY: BS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 1 OF 2

January 31, 2024

Mike Stuart
Macon Industrial, LLC
2405 West Princeton Street, Suite 2
Orlando, Florida 32804

Proj: Columbia Boulevard Site – Titusville, Brevard County, Florida
Section 29, Township 22 South, Range 35 East
(BTC File #494-58)
Re: Environmental Assessment Report

Dear Mr. Stuart:

In March of 2023, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 3-acre Columbia Boulevard Site. This site is located in the City of Titusville, east of the intersection of Interstate 95 and Cheney Highway (SR 50), at the physical address of 2960 Columbia Boulevard, within Section 29, Township 22 South, Range 35 East, Brevard County, Florida (**Figures 1 and 2**). This environmental assessment included the following elements:

- **general review of site topography;**
- **evaluation of land use types/vegetative communities present;**
- **delineation of any on-site wetland/surface water communities;**
- **field review for occurrence of protected flora and fauna; and,**
- **an overview of potential development constraints.**

TOPOGRAPHY

Based upon a review of the USGS Topographic Map present in **Figure 3** (Titusville, Florida Quadrangle), the subject property appears relatively flat, occurring at elevations between +20 and +15 feet above the National Geodetic Vertical Datum of 1929 (NGVD). In general, it would appear that the subject property slopes gradually from north to south, in the direction of off-site wetlands and surface waters.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

LAND USE TYPES/VEGETATIVE COMMUNITIES

The subject site currently supports three (3) land use types/vegetative communities within its boundaries. These areas were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999) (**Figure 5**). The upland land use type/vegetative community on the site is classified as Mixed Hardwoods (438). The wetland/surface water land use types/vegetative communities on the site are classified as Streams and Waterways (510) and Mixed Wetland Hardwoods (617). The following provides a brief description of the land use types/vegetative communities identified on the site.

Uplands:

438 Mixed Hardwoods

The southern portion of the site is consistent with the Mixed Hardwoods (438) FLUCFCS classification. Vegetation observed within this community includes canopy and sub-canopy species of pignut hickory (*Carya glabra*), laurel oak (*Quercus laurifolia*), sugarberry (*Celtis laevigata*), cabbage palm (*Sabal palmetto*), red cedar (*Juniperus virginiana*) and Brazilian pepper (*Schinus terebinthifolia*); with groundcover species that include caesarweed (*Urena lobata*), beggarticks (*Bidens alba*), ragweed (*Ambrosia artemisiifolia*), lantana (*Lantana strigocamara*), American beautyberry (*Callicarpa americana*), tuberous sword fern (*Nephrolepis cordifolia*), poison ivy (*Toxicodendron radicans*), wild coffee (*Psychotria nervosa*), blackberry (*Rubus cuneifolius*) and greenbrier (*Smilax* spp.).

Wetland/Surface Water:

510 Streams and Waterways

The site contains a portion of a man-made drainage ditch (located along the western site boundary) that extends off-site to the north and is consistent with the Streams and Waterways (510) FLUCFCS classification. This ditch is hydrologically connected to the on-site wetland areas and is located along the western site boundary within the powerline easement. Vegetation observed within this ditch includes Carolina willow (*Salix caroliniana*), water spangles (*Salvinia* spp.), duckweed (*Lemna minor*) and marsh pennywort (*Hydrocotyle umbellata*), sedges (*Carex* spp. and *Cyperus* spp.), spikerush (*Eleocharis* spp.), Peruvian primrosewillow (*Ludwigia peruviana*) and torpedograss (*Panicum repens*).

617 Mixed Wetland Hardwoods

The wetlands associated with the site are consistent with the Mixed Wetland Hardwoods (617) FLUCFCS classification. This wetland extends off-site to the north and northeast of the subject site. Vegetation observed within this on-site wetland community includes laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), swamp bay (*Persea palustris*), wax myrtle (*Morella cerifera*), Carolina willow (*Salix caroliniana*), Chinese tallow (*Triadica sebifera*), cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolia*), elderberry (*Sambucus nigra*), Virginia chain fern (*Woodwardia virginica*), swamp fern (*Blechnum serrulatum*), cinnamon fern (*Osmundastrum cinnamomeum*), royal fern (*Osmunda regalis* var. *spectabilis*), netted chain fern (*Woodwardia areolata*), soft rush (*Juncus effusus*), Peruvian primrosewillow (*Ludwigia peruviana*) and greenbrier (*Smilax* spp.).

PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FWC's) Gopher Tortoise Permitting Guidelines (July 2020); an assessment for listed floral and faunal species was conducted at the site on March 19, 2023. This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are listed by the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022) and listed species that have the potential to occur in Brevard County (see **attached Table 1**).

No plant species listed as "Threatened" or "Endangered" by either The Florida Department of Agriculture and Consumer Services (FDACS) or U.S. Fish and Wildlife Service (USFWS) were identified on the site during the assessments conducted. However, two (2) plant species identified on the site are listed as commercially exploited by the FDACS. The harvesting of these species, cinnamon fern (*Osmundastrum cinnamomeum*) and royal fern (*Osmunda regalis* var. *spectabilis*) for commercial gain is prohibited. The FDACS protection of listed plant species centers on preventing the illegal collection, transport and sale of the listed plants. The FDACS will issue permits for collection purposes. There are no regulations that prohibits the destruction of state-listed flora species as a result of proposed development activities.

The following is a list of those wildlife species identified on the site during the evaluation of the property:

Reptiles and Amphibians

brown anole (*Anolis sagrei*)
Cuban tree frog (*Osteopilus septentrionalis*)
green anole (*Anolis carolinensis*)
southern leopard frog (*Lithobates sphenocephalus*)
southern cricket frog (*Acris gryllus*)

Birds

Barred Owl (*Strix varia*)
Black Vulture (*Coragyps atratus*)
Blue Jay (*Cyanocitta cristata*)
Great Egret (*Ardea alba*)
Northern Bobwhite (*Colinus virginianus*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Pileated Woodpecker (*Dryocopus pileatus*)

Mammals

eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
North American raccoon (*Procyon lotor*)
opossum (*Didelphis virginiana*)

None of the above wildlife species are identified in the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022).

Potential Wildlife

The wildlife surveys conducted within the subject site boundaries do not preclude the potential for any listed species, currently or in the future. The following listed species were not observed on-site, but have to potential to occur: gopher tortoise, indigo snake, Bald Eagle and Wood Stork.

Gopher Tortoise (*Gopherus polyphemus*)

State Listed as “Threatened” by FFWCC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a “Category 2 Candidate Species” by the USFWS, and as of September 2007 is now classified as “Threatened” by FWC, and as “Threatened” by FCREPA. The basis of the “Threatened” classification by the FWC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Brevard County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Peromyscus floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

The FWC provides three (3) options for developers that have gopher tortoises on their site. These options include: 1) avoidance (i.e., maintain at least a 25-foot distance from construction activities), 2) preservation of habitat and 3) off-site relocation. Based on the expected site development plan, the likely option to addressing the on-site gopher tortoise population is off-site relocation and would require that any gopher tortoise within 25 feet of proposed construction activities be relocated off-site to an approved recipient site. Relocation will need to be permitted through FWC prior to any on-site construction activities.

The subject site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 100% of the suitable habitat present within the subject site boundaries. Although the site contains limited suitable habitat for this species and no gopher tortoise burrows were observed during the on-site assessment, a future survey should be completed at least 90 days prior to construction to ensure that no burrows or tortoises are located on the site.

Indigo Snake (*Drymarchon couperi*)

Federally Listed as “Threatened” by USFWS

The indigo snake (*Drymarchon couperi*) is a federally threatened species. The basis for this listing was a result of dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida and primarily occurs in sandhill habitat in northern Florida and southern Georgia.

No evidence of eastern indigo snakes was observed within the site during the wildlife survey conducted by BTC. Utilizing the 2013 USFWS's Consultation Key for the Eastern Indigo Snake, the project will not result in the removal of more than 25 acres of Xeric Habitat (scrub, sandhill, or scrubby pineflatwoods) or more than 25 active or inactive gopher tortoise burrows. Therefore, a key determination would result in a finding of "not likely to adversely affect."

During the ERP, State 404 or USACOE Dredge and Fill permit review process, the USFWS may determine that an Indigo Snake survey is required during the review of the project. The survey can be accomplished from October 1st thru April 30 for a minimum of five (5) surveys with 2 days of optimal weather (overnight low temperature above 60° F). It should also be noted that eastern indigo snake mitigation may be purchased in lieu of conducting the indigo snake survey. A FDEP 404 or USACOE Permit may also require following the Service's Standard Protection Measures for the Eastern Indigo Snake which will include, but not limited to, posting eastern indigo snake identification signage and educational material at the site, inspecting on-site holes and other refugia, as well as stopping construction to allow any indigo snake to safely vacate the project site. As long as the above mentioned "Standard Protection Measures" are adhered to, the development activities associated with the subject site would result in a key determination of "not likely to adversely affect" the eastern indigo snake.

Bald Eagle (*Haliaeetus leucocephalus*)

State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FWC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FWC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus leucocephalus*)).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FWC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FWC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FWC) for the take of Bald Eagles or

their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A USFWS Bald Eagle “Non-Purposeful Take Permit” is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for listed species, BTC conducted a review of FFWCC’s database (2015-2016 Nesting Season) and Audubon’s Eagle Watch program database (2020-2021 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site. This review revealed that there are no Bald Eagle nests within 660 feet of the subject site boundaries (**Figure 6 and attached Audubon EagleWatch Map**). Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a nest is found.

Wood Stork (*Mycteria americana*) – Core Foraging Area

State & Federally listed as “Threatened” by FWC& USFWS

The subject site is located within a Wood Stork Nesting Colony Core Foraging Area (Figure 6B). Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (*Mycteria americana*) is listed as “Threatened” by the USFWS. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely un-feathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land-based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm). The U.S. Fish and Wildlife Service (Service) has identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The Service believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

Based on our review of available databases, there is no record of a Wood Stork rookery on the site or within close proximity. The USFWS require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated elsewhere on-site so that there would be no net loss of Wood Stork foraging habitat. It is the opinion of BTC that the on-site wetlands and other surface waters do not provide suitable Wood Stork foraging habitat. Although a formal Wood Stork survey is not anticipated to be required, the USFWS, FWC and/or another agency make the final determination as to whether a formal survey is required.

USFWS CONSULTATION AREAS

The U.S. Fish and Wildlife Service (USFWS) has established “Consultation Areas” for certain listed species (**Figure 7**). Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers (USACE) or Florida Department of Environmental Protections (FDEP). The user of this report should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS. The following presents further information pertaining to species in which their USFWS consultation areas covers the subject property.

Everglade Snail Kite (*Rostrhamus sociabilis*)

Federally Listed as “Endangered” by USFWS

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Everglade Snail Kite is listed as “Endangered” by the USFWS. Snail Kites are similar in size to Red-shouldered Hawks. All Everglade Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes

Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

No Everglade Snail Kites were observed on the site during the wildlife survey conducted by BTC. The subject site does not contain suitable habitat for this species. A formal survey is not anticipated to be required by the USFWS or another agency; however, the USFWS and/or another agency make the final determination if a species-specific survey is required.

Florida Scrub-Jay (*Aphelocoma coerulescens*)

Federally Listed as "Threatened" by USFWS

Currently the Florida Scrub-Jay is listed as "Threatened" by the USFWS. Florida Scrub-Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90 % of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

Florida Scrub-Jays are most abundant in open, oak-dominated scrub communities of the interior and Atlantic coast sand ridges of the Peninsula. Florida Scrub-Jay habitat is broken down into three (3) types. These habitat types are the following:

- TYPE I HABITAT. Any upland plant community in which the percent cover of the substrate by scrub oak species is 15% or more.
- TYPE II HABITAT. Any plant community not meeting the definition of Type I habitat, in which one or more scrub oak species is represented.
- TYPE III HABITAT. Any upland or seasonally dry wetland within ¼ mile of any designated as Type I or Type II habitat.

No Florida Scrub-Jays were observed within the subject site during the wildlife survey conducted by BTC. The subject site does not contain suitable habitat for this species. A formal survey is not anticipated to be required by the USFWS or another agency; however, the USFWS and/or another agency make the final determination if a species-specific survey is required.

Audubon’s Crested Caracara (*Polyborus plancus audubonii*)
Federally Listed as “Threatened” by USFWS

The subject site falls within the USFWS Consultation Areas for the species Audubon’s Crested Caracara (*Polyborus plancus audubonii*). Currently the Audubon’s Crested Caracara is listed as “Threatened” by the USFWS due primarily to habitat loss. The Audubon’s Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palms, lightly wooded areas with saw palmetto, scrub oaks and cypress. The Audubon’s Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon’s Crested Caracaras construct new nests each nesting season, often in the same tree as the previous year.

No Audubon’s Crested Caracara were observed within the subject site during the environmental assessment conducted by BTC. The subject site does not contain suitable habitat for this species. A formal survey is not anticipated to be required by the USFWS or another agency; however, the USFWS and/or another agency make the final determination if a species-specific survey is required.

DEVELOPMENT CONSTRAINTS AND PERMITTING

All wetlands and surface waters on the site have been delineated by BTC in accordance with local, state and federal guidelines utilizing pink “Bio-Tech Consulting” flagging tape (**Figure 8**). All wetland/surface water flag locations will need to be approved by the appropriate regulatory agencies during the permitting process. The on-site wetlands/surface waters are located within the St. Johns River (Canaveral Marshes to Wekiva) basin (**Figure 9**).

St. Johns River Water Management District (SJRWMD)

The Environmental Resource Permit (ERP) program regulates activities involving the alteration of surface water flows. This includes new activities in uplands that generate stormwater runoff from upland construction, as well as dredging and filling in wetlands and other surface waters. An ERP will be required through the SJRWMD for all wetland and/or other surface water impacts (both direct and secondary) in association with any development activity. Impacts to the project’s wetland and other surface water communities would be permissible by SJRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. Coordination with the Division of Historical Resources (DHR) and the FFWCC will be necessary as part of the ERP process.

Florida Department of Environmental Protection (FDEP) **State 404 Program**

Section 404 of the Clean Water Act (CWA) requires that federal authorization be obtained for all activities that propose the placement of dredged or fill material in “Waters of the United States” (WOTUS). The regulatory program established by CWA Section 404 is jointly implemented by the United States Environmental Protection Agency (EPA) and the United States Army Corps of Engineers (USACE) and applies to regulated activities associated with development, water resource projects (dams, levees, etc.), infrastructure, and mining. Guidelines that outline the conditions under which the implementing agency may, or may not, issue a permit are described in CWA Section 404(b)(1) Guidelines. Included in those guidelines is the mandate that discharges of dredged or fill material into WOTUS are not permissible if (a) a practicable alternative exists that is less damaging to the aquatic environment, or (2) the nation’s waters would be significantly degraded. Under that mandate, in most cases, the applicant’s burden to justify impacts to jurisdictional wetlands includes an alternative sites analysis, in which the applicant is required to justify that the subject site is the most viable in the vicinity for the project, and will result in lesser environmental impacts compared to alternative site locations. The applicant is then required to demonstrate on-site avoidance and minimization of impacts, to the maximum practicable extent, while allowing for the project purpose.

CWA Section 404(b)(1) Guidelines also define conditions under which a State may assume the permitting authority under CWA Section 404. In December of 2020, the Florida Department of Environmental Protection (FDEP) assumed federal permitting authority for most wetland and surface water resources regulated exclusively under Section 404 of the Clean Water Act (CWA). The State 404 Program is a separate program and process from the existing State ERP Program described in the SFWMD section above, and applies only to those waters not regulated under other federal legislation. Wetlands and surface water resources associated with tidal waters or traditional navigable waters are regulated under Section 10 of the Rivers and Harbors Act. For those waters (“retained waters”), including wetlands and/or other surface waters that fall within the 300-foot guideline established from the ordinary high-water mark or mean high tide line of the Section 10 waters, the USACE will retain federal permitting authority. It should be noted that regulated activities proposed in waters assumed by the State 404 Program are still required to meet all standards mandated under the CWA Section 404(b)(1) guidelines.

With respect to the subject site, as the majority of onsite wetlands are not associated with Section 10 waters, the federal permitting authority will be assumed by the FDEP under Section 404. Currently, FDEP considers all wetland and/or surface water resources to be federally jurisdictional unless the applicant provides documentation proving otherwise. Once a site plan has been created, a Waters of the U.S. (WOTUS) Determination and “No Permit Required” can be submitted to

determine jurisdictional and non-jurisdictional systems (interior, isolated). If FDEP concurs with BTC's position that these wetlands and/or other surface waters are non-jurisdictional per WOTUS, no federal permitting will be required and a "No Permit Required" letter can be requested from FDEP. If, however, FDEP disagrees with BTC's position and claims federal jurisdiction, then federal permitting through FDEP will be required.

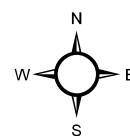
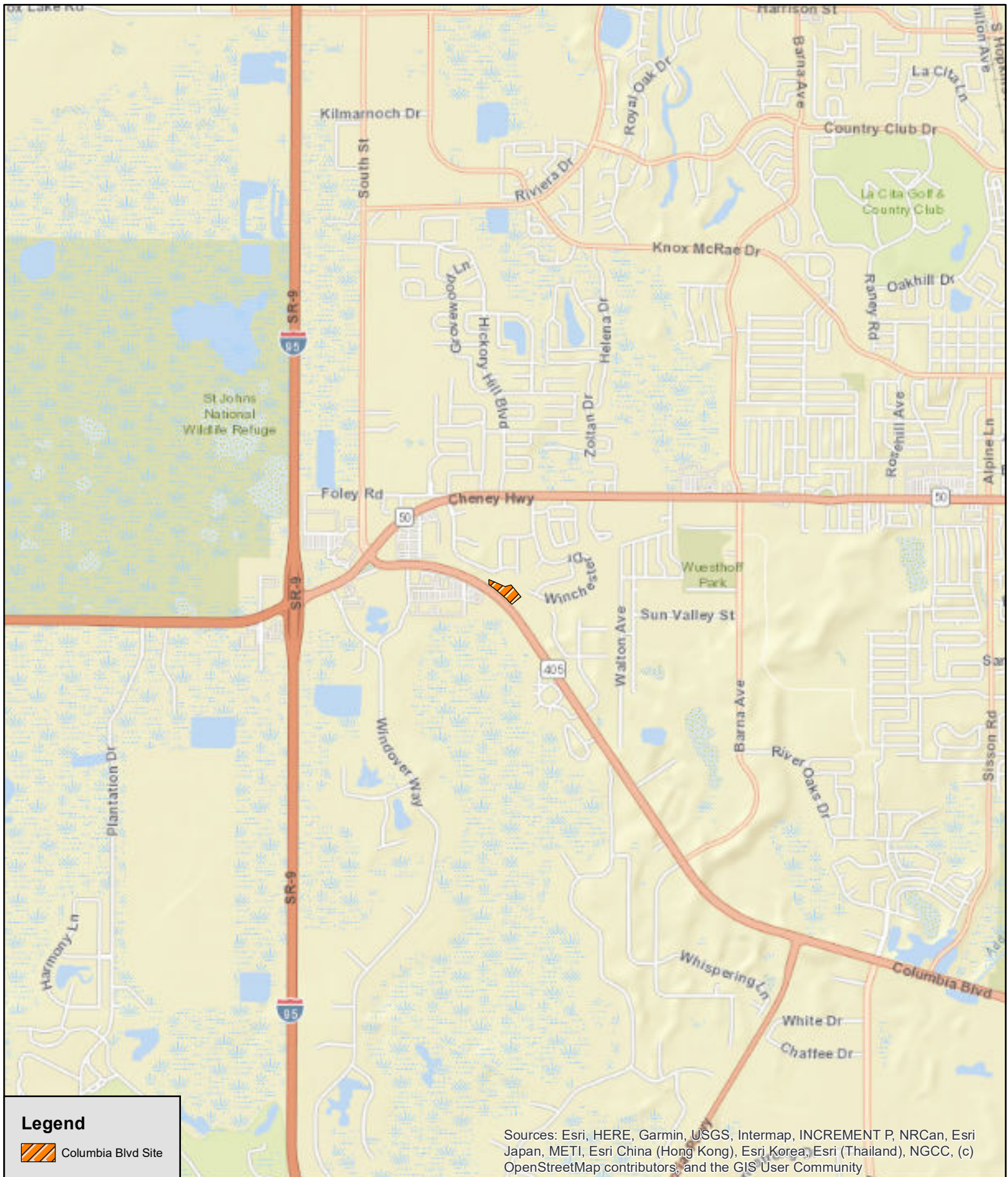
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future.

Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,



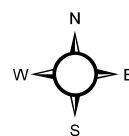
John Miklos
President





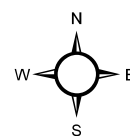
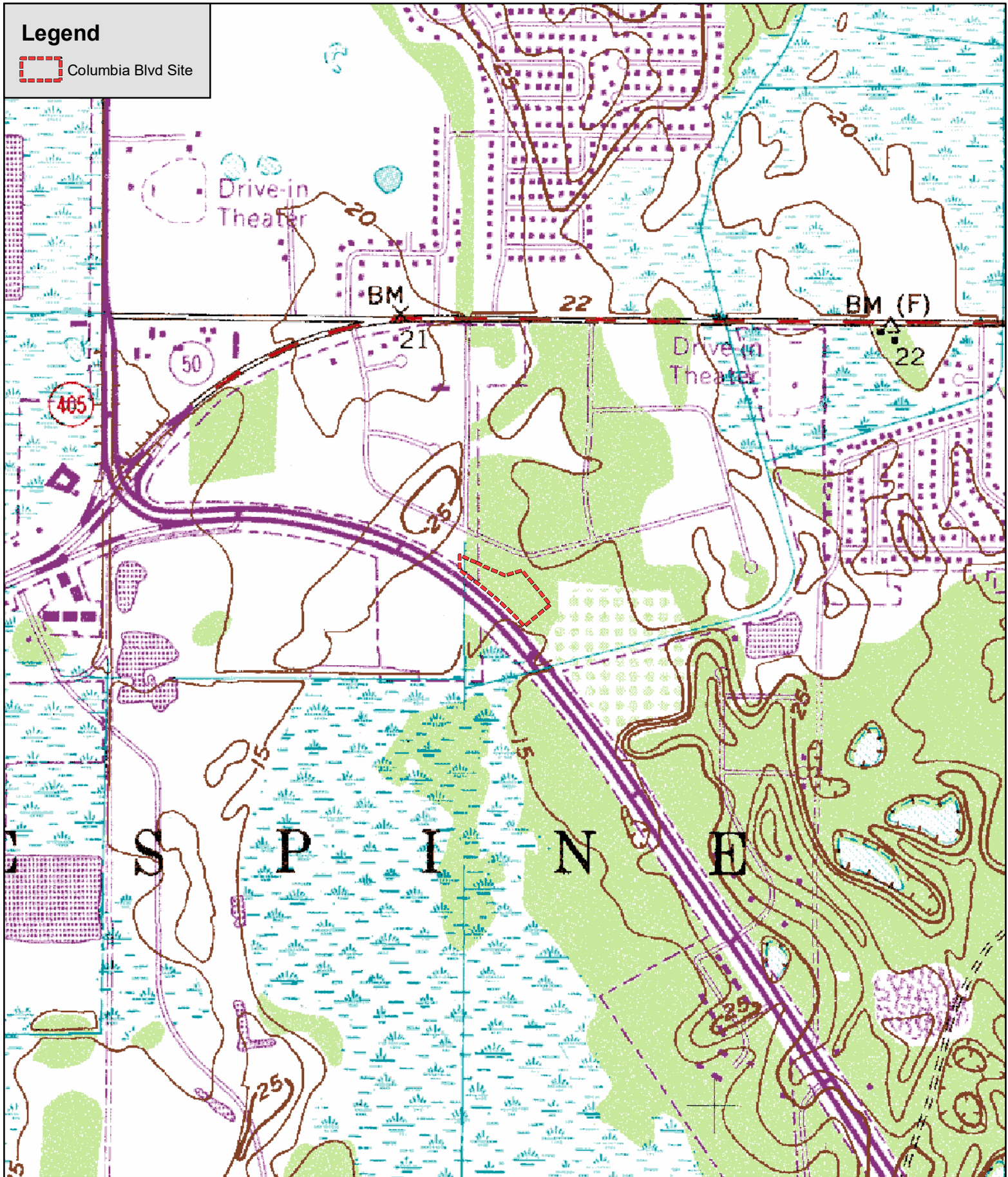
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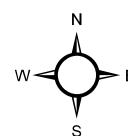
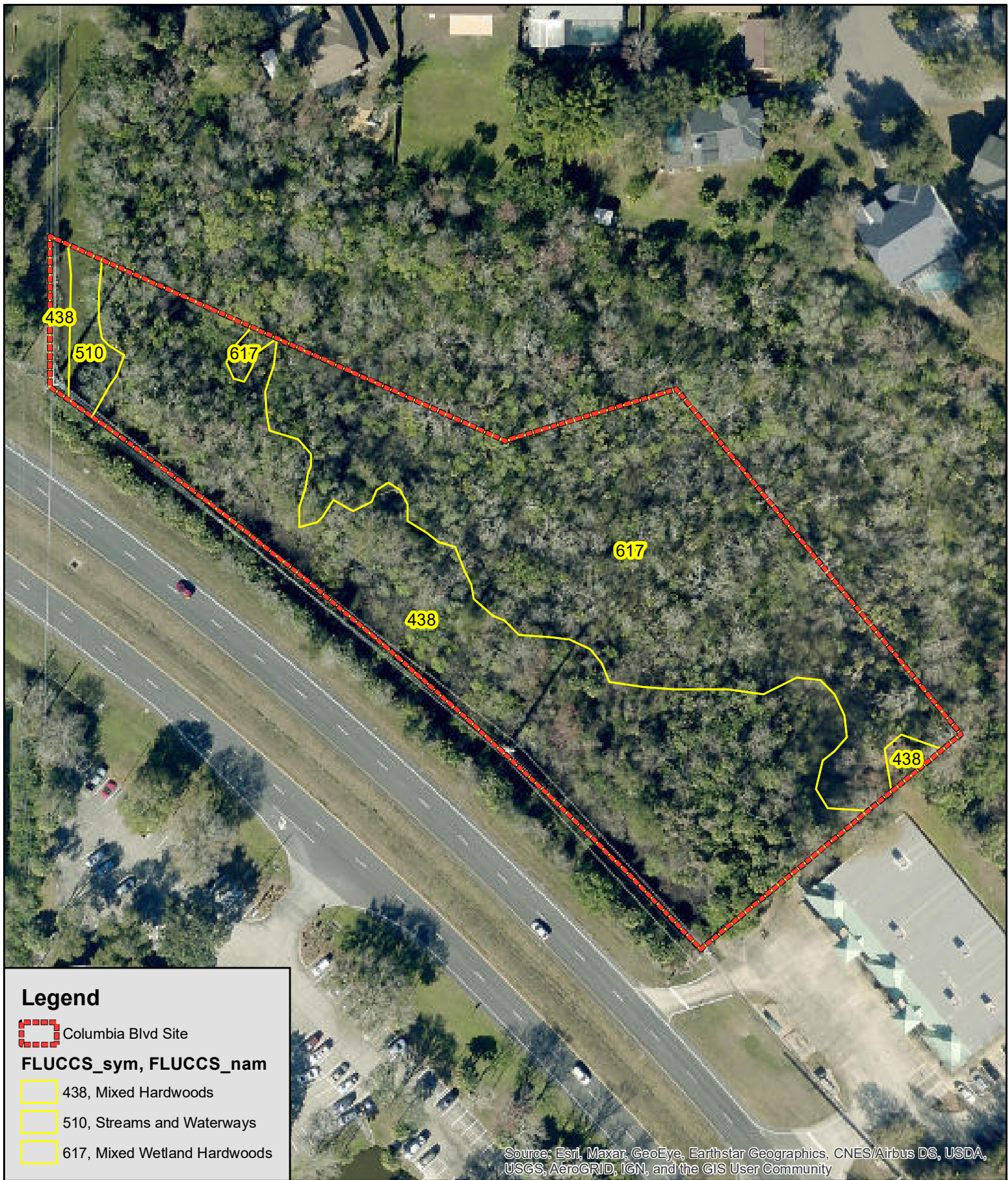
 Columbia Blvd Site

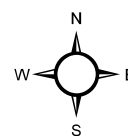
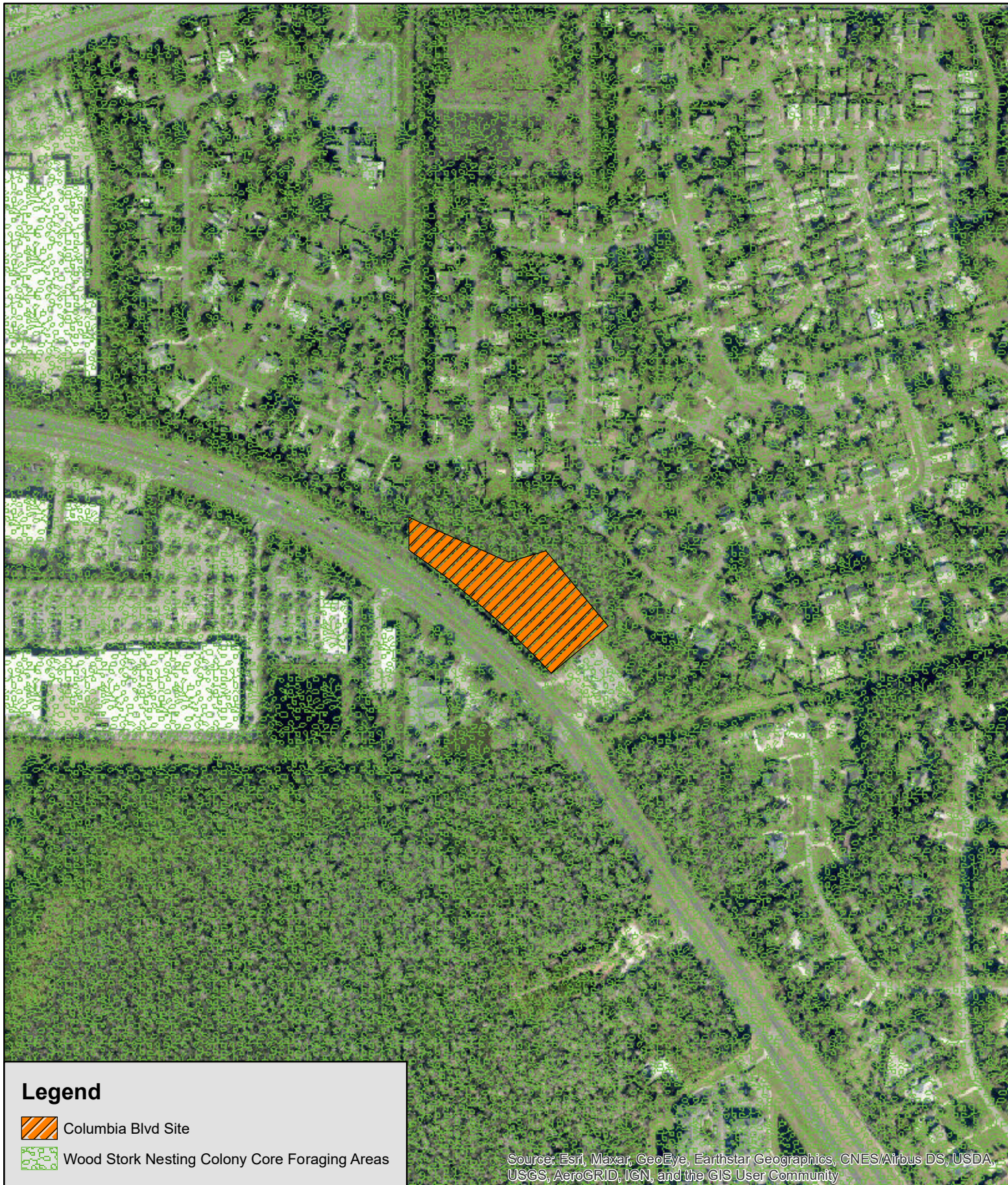


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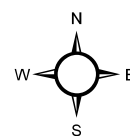
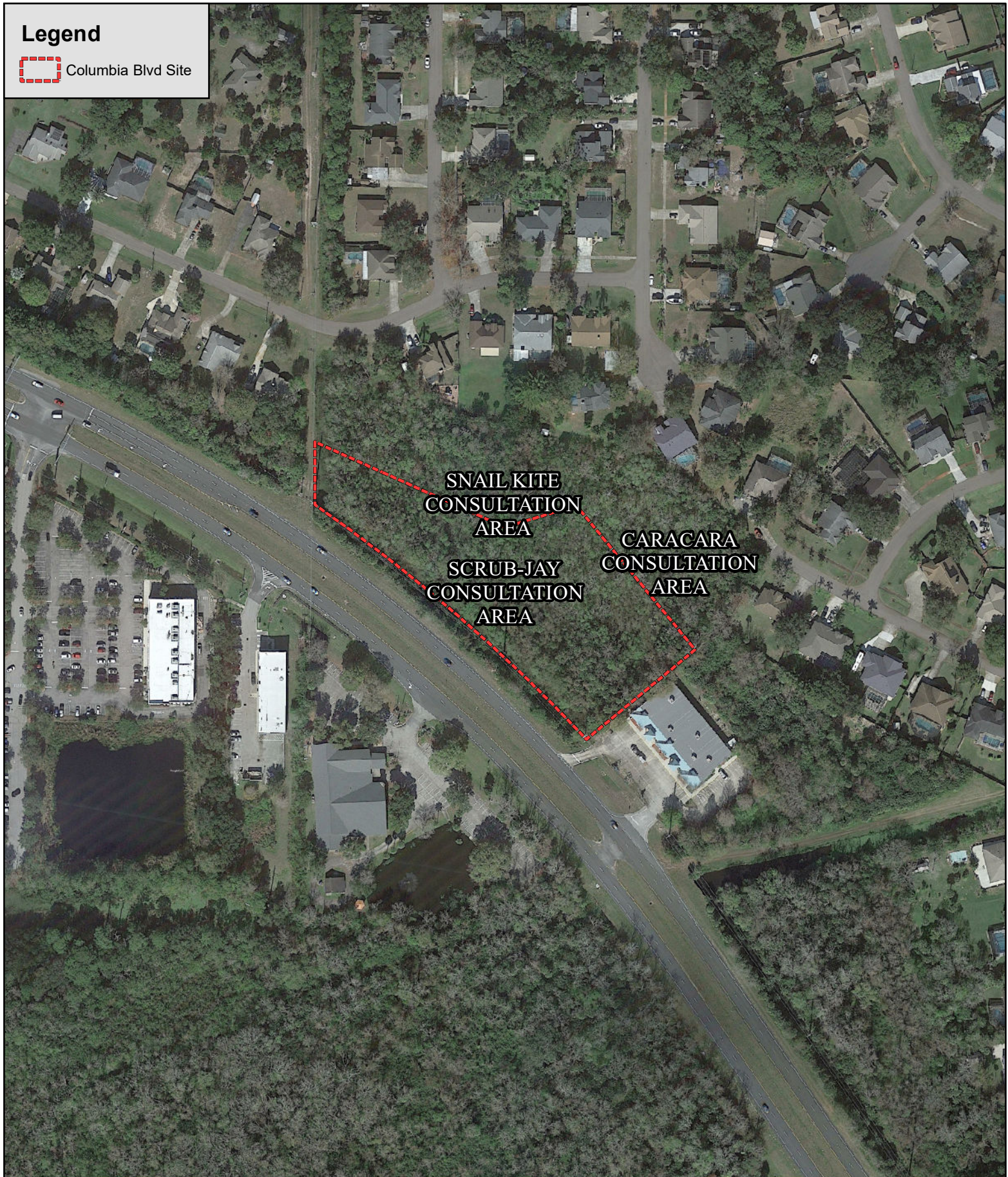


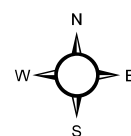


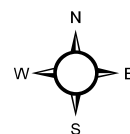


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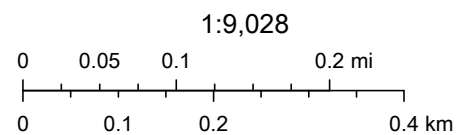




Audubon EagleWatch Map



3/28/2023, 5:18:51 AM



© 2023 Microsoft Corporation © 2023 Maxar ©CNES (2023) Distribution Airbus DS © 2023 TomTom

Table 1:

**Potentially Occurring Listed Wildlife and Plant Species in
Brevard County, Florida**

Scientific Name	Common Name	Federal Status	State Status	Occurrence Status
FISH				
<i>Acipenser oxyrinchus</i>	Atlantic sturgeon	E	FE	
<i>Bairdiella sanctaeluciae</i>	Striped Croaker	SC		
<i>Microphis brachyurus</i>	Opossum Pipefish	SC		
<i>Rivulus marmoratus</i>	Mangrove Rivulus	SC	N	
REPTILES				
<i>Alligator mississippiensis</i>	American alligator	SAT	FT(S/A)	C
<i>Caretta caretta</i>	loggerhead sea turtle	T	FT	C
<i>Chelonia mydas</i>	green sea turtle	T	FT	C
<i>Dermochelys coriacea</i>	leatherback sea turtle	E	FE	C
<i>Drymarchon corais couperi</i>	eastern indigo snake	T	FT	C
<i>Gopherus polyphemus</i>	gopher tortoise	C	ST	C
<i>Lepidochelys kempii</i>	Kemp's ridley sea turtle	E	FE	P
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	N	ST	C
BIRDS				
<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane		ST	
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	LT	FT	C
<i>Egretta caerulea</i>	little blue heron	N	ST	C
<i>Egretta rufescens</i>	reddish egret	N	ST	C
<i>Egretta tricolor</i>	tricolored heron	N	ST	C
<i>Falco sparverius paulus</i>	Southeastern American Kestrel	N	ST	P
<i>Haematopus palliatus</i>	American oystercatcher	N	ST	P
<i>Mycteria americana</i>	wood stork	T	FT	C
<i>Picoides borealis</i>	red-cockaded woodpecker	E	FE	P
<i>Platalea ajaja</i>	roseate spoonbill	N	ST	C
<i>Rynchops niger</i>	black skimmer	N	ST	C
<i>Sterna antillarum</i>	least tern	N	ST	C
MAMMALS				
<i>Eubalaena glacialis</i>	North Atlantic right whale	E	FE	C
<i>Peromyscus polionotus niveiventris</i>	southeastern beach mouse	T	FT	C
<i>Trichechus manatus (Trichechus)</i>	West Indian manatee (Florida)	T	FT	C
VASCULAR PLANTS				
<i>Calamovilfa curtissii</i>	Curtiss' sandgrass		T	
<i>Centrosema arenicola</i>	sand butterfly pea		E	
<i>Chamaesyce cumulicola</i>	sand-dune spurge		E	
<i>Coelorachis tuberculosa</i>	Piedmont jointgrass		T	
<i>Conradina grandiflora</i>	large-flowered rosemary		T	
<i>Dennstaedtia bipinnata</i>	hay scented fern		E	
<i>Dicerandra thimicola</i>	Titusville balm		E	
<i>Glandularia maritima</i>	costal vervain		E	
<i>Glandularia tampensis</i>	Tamp vervain		E	
<i>Halophila johnsonii</i>	Johnson's seagrass	T	E	
<i>Heliotropium gnaphalodes</i>	sea rosemary		E	
<i>Lantana depressa</i> var. <i>floridana</i>	Atlantic Coast Florida lantana		E	
<i>Lechea cernua</i>	nodding pinweed		T	
<i>Lechea divaricata</i>	pine pinweed		E	
<i>Lindera subcoriacea</i>	bog spicebush		E	
<i>Monotropsis reynoldsiae</i>	pygmy pipes		E	
<i>Nemastylis floridana</i>	celestial lily		E	
<i>Nolina atopocarpa</i>	Florida beargrass		T	

Scientific Name	Common Name	Federal Status	State Status	Occurrence Status
<i>Ophioglossum palmatum</i>	hand fern		E	
<i>Peperomia humilis</i>	terrestrial peperomia		E	
<i>Peperomia obtusifolia</i>	blunt-leaved peperomia		E	
<i>Pteroglossaspis ectistata</i>	giant orchid		T	
<i>Schwalbea american</i>	chaffseed	E	E	
<i>Tephrosia angustissima</i> var <i>curtissii</i>	coastal hoary-pea		E	
<i>Warea carteri</i>	Carter's warea	E	E	
<i>Zephyranthes simpsonii</i>	redmargin zephyrlily		T	

FEDERAL LEGAL STATUS

LE-Endangered: species in danger of extinction throughout all or a significant portion of its range.

LT-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its

E(S/A)-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have

T(S/A)-Threatened due to similarity of appearance (see above).

PE-Proposed for listing as Endangered species.

PT-Proposed for listing as Threatened species.

C-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support

XN-Non-essential experimental population.

MC-Not currently listed, but of management concern to USFWS.

N-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

STATE LEGAL STATUS - ANIMALS

LE-Endangered: species, subspecies, or isolated population so few or depleted in number or so restricted in range that it is in

LT-Threatened: species, subspecies, or isolated population facing a very high risk of extinction in the future.

LS-Species of Special Concern is a species, subspecies, or isolated population which is facing a moderate risk of extinction in the

PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.

PS-Proposed for listing as Species of Special Concern.

N-Not currently listed, nor currently being considered for listing.

STATE LEGAL STATUS - PLANTS

LE-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is

LT-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so

PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.

N-Not currently listed, nor currently being considered for listing.

COUNTY OCCURRENCE STATUS

Vertebrates and Invertebrates:

C = Confirmed

P = Potential

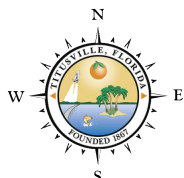
N = Nesting

Plants, Natural Communities, and Other:

C = Confirmed

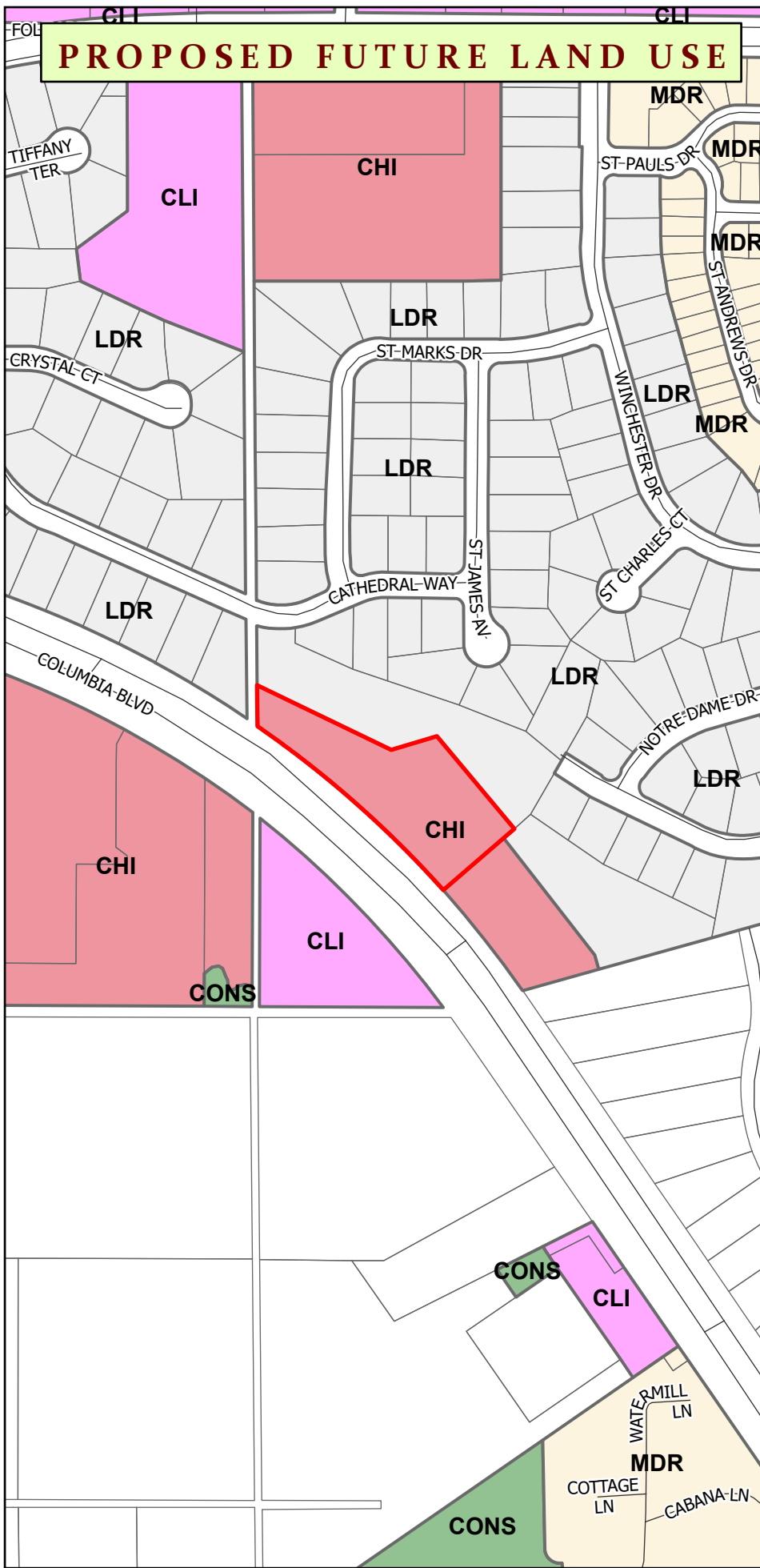
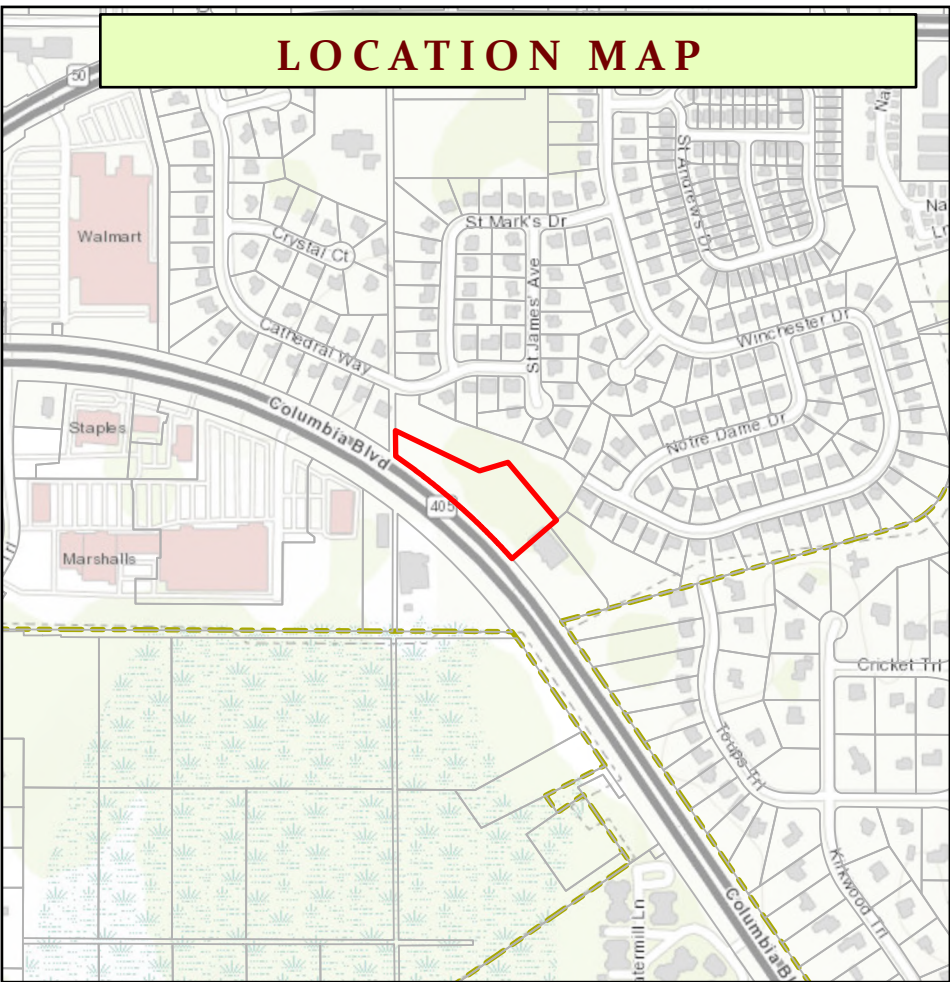
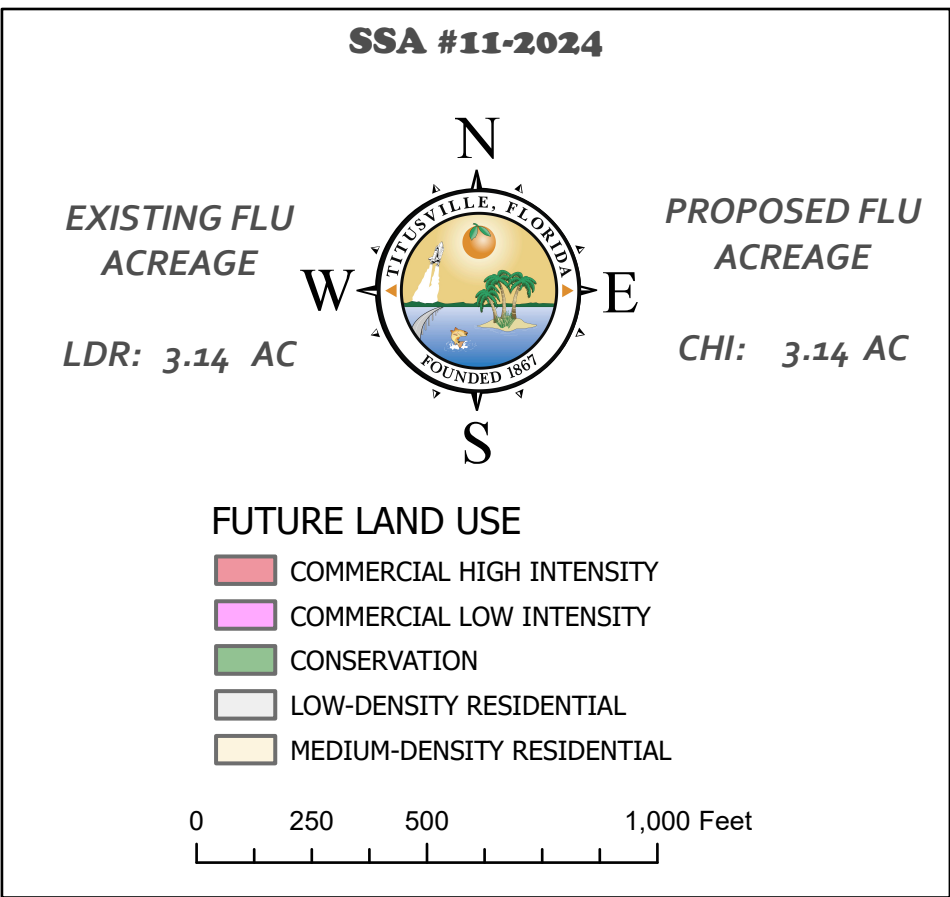
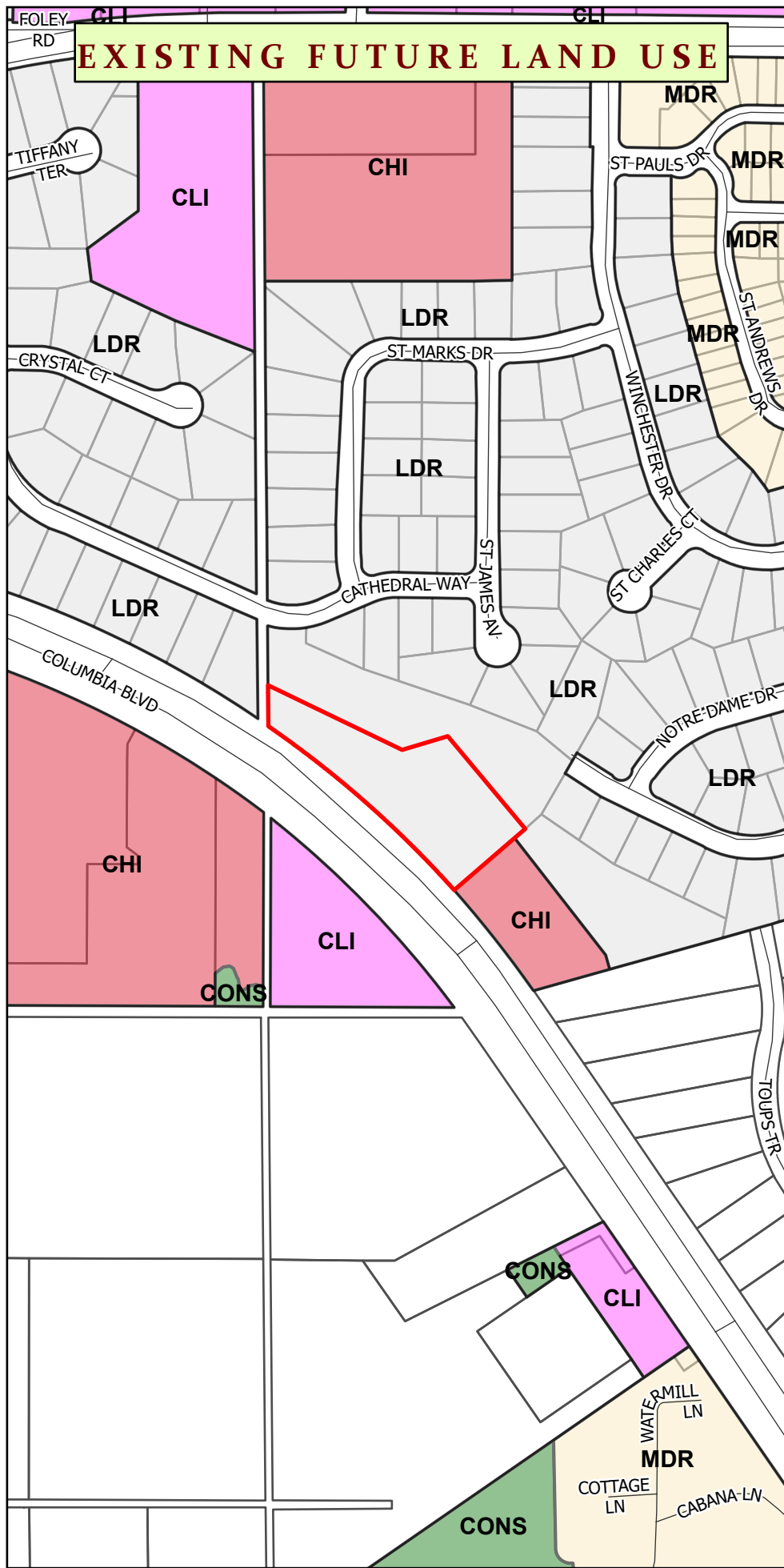
R = Reported

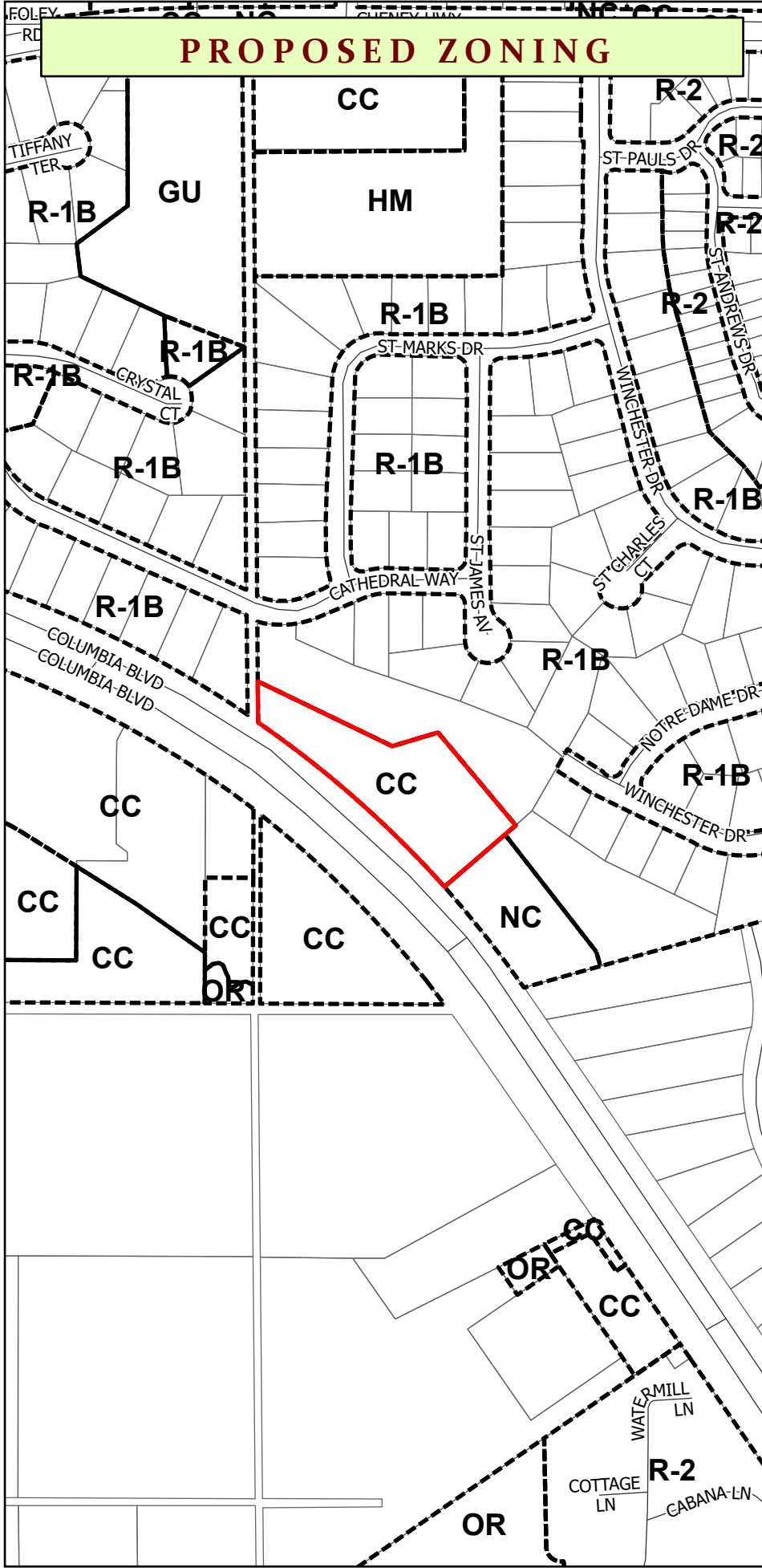
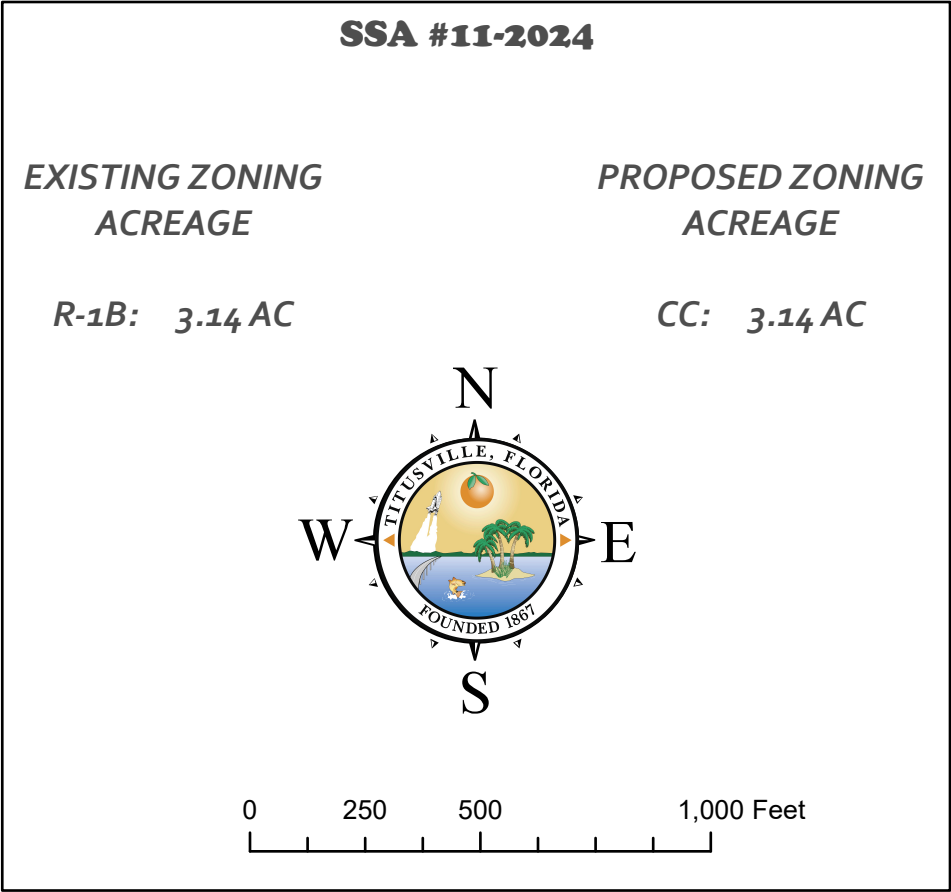
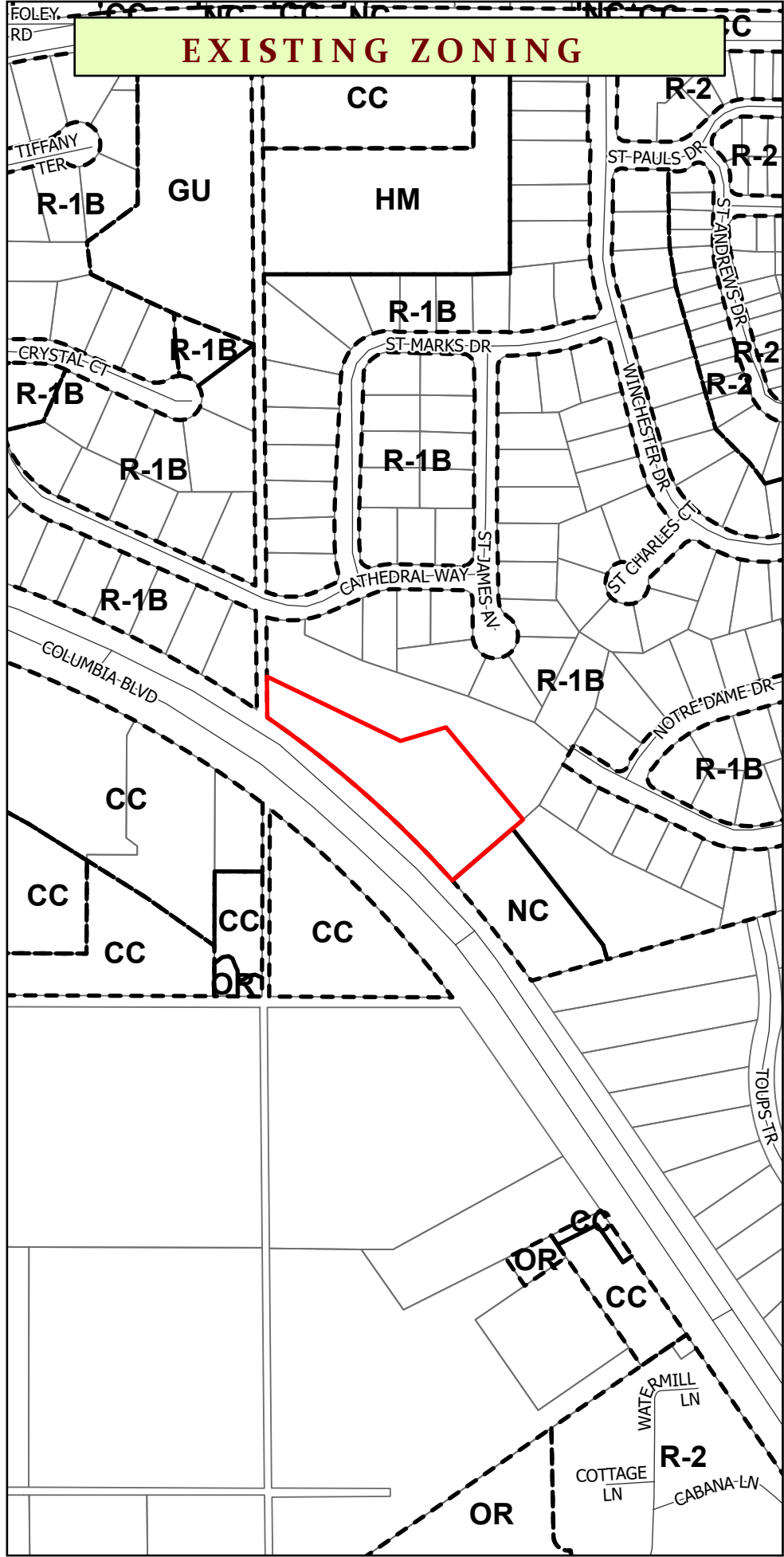
** See Rank and Status Explanations and Definitions, Special Animal Listings - Federal and State Status



Aerial 2024 SSA #11-2024

0 250 500 1,000 Feet







FEMA FLOOD HAZARD AREAS

SSA #11-2024

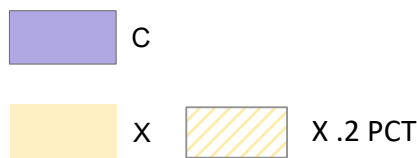
Special Flood Hazard Area Zones



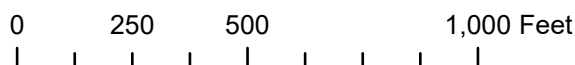
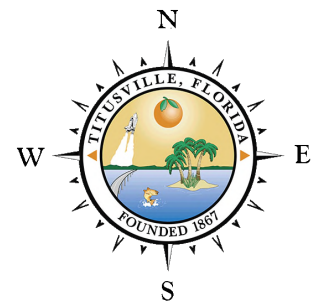
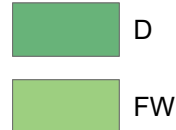
Moderate Flood Hazard Area Zone

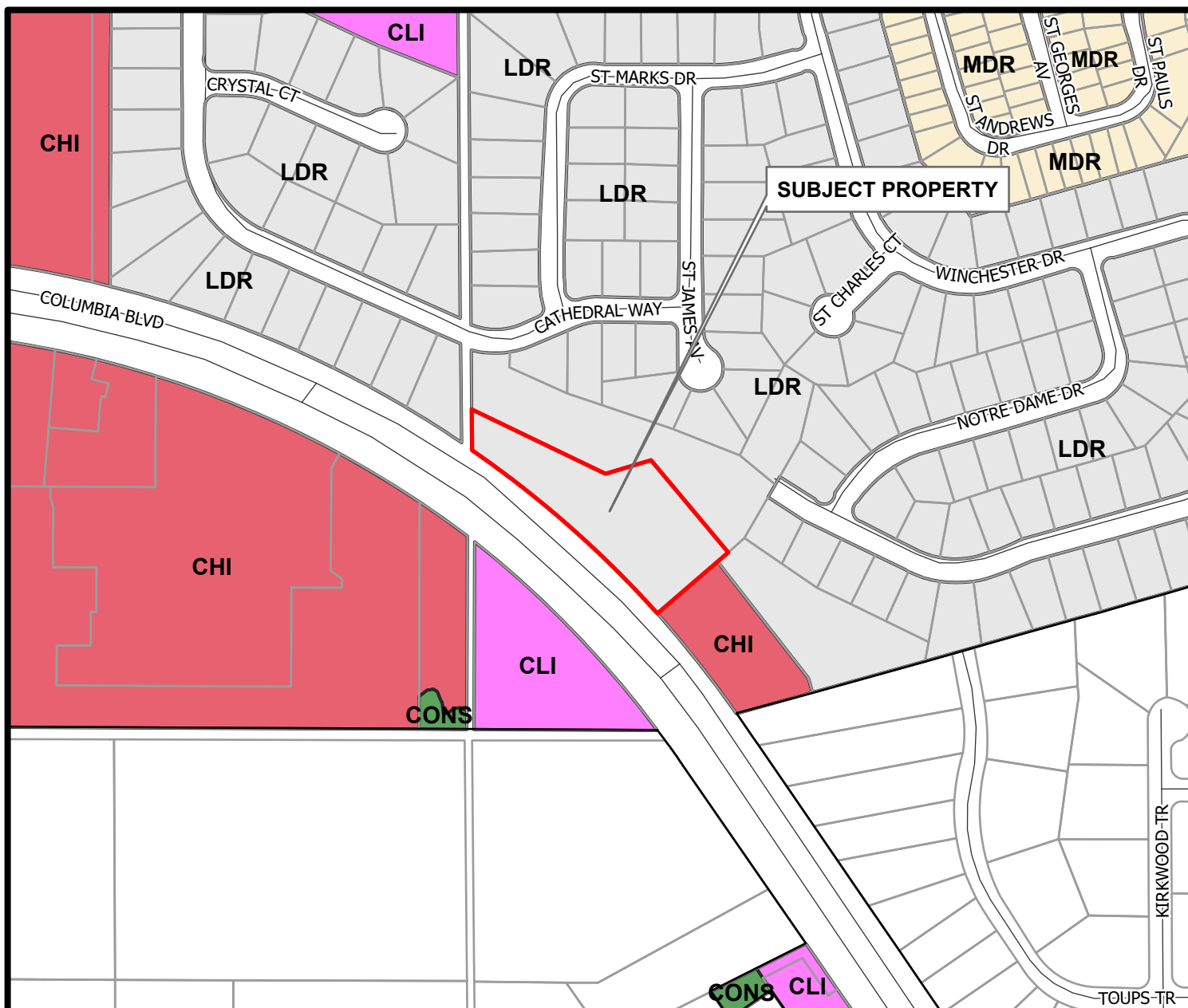


Minimal Flood Hazard Zones



Other Flood Zone Areas

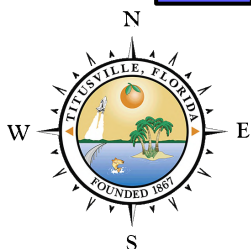




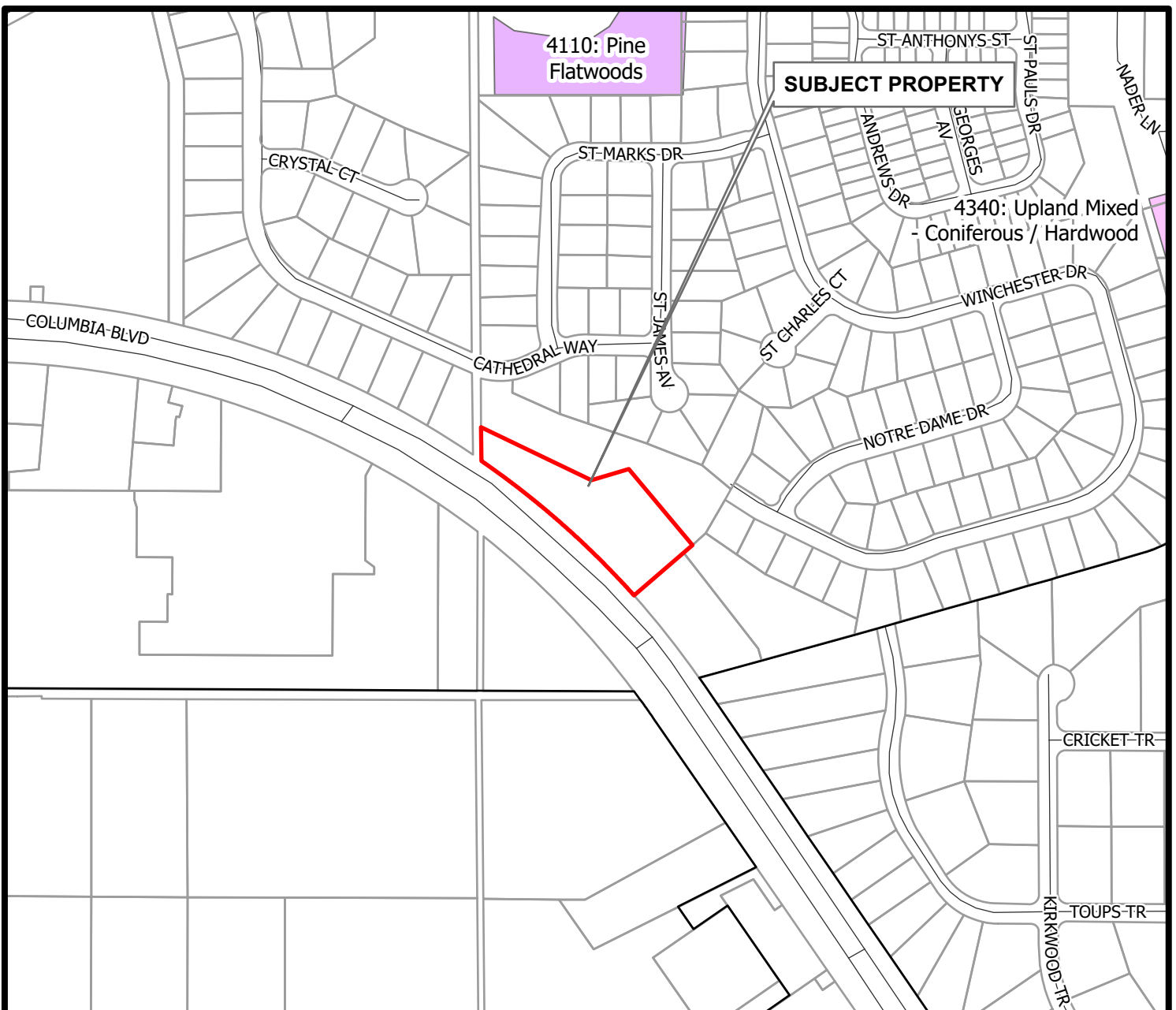
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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



0 250 500 1,000 Feet



SJRWMD Florida Land Use Cover Classification System **Upland Forests - 4000 Series** **SSA #11-2024**

LANDCOVER DESCRIPTION

- 4110: Pine Flatwoods
- 4340: Upland Mixed - Coniferous / Hardwood

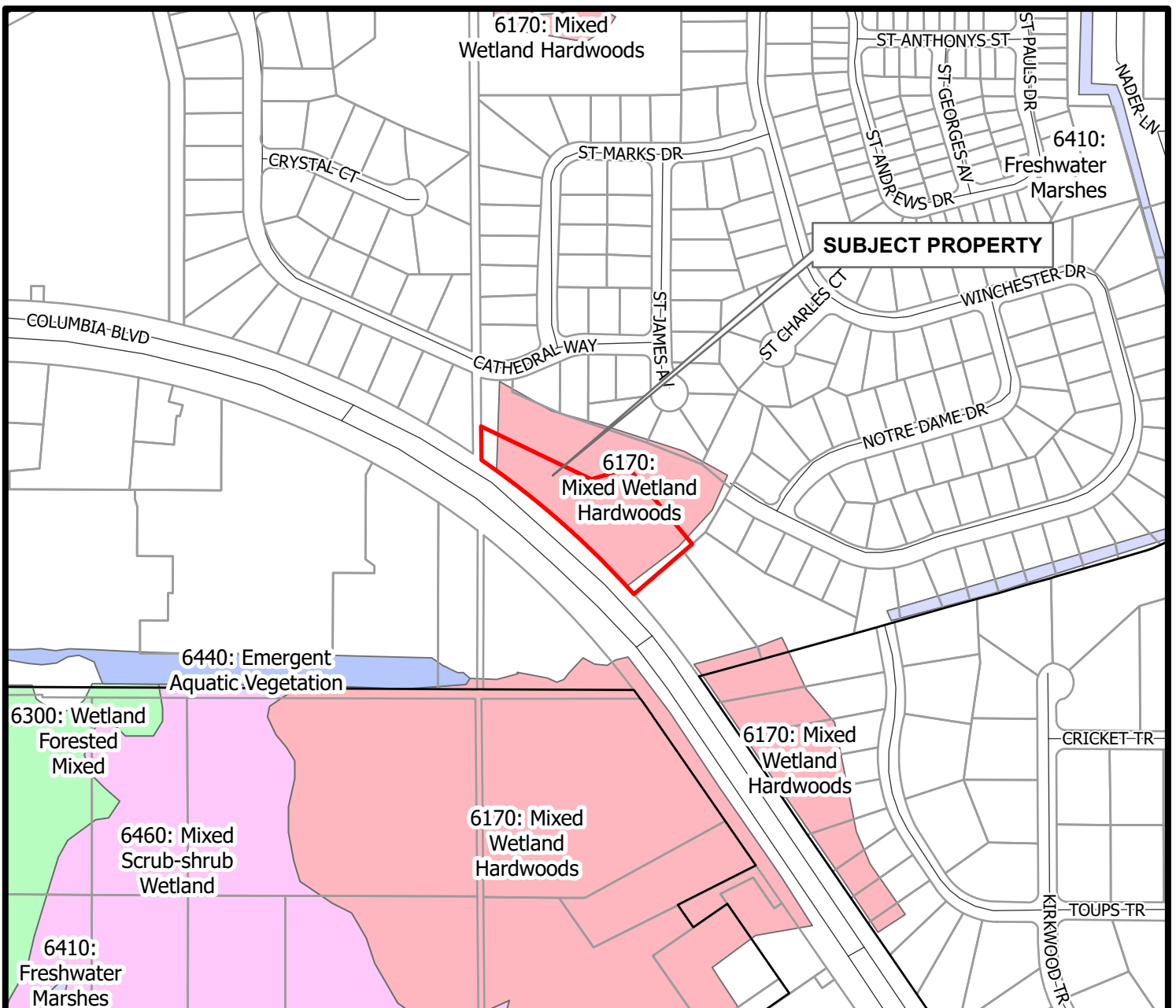


Community Development Department

0 300 600 1,200 Feet

12/2/2024

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 #11-2024

SJRWMD Land Cover 6000 Series

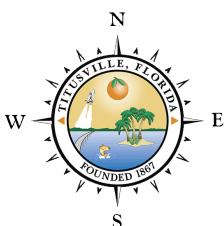
LANDCOVER DESCRIPTION

- 6170: Mixed Wetland Hardwood
- 6300: Wetland Forested Mixe
- 6410: Freshwater Marshe

- 6440: Emergent Aquatic Vegetatio
- 6460: Mixed Scrub-shrub Wetlan

Base Ma

- Parcels
- Subject



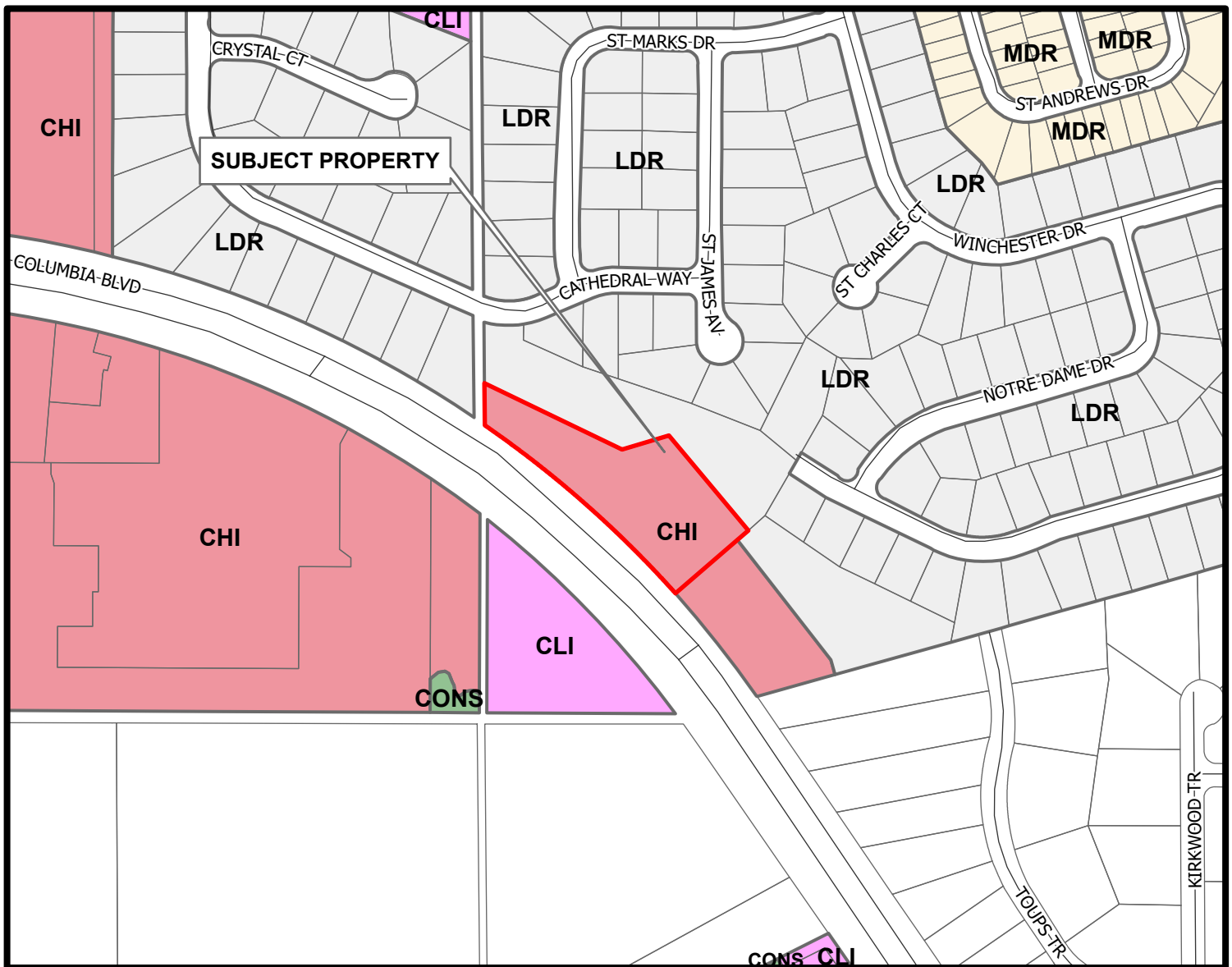
Community Development Department

0 300 600 1,200 Feet

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

12/2/2024

Q:\GIS\Community Development\PLANNING\Planning Templates\ArcPro\PlanningMaps\PlanningMaps.aprx



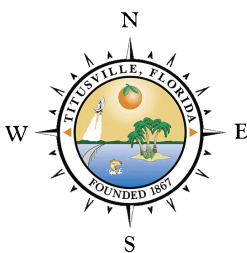
PROPOSED FUTURE LAND USE MAP

SSA #11-2024

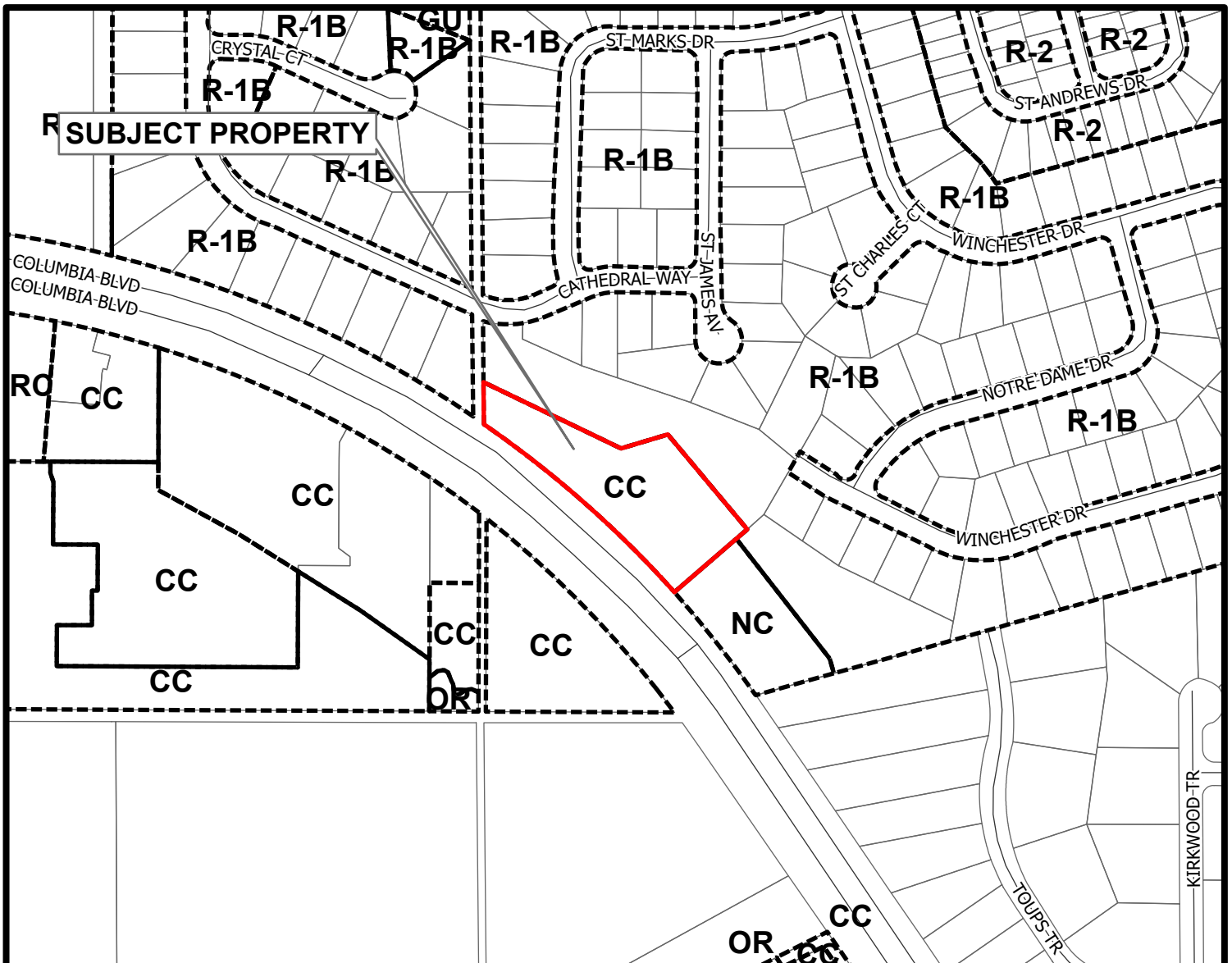
CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
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DMU DOWNTOWN MIXED-USE	MDR MEDIUM-DENSITY RESIDENTIAL	REC RECREATIONAL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

Subject

— Local Roads



0 250 500 1,000 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

INDUSTRIAL DISTRICTS

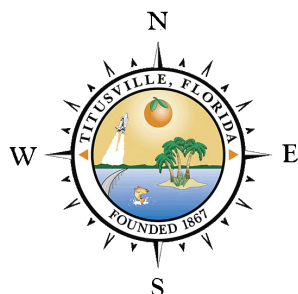
M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

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

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
IRC-N	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRC-N-C	INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL



Proposed Zoning

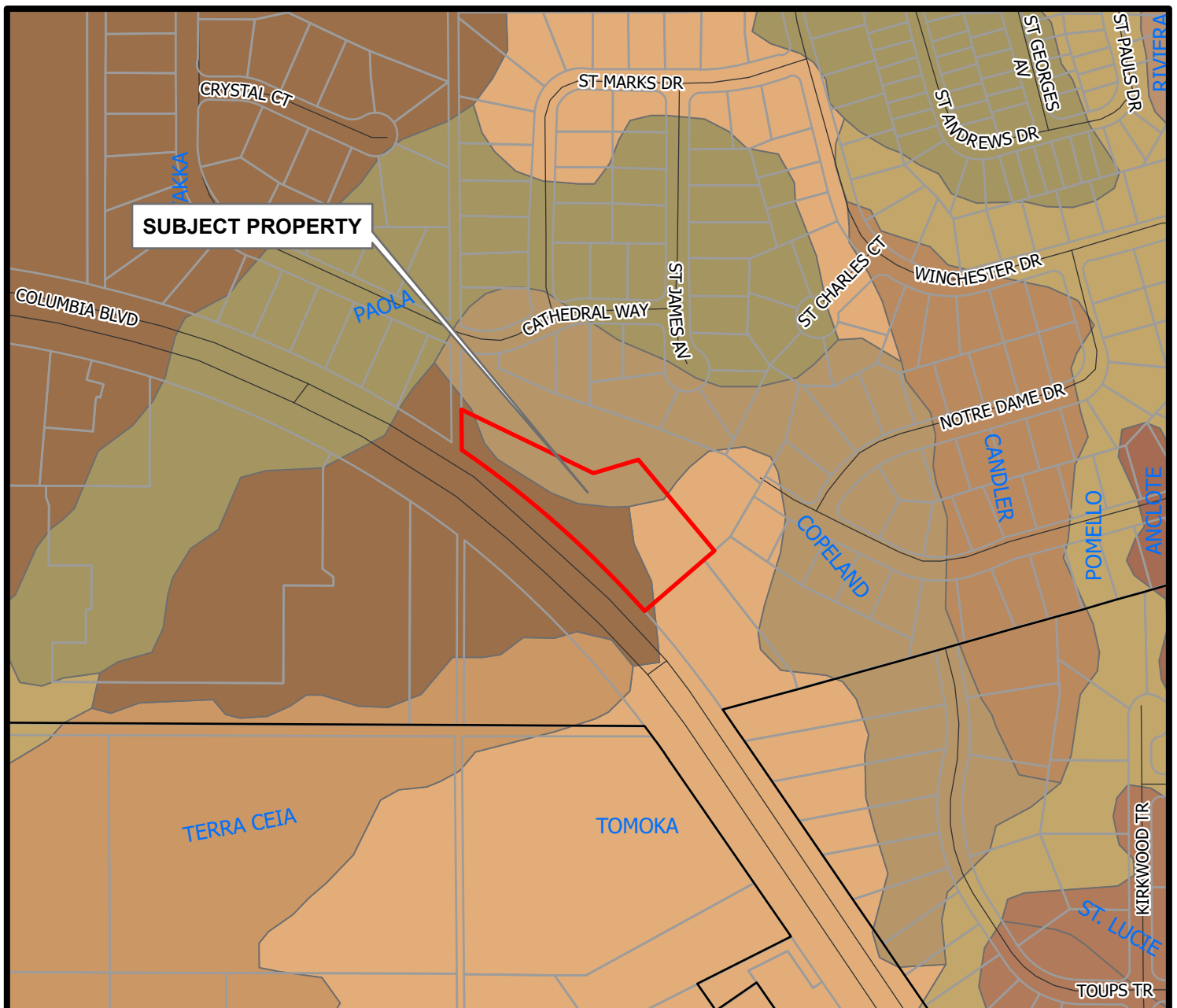
Parcels

Subject

Local Roads

SSA #11-2024

0 310 620 1,240 Feet



SOILS IN THE VICINITY OF SUBJECT PROPERTY

SSA #11-2024

SoilName	MYAKKA	ST. LUCI
ANCLOTE	PAOLA	TERRACEI
CANDLEY	POMELLO	TOMOKA
COPELAND	RIVIERA	

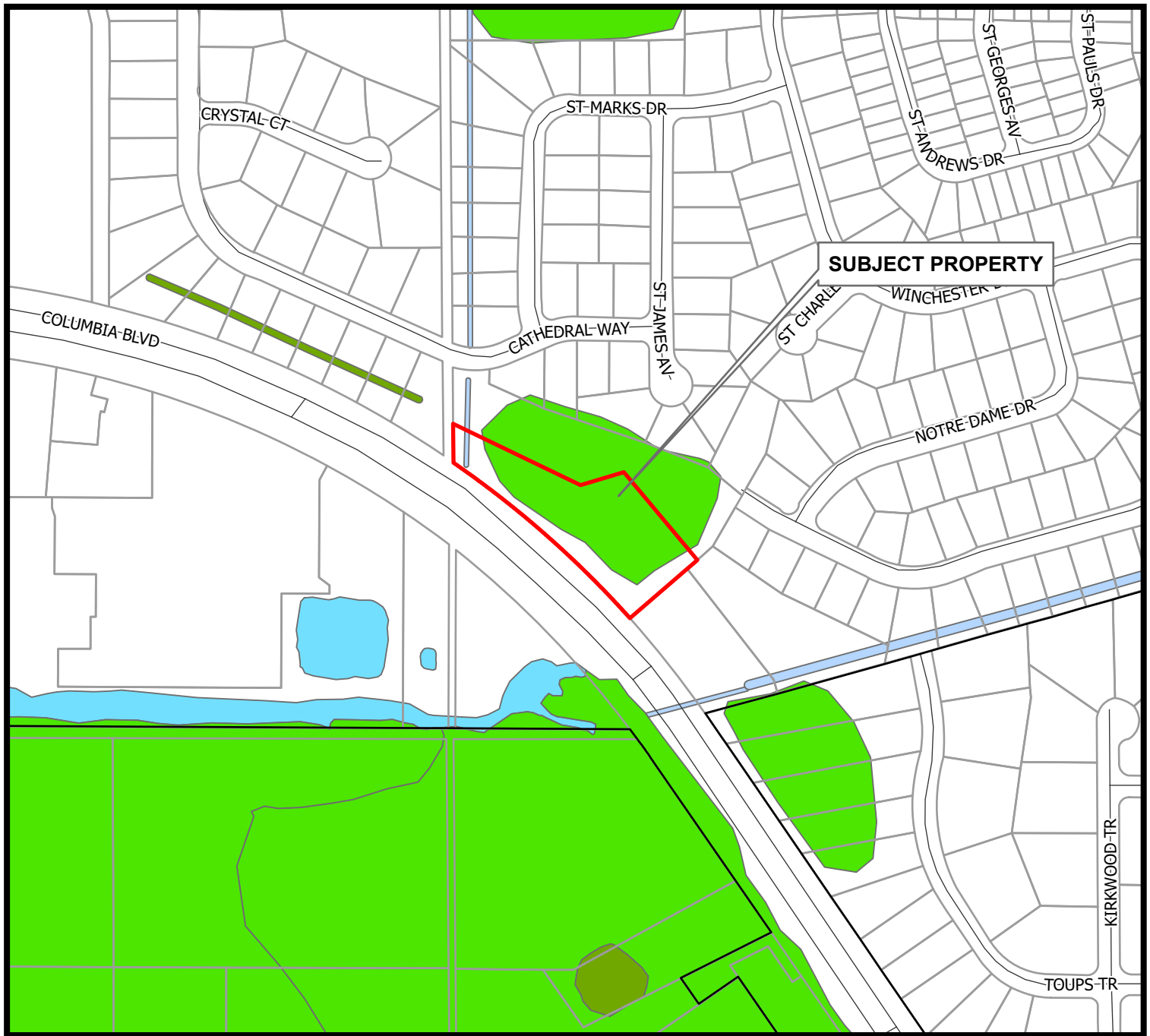


Community Development Department

0 250 500 1,000 Feet

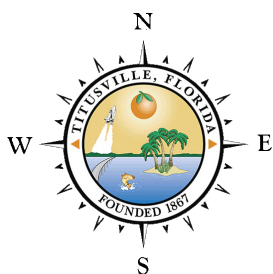
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

12/2/2024



WETLANDS IN VICINITY OF PROPERTY

SSA #11-2024



WETLAND_TY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

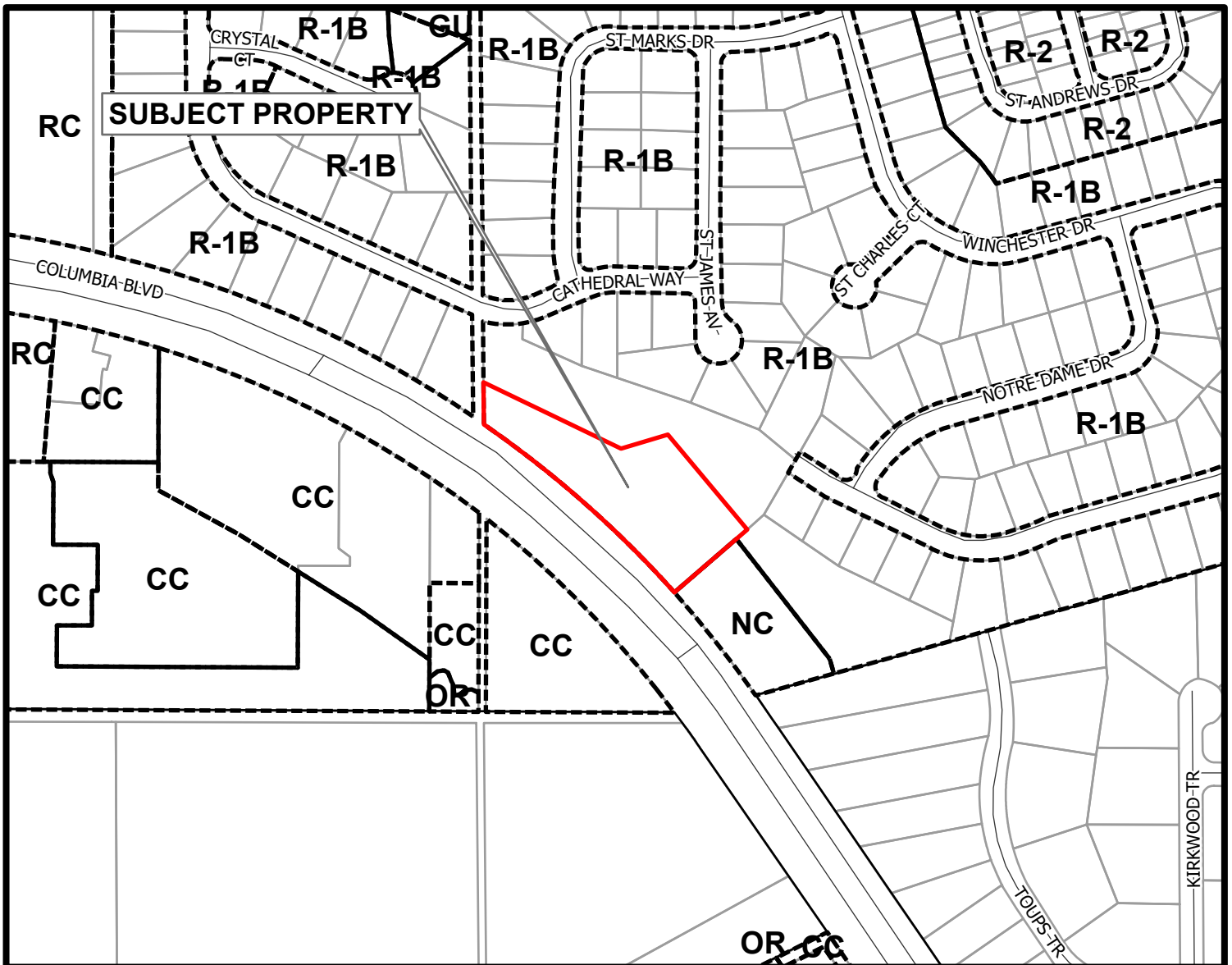
12/2/2024

Scale:1:5,000

Community Development Department
Source: USFWS NWI (2023)

This data set represents the approximate location and type of wetlands and deepwater habitats. The primary intended use is for regional and watershed data display and analysis, rather than specific project data analysis.

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ZONING MAP

RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
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NC	NEIGHBORHOOD COMMERCIAL
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OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

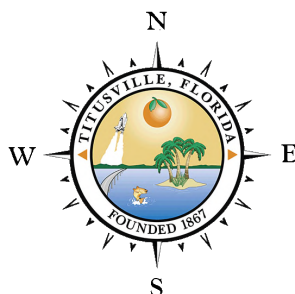
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD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

Base Map

City Limits

Zoning

Subject



SSA #11-2024

0 250 500 1,000 Feet

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Chelsea Farrell, Assistant City Attorney
Subject: **Proposed Amendment to Bylaws**
Department/Office: City Attorney

Recommended Action:

Approve the proposed amendment to the Bylaws.

Summary Explanation & Background:

In order to revise the agenda format, an amendment to the Bylaws is required. This proposed amendment to the Planning and Zoning Commission Bylaws will add the Pledge of Allegiance to the regular meeting agenda, and remove the subcategories listed under New Business.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. P&Z Bylaws proposed March2025

1

2

3

City of Titusville, Florida

4

5

PLANNING AND ZONING COMMISSION BYLAWS

6

7

8

9

ARTICLE I. OBJECTIVES AND PURPOSES

10 Section 1. The objective and purpose of the City Planning and Zoning Commission
11 shall be those set forth in the City Charter and Code of Ordinances of the
12 City of Titusville.
13

14

15

ARTICLE II. MEMBERSHIP

16

17 Section 1. Membership shall be in accordance with the provisions of the City Charter
18 and Code of Ordinances of the City of Titusville.
19

20 Section 2. The City Council may in its discretion remove any member appointed to
21 the Planning and Zoning Commission by a majority vote upon first giving
22 two (2) weeks written notice by first class mail to the address on file with
23 the City Clerk. The affected Commission Member may request a hearing
24 before City Council provided that written notice is filed with the City
25 Clerk at least twenty-four (24) hours prior to the meeting at which the
26 matter is to be acted upon. If any member of the Commission is convicted
27 of a felony, that position on the Commission shall be forfeited
28 immediately and the seat vacated. Any member of the commission who
29 fails to attend three (3) or more consecutive regular meetings (not
30 including special or workshop meetings) shall automatically forfeit
31 membership in the Commission and the Chairman shall so inform the City
32 Council. Any member of the Commission who fails to attend more than
33 fifty percent (50%) of the regular, special or workshop meetings during a
34 six (6) month period shall automatically forfeit membership and
35 appointment on the Commission and the Chairman shall so inform the
36 City Council. Upon the approval of the City Council, the Council may
37 authorize a member to miss more than three (3) consecutive meetings or
38 more than fifty percent (50%) of the regular, special or workshop meetings
39 during a six (6) month period. All members shall abide by the Standards
40 of Conduct set forth in City of Titusville Code of Ordinances, Chapter 2,
41 Article IV., Division 4.
42
43
44

ARTICLE III. OFFICERS AND DUTIES

- Section 1. The Officers of the Planning and Zoning Commission shall be:
- a) A Chairman, who shall preside at all meetings and shall have special duties as further prescribed in these bylaws.
 - b) A Vice-Chairman, who shall, in the absence of the Chairman or in the event of the Chairman's inability to act, preside at all meetings, and shall have the power to function in the same capacity as the Chairman.
 - c) A Secretary, who shall, in the absence of the Chairman and the Vice-Chairman, or in the event of his or her inability to act, preside at all meetings and shall have the power to function in the same capacity as the Chairman.

ARTICLE IV. ELECTION OF OFFICERS

- Section 1. The Chairman of the Planning and Zoning Commission shall be elected by said Commission from its number, for a term of one (1) year, or until a successor is qualified and elected. The Commission shall, from its number, fill any vacancy of the office of the Chairman. The election of Planning and Zoning Commission Officers shall be held the first regular meeting in the month of February each year.
- Section 2. The Vice-Chairman and Secretary shall be elected by the Planning and Zoning Commission from its number, and the terms of office shall be concurrent with that of the Chairman. The Commission shall, from its number, fill any vacancy in the office of the Vice-Chairman or Secretary.

ARTICLE V. MEETINGS

- Section 1. Regular Planning and Zoning Commission Meetings shall be held on the Wednesday prior to the second Tuesday and Wednesday prior to the fourth Tuesday of each month at 6:00 p.m., at the City Administration Building of the City of Titusville.

Any Regular Meeting may be adjourned to a definite date and time, as established by a majority of the Planning and Zoning Commission members present.

- Section 2. Adjourned, called or special meetings may be held at any time or place by the Commission, provided that such meetings shall be held as required, subject to the call of the Chairman, or in the absence of the Chairman, by the Vice-Chairman, or in the absence of the Chairman and the Vice-Chairman, by the Secretary. Upon written request of a majority of the

Planning and Zoning Commission, a special or called meeting shall be held by the Chairman, or in the absence of the Chairman, by the Vice-Chairman, or in the absence of the Chairman and Vice-Chairman, by the Secretary.

Section 3. Each member shall be notified of the place and date of each meeting by a written notice or by telephone at least 24 hours prior to any adjourned, called, or special meeting.

Section 4. All meetings of the Planning and Zoning Commission and its committees and sub-committees shall be open to the general public.

ARTICLE VI. ORDER OF BUSINESS

Section 1. At all Regular Planning and Zoning Commission meetings the general order of business before the Commission shall be as follows:

- ~~1.~~ 1. Call to Order
- ~~2.~~ 2. ~~Pledge of Allegiance~~
- ~~3.~~ 3. Roll Call
- ~~4.~~ 4. Determination of a Quorum
- ~~5.~~ 5. Approval of the Minutes
- ~~6.~~ 6. Quasi-Judicial Confirmation Procedures
- ~~7.~~ 7. Petitions and Request from Public Present
- ~~8.~~ 8. Old Business
- ~~9.~~ 9. New Business
 - ~~a).~~ a). Rezoning
 - ~~b).~~ b). Annexations
 - ~~c).~~ c). Conditional Use Permit
 - ~~d).~~ d). Miscellaneous
- ~~9.~~ 10. Petitions and Request from Public Present
- ~~10.~~ 11. Reports
 - a) City Staff
 - b) City Attorney
 - c) Chairman
 - d) Members
- ~~11.~~ 12. Adjournment

Section 2. Citizens present having business before the Commission shall be invited to speak only prior to the matter with which they are concerned. If, in the opinion of the Chairman, time limitations are necessary in order to carry out the agenda, the Chairman may place time limits for each speaker appearing before the Commission.

Section 3. The Press shall not take part in the business of the meeting but may, however, request clarification on matters or action of said Commission.

Prior to adjournment, after the completion of all business before the Commission, the press may be invited to question the Commission regarding matters of business which have been the subject of the meeting.

Section 4. The order of business for called or special meetings shall be as follows:

1. Call to Order
2. Roll Call
3. Determination of a Quorum
4. Business which is the Subject of the Special or Called Meeting
5. Adjournment

Section 5. It shall be the duty of the Chairman or Acting Chairman to state the matter of business to the Commission and to provide a period of discussion of the facts relevant to the problem prior to entertaining a motion relative to the item of business. However, after a motion is made and seconded, the Chairman may ask for additional discussion if deemed necessary.

Section 6. Any citizen desiring to comment under petitions and requests from the public present does not need to submit a sign-up card to the recording secretary. The first and second petitions and requests from the public present will be an open forum. A citizen may speak at either the first or second petitions and requests portion of the agenda but not both. Citizens desiring to be heard under petitions and requests from the public present shall be limited to three (3) minutes unless extended by a majority vote of the Commission. A citizen shall not comment on a particular issue more than one (1) time during the commission meeting.

ARTICLE VII. QUORUM & ASSIGNMENT OF ALTERNATE MEMBERS

Section 1. For the purpose of transacting business at any regular, adjourned, special or called meeting, four (4) members shall constitute a quorum and a majority vote shall be required to pass on any matter.

Section 2. If a regular member(s) is not present at the start of the meeting, or absent from the meeting, the chairman shall designate which alternate member(s) shall serve in that absent regular member(s) place. After the Roll Call but prior to the determination of a quorum, the Chairman shall appoint an alternate member to serve in the place of any absent regular member.

Section 3. In the event a member shows up late and an alternate member has been assigned to that member's position, the alternate member shall complete his or her service in that members position until that agenda item has been acted upon at that specific meeting. This does not prevent the late arriving regular member from voting on any actions regarding said agenda item(s)

which they have fully and/or partially missed due to his or her late arrival.

Examples of such situations are:

- a) *Approval of minutes at future meeting regarding that agenda item(s),*
- b) *A tabled agenda item that is being removed from the table for action.*
- c) *Re-voting on an agenda item under Robert's Rules of Order - Parliamentary Procedure Rule 13.*

Section 4. Prior to commencing with an agenda item, the Chairman shall ask the Planning & Zoning Commission members to review the agenda items to ensure they have no conflict of interest that would prevent them from participating and voting on any particular items on the agenda. If a member (regular or alternate members) has a conflict of interest regarding an agenda item, the Chairman shall pick an alternate member to serve in that member's place regarding that individual agenda item.

Section 5. In the event a member is unable to be present at the meeting through the completion of a meeting, said member shall so advise the Chairman in advance so that an alternate may be designated for maximum participation on the pertinent agenda item(s) of the agenda. The Chairman shall inform the recording secretary to note such installation of alternate members for the record.

ARTICLE VIII. MINUTES

Section 1. The Planning and Zoning Commission shall keep a record of minutes of all meetings, and these minutes shall become a public record after approval by the Planning and Zoning Commission.

Section 2. It shall be the responsibility of the Community Development Department to prepare minutes of all regular, adjourned, special and called meetings of the Planning and Zoning Commission.

Section 3. All minutes, after preparation shall be presented to the Planning and Zoning Commission for official acceptance and certifying that the minutes are an accurate and correct record of the proceedings of the Meeting. Minutes shall be accepted by official roll call vote of the Planning and Zoning Commission.

ARTICLE IX. COMMITTEES

Section 1. The Chairman may appoint such Committees as deemed necessary.

ARTICLE X. HEARINGS

Section 1. The Planning and Zoning Commission may hold public hearings when deemed expedient and necessary on all matters, which may come before it. Notice of such hearings shall be in accordance with the provisions of the City Charter and Code of Ordinances of the City of Titusville.

Section 2. Committees or sub-committees, either standing or special, may hold hearings opens to the public on any matter before such committee as deemed appropriate by the committee concerned with the subject matter.

ARTICLE XI. VOTING

Section 1. Voting on all matters of business before the Commission shall be made by roll call. The Community Development Department assigned secretary shall record the vote of each member in rotating order. In no case shall a member request that a vote be deferred to a position on the roll call other than in rotating order.

Section 2. No member present shall abstain from voting on roll call vote unless it is established that such member has a conflict of interest in the matter being voted upon.

Section 3. The Chairman shall be an ex-officio member on all committees, both standing and special, but shall have no vote in the committee.

Section 4. Alternate members may be permitted to participate in discussion of and provide input on agenda items as a member of the Planning and Zoning commission when not officially appointed by the chairman to fill in for an absent regular member. Alternate members may not be permitted to vote unless appointed as a voting member, and participation shall be in compliance with Resolution No. 24-1997.

**ARTICLE XII. PARLIAMENTARY AUTHORITY & ORGANIZATION
PROCEDURE**

Section 1. The rules contained in the most recent revised edition of Roberts Rules of Order as published by the Scott Publishing Company shall apply in all meetings of the Commission and Committees to the extent that such rules are not in conflict with these bylaws. The Planning and Zoning Commission and committees thereof shall comply with the organizational procedure set forth in these bylaws.

ARTICLE XIII. CORRESPONDENCE & COMMUNICATIONS

Section 1. Official communications of the Planning and Zoning Commission to the City Council of the City of Titusville shall be in writing, and all original records, recommendations and reports shall be kept in the file of the City Clerks Office.

Section 2. It shall be the duty of the Recording Secretary to draft all correspondence necessary for the execution of the duties and the functions of the Commission. Any correspondence, notices, (other than administrative procedures) and communications originating from the Planning and Zoning Commission shall be approved by a majority of the Planning and Zoning Commission.

Section 3. All official minutes, papers, reports, studies, and plans involving the authority of the Planning and Zoning Commission, after acceptance by a majority of the Commission, shall be approved by the Commission.

ARTICLE XIV. AMENDMENT

Section 1. Amendments to these bylaws must be presented for discussion at one Planning meeting and voted upon at one Planning meeting. All proposed amendments must be presented in writing and must be approved by the affirmative vote of at least four (4) members said Commission.