



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

March 19, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. DETERMINATION OF A QUORUM**
- 5. APPROVAL OF MINUTES**
 - A. March 5, 2025 Minutes**
Approve Minutes
- 6. QUASI-JUDICIAL CONFIRMATION PROCEDURES**
- 7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

8. OLD BUSINESS

9. NEW BUSINESS

A. Verona Village C - Final Plat

B. Rezoning (REZ) No. 1-2025 Windover Farms/Cheney Hwy

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. **City Staff**

B. **City Attorney**

C. **Chairman**

D. **Members**

12. ADJOURNMENT

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **March 5, 2025 Minutes**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes March 5, 2025

Alternatives:

Modify the Minutes.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 03.05.25 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 March 5, 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, Secretary Romie Grant, Member John Scully, Member Janay Gelin, Member Erron Fayson, Member Theodore Garrod and Alternate John Rogers. Alternate Member Michael Fendler was absent. Also, in attendance were Principal Planner Eddy Galindo, Senior Planner Christie Anderson, Assistant City Attorney Chelsea Farrell and Recording Secretary Laurie Dargie.

XXX

Vice Chairman Childs made a motion to approve the minutes from the February 19, 2025 meeting with corrections. Member Fayson 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

SSA#8-2024 – Small Scale Comprehensive Plan Amendment – 1717 Barna Avenue – Royal Manor Townhomes

Senior Planner Christie Anderson gave an overview of this item.

Member Garrod made comments regarding staff's recommendations.

The Planning and Zoning Commission had discussion regarding the differences in R2 and R3 zoning.

Rodney Honeycutt, applicant of Titusville, Florida came to speak in favor of this item and answer questions.

Ken Miller, applicant/property owner, of Titusville, Florida came to speak in favor of this item.

James Troutman of Titusville, Florida came to speak against this item.

Theresa Bissailon of Titusville, Florida came to speak against this item.

Kay St. Onge of Titusville, Florida came to speak against this item.

Rodney Honeycutt of Titusville, Florida provided a rebut.

The Planning and Zoning Commission had discussion with Mr. Honeycutt and staff.

Vice Chairman Childs stated that he did not feel the Future Land Use fit in the area.

XXX

Member Fayson made a motion recommending approval of the Small Scale Comprehensive Plan Amendment SSA#8-2024. 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. Member Scully seconded.

Roll call was as follows:

Member Garrod	Yes
Member Scully	Yes
Vice Chairman Childs	No
Member Gelin	Yes
Secretary Grant	Yes
Member Fayson	Yes
Chairman Aton	Yes

Motion passed with a 6 yes, 1 no vote.

Vice Chairman Childs voted no as he does not believe the Future Land Use fits this area.

XXX

Member Fayson made a motion recommending 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 SSA#8-2024. 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. Also included in the motion is a minimum property lot width of 24 feet. Member Scully seconded.

Roll call was as follows:

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

Motion passed.

XXX

SSA#11-2024 – Small Scale Comprehensive Plan Amendment – 2960 Columbia Blvd

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had brief discussion.

Jean Abi-Aoun applicant came to speak in favor of this item.

Member Garrod brought up an email from Audubon and said he would send the email to Brad Parrish so that Mr. Parrish could provide it to Mr. Abi-Aoun.

Member Rogers asked Mr. Abi Aoun questions about the environmental report.

Kay St. Onge of Titusville, Florida came to speak against this item and her concerns with the environmental impacts.

Jean Abi-Aoun came to speak about the environmental report.

XXX

Member Garrod made a motion recommending approval of Small Scale Comprehensive Plan Amendment SSA#11-2024 to amend the 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. 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. Secretary Grant seconded.

Roll call was as follows:

Member Fayson	Yes
Member Gelin	Yes
Member Garrod	Yes

Member Scully	Yes
Vice Chairman Childs	Yes
Secretary Grant	Yes
Chairman Aton	Yes

Motion passed.

XXX

Member Garrod made a motion recommending approval of Small Scale Comprehensive Plan Amendment SSA#11-2024 to amend the zoning designation from Single Family Medium Density (R-1B) to Community Commercial (CC) on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. 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. Secretary Grant seconded.

Roll call was as follows:

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

Motion passed.

XXX

Planning & Zoning Commission By-Laws – Proposed Amendment to the By-Laws

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

XXX

Vice Chairman Childs made a motion to approve the proposed changes to the Planning and Zoning Commission By-laws as presented. Member Gelin seconded.

Roll call was as follows:

Member Scully	Yes
Secretary Grant	Yes
Member Garrod	Yes
Vice Chairman Childs	Yes
Member Gelin	Yes

Member Fayson	Yes
Chairman Aton	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Member Rogers said he would like to see more details of the community engagement meeting results included in the agenda packet.

Member Garrod advised the Planning and Zoning Commission members to go to the 1,000 Friends of Florida website and check out the information on the 2025 Legislative Session.

Chairman Aton said he will not be able to attend the March 19, 2025 meeting.

XXX

Adjournment 7:50pm

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: **Verona Village C - Final Plat**
Department/Office: Community Development

Recommended Action:

Approve the Final Plat, Covenants and Bonds for Verona Village C subdivision.

Summary Explanation & Background:

Verona, Village C is a proposed 536 lot single-family subdivision on approximately 184.86 acres located west of Verona Village D subdivision and south of Verona Village B subdivision. The overall Verona development (formerly known as Willow Creek) consists of 675+/- acres. In 2016, the remaining portion of the development (excluding Phase 1) was rezoned to the Planned Unit Development Zoning (PUDZ) by Ordinance No. 9-2017, to allow for an additional 1,277 residential units and 172 acres of commercial and light industrial use. The PUDZ was amended by rezoning from the PUDZ to the Planned Development (PD) zoning with conditions in 2024 by Ordinance No. 6-2024.

The following are attached and require for approval:

- Final plat (mylar available at the meeting)
- Covenants
- Performance Bond
- Sidewalk Performance Bond

The final plat is consistent with the comprehensive plan, the preliminary plat and final plat requirements described in Chapter 34, Article III, Division "Plat" of the Code.

Staff reviewed the final plat for consistency with the comprehensive plan, land development regulations and recommends approval. Staff also reviewed the covenants and performance bonds and recommends acceptance.

The City Council will consider this item on March 27, 2025.

Alternatives:

1. Approve the final plat and associated documents as presented.
2. Do not approve the final plat and associated documents.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Verona Final Plat
2. Verona HOA

VERONA - VILLAGE C

REPLATING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

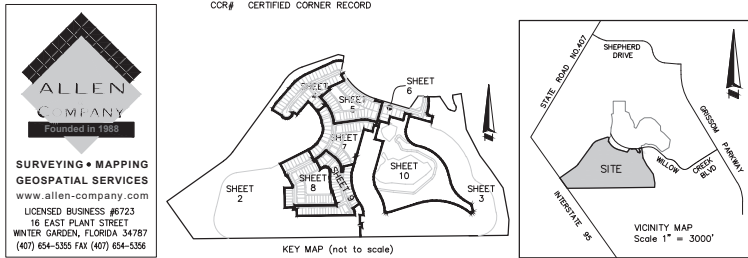
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF AFORESAID SECTION 9; THENCE RUN NORTH 00°10'52" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 FOR A DISTANCE OF 1420.68 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°22'09" WEST FOR A DISTANCE OF 1153.84 FEET TO A POINT ON THE EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 70225; THENCE RUN NORTH 35°26'31" WEST ALONG SAID EAST LIMITED ACCESS RIGHT-OF-WAY LINE FOR A DISTANCE OF 651.89 FEET; THENCE DEPARTING SAID EAST LIMITED ACCESS RIGHT-OF-WAY RUN THE FOLLOWING COURSES: NORTH 54°33'29" EAST FOR A DISTANCE OF 987.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 572.00 FEET, WITH A CHORD BEARING OF NORTH 45°21'20" EAST, AND A CHORD DISTANCE OF 182.95 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 182°41'19" FOR A DISTANCE OF 183.74 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 36°09'11" EAST FOR A DISTANCE OF 1147.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 772.00 FEET, WITH A CHORD BEARING OF NORTH 33°22'38" EAST, AND A CHORD DISTANCE OF 74.77 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°33'08" FOR A DISTANCE OF 74.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF NORTH 50°44'33" EAST, AND A CHORD DISTANCE OF 344.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°16'57" FOR A DISTANCE OF 351.53 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 70°33'01" EAST FOR A DISTANCE OF 545.10 FEET; THENCE RUN SOUTH 77°14'19" EAST FOR A DISTANCE OF 83.79 FEET TO A POINT ON THE WEST LINE OF VERONA-VILLAGE "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 29 THROUGH 36 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID WEST LINE: SOUTH 09°20'06" WEST FOR A DISTANCE OF 70.41 FEET; THENCE RUN SOUTH 10°18'18" WEST FOR A DISTANCE OF 140.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VERONA-VILLAGE "B" AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF SOUTH 47°50'34" EAST, AND A CHORD DISTANCE OF 52.08 FEET; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING COURSES ALONG SAID SOUTHERLY LINE: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°37'51" FOR A DISTANCE OF 533.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 739.00 FEET, WITH A CHORD BEARING OF SOUTH 50°40'49" EAST, AND A CHORD DISTANCE OF 581.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°18'21" FOR A DISTANCE OF 597.25 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 73°49'59" EAST FOR A DISTANCE OF 499.17 FEET; THENCE RUN SOUTH 34°42'39" EAST FOR A DISTANCE OF 219.94 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 199.88 FEET; THENCE RUN SOUTH 89°21'08" EAST FOR A CHORD DISTANCE OF 76.18 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'37" FOR A DISTANCE OF 76.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF SOUTH 08°52'36" EAST, AND A CHORD DISTANCE OF 6.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°19'17" FOR A DISTANCE OF 6.98 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 86°58'37" EAST FOR A DISTANCE OF 50.08 FEET; THENCE RUN NORTH 01°18'58" EAST FOR A DISTANCE OF 1.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 06°07'32" EAST, AND A CHORD DISTANCE OF 4.20 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1993.32 FEET, WITH A CHORD BEARING OF NORTH 89°29'01" EAST, AND A CHORD DISTANCE OF 178.96 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'45" FOR A DISTANCE OF 179.02 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 15°41'22" EAST FOR A DISTANCE OF 2.90 FEET; THENCE RUN SOUTH 33°33'40" EAST FOR A DISTANCE OF 200.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF SOUTH 49°07'08" EAST, AND A CHORD DISTANCE OF 18.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'17" FOR A DISTANCE OF 4.42 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 71°54'53" EAST FOR A DISTANCE OF 64°40'36" EAST FOR A DISTANCE OF 22.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF SOUTH 68°17'44" EAST, AND A CHORD DISTANCE OF 4.42 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'17" FOR A DISTANCE OF 4.42 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 05°08'30" EAST FOR A DISTANCE OF 62.21 FEET; THENCE RUN NORTH 36°46'11" EAST FOR A DISTANCE OF 32.37 FEET; THENCE RUN NORTH 05°08'30" EAST FOR A DISTANCE OF 29.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF NORTH 11°41'57" WEST, AND A CHORD DISTANCE OF 50.28 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'54" FOR A DISTANCE OF 20.57 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 28°32'24" WEST FOR A DISTANCE OF 45.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5.00 FEET, WITH A CHORD BEARING OF NORTH 22°31'04" WEST, AND A CHORD DISTANCE OF 1.05 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°02'41" FOR A DISTANCE OF 1.05 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 16°29°44" WEST FOR A DISTANCE OF 81.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 5.00 FEET, WITH A CHORD BEARING OF NORTH 08°00'00" WEST, AND A CHORD DISTANCE OF 1.48 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'27" FOR A DISTANCE OF 1.48 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°28'43" EAST FOR A DISTANCE OF 42.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF NORTH 01°19'04" WEST, AND A CHORD DISTANCE OF 2.21 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°37'34" FOR A DISTANCE OF 2.22 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 09°48'51" EAST FOR A DISTANCE OF 12.58 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2442.07 FEET, WITH A CHORD BEARING OF NORTH 79°57'50" EAST, AND A CHORD DISTANCE OF 122.72 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°54'56" FOR A DISTANCE OF 122.74 FEET TO A POINT ON THE WESTERLY LINE OF VERONA-VILLAGE "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 16 THROUGH 24 OF THE PUBLIC RECORDS OF BREVARD COUNTY; THENCE DEPARTING AFORESAID SOUTHERLY LINE OF VERONA-VILLAGE "B" RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE: SOUTH 08°34'10" EAST FOR A DISTANCE OF 193.76 FEET; THENCE RUN SOUTH 07°57'44" EAST FOR A DISTANCE OF 319.64 FEET; THENCE RUN SOUTH 27°28'40" EAST FOR A DISTANCE OF 417.26 FEET; THENCE RUN SOUTH 30°43'30" EAST FOR A DISTANCE OF 227.82 FEET; THENCE RUN SOUTH 34°33'09" EAST FOR A DISTANCE OF 308.78 FEET; THENCE RUN SOUTH 10°27'19" EAST FOR A DISTANCE OF 458.41 FEET; THENCE RUN SOUTH 02°55'36" WEST A DISTANCE OF 222.14 FEET TO THE SOUTHWESTERLY CORNER OF VERONA-VILLAGE "D"; THENCE DEPARTING SAID WESTERLY LINE OF VERONA-VILLAGE "D" RUN SOUTH 89°22'09" WEST FOR A DISTANCE OF 3316.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 184.87 ACRES MORE OR LESS.

LEGEND

PC	POINT OF CURVATURE	D.E.	DRAINAGE EASEMENT	●	SET NAIL AND DISK, STAMPED LB 6723
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RP	RADIUS POINT	■	PLAT BOOK	U.E.	UTILITY EASEMENT
OR	OFFICIAL RECORDS BOOK	○	FOUND 5/8" IRON ROD & CAP	R	RADIUS
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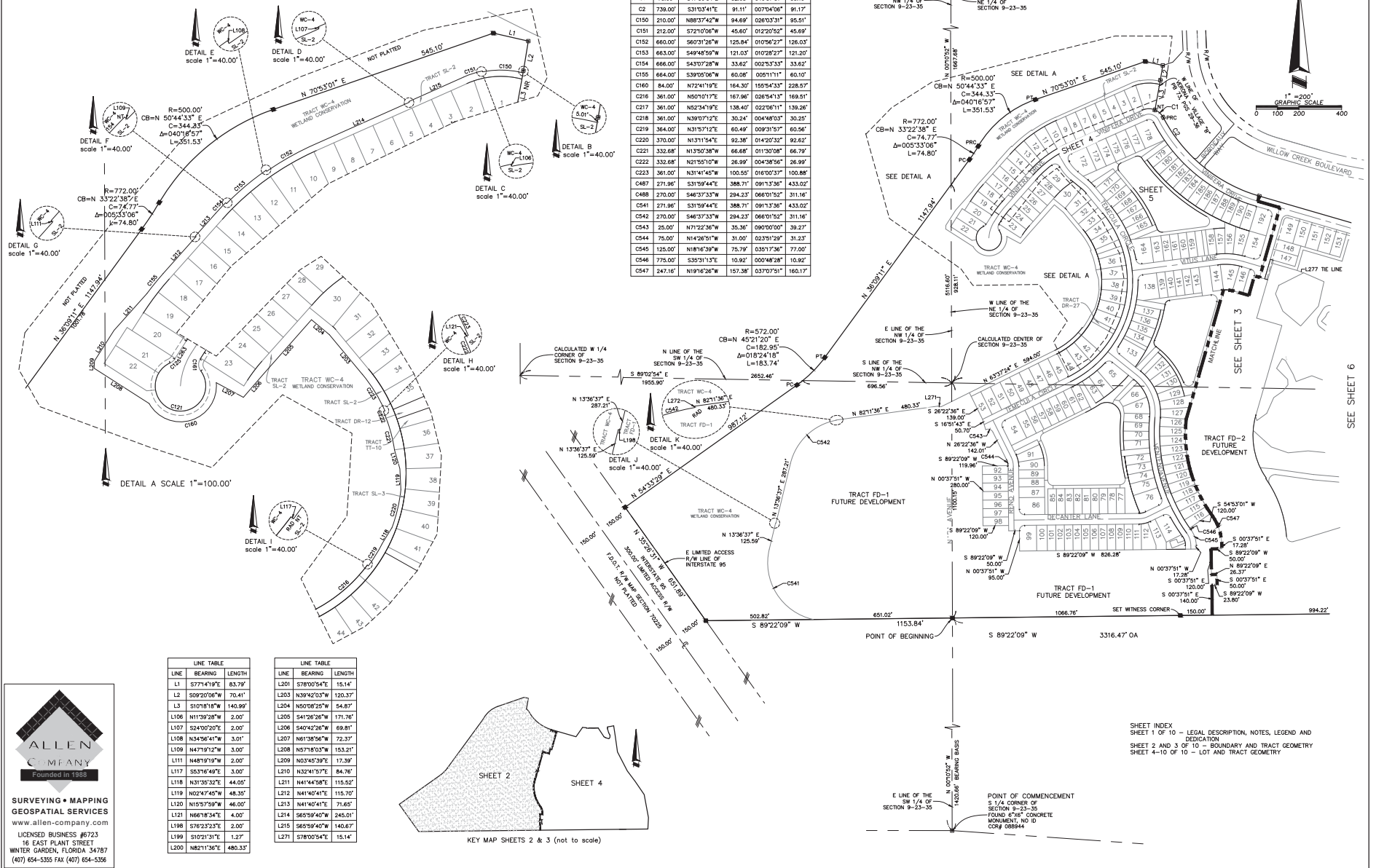
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VERONA - VILLAGE C

REPLATTING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 2 OF 10



CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	S47°50'34"E	52.08'	040°37'51"	53.19'
C2	739.00'	S31°13'41"E	91.11'	007°04'06"	91.17'
C150	210.00'	N88°37'42"W	94.69'	026°03'31"	95.51'
C151	212.00'	S72°10'06"W	45.60'	012°20'52"	45.69'
C152	460.00'	S60°37'36"W	125.84'	019°06'27"	126.03'
C153	683.00'	S49°48'59"W	121.03'	010°28'27"	121.20'
C154	686.00'	S43°07'28"W	33.62'	002°33'33"	33.62'
C155	664.00'	S39°06'06"W	60.08'	001°11'11"	60.10'
C160	84.00'	N72°41'19"E	164.30'	155°54'33"	228.57'
C216	361.00'	N50°10'17"E	167.96'	026°54'13"	169.51'
C217	361.00'	N52°34'19"E	136.40'	022°06'11"	139.26'
C218	361.00'	N39°07'12"E	30.24'	004°48'03"	30.25'
C219	364.00'	N31°51'12"E	60.49'	009°31'50"	60.56'
C220	370.00'	N13°11'54"E	92.38'	014°20'32"	92.62'
C221	332.68'	N13°50'38"W	66.68'	011°30'08"	66.79'
C222	332.68'	N21°50'10"W	26.99'	004°38'56"	26.99'
C223	361.00'	N31°41'45"W	100.55'	018°00'37"	100.88'
C487	271.96'	S31°58'44"E	388.71'	091°13'36"	433.02'
C488	270.00'	S48°27'33"W	294.23'	066°01'52"	311.16'
C541	271.96'	S31°58'44"E	388.71'	091°13'36"	433.02'
C542	270.00'	S48°27'33"W	294.23'	066°01'52"	311.16'
C543	25.00'	N17°22'36"W	35.36'	090°00'00"	39.27'
C544	75.00'	N14°26'50"W	31.00'	023°29'29"	31.23'
C545	125.00'	N18°16'38"W	75.79'	035°17'36"	77.00'
C546	775.00'	S32°31'13"E	10.92'	000°48'28"	10.92'
C547	247.16'	N19°16'28"W	157.38'	037°07'51"	160.17'

LINE	BEARING	LENGTH
L1	S77°14'19"E	83.79'
L2	S59°20'06"W	70.41'
L3	S10°18'12"W	140.96'
L106	N11°39'28"W	2.00'
L107	S24°07'20"E	2.00'
L108	N34°56'41"W	3.01'
L109	N47°19'12"W	3.00'
L111	N48°19'19"W	2.00'
L117	S53°16'49"E	3.00'
L118	N31°33'32"E	44.05'
L119	N02°47'45"W	48.35'
L120	N10°57'59"W	46.00'
L121	N68°18'34"E	4.00'
L198	S78°23'23"E	2.00'
L199	S10°21'31"E	1.27'
L200	N82°11'36"E	480.33'

LINE	BEARING	LENGTH
L201	S78°00'54"E	15.14'
L203	N39°42'03"W	120.37'
L204	N60°59'25"W	54.87'
L205	S41°02'36"W	171.76'
L206	S40°42'38"W	69.87'
L207	N61°36'56"W	72.37'
L208	N57°18'03"W	153.21'
L209	N03°43'39"E	17.39'
L210	N32°41'57"E	84.76'
L211	N41°44'58"E	115.52'
L212	N41°40'41"E	115.70'
L213	N41°40'41"E	71.65'
L214	S65°59'40"W	245.01'
L215	S65°59'40"W	140.67'
L271	S78°00'54"E	15.14'

KEY MAP SHEETS 2 & 3 (not to scale)

SHEET INDEX
SHEET 1 OF 10 - LEGAL DESCRIPTION, NOTES, LEGEND AND DEDICATION
SHEET 2 AND 3 OF 10 - BOUNDARY AND TRACT GEOMETRY
SHEET 4-10 OF 10 - LOT AND TRACT GEOMETRY

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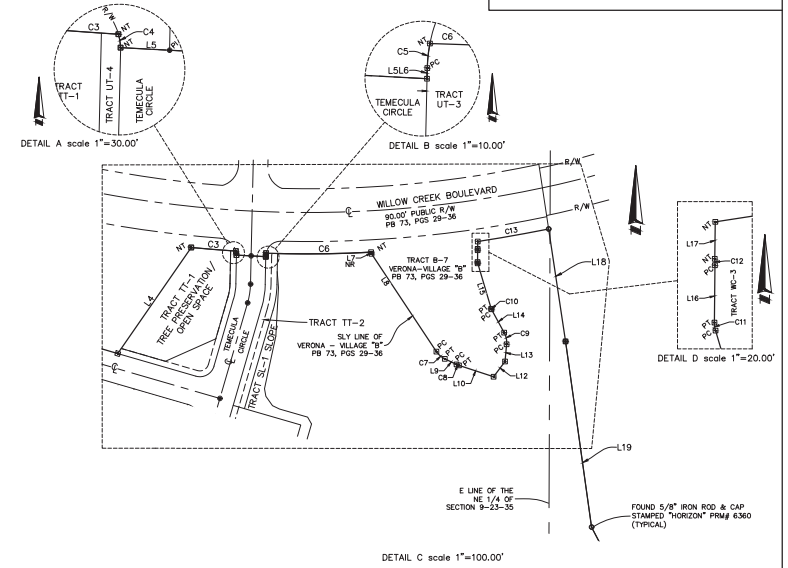
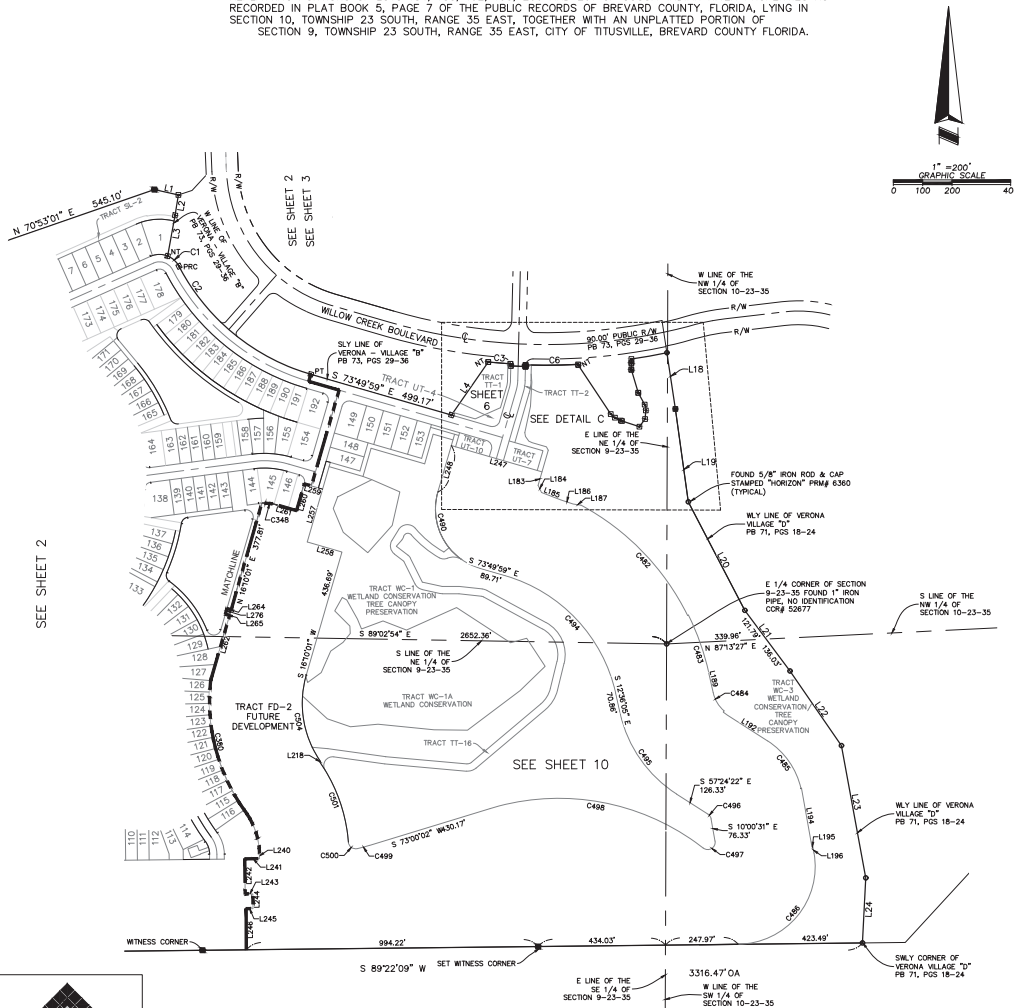
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REPLATTING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY FLORIDA.

SHEET 3 OF 10

PLAT BOOK _____ PAGE _____



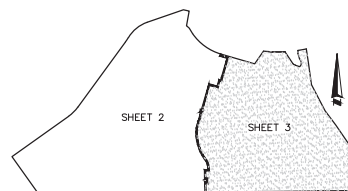
CURVE TABLE						
CURVE	RADIUS	CHORD	BENDING	CHORD	DELTA	LENGTH
C1	75.00'	547'93"04"	52.08'	403'79"51"	53.11'	631.16'
C2	730.00'	531'03"45"	91.11'	407'04"06"	91.11'	671.16'
C3	1988.88'	585'21"22"	76.18'	403'79"51"	76.18'	671.16'
C4	30.00'	508'52"36"	61.95'	313'91"77"	61.95'	570.16'
C5	25.00'	506'07"35"	41.99'	403'79"51"	41.99'	570.16'
C6	194.32'	589'29"13"	178.96'	505'05"45"	178.96'	1202.16'
C7	35.00'	549'07"08"	18.77'	313'06"56"	18.77'	570.16'
C8	35.00'	568'74"18"	4.42'	407'41"77"	4.42'	570.16'
C9	35.00'	511'45"79"	20.28'	403'34"54"	20.28'	570.16'
C10	5.00'	522'31"04"	1.05'	412'02"41"	1.05'	570.16'
C11	5.00'	508'00"02"	1.48'	416'09"27"	1.48'	570.16'
C12	35.00'	501'29"10"	2.21'	403'37"34"	2.21'	570.16'
C13	2412.07'	975'79"59"	122.72'	602'34"56"	122.72'	1392.16'
C21	361.00'	533'32"14"	138.40'	422'06"11"	138.40'	570.16'
C34	156.00'	518'27"40"	94.85'	491'51"21"	94.85'	570.16'
C35	65.00'	503'71"21"	47.47'	493'39"38"	47.47'	570.16'
C42	858.11'	444'22"12"	52.74'	433'56"90"	52.74'	570.16'
C43	87.75'	449'73"79"	20.74'	435'04"36"	20.74'	570.16'
C44	110.49'	435'55"47"	72.35'	384'30"58"	72.35'	570.16'
C45	58.24'	434'55"47"	60.15'	499'27"40"	60.15'	570.16'
C46	28.00'	439'45"46"	60.15'	499'27"40"	60.15'	570.16'
C49	210.00'	519'26"50"	244.58'	471'31"41"	244.58'	570.16'
C49A	540.00'	519'26"50"	550.02'	461'34"34"	550.02'	570.16'
C49B	440.00'	537'00"71"	335.38'	443'48"17"	335.38'	570.16'
C49C	25.00'	559'00"71"	46.68'	18'01"31"	46.68'	570.16'
C49D	800.00'	537'42"59"	739.00'	455'05"08"	739.00'	570.16'
C49E	640.00'	575'41"02"	42.43'	403'46"41"	42.43'	570.16'
C49F	650.00'	553'46"48"	57.97'	389'49"49"	57.97'	570.16'
C50	550.00'	559'24"59"	289.60'	403'31"45"	289.60'	570.16'
C54	347.00'	509'71"49"	299.11'	451'33"38"	299.11'	570.16'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°14'19"E	73.71
L2	S09°20'06"W	80.49
L3	S101°18'16"E	140.99
L4	N34°42'39"E	219.94
L5	S86°56'37"E	5.06
L7	S16°14'22"E	29.08
L8	S33°33'40"E	200.04
L9	S10°54'33"E	10.00
L10	S71°54'33"E	62.21
L11	S16°46'11"E	32.37
L13	N05°08'30"E	29.50
L14	N28°32'24"W	45.20
L15	N16°29'44"W	81.48
L16	N00°29'43"E	20.58
L17	N00°48'51"E	12.98
L18	S08°34'10"E	193.76
L19	S07°57'44"E	319.64
L20	S02°28'40"E	417.26
L21	S36°41'30"E	257.82
L22	S34°33'08"E	308.48
L23	S10°27'19"E	458.71
L24	S02°55'36"W	222.14
L25	S04°33'21"E	27.62
L26	S03°05'35"E	82.71
L27	S01°01'46"W	16.76
L28	S106°01'46"E	13.13
L29	S17°33'22"E	19.57
L30	S64°20'04"E	13.00
L31	S73°49'59"E	50.06
L32	S88°47'27"E	13.27

LINE TABLE		
LINE	BEARING	LENGTH
L181	S16°10'01"W	76.77
L182	S16°10'01"W	40.11
L184	S25°54'06"E	26.87
L185	S68°44'14"E	70.20
L186	S71°47'46"E	44.33
L187	S81°12'30"E	23.06
L189	S12°36'05"E	70.66
L190	S16°10'01"W	63.84
L191	S79°59'29"E	202.84
L195	N79°59'29"E	3.00
L196	S10°01'31"E	21.71
L218	N55°06'22"E	3.00
L240	S00°37'51"E	17.28
L241	S89°22'09"W	50.00
L242	S00°37'51"E	120.00
L243	N89°22'09"W	26.37
L244	S00°37'51"E	50.00
L245	S89°22'09"W	23.80
L246	S00°37'51"E	140.00
L247	S73°49'59"E	322.00
L248	S16°10'01"E	165.00
L252	N16°10'01"E	187.33
L258	S73°49'59"E	123.00
L259	S73°49'59"E	65.00
L260	N16°10'01"E	150.00
L261	S73°49'59"E	68.88
L262	N16°10'01"E	240.72
L264	N16°10'01"E	15.00
L265	S73°49'59"E	15.00
L276	N16°10'01"E	20.00



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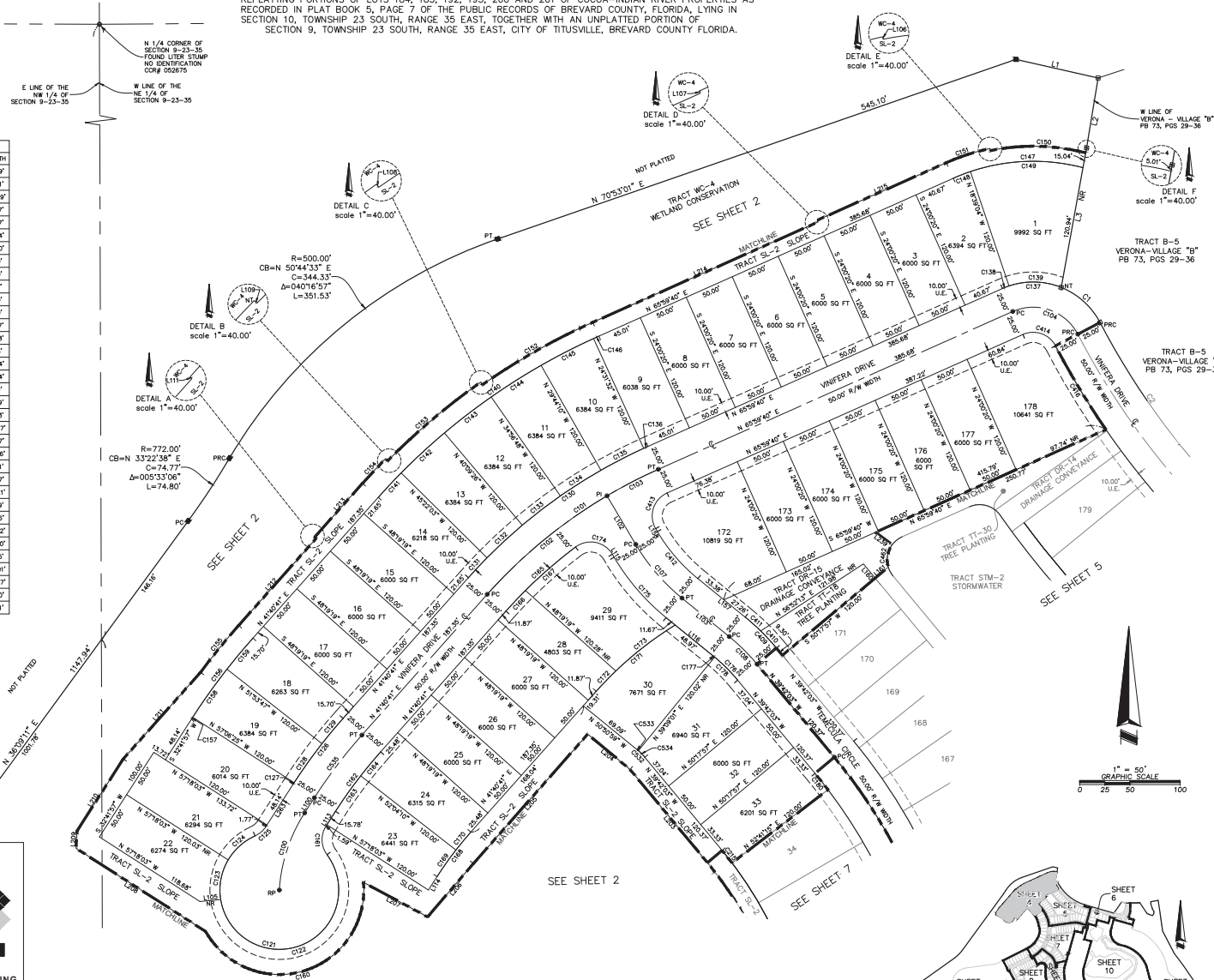
VERONA - VILLAGE C

REPLATING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY FLORIDA.

SHEET 4 OF 10

PLAT BOOK PAGE

LINE	BEARING	LENGTH
L1	S77°41'19"E	83.79'
L2	S09°20'06"W	70.41'
L3	S01°01'19"W	140.90'
L102	N32°41'53"E	17.77'
L103	N30°23'43"W	56.17'
L104	N50°50'59"W	60.64'
L105	S84°44'38"W	20.80'
L106	N11°39'28"W	2.00'
L107	S24°00'20"E	2.00'
L108	N34°56'41"W	3.01'
L109	N47°59'12"W	3.00'
L110	N48°19'19"W	2.00'
L111	N32°41'53"E	17.37'
L112	S32°41'50"W	15.78'
L113	N30°34'43"W	3.38'
L114	N50°50'59"W	60.64'
L115	N50°50'59"W	60.64'
L116	N50°50'59"W	60.64'
L117	N50°50'59"W	60.64'
L118	N30°34'43"W	3.38'
L119	S39°42'03"E	16.30'
L120	S00°17'03"W	16.83'
L121	N39°42'03"E	120.37'
L122	N50°50'59"W	54.87'
L123	S41°26'28"W	171.70'
L124	S40°42'32"W	69.81'
L125	N61°38'56"W	72.37'
L126	N07°18'03"E	153.21'
L127	N03°40'39"E	17.39'
L128	N32°41'53"E	84.76'
L129	N41°40'41"E	115.52'
L130	N41°40'41"E	115.70'
L131	N41°40'41"E	71.65'
L132	S65°59'40"W	245.01'
L133	S65°59'40"W	140.67'
L134	S33°08'48"E	20.80'
L135	S32°41'53"W	49.91'

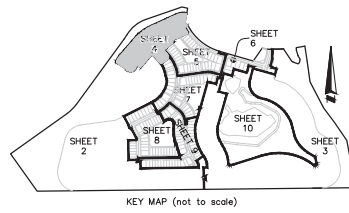


CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	S47°50'34"E	52.08'	040°37'51"	53.19'
C2	738.00'	S33°03'41"E	91.11'	007°04'06"	91.17'
C100	160.82'	S18°09'34"W	80.75'	029°04'48"	81.62'
C101	500.00'	S53°50'11"W	210.61'	024°18'59"	212.20'
C102	500.00'	S50°32'56"W	154.20'	017°44'27"	154.82'
C103	500.00'	S62°42'24"W	57.38'	006°54'52"	57.38'
C104	50.00'	N70°48'59"W	68.50'	088°28'52"	75.47'
C107	200.00'	S40°42'51"E	70.39'	020°16'48"	70.76'
C108	200.00'	N48°46'31"W	38.85'	011°08'58"	38.92'
C121	59.00'	S75°19'41"E	73.86'	282°29'37"	280.90'
C122	59.00'	N67°06'25"E	114.65'	207°21'49"	213.53'
C123	59.00'	S10°40'21"W	40.13'	039°46'04"	40.95'
C124	59.00'	S48°41'16"W	35.84'	035°21'45"	36.41'
C125	25.00'	N49°18'33"E	14.29'	033°13'10"	14.49'
C126	525.00'	S37°11'19"W	82.19'	008°58'44"	82.27'
C127	525.00'	S32°47'46"W	1.78'	000°11'38"	1.78'
C128	525.00'	S35°29'54"W	47.73'	005°12'38"	47.74'
C129	525.00'	S39°53'27"W	32.75'	003°34'29"	32.75'
C130	525.00'	S53°50'11"W	221.14'	024°18'59"	222.81'
C131	525.00'	S43°09'19"W	27.07'	002°57'15"	27.07'
C132	525.00'	S47°14'19"W	47.73'	005°12'38"	47.74'
C133	525.00'	S52°58'53"W	47.73'	006°12'38"	47.74'
C134	525.00'	S57°39'31"W	47.73'	005°12'38"	47.74'
C135	525.00'	S62°52'09"W	47.73'	005°12'38"	47.74'
C136	525.00'	S65°54'04"W	4.76'	000°31'12"	4.76'
C137	75.00'	S88°50'02"W	58.43'	045°50'51"	60.01'
C138	75.00'	S68°40'18"W	7.01'	005°21'16"	7.01'
C139	75.00'	N88°24'17"W	51.91'	040°29'50"	53.01'
C140	645.00'	S53°50'11"W	271.89'	024°18'59"	273.74'
C141	645.00'	S43°09'19"W	33.25'	002°57'15"	33.30'
C142	645.00'	S47°14'15"W	58.64'	005°12'38"	58.66'
C143	645.00'	S52°26'53"W	58.64'	005°12'38"	58.66'
C144	645.00'	S57°39'31"W	58.64'	005°12'38"	58.66'
C145	645.00'	S62°52'09"W	58.64'	005°12'38"	58.66'
C146	645.00'	S65°54'04"W	5.85'	000°31'12"	5.85'
C147	195.00'	S85°21'20"W	128.29'	038°43'21"	131.79'
C148	195.00'	S68°40'18"W	16.22'	002°21'16"	16.22'
C149	195.00'	S89°01'56"W	111.87'	033°22'04"	113.56'
C150	210.00'	N88°37'42"W	94.80'	028°03'31"	95.51'
C151	212.00'	S72°10'56"W	45.65'	012°25'52"	45.99'
C152	660.00'	S60°31'28"W	125.84'	010°56'27"	126.03'
C153	663.00'	S49°48'59"W	121.03'	010°28'27"	121.20'
C154	666.00'	S43°07'28"W	33.62'	002°53'33"	33.62'
C155	664.00'	S39°05'06"W	6.00'	005°11'11"	6.01'
C156	645.00'	S37°11'19"W	100.88'	008°58'44"	101.08'
C157	645.00'	S32°47'46"W	2.18'	000°11'38"	2.18'
C158	645.00'	S35°29'54"W	58.64'	005°12'38"	58.66'
C159	645.00'	S39°53'27"W	40.23'	003°34'29"	40.24'
C160	84.00'	N72°41'19"E	164.30'	155°54'33"	228.57'
C161	25.00'	S01°56'16"E	28.42'	069°16'27"	30.23'
C162	475.00'	S37°11'19"W	78.36'	008°58'44"	74.44'
C163	475.00'	S35°16'54"W	43.20'	005°13'53"	43.27'
C164	475.00'	S39°48'16"W	31.06'	003°44'01"	31.07'
C165	475.00'	S47°31'31"W	84.03'	011°07'40"	84.19'
C166	475.00'	S43°22'33"W	28.10'	003°34'44"	28.10'
C167	475.00'	S49°03'23"W	65.98'	007°59'56"	66.04'
C168	355.00'	S37°11'19"W	55.58'	008°58'44"	55.63'
C169	355.00'	S35°16'54"W	32.40'	005°13'53"	32.41'
C170	355.00'	S39°48'16"W	23.22'	003°44'01"	23.22'
C171	355.00'	S49°58'53"W	102.53'	016°38'31"	102.89'
C172	355.00'	S43°57'03"W	28.16'	004°32'43"	28.16'
C173	355.00'	S52°15'15"W	74.59'	012°03'39"	74.73'
C174	25.00'	N78°46'11"W	37.27'	086°22'55"	42.05'
C175	225.00'	S40°42'51"E	79.19'	020°16'48"	79.60'
C176	175.00'	N45°16'31"W	34.00'	011°08'55"	34.05'
C177	175.00'	N50°35'28"W	1.58'	000°37'03"	1.58'
C178	175.00'	N45°01'00"W	32.43'	010°37'53"	32.47'
C180	500.00'	N36°30'54"W	20.84'	002°23'18"	20.84'
C215	380.00'	N38°29'15"W	15.84'	002°23'18"	15.84'
C409	225.00'	N45°16'31"W	43.71'	011°08'55"	43.78'
C410	225.00'	N42°38'25"W	23.07'	005°54'32"	23.08'
C411	225.00'	N48°12'52"W	20.89'	005°16'31"	20.70'
C412	175.00'	S40°42'51"E	61.59'	020°16'48"	61.91'
C413	25.00'	S17°42'28"W	37.32'	096°34'23"	42.14'
C414	25.00'	N70°45'59"W	34.25'	086°28'42"	37.73'
C416	789.00'	S33°03'41"E	97.27'	007°04'06"	97.33'
C462	25.00'	S09°53'43"W	22.60'	005°54'21"	23.52'
C532	55.00'	N45°16'31"W	11.69'	011°08'55"	10.70'
C533	55.00'	N50°31'35"W	1.58'	001°38'47"	1.58'
C534	55.00'	N44°27'08"W	9.11'	009°30'08"	9.12'

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SHEET INDEX
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 SHEET 2 AND 3 OF 10 - BOUNDARY AND TRACT GEOMETRY
 SHEET 4-10 OF 10 - LOT AND TRACT GEOMETRY

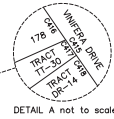


VERONA - VILLAGE C

REPLATING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY FLORIDA.

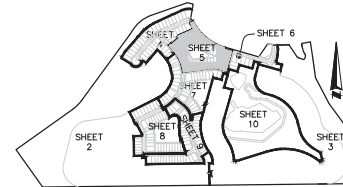
SHEET 5 OF 10

PLAT BOOK PAGE



DETAIL A not to scale

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	S47°50'34"E	52.08'	040°37'51"	53.19'
C2	739.00'	S31°03'41"E	91.11'	007°04'06"	91.17'
C105	764.00'	S50°40'49"E	600.79'	048°18'31"	617.48'
C472	445.00'	S86°14'47"W	50.86'	006°33'06"	50.88'
C473	25.00'	S61°10'01"W	35.36'	080°00'00"	39.27'
C529	685.00'	N31°16'57"E	200.57'	016°50'13"	201.29'
C530	685.00'	N21°57'14"W	21.76'	001°48'13"	21.76'



KEY MAP (not to scale)

SHEET INDEX
SHEET 1 OF 10 - LEGAL DESCRIPTION, NOTES, LEGEND AND DEDICATION
SHEET 2 AND 3 OF 10 - BOUNDARY AND TRACT GEOMETRY
SHEET 4-10 OF 10 - LOT AND TRACT GEOMETRY

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	S47°50'34"E	52.08'	040°37'51"	53.19'
C2	739.00'	S31°03'41"E	91.11'	007°04'06"	91.17'
C105	764.00'	S50°40'49"E	600.79'	048°18'31"	617.48'
C472	445.00'	S86°14'47"W	50.86'	006°33'06"	50.88'
C473	25.00'	S61°10'01"W	35.36'	080°00'00"	39.27'
C529	685.00'	N31°16'57"E	200.57'	016°50'13"	201.29'
C530	685.00'	N21°57'14"W	21.76'	001°48'13"	21.76'
C343	275.00'	N85°39'11"W	112.66'	023°38'24"	113.46'
C393	25.00'	N61°10'01"E	35.36'	090°00'00"	39.27'
C394	325.00'	N85°39'11"W	133.14'	023°38'24"	134.09'
C395	325.00'	N74°59'22"W	13.12'	002°18'45"	13.12'
C396	325.00'	N79°59'39"W	43.63'	007°41'50"	43.66'
C397	325.00'	N87°07'07"W	37.14'	006°33'06"	37.16'
C398	325.00'	S86°14'47"W	37.14'	006°33'06"	37.16'
C399	325.00'	S87°47'25"W	2.99'	000°31'37"	2.99'
C400	35.00'	S54°02'53"E	34.37'	086°51'00"	37.90'
C401	550.00'	N23°59'43"W	276.14'	039°04'40"	279.13'
C402	550.00'	N15°42'07"W	97.36'	010°09'27"	97.90'
C403	550.00'	N21°49'20"W	20.00'	002°05'01"	20.00'
C404	550.00'	N24°51'27"W	38.26'	003°59'12"	38.27'
C405	550.00'	N28°50'38"W	38.26'	003°59'12"	38.27'
C406	550.00'	N32°49'50"W	38.26'	003°59'12"	38.27'
C407	550.00'	N36°49'02"W	38.26'	003°59'12"	38.27'
C408	550.00'	N39°15'21"W	8.55'	000°53'28"	8.55'
C414	25.00'	N70°45'59"W	34.25'	086°28'42"	37.73'
C415	789.00'	S50°40'49"E	620.45'	046°18'21"	637.66'
C416	789.00'	S31°03'41"E	97.27'	007°04'06"	97.33'
C417	789.00'	S34°38'48"E	1.39'	000°06'04"	1.39'
C418	789.00'	S39°35'20"E	24.57'	007°47'05"	24.58'
C419	789.00'	S37°53'52"E	39.01'	002°59'59"	39.01'
C420	789.00'	S40°43'52"E	39.01'	002°49'59"	39.01'
C421	789.00'	S43°33'51"E	39.01'	002°49'59"	39.01'
C422	789.00'	S46°23'51"E	39.01'	002°49'59"	39.01'
C423	789.00'	S49°13'50"E	39.01'	002°49'59"	39.01'
C424	789.00'	S52°03'49"E	39.01'	002°49'59"	39.01'
C425	789.00'	S54°53'49"E	39.01'	002°49'59"	39.01'
C426	789.00'	S57°43'48"E	39.01'	002°49'59"	39.01'
C427	789.00'	S60°33'48"E	39.01'	002°49'59"	39.01'
C428	789.00'	S63°23'47"E	39.01'	002°49'59"	39.01'
C429	789.00'	S66°13'47"E	39.01'	002°49'59"	39.01'
C430	789.00'	S69°03'47"E	43.92'	003°11'23"	43.93'
C431	789.00'	S72°00'44"E	41.27'	002°59'50"	41.27'
C432	25.00'	N28°49'59"W	35.36'	090°00'00"	39.27'
C433	909.00'	S72°00'44"E	47.54'	002°59'50"	47.55'
C434	909.00'	S69°14'28"E	50.60'	003°11'23"	50.61'
C435	909.00'	S66°13'47"E	44.94'	002°49'59"	44.95'
C436	909.00'	S63°23'47"E	44.94'	002°49'59"	44.95'
C437	909.00'	S60°33'48"E	44.94'	002°49'59"	44.95'
C438	909.00'	S57°43'48"E	44.94'	002°49'59"	44.95'
C439	909.00'	S54°53'49"E	44.94'	002°49'59"	44.95'
C440	909.00'	S52°03'49"E	44.94'	002°49'59"	44.95'
C441	909.00'	S49°13'50"E	44.94'	002°49'59"	44.95'
C442	909.00'	S46°23'51"E	44.94'	002°49'59"	44.95'
C443	909.00'	S43°33'51"E	44.94'	002°49'59"	44.95'
C444	909.00'	S40°43'52"E	44.94'	002°49'59"	44.95'
C445	909.00'	S37°53'52"E	44.94'	002°50'00"	44.95'
C446	909.00'	S35°03'52"E	465.99'	028°42'13"	471.25'
C447	909.00'	S67°57'09"E	56.08'	003°32'07"	56.09'
C448	909.00'	S71°46'36"E	65.24'	004°06'47"	65.25'
C449	25.00'	N74°33'34"W	31.72'	078°49'31"	34.36'
C450	25.00'	N62°45'57"W	25.93'	062°28'46"	27.26'
C451	25.00'	N43°13'11"W	7.08'	016°16'45"	7.10'
C452	924.00'	S48°00'39"E	408.29'	039°31'41"	411.69'
C453	924.00'	S35°51'51"E	19.91'	001°47'04"	19.91'
C454	924.00'	S48°37'41"E	388.85'	024°17'38"	391.78'
C455	25.00'	N10°52'33"E	47.46'	143°18'07"	62.53'
C456	25.00'	S59°15'30"E	30.93'	076°25'46"	33.35'
C457	25.00'	S65°23'50"E	26.55'	064°09'08"	27.99'
C458	25.00'	S27°10'57"E	5.35'	012°16'38"	5.36'
C459	685.00'	N30°22'20"W	222.07'	018°39'26"	223.06'
C460	25.00'	S13°08'48"W	39.85'	105°41'43"	46.12'
C461	25.00'	S28°22'46"E	9.62'	022°38'36"	9.68'
C462	25.00'	S09°53'43"W	22.66'	053°54'21"	23.52'
C463	25.00'	S51°25'17"W	12.58'	029°08'47"	12.72'
C464	670.00'	N31°16'57"W	196.18'	016°50'13"	196.88'
C465	670.00'	N39°15'21"W	10.41'	000°53'28"	10.41'
C466	670.00'	N36°49'02"W	46.61'	003°59'12"	46.62'
C467	670.00'	N32°49'50"W	46.61'	003°59'12"	46.62'
C468	670.00'	N28°50'38"W	46.61'	003°59'12"	46.62'
C469	670.00'	N24°51'27"W	46.61'	003°59'12"	46.62'

LINE TABLE		
LINE	BEARING	LENGTH
L156	S73°49'59"E	43.88'
L159	S73°49'59"E	57.65'
L161	S50°17'57"W	16.93'
L162	S73°49'59"E	1.74'
L239	S53°08'48"E	20.80'

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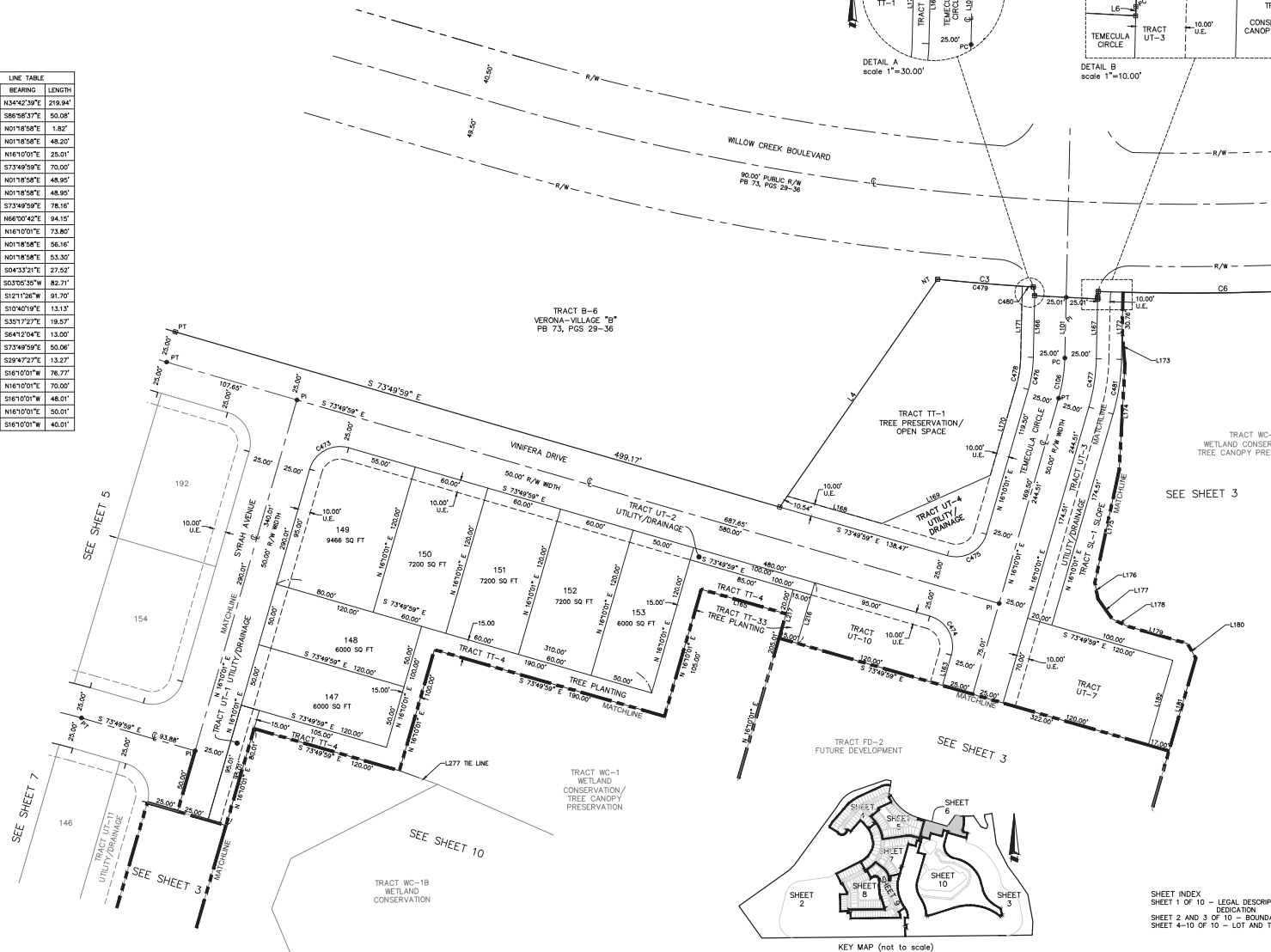
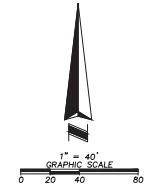
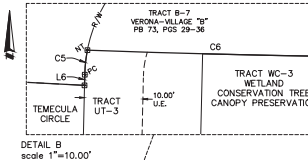
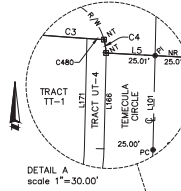
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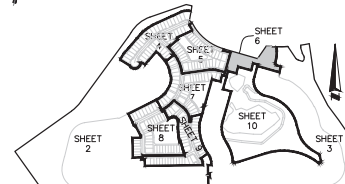
REPLATING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY FLORIDA.

SHEET 6 OF 16 PLAT BOOK PAGE

LINE	BEARING	LENGTH
L4	N34°42'39"E	219.94'
L5	S86°56'37"E	50.00'
L6	N01°18'58"E	1.82'
L101	N01°18'58"E	48.20'
L163	N16°10'01"E	25.01'
L165	S73°49'59"E	70.00'
L166	N01°18'58"E	48.95'
L167	N01°18'58"E	48.95'
L168	S73°49'59"E	78.16'
L169	N86°50'42"E	94.15'
L170	N16°10'01"E	73.86'
L171	N01°18'58"E	56.16'
L172	N01°18'58"E	53.30'
L173	S04°33'20"E	27.62'
L174	S03°05'30"W	82.71'
L175	S12°11'28"W	91.70'
L176	S10°40'19"E	13.13'
L177	S35°17'27"E	19.57'
L178	S64°22'04"E	13.00'
L179	S73°49'59"E	50.06'
L180	S29°47'27"E	13.27'
L181	S16°10'01"W	76.77'
L182	N16°10'01"E	70.00'
L183	S16°10'01"W	48.01'
L216	N16°10'01"E	50.01'
L217	S16°10'01"W	40.01'



CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	1989.88'	S85°21'21"E	76.18'	002°11'37"	76.18'
C4	30.00'	N08°52'36"W	6.96'	013°19'17"	6.96'
C5	25.00'	S06°52'32"W	4.19'	009°37'07"	4.20'
C6	1993.32'	N89°29'01"E	178.94'	005°08'40"	179.02'
C106	125.00'	N08°44'30"E	32.31'	014°51'03"	32.40'
C473	25.00'	S61°57'01"W	35.36'	090°00'00"	39.27'
C474	25.00'	N08°49'59"W	35.36'	090°00'00"	39.27'
C475	25.00'	N61°10'01"E	35.36'	090°00'00"	39.27'
C476	100.00'	N08°44'30"E	25.85'	014°51'03"	25.92'
C477	150.00'	N08°44'30"E	38.77'	014°51'03"	38.86'
C478	90.00'	N08°44'30"E	23.26'	014°51'03"	23.33'
C479	1989.88'	S85°13'49"E	67.46'	001°56'33"	67.46'
C480	1989.88'	S86°19'33"E	8.72'	000°19'04"	8.72'
C481	170.00'	N08°44'30"E	43.94'	014°51'03"	44.06'



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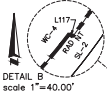
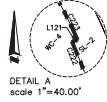
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VERONA - VILLAGE C

REPLATING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY FLORIDA.

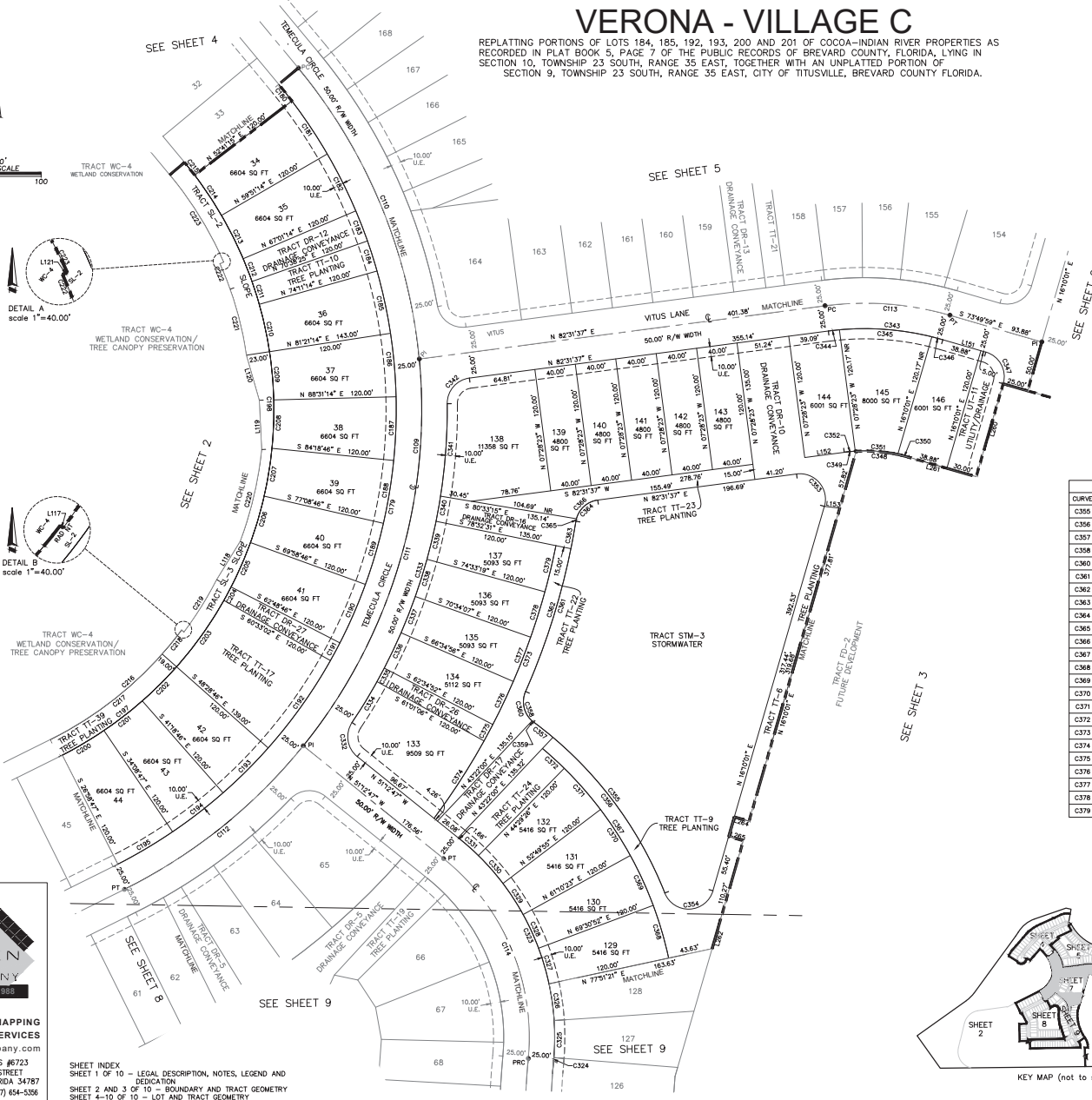
SHEET 7 OF 10

PLAT BOOK PAGE



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SHEET INDEX
SHEET 1 OF 10 - LEGAL DESCRIPTION, NOTES, LEGEND AND DEDICATION
SHEET 2 AND 3 OF 10 - BOUNDARY AND TRACT GEOMETRY
SHEET 4-10 OF 10 - LOT AND TRACT GEOMETRY



LINE TABLE

LINE	BEARING	LENGTH
L117	S33°16'49"E	3.00'
L118	N0°36'32"E	44.05'
L119	N02°45'45"W	48.30'
L120	N15°57'59"W	46.00'
L121	N66°16'34"E	4.00'
L151	S73°49'59"E	43.88'
L152	N82°19'37"E	39.09'
L153	S83°30'12"E	15.22'
L203	N39°42'03"W	120.37'
L259	S73°49'59"E	65.00'
L260	N16°10'01"E	95.00'
L261	S73°49'59"E	68.88'
L262	N16°10'01"E	240.72'
L264	S73°49'59"E	15.00'
L265	S73°49'59"E	15.00'

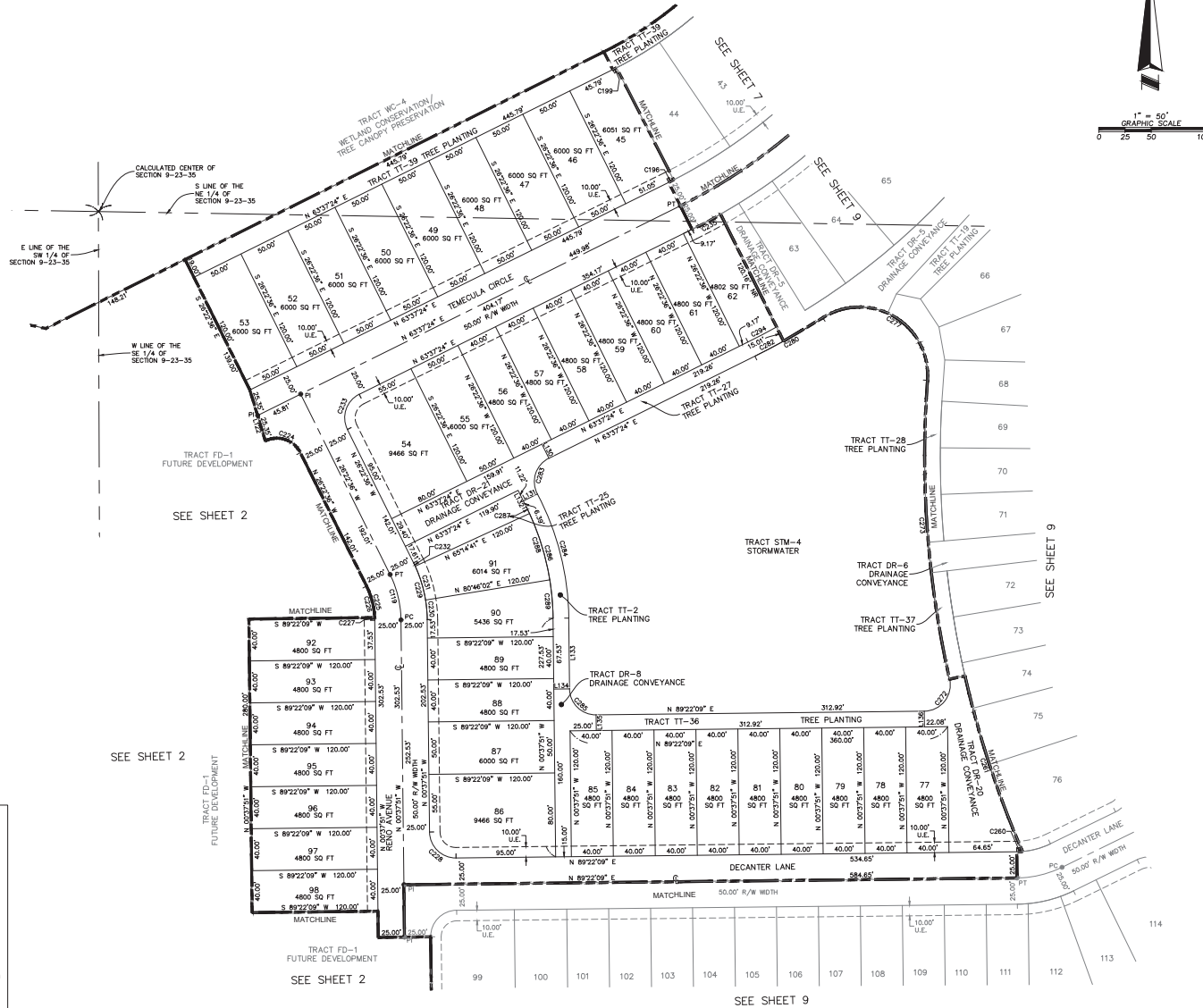
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C355	385.00'	N37°30'16"W	211.15'	031°49'53"	213.89'
C356	385.00'	N35°43'15"W	187.99'	028°15'46"	189.91'
C357	385.00'	N51°38'09"W	23.98'	003°34'07"	23.98'
C358	25.00'	S14°49'20"E	31.99'	077°11'45"	33.68'
C360	25.00'	S12°23'22"E	29.51'	072°19'50"	31.56'
C361	685.00'	N16°28'30"E	174.09'	014°36'05"	174.57'
C362	685.00'	N17°37'01"E	146.98'	021°19'04"	147.28'
C363	685.00'	N10°18'58"E	27.30'	002°17'01"	27.30'
C364	25.00'	S45°51'02"W	29.86'	073°21'09"	32.01'
C365	25.00'	S12°03'30"W	2.52'	005°46'03"	2.52'
C366	25.00'	S48°44'54"W	27.81'	06°73'05"	29.49'
C367	370.00'	N31°03'46"W	239.83'	037°50'17"	244.35'
C368	370.00'	N16°19'14"W	53.82'	006°20'28"	53.87'
C369	370.00'	N24°59'32"W	53.82'	006°20'28"	53.87'
C370	370.00'	N32°59'51"W	53.82'	006°20'28"	53.87'
C371	370.00'	N41°20'30"W	53.82'	006°20'28"	53.87'
C372	370.00'	N47°44'45"W	28.88'	004°28'22"	28.88'
C373	670.00'	N24°05'15"E	292.98'	025°15'32"	295.37'
C374	670.00'	N32°50'56"E	90.39'	007°44'07"	90.45'
C375	670.00'	N28°12'01"E	18.27'	001°33'46"	18.27'
C376	670.00'	N25°25'06"E	46.78'	004°00'04"	46.79'
C377	670.00'	N21°25'28"E	46.61'	003°59'12"	46.62'
C378	670.00'	N17°26'17"E	46.61'	003°59'12"	46.62'
C379	670.00'	N13°27'09"E	46.61'	003°59'12"	46.62'

VERONA - VILLAGE C

REPLATTING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY FLORIDA.

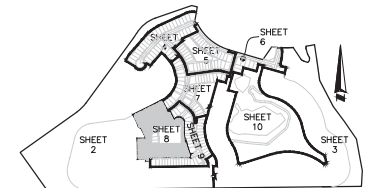
SHEET 8 OF 10

PLAT BOOK PAGE



CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C119	100.00'	N13°30'13"W	44.56'	025°44'45"	44.94'
C196	500.00'	N63°19'19"E	5.26'	000°36'11"	5.26'
C199	380.00'	N63°19'19"E	4.00'	000°36'11"	4.00'
C224	25.00'	N71°22'36"W	35.36'	090°00'00"	39.27'
C225	75.00'	N13°30'13"W	33.42'	025°44'45"	33.70'
C227	75.00'	N01°34'29"W	2.47'	001°53'16"	2.47'
C228	25.00'	S45°37'51"E	35.36'	090°00'00"	39.27'
C229	125.00'	N13°30'13"W	65.70'	025°44'45"	66.17'
C230	125.00'	N04°55'54"W	16.75'	008°36'00"	16.77'
C231	125.00'	N16°59'38"W	33.76'	015°31'22"	33.87'
C232	125.00'	N25°33'58"W	3.54'	001°37'16"	3.54'
C233	25.00'	S18°37'24"W	35.36'	090°00'00"	39.27'
C235	550.00'	N62°10'00"E	30.84'	003°12'48"	30.85'
C260	75.00'	N87°17'49"E	5.42'	004°06'41"	5.43'
C261	346.00'	S18°59'38"E	176.19'	010°41'52"	176.44'
C272	25.00'	N38°17'45"E	38.90'	102°06'50"	44.57'
C277	65.00'	N89°07'40"W	116.31'	126°56'09"	144.00'
C280	685.00'	N60°30'50"E	74.32'	005°37'09"	74.39'
C282	685.00'	N63°20'01"E	30.84'	002°34'48"	30.84'
C283	25.00'	S17°50'08"W	35.79'	091°24'32"	39.88'
C284	260.00'	N14°12'29"W	122.07'	027°09'17"	123.22'
C285	25.00'	S45°37'51"E	35.36'	090°00'00"	39.27'
C286	245.00'	N13°30'13"W	109.17'	025°44'45"	110.09'
C287	245.00'	N25°33'58"W	6.93'	001°37'16"	6.93'
C288	245.00'	N16°59'38"W	66.17'	015°31'22"	66.38'
C289	245.00'	N04°55'54"W	36.75'	008°36'00"	36.78'
C294	670.00'	N62°18'17"E	30.84'	002°36'14"	30.84'

LINE	BEARING	LENGTH
L122	S16°51'43"E	50.70'
L130	S29°22'36"E	15.00'
L131	N60°37'24"E	14.92'
L132	N89°22'36"W	17.61'
L133	N00°37'51"W	67.53'
L134	N89°22'59"E	15.00'
L135	S00°37'51"E	15.00'
L136	N00°37'51"W	15.00'



KEY MAP (not to scale)

SHEET INDEX
SHEET 1 OF 10 - LEGAL DESCRIPTION, NOTES, LEGEND AND DEDICATION
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SHEET 4-10 OF 10 - LOT AND TRACT GEOMETRY

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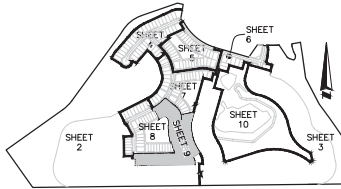
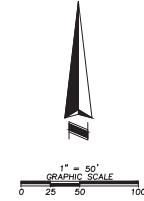
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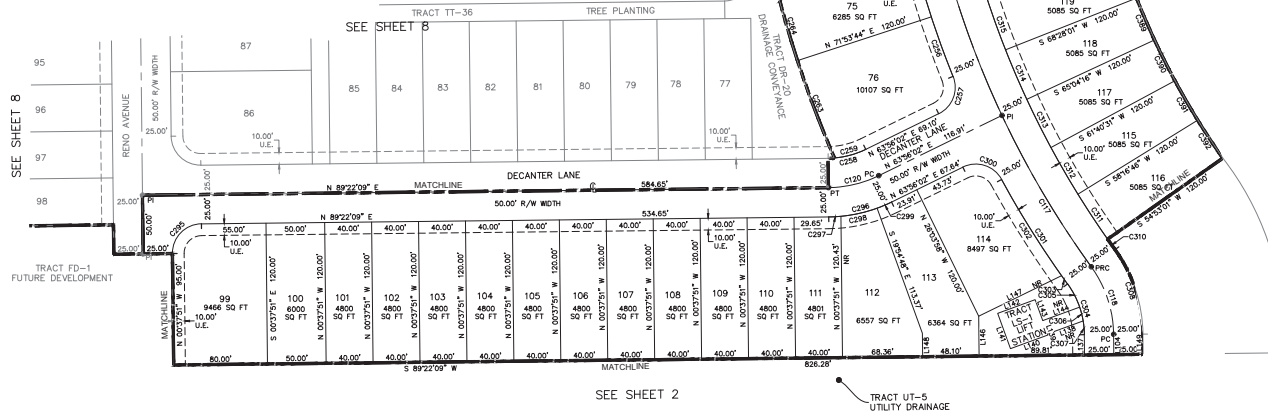
SEE SHEET 7

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C315	775.00'	S19°50'07"E	45.93'	003°23'45"	45.93'
C316	775.00'	S16°26'22"E	45.93'	003°23'45"	45.93'
C317	775.00'	S13°02'37"E	45.93'	003°23'45"	45.93'
C318	775.00'	S09°38'52"E	45.93'	003°23'45"	45.93'
C319	775.00'	S06°15'07"E	45.93'	003°23'45"	45.93'
C320	775.00'	S02°51'22"E	45.93'	003°23'45"	45.93'
C321	775.00'	S00°32'22"W	45.93'	003°23'45"	45.93'
C322	775.00'	S03°44'54"W	40.67'	003°01'19"	40.67'
C324	250.00'	N04°53'56"E	3.15'	000°43'16"	3.15'
C325	250.00'	N07°23'54"E	36.36'	009°20'29"	36.40'
C326	250.00'	N07°58'29"E	36.36'	009°20'29"	36.40'
C381	655.00'	S03°33'28"W	30.17'	002°38'21"	30.17'
C382	655.00'	S00°32'22"W	38.81'	003°23'45"	38.82'
C383	655.00'	S02°51'22"E	38.81'	003°23'45"	38.82'
C384	655.00'	S06°15'07"E	38.81'	003°23'45"	38.82'
C385	655.00'	S09°38'52"E	38.81'	003°23'45"	38.82'
C386	655.00'	S13°02'37"E	38.81'	003°23'45"	38.82'
C387	655.00'	S16°26'22"E	38.81'	003°23'45"	38.82'
C388	655.00'	S19°50'07"E	38.81'	003°23'45"	38.82'
C389	655.00'	S23°13'52"E	38.81'	003°23'45"	38.82'
C390	655.00'	S26°37'37"E	38.81'	003°23'45"	38.82'
C391	655.00'	S30°01'22"E	38.81'	003°23'45"	38.82'
C392	655.00'	S33°25'06"E	38.81'	003°23'45"	38.82'

LINE	BEARING	LENGTH
L104	N00°37'51"W	17.28'
L124	N7°58'59"E	15.00'
L125	N04°06'16"E	39.36'
L126	N10°10'00"W	32.00'
L127	N33°14'26"W	32.00'
L128	N78°11'00"W	23.52'
L137	N00°37'51"W	17.28'
L138	S69°59'08"W	32.15'
L139	S20°00'52"E	1.00'
L140	S69°59'08"W	34.00'
L141	N20°00'52"E	32.00'
L142	N69°59'08"E	34.00'
L143	S20°00'52"E	19.00'
L144	N69°59'08"E	33.37'
L146	S00°37'51"E	34.02'
L147	N63°56'02"E	78.62'



KEY MAP (not to scale)



SEE SHEET 2

TRACT UT-5
UTILITY DRAINAGE

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PLAT BOOK _____ PAGE _____

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C112	525.00'	N51°14'56"E	225.02'	024°44'57"	228.78'
C114	225.00'	N22°58'37"W	212.90'	056°28'21"	221.77'
C115	800.00'	S19°19'56"E	562.73'	041°11'00"	575.03'
C116	800.00'	S09°57'35"E	420.01'	030°26'17"	424.99'
C117	800.00'	S30°35'05"E	149.81'	010°44'43"	150.03'
C118	100.00'	N18°48'39"W	56.83'	035°51'36"	61.60'
C124	550.00'	N53°44'22"E	188.82'	019°44'04"	189.76'
C236	550.00'	N69°21'22"E	20.23'	002°06'28"	20.23'
C237	550.00'	N56°16'32"E	38.26'	003°59'12"	38.27'
C238	550.00'	N51°48'05"E	48.25'	005°01'42"	48.27'
C239	550.00'	N46°34'17"E	52.12'	002°25'54"	52.14'
C240	25.00'	S86°19'16"W	33.76'	064°55'53"	37.06'
C241	200.00'	N22°58'37"W	189.24'	056°28'21"	197.13'
C242	200.00'	N47°59'43"W	22.45'	006°26'09"	22.46'
C243	200.00'	N33°14'26"W	80.00'	023°04'26"	80.54'
C244	200.00'	N10°10'00"W	80.00'	023°04'26"	80.54'
C246	825.00'	S08°17'55"E	386.81'	027°06'58"	390.44'
C247	825.00'	S04°13'50"W	29.62'	002°03'27"	29.63'
C248	825.00'	S01°11'37"W	38.82'	002°41'47"	38.83'
C249	825.00'	S00°50'34"E	38.82'	002°41'47"	38.83'
C250	825.00'	S03°32'22"E	38.82'	002°41'47"	38.83'
C251	825.00'	S06°15'07"E	38.82'	002°41'47"	38.83'
C252	825.00'	S09°38'52"E	38.82'	002°41'47"	38.83'
C253	825.00'	S13°02'37"E	38.82'	002°41'47"	38.83'
C254	825.00'	S16°26'22"E	38.82'	002°41'47"	38.83'
C255	825.00'	S19°50'07"E	38.82'	002°41'47"	38.83'
C256	825.00'	S23°13'52"E	38.82'	002°41'47"	38.83'
C257	25.00'	N21°02'19"E	34.03'	080°47'26"	37.43'
C258	75.00'	N76°39'06"E	33.02'	025°26'07"	33.29'
C259	75.00'	N74°34'45"E	27.71'	021°17'27"	27.87'
C262	945.00'	S09°42'25"E	101.65'	006°09'57"	101.70'
C263	945.00'	S20°47'46"E	88.76'	005°23'00"	88.79'
C264	945.00'	S16°24'33"E	55.92'	003°23'28"	55.93'
C265	945.00'	S13°21'55"E	44.47'	002°41'47"	44.47'
C266	945.00'	S10°40'08"E	44.47'	002°41'47"	44.47'
C267	945.00'	S07°58'20"E	44.47'	002°41'47"	44.47'
C268	945.00'	S05°03'34"E	133.31'	008°55'22"	133.42'
C269	945.00'	S03°22'22"E	44.47'	002°41'47"	44.47'
C270	945.00'	S00°50'34"E	44.47'	002°41'47"	44.47'
C271	945.00'	S01°11'37"W	44.47'	002°41'47"	44.47'
C272	945.00'	S03°32'22"E	103.08'	006°09'57"	103.11'
C273	960.00'	S05°45'21"E	29.09'	001°44'11"	29.09'
C276	960.00'	S00°16'28"E	154.45'	009°14'50"	154.61'
C278	65.00'	N30°52'28"W	74.53'	069°57'48"	79.37'
C279	65.00'	S85°53'28"W	62.00'	056°58'21"	64.63'
C281	685.00'	N59°13'22"E	43.50'	003°38'22"	43.51'
C282	670.00'	N49°38'53"E	201.63'	017°18'30"	202.40'
C291	670.00'	N56°18'32"E	46.61'	003°59'12"	46.62'
C292	670.00'	N51°48'05"E	58.78'	005°01'42"	58.80'
C293	670.00'	N45°08'26"E	96.90'	008°17'37"	96.98'
C295	25.00'	S44°22'08"W	35.36'	090°07'00"	39.27'
C296	125.00'	N76°39'06"E	55.04'	025°26'07"	55.49'
C297	125.00'	N69°59'08"E	10.36'	004°45'05"	10.37'
C298	125.00'	N77°21'09"E	31.62'	014°31'52"	31.70'
C299	125.00'	N67°00'37"E	13.42'	008°09'57"	13.42'
C300	35.00'	N72°20'03"W	34.56'	087°29'17"	36.16'
C301	825.00'	S32°15'47"E	105.36'	007°19'19"	105.43'
C302	825.00'	S31°17'33"E	96.62'	006°45'20"	96.67'
C303	825.00'	S30°37'12"E	8.76'	003°38'22"	8.76'
C304	75.00'	N18°16'39"W	45.47'	035°17'36"	46.20'
C305	75.00'	N27°22'52"W	22.28'	017°05'09"	22.37'
C306	75.00'	N14°13'34"W	12.06'	009°13'27"	12.07'
C307	75.00'	N05°07'20"W	11.75'	008°58'59"	11.76'
C308	125.00'	N18°16'39"W	75.79'	035°17'36"	77.00'
C309	775.00'	S19°19'56"E	545.14'	041°11'00"	557.06'
C310	775.00'	S35°31'13"E	10.92'	000°48'28"	10.92'
C311	775.00'	S33°25'06"E	45.93'	003°23'45"	45.93'
C312	775.00'	S31°07'22"E	45.93'	003°23'45"	45.93'
C313	775.00'	S28°37'37"E	45.93'	003°23'45"	45.93'
C314	775.00'	S23°13'52"E	45.93'	003°23'45"	45.93'

SHEET INDEX
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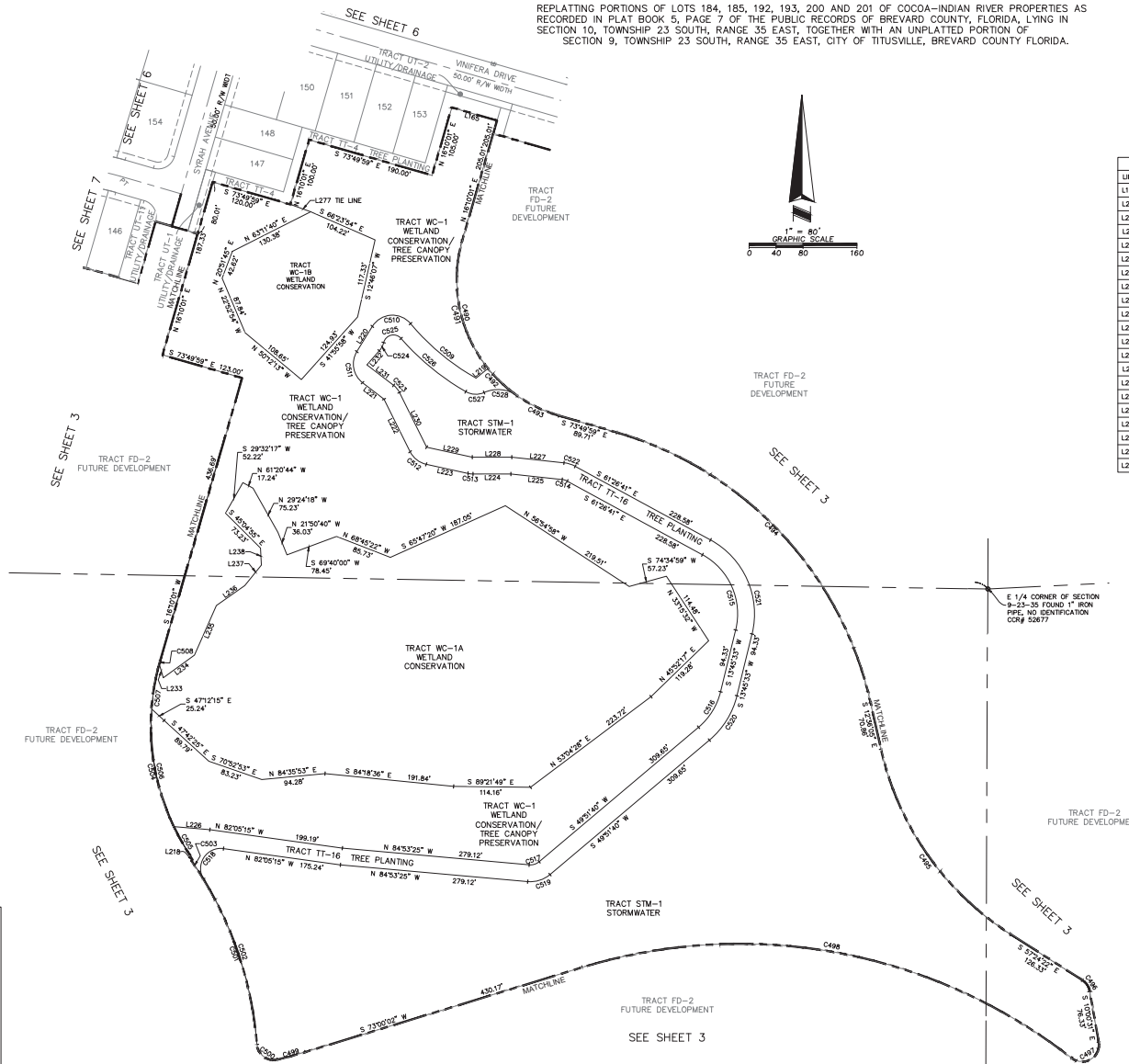
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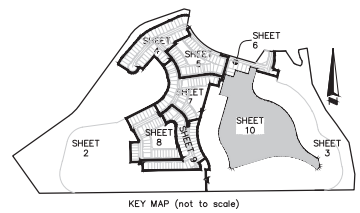
SHEET 10 OF 10

PLAT BOOK PAGE



LINE TABLE		
LINE	BEARING	LENGTH
L165	S73°49'59"E	70.00'
L219	N51°08'16"E	22.85'
L220	N31°35'29"E	43.99'
L221	S52°29'31"E	40.14'
L222	S28°23'38"E	87.15'
L223	S77°41'46"E	63.56'
L224	N80°00'00"E	56.18'
L225	S83°47'16"E	76.63'
L226	N85°07'49"W	53.58'
L227	S83°47'16"E	77.99'
L228	N80°00'00"E	58.61'
L229	S77°41'46"E	68.44'
L230	S28°23'38"E	90.79'
L231	S52°29'31"E	49.97'
L233	N16°28'27"E	21.16'
L234	S54°04'55"W	57.15'
L235	S23°48'54"W	80.50'
L236	S54°51'39"W	51.47'
L237	S30°07'13"W	38.05'
L238	S62°43'17"E	25.39'
L277	N70°13'05"W	32.16'

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C490	210.00'	S19°26'50"E	244.58'	071°13'41"
C491	210.00'	S11°20'52"E	194.03'	055°01'45"
C492	210.00'	S46°15'21"E	156.18'	016°11'57"
C493	210.00'	S64°26'50"E	168.50'	018°46'10"
C494	560.00'	N43°13'02"W	550.02'	061°13'54"
C495	440.00'	S35°00'13"E	335.38'	044°48'17"
C496	25.00'	N33°42'28"W	20.10'	047°23'51"
C497	25.00'	N58°00'15"E	46.68'	138°01'31"
C498	800.00'	N79°29'29"W	739.00'	055°00'58"
C499	640.00'	N74°54'10"E	42.49'	003°48'16"
C500	25.00'	S53°46'48"E	37.97'	088°49'49"
C501	550.00'	N19°33'46"W	288.60'	030°31'45"
C502	550.00'	N17°55'00"W	257.78'	027°06'13"
C503	550.00'	N33°10'52"E	32.88'	003°25'32"
C504	347.00'	S09°21'48"E	299.11'	051°03'39"
C505	347.00'	S30°13'51"E	56.42'	009°19'34"
C506	347.00'	S10°43'21"E	177.81'	029°41'28"
C507	347.00'	S09°42'34"W	67.55'	011°10'18"
C508	347.00'	S15°43'50"W	5.28'	000°52'21"
C509	350.00'	S50°15'45"E	128.48'	020°46'09"
C510	35.00'	S85°52'09"W	56.83'	108°33'21"
C511	35.00'	S10°27'01"E	46.88'	084°05'00"
C512	35.00'	S52°02'42"E	30.30'	051°18'08"
C513	35.00'	S83°50'53"E	7.50'	012°16'14"
C514	20.00'	N72°36'59"W	7.75'	022°20'30"
C515	100.00'	N23°50'34"W	122.03'	075°12'14"
C516	100.00'	N31°48'37"E	61.97'	036°06'07"
C517	20.00'	N72°29'08"E	15.39'	045°14'56"
C518	30.00'	S33°13'20"W	54.24'	129°22'51"
C519	45.00'	N72°29'08"E	34.62'	045°14'56"
C520	125.00'	N31°48'37"E	77.47'	036°06'07"
C521	125.00'	N23°50'34"W	152.54'	075°12'14"
C522	45.00'	N72°36'59"W	17.44'	022°20'30"
C523	30.00'	N39°26'34"W	13.55'	026°05'23"
C524	30.00'	N28°05'42"E	13.87'	008°44'10"
C525	15.00'	S76°47'28"W	26.52'	124°17'47"
C526	375.00'	S50°36'15"E	124.28'	019°54'13"
C527	30.00'	S87°09'16"E	27.26'	054°02'01"
C528	50.00'	N84°36'58"W	49.33'	059°06'36"



SHEET INDEX
SHEET 1 OF 10 - LEGAL DESCRIPTION, NOTES, LEGEND AND DEDICATION
SHEET 2 AND 3 OF 10 - BOUNDARY AND TRACT GEOMETRY
SHEET 4-10 OF 10 - LOT AND TRACT GEOMETRY

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HC
PREPARED BY AND TO BE RETURNED TO:
Kevin Bond, Esquire
KB Home
4105 Crescent Park Drive
Riverview, Florida 33578
(813) 387-9616

**THIRD SUPPLEMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR VERONA**

THIS THIRD SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VERONA (this "Supplement") is made by KB Home Orlando LLC, a Delaware limited liability company authorized to do business in Florida ("KB").

WITNESSETH:

WHEREAS, KB is the Declarant pursuant to that certain Declaration of Covenants and Restrictions for Verona recorded on June 16, 2020, in Official Records Book 8768, Page 2250, public records of Brevard County, Florida, as has been or may have been amended and supplemented from time to time (collectively, "Declaration"); and

WHEREAS, Section 15.4.4 of the Declaration, allows Declarant, without joinder or consent of any other party, to amend the Declaration to submit additional property to the terms and provisions of the Declaration, such additional property to become a portion of the "Property", as defined in the Declaration; and

WHEREAS, Declarant is the owner of that certain property in Brevard County, Florida, as legally described on Exhibit "A", attached hereto and made a part hereof (the "Additional Property"), and now, pursuant to Sections 2.2 and 15.4.4 of the Declaration, desires to submit such property to the scope of the Declaration, as provided hereinafter;

NOW, THEREFORE, Declarant now desires to amend the Declaration as follows:

1. **Recitals**: The foregoing recitals are true and correct and are deemed incorporated herein as if fully stated hereinafter.
2. **Addition of Additional Property**: Declarant, for itself and its successors, grantees and assigns, hereby makes, declares and publishes its intention to subject and does hereby subject the Additional Property to all terms, provisions, covenants, conditions, restrictions and easements to run with said property and be binding upon the owners of said property. Hereinafter, the Additional Property shall be included within the scope of the "Property" as defined and referenced in the Declaration.

IN WITNESS WHEREOF, KB has caused this Supplement to be executed by its authorized representative and affixed its corporate seal as of this 27th day of March, 2024

WITNESSES:

KB HOME ORLANDO LLC,
a Delaware limited liability company

[Signature]
Name: Stephen White
Address:
9102 Southpark Center Loop, Suite 100
Orlando, FL 32819

By: [Signature]
Stephen McConn
Vice President, Land Development

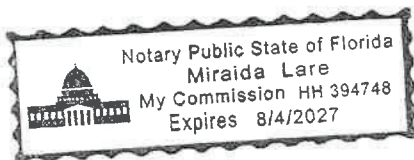
[Signature]
Name: AARON REID
Address:
9102 Southpark Center Loop, Suite 100
Orlando, FL 32819

(SEAL)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of March, 2024, by Stephen McConn the VP Land Development of KB HOME ORLANDO LLC, a Delaware limited liability company, on behalf of the company. He/She either ☒ is personally known to me or ☐ has produced a state driver's license as identification.

[NOTARY SEAL]



[Signature]
Notary Public, State of Florida
Printed Name: Miraida Lare
Commission No.: HH 394748
My commission expires: 8-4-2027

EXHIBIT "A" – LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF AFORESAID SECTION 9; THENCE RUN NORTH 00°10'52" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 FOR A DISTANCE OF 1420.66 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°22'09" WEST FOR A DISTANCE OF 1153.84 FEET TO A POINT ON THE EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 70225; THENCE RUN NORTH 35°26'31" WEST ALONG SAID EAST LIMITED ACCESS RIGHT-OF-WAY LINE FOR A DISTANCE OF 651.89 FEET; THENCE DEPARTING SAID EAST LIMITED ACCESS RIGHT-OF-WAY RUN THE FOLLOWING COURSES: NORTH 54°33'29" EAST FOR A DISTANCE OF 987.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 572.00 FEET, WITH A CHORD BEARING OF NORTH 45°21'20" EAST, AND A CHORD DISTANCE OF 182.95 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°24'18" FOR A DISTANCE OF 183.74 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 36°09'11" EAST FOR A DISTANCE OF 1147.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 772.00 FEET, WITH A CHORD BEARING OF NORTH 33°22'38" EAST, AND A CHORD DISTANCE OF 74.77 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°33'06" FOR A DISTANCE OF 74.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF NORTH 50°44'33" EAST, AND A CHORD DISTANCE OF 344.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°16'57" FOR A DISTANCE OF 351.53 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 70°53'01" EAST FOR A DISTANCE OF 545.10 FEET; THENCE RUN SOUTH 77°14'19" EAST FOR A DISTANCE OF 83.79 FEET TO A POINT ON THE WEST LINE OF VERONA-VILLAGE "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 29 THROUGH 36 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID WEST LINE: SOUTH 09°20'06" WEST FOR A DISTANCE OF 70.41 FEET; THENCE RUN SOUTH 10°18'18" WEST FOR A DISTANCE OF 140.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VERONA-VILLAGE "B" AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF SOUTH 47°50'34" EAST, AND A CHORD DISTANCE OF 52.08 FEET; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING COURSES ALONG SAID SOUTHERLY LINE: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°37'51" FOR A DISTANCE OF 53.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 739.00 FEET, WITH A CHORD BEARING OF SOUTH 50°40'49" EAST, AND A CHORD DISTANCE OF 581.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°18'21" FOR A DISTANCE OF 597.25 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 73°49'59" EAST FOR A DISTANCE OF 499.17 FEET; THENCE RUN NORTH 34°42'39" EAST FOR A DISTANCE OF 219.94 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1989.88 FEET, WITH A CHORD BEARING OF SOUTH 85°21'21" EAST, AND A CHORD DISTANCE OF 76.18 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'37" FOR A DISTANCE OF 76.18 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF SOUTH 08°52'36" EAST, AND A CHORD DISTANCE OF 6.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°19'17" FOR A DISTANCE OF 6.98 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 86°58'37" EAST FOR A DISTANCE OF 50.08 FEET; THENCE RUN NORTH 01°18'58" EAST FOR A DISTANCE OF 1.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE

EASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 06°07'32" EAST, AND A CHORD DISTANCE OF 4.19 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°37'07" FOR A DISTANCE OF 4.20 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1993.32 FEET, WITH A CHORD BEARING OF NORTH 89°29'01" EAST, AND A CHORD DISTANCE OF 178.96 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°08'45" FOR A DISTANCE OF 179.02 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 15°41'22" EAST FOR A DISTANCE OF 2.90 FEET; THENCE RUN SOUTH 33°33'40" EAST FOR A DISTANCE OF 200.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF SOUTH 49°07'08" EAST, AND A CHORD DISTANCE OF 18.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°06'56" FOR A DISTANCE OF 19.01 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 64°40'36" EAST FOR A DISTANCE OF 22.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF SOUTH 68°17'44" EAST, AND A CHORD DISTANCE OF 4.42 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'17" FOR A DISTANCE OF 4.42 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 71°54'53" EAST FOR A DISTANCE OF 62.22 FEET; THENCE RUN NORTH 36°46'11" EAST FOR A DISTANCE OF 32.37 FEET; THENCE RUN NORTH 05°08'30" EAST FOR A DISTANCE OF 29.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF NORTH 11°41'57" WEST, AND A CHORD DISTANCE OF 20.28 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'54" FOR A DISTANCE OF 20.57 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 28°32'24" WEST FOR A DISTANCE OF 45.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5.00 FEET, WITH A CHORD BEARING OF NORTH 22°31'04" WEST, AND A CHORD DISTANCE OF 1.05 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'41" FOR A DISTANCE OF 1.05 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 16°29'44" WEST FOR A DISTANCE OF 81.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 5.00 FEET, WITH A CHORD BEARING OF NORTH 08°00'00" WEST, AND A CHORD DISTANCE OF 1.48 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'27" FOR A DISTANCE OF 1.48 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°29'43" EAST FOR A DISTANCE OF 20.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF NORTH 01°19'04" WEST, AND A CHORD DISTANCE OF 2.21 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°37'34" FOR A DISTANCE OF 2.22 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 00°48'51" EAST FOR A DISTANCE OF 12.58 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2412.07 FEET, WITH A CHORD BEARING OF NORTH 79°57'59" EAST, AND A CHORD DISTANCE OF 122.72 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°54'56" FOR A DISTANCE OF 122.74 FEET TO A POINT ON THE WESTERLY LINE OF VERONA-VILLAGE "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 18 THROUGH 24 OF AFORESAID PUBLIC RECORDS AND A NON TANGENT LINE; THENCE DEPARTING AFORESAID SOUTHERLY LINE OF VERONA-VILLAGE "B" RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE: SOUTH 08°34'09" EAST FOR A DISTANCE OF 193.76 FEET; THENCE RUN SOUTH 07°57'44" EAST FOR A DISTANCE OF 319.64 FEET; THENCE RUN SOUTH 27°28'40" EAST FOR A DISTANCE OF 417.26 FEET; THENCE RUN SOUTH 36°41'30" EAST FOR A DISTANCE OF 257.82 FEET; THENCE RUN SOUTH 34°33'08" EAST FOR A DISTANCE OF 308.78 FEET; THENCE RUN SOUTH 10°27'19" EAST FOR A DISTANCE OF 458.41 FEET; THENCE RUN SOUTH 02°55'36" WEST A DISTANCE OF 222.15 FEET TO THE SOUTHWESTERLY CORNER OF VERONA-VILLAGE "D"; THENCE DEPARTING SAID WESTERLY LINE OF VERONA-VILLAGE "D" RUN SOUTH 89°22'09" WEST FOR A DISTANCE OF 3316.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 184.87 ACRES MORE OR LESS.

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: **Rezoning (REZ) No. 1-2025 Windover Farms/Cheney Hwy**
Department/Office: Community Development

Recommended Action:

Conduct the public hearing and make a recommendation on Rezoning (REZ) No. 1-2025 Windover Farms/Cheney Hwy.

Rezone the 25.9 acre property located at 8225 Windover Way with Brevard County Property Appraiser Parcel I.D. No. 22-35-30-AV-*-65 and Tax Account No. 2218528 by removing the concept plan and conditions adopted with Ordinances No.s 27-2008 and 29-2008 in the Regional Commercial (RC) zoning district.

A public hearing will be held by City Council on April 8, 2025.

Summary Explanation & Background:

The applicant is requesting a Rezoning (REZ) to remove the concept plan and conditions adopted with Ordinances No.s 27-2008 and 29-2008 in the Regional Commercial (RC) zoning district. The property lies south of State Road 50 (Cheney Hwy), west of Windover Way and Windover Farms of Titusville residential subdivision, east of I-95 and north of land currently utilized as a hobby remote controlled aircraft park. The current zoning on the property was approved in several actions. The RC zoning was approved by Ordinance No.s 27-2008 and 29-2008. The current RC zoning ordinances were adopted based on a concept plan for a commercial development and included several conditions that require a development agreement and submittals related to wetland and wildlife preservation.

Alternatives:

- Approve the rezoning with conditions.
- Do not approve the rezoning.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report SSA 1-2025 Windover-Cheney
2. REZ_1-2025_Windover_Rezoning_Ord
3. Rezone Application City of Titusville Windover
4. Windover Titusville Narrative
5. Owner's Authorization Form
6. Warranty Deed
7. Survey Sealed
8. Concurrency Assessment - REZ 1-2025 Windover Cheney FINAL
9. All Maps REZ #1-2025
10. Council Regular Mtg 08_28_08
11. Ordinance 2008-27
12. Ordinance 2008-29
13. Community Enagagment Invitiation
14. Windover CPP Meeting Letter 02.06.2025



City of Titusville

Planning Department Staff Report

Rezoning (REZ)

REZ No. 1-2025 – WINDOVER/CHENEY HWY

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	March 19, 2025
City Council First Ordinance Reading	March 25, 2025
City Council Public Hearing	April 8, 2025

Prepared By: Brad Parrish, Director

Applicant(s): Windover Farms, Inc. [a.k.a. Windover Titusville], owner

Applicant's Request: **REZ:** Rezone the 25.9 acre property located at 8225 Windover Way with Brevard County Property Appraiser Parcel I.D. No. 22-35-30-AV*-65 and Tax Account No. 2218528 by removing the concept plan and conditions adopted with Ordinances No.s 27-2008 and 29-2008 in the Regional Commercial (RC) zoning district.

Staff Recommendation: **REZ:** Approve the request to remove the concept plan and conditions adopted with Ordinance No.s 27-2008 and 29-2008 in the Regional Commercial (RC) zoning district.

BACKGROUND INFORMATION

The applicant is requesting a Rezoning (REZ) to remove the concept plan and conditions adopted with Ordinances No.s 27-2008 and 29-2008 in the Regional Commercial (RC) zoning district. The property lies south of State Road 50 (Cheney Hwy), west of Windover Way and Windover Farms of Titusville residential subdivision, east of I-95 and north of land currently utilized as a hobby remote controlled aircraft park. The current zoning on the property was approved in several actions.

- The Regional Commercial (RC) zoning was approved by Ordinance No.s 27-2008 and 29-2008. The current RC zoning ordinances were adopted based on a concept plan for a commercial development and included several conditions that require a development agreement and submittals related to wetland and wildlife preservation.
- The Open Space and Recreation (OR) zoning was approved by the 1993 administrative rezoning and by Ordinance No. 16-2003.
- The wetland on the southern end of the property, which is currently protected by a conservation easement and is proposed to remain, was zoned OR by Ordinance No. 29-2004.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant cleared land with stormwater facilities	Commercial High Intensity	Regional Commercial (RC) <u>with concept plan and conditions</u> , and Open Space and Recreation (OR)

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning
Commercial	Commercial High Intensity	Regional Commercial (RC), and Open Space and Recreation (OR)

Surrounding Property Information

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Abandoned Truck Stop	Commercial High Intensity	Regional Commercial (RC) and Community Commercial (CC)
South	Hobby Remote Controlled Aircraft Park	Conservation and Medium Density Residential	General Use (GU), Open Space/Recreation (OR) and Residential Manufactured Housing Park (RMH-2)
West	I-95	Interstate 95	Interstate 95
East	Vacant and, Single Family Residential	Commercial High Intensity and DRI-1 (Development of Regional Impact, Brevard County)	Tourist (T) and Rural Residential (RR-1, Brevard County)

STAFF ANALYSIS

General Information:

The applicant did not submit a concept plan for review; therefore, the rezoning was evaluated based on the most intense uses and development potential allowed on the property. The existing concept plan proposed a unified commercial/retail strip center on the subject property and the neighboring property to the north. The plan illustrated nine commercial/retail buildings with significant ancillary parking areas. The conditions required the submittal of a development agreement, screening and buffering at the southeast perimeter, compliance with state and federal wetland and wildlife regulations, a habitat management plan, a St. Johns Water Management District (SJRWMD) mitigation permit, distribution of handicap parking spaces, and submittal of a traffic study to both Brevard County and FDOT. Removal of the binding concept plan and conditions will permit the applicant to develop under the standard RC zoning. The following table describes each condition with a recommended action.

Conditions	Staff comment
binding concept plan	The plan illustrates four driveways onto Windover Way and one ingress only driveway from SR 50 (Cheney Hwy). It is questionable whether the FDOT will permit a driveway from the I-95 off ramp into the development as illustrated in the plan. The parcels are owned by separate entities. Removal of the concept plan could result in separate developments.
development agreement	A development agreement is a contract between the property owner/developer and the City. It outlines the conditions and benchmarks under which a development may proceed. Developers find these advantageous because it typically freezes land development regulations at a certain point in time.
screening and buffering at the southeast perimeter from residential	The City's Code requires a 10-foot landscape yard (buffer) and screening of mechanical equipment, dumpsters and loading/unloading zones. The condition is unnecessary.
compliance with state and federal wetland and wildlife regulations	This is already required by state and federal regulations. The condition is unnecessary.
a habitat management plan	This applies only if required by state/federal law. The condition is unnecessary.
a St. Johns Water Management District (SJRWMD) mitigation permit	This is already required by state regulations. The condition is unnecessary.
distribution of handicap parking spaces	This is already required by state regulations. The condition is unnecessary.
submittal of a traffic study to both Brevard County and FDOT	The County and FDOT do not review traffic studies associated with site plans in the City of Titusville. The condition is unnecessary.

1 **Area of Critical Concern:**

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

3

1 **REZONING REVIEW**

2 **Zoning Review Criteria**

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

5 The following are staff's findings.

- 6 1. ***Comprehensive Plan Consistency Statement.*** The proposed rezoning is consistent with
7 the comprehensive plan. The RC zoning district without the binding concept plan and
8 conditions are consistent with the Commercial High Intensity Future Land Use designation.

- 9 1.1. Public facilities are available and concurrent with the land use change per the
10 Comprehensive Plan and Concurrency provisions of the LDRs.

11 *Staff Comment: The property is located in the City's urban service area. Sewer service*
12 *is available via a force main located on Windover Way. Water service is available via*
13 *an 8-inch water main on Windover Way. A reclaimed water pressurized main is also*
14 *adjacent to the property.*

15 *The preliminary concurrency review determined that public facilities are available to*
16 *serve a commercial/retail development utilizing the maximum buildout potential of the*
17 *RC zoning district. The concurrency review was based on a commercial/retail build out*
18 *potential of 30% building coverage in the RC zoning district.*

19 Adequate existing improved public streets are available and/or the applicant has made
20 provisions for installation of said improvements.

21 *Staff Comment: The property abuts Windover Way, which connects to SR 50 (Cheney*
22 *Hwy). The binding concept plan illustrates four driveways onto Windover Way and one*
23 *ingress only driveway from SR 50 (Cheney Hwy). Removal of the concept plan could*
24 *result in separate developments.*

25 Solid Waste.

26 *Staff Comment: Solid waste services are available to serve a commercial development*
27 *at this property. Solid waste needs will be evaluated with the submittal of a site plan.*

28 Schools

29 *Staff Comment: A new student population is not anticipated with the rezoning.*

- 30 1.2. Public facilities as required by the Comprehensive Plan and Land Development
31 Regulations will be available and concurrent with the development.

32 *Staff Comment: Street and utilities are available to serve the site.*

- 33 1.3. The land will support the proposed development and will not be subject to flooding or
34 other physical constraints so as not to support the development.

35 *Staff Comment: The property is located outside of a Special Flood Hazard Area, Special*
36 *flood hazard areas are defined at the areas that will be inundated by the flood event*
37 *having a one (1) percent chance of being equaled or exceeded in any given year. The*
38 *wetlands on site do not lie within the area to be developed as they are protected within*
39 *a conservation easement. The conservation areas are to be owned and maintained by*
40 *the owner based upon best management practices. A soils map is included in the*
41 *agenda item for this request.*

- 42 1.4. The environmental impact of the proposed rezoning.

1 *Staff Comment: The 2022 environmental assessment submitted by the applicant did*
2 *not indicate that listed protected wading bird species are using the property in a way*
3 *that is significantly dependent upon on-site habitat. No nests of any of the listed species*
4 *were observed on the property, and no signs of these species were noted. The Water*
5 *Management District may consider the shallow portions of the existing stormwater*
6 *ponds as suitable foraging habitat for wading birds. A new environmental assessment*
7 *may be required when a site plan is submitted for a proposed development.*

8 *The 5.52 acre wetland on the property is currently protected by a conservation*
9 *easement in favor of the St. Johns River Water Management District.*

- 10 **2. The existing zoning**, if deemed consistent with the Comprehensive Plan, shall be presumed
11 correct unless substantial change in the area has occurred since the original zoning.

12 *Staff Comment: The existing zoning districts were established over a period of years from*
13 *1993 to 2008. Subsequent to the City's Administrative Rezoning process in 1993, there*
14 *have been two (2) parcels rezoned to Regional Commercial (RC) north of the property by*
15 *Ordinances 14-1996 and 40-1998. The Tourist zoning district along Windover Way was*
16 *approved by Ordinance 41-1998. The existing RC zoning was intended to serve the City's*
17 *regional commercial needs. The existing zoning is consistent with the City's*
18 *Comprehensive Plan in that it encourages clustering of commercial uses along the*
19 *commercial segment of SR 50 (Cheney Hwy) and I-95. The current commercial zoning*
20 *ordinances include several conditions for a specific commercial development, including a*
21 *"binding" concept plan, a requirement that a development agreement be submitted and*
22 *other conditions related to wetland preservation. The binding concept plan includes the*
23 *commercial property immediately to the north.*

24 *A site plan submittal must be relatively consistent with the binding concept plan and the*
25 *conditions of Ordinance No.s 27-2008 and 29-2008 must be adhered to prior to issuance*
26 *of a development permit. Removal of the concept plan and conditions will allow the*
27 *property owner to develop under the existing zoning district development standards.*

- 28 **3. The density or intensity of the proposed rezoning and use shall be consistent with:**

29 **3.1. The development in the area;**

30 *Staff Comment: The rezoning was reviewed based on a commercial/retail build out*
31 *potential of 30% building coverage in the RC zoning district. A commercial/retail*
32 *development utilizing the maximum buildout potential of the RC zoning district is*
33 *consistent with development in the area. The area within one-half (0.5) miles of the*
34 *subject property is a mixture of vacant, regional commercial tourist and large lot single*
35 *family residential (Windover Farms of Titusville). Removal of the concept plan and*
36 *conditions will allow the property owner to develop under the existing zoning district*
37 *development standards. Section 28-315(a) describes the purpose of the RC zoning*
38 *district, which states,*

39 *"The Regional Commercial (RC) district is intended to provide for intensive,*
40 *highly automotive oriented uses that require an accessible location along*
41 *thoroughfares designated as arterials in the comprehensive plan and these*
42 *regulations. These districts provide a wide range of goods and services of*
43 *both a convenience and desirable nature to shoppers. RC districts shall be*
44 *located in a high intensity land use designations on the Future Land Use*
45 *Map. Permitted uses and conditional uses require larger land areas with*
46 *ample off-street parking and loading space. It is not the intent of this district*
47 *that it shall be, used to encourage the extension of strip commercial areas."*

1 *Staff Comment: The rezoning request meets the purpose of the RC zoning district*
2 *described in Section 28-315(a) of the Code. A development on the subject*
3 *property may utilize an existing access easement through the property located*
4 *immediately to the north to directly access SR 50/Cheney Hwy, which is an arterial*
5 *road. In addition, the segment of Windover Way between SR 50 and the southeast*
6 *corner of the subject property may be utilized to access the arterial. There are*
7 *commercially zoned and developed properties that use the same local roadway*
8 *segment as a means to access an arterial. There are other local road segments*
9 *with similar zoning and commercial developments in the area. The segment of*
10 *Windover Trail between the SR 405/Columbia Blvd and the south municipal*
11 *boundary is currently used to access an arterial road.*

12 **3.2. Not likely to cause a depreciation of property values in the area.**

13 *Staff Comment: It is unlikely that the removal of the concept plan and conditions will have*
14 *an impact to property values in the area.*

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

16 *Staff Comment: A commercial development is an appropriate land use pattern. The*
17 *property is near to the I-95 and SR 50 (Cheney Hwy) interchange.*

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

20 *Staff Comment: A commercial development must be consistent with the Land*
21 *Development Regulations.*

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

24 *Staff Comment: Any commercial development will be required to provide at least a 10-foot*
25 *landscape yard (buffer) and appropriate screening in accordance with Division 10,*
26 *Subdivision 3 of the Land Development Regulations.*

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

28 *Staff Comment: A commercial/retail use can be developed consistent with the binding*
29 *concept plan and conditions described in Ordinance No.s 27-2008 and 29-2008 in the RC*
30 *zoning district. The RC zoning is intended to serve the City's regional commercial needs.*
31 *The existing zoning is consistent with the City's Comprehensive Plan in that it encourages*
32 *clustering of commercial uses along the commercial segment of SR 50 (Cheney Hwy) and*
33 *I-95. The current commercial zoning ordinances include several conditions to a specific*
34 *commercial development, including a "binding" concept plan, a requirement that a*
35 *development agreement be submitted and other conditions related to wetland*
36 *preservation. The binding concept plan includes the commercial property immediately to*
37 *the north.*

38 *The applicant is requesting to remove the binding concept plan and conditions for the*
39 *subject property in order to develop under the standard zoning district.*

40 **A community engagement meeting was held by the applicant on February 6, 2025.**

41 **RECOMMENDATION:**

42 Approve the request to remove the concept plan and conditions adopted with Ordinance No.s 27-
43 2008 and 29-2008 in the Regional Commercial (RC) zoning district. This recommendation is

- 1 based upon the staff analysis, information and evidence presented, and in accordance with the
- 2 City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations,
- 3 Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163
- 4 and 166, Florida Statutes.

ORDINANCE NO. X-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, 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 REMOVING ALL PREVIOUS CONDITIONS OF APPROVAL ORIGINALLY APPLIED BY ORDINANCE NO. 27-2008 AND ORDINANCE NO. 29-2008 FOR A 25.9 ACRE PROPERTY WITHIN THE REGIONAL COMMERCIAL (RC) ZONING DISTRICT LOCATED AT 8225 WINDOVER WAY WITH BREVARD COUNTY PARCEL I.D. NO. 22-35-30-AV-*65; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 28, 2008 the City of Titusville adopted Ordinance No. 27-2008, and Ordinance 29-2008, which designated zoning on the property located at 8225 Windover Way with Brevard County Parcel I.D. No. 22-35-30-AV-*65 as Regional Commercial (RC) subject to several conditions of approval; and

WHEREAS, the property owner filed an application seeking to remove all conditions of rezoning originally applied by Ordinance No. 27-2008 and Ordinance No. 29-2008; and

WHEREAS, a public hearing was 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 consistent with the City's Land Development Regulations; and

WHEREAS, the City Council of the City of Titusville desires to amend its Zoning Map by replacing the conditions adopted by Ordinance 27-2008 and Ordinance No. 29-2008 with a new cross access condition.

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. ZONING MAP AMENDMENT. That Ordinance No. 27-2008 and Ordinance No. 29-2008, which adopted the conditions of the Regional Commercial (RC) zoning district, are hereby amended by removing the following condition shall be adopted:

A cross access easement is required between the subject parcel and the parcel immediately to the north with the submittal of a site plan. A stub-out must be included with any site plan submittal and when constructed shall be visually obvious that the abutting property to the north may be tied in to provide cross access.

SECTION 3. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately.

PASSED AND ADOPTED this ____ day of _____, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A – Legal Description

A parcel of land being Lots 67 and 94, together with portions of Lots 65, 66, 68 and 93, Section 30, Township 22 South, Range 35 East, as shown on the Plat of Titusville Fruit and Farm Lands Co., as recorded in Plat Book 2, Page 29, of the Public Records of Brevard County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of said Lot 65, thence North 00°02'10" West, along the East line of said Lot 65, a distance of 226.25 feet to a point lying on the Southwesterly right-of-way line of Windover Way, as shown on the Plat of Windover Farms Unit 6, as recorded in Plat Book 29, Page 75, of the Public Records of Brevard County, Florida; thence, along said right-of-way line, the following three courses and distances; thence North 50°01'48" West 278.29 feet to the point of curvature of a circular curve, concave Northeasterly and having a radius of 490.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 26°11'15", 223.96 feet to the point of tangency; thence North 23°50'33" West 75.21 feet to a point lying on the North line of said Lot 66; thence North 89°44'34" West, along the North line of said Lots 66, 67 and 68, a distance of 830.49 feet to a point lying on the Easterly right-of-way line of Interstate 95; thence, along said right-of-way line, the following two courses and distances; thence South 06°12'01" West 857.97 feet; thence South 00°14'36" West 445.62 feet to a point lying on the South line of the aforesaid Lot 93; thence South 89°44'07" East, along the South line of said Lots 93 and 94, a distance of 648.08 feet to the Southeast corner of said Lot 94; thence North 00°01'25" East, along the East line of said Lot 94, a distance of 649.53 feet to the Southwest corner of the aforesaid Lot 66; thence South 89°44'21" East, along the South line of said Lots 66 and 65, a distance of 653.94 feet to the Point of Beginning.



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 Windover Titusville	Property Address/Location Description Windover Way/Cheney Hwy
2. Type of Request	Rezoning (REZ) ☒ Planned Development (PD) ☐ Master Plan (MP) ☐	
2. Applicant/ Owner	Name of Applicant/Contact Windover Farms, Inc.	Name of Owner Windover Farms, Inc.
	Street Address 516 Delannoy Ave	Street Address 516 Delannoy Ave
	City State Zip Cocoa FL 32922	City State Zip Cocoa FL 32922
	Telephone # 	Telephone #
	Fax # 	Fax #
	E-Mail Address cole@eksdevelopment.com	E-Mail Address cole@eksdevelopment.com
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other	
4. Parcel ID	22-35-30-AV-* -65	Tax Acct. 2218528
5. Site Size	Acres: 25.9 Square Feet:	
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:	Abandoned Truck Stop
	SOUTH:	Hobby Remote Controlled Aircraft Park
	EAST:	Vacant/Single Family
	WEST:	I-95

7. Current Future Land Use Designation	Future Land Use:			
8. Existing Zoning District	Regional Commercial with Conditions			
9. Proposed Zoning District	Regional Commerical			
10. Building Status	Existing Building(s) on the site? NO		New Buildings Proposed?	
11. Note any previous rezonings on the site				
12. Check other applications submitted	Conditional Use	☐	Vacation of Easement	☐
	Vacation of Right of Way	☐	Site Plan	☐
	Master Plan Approval	☐	Subdivision/Plat	☐
	Rezoning	☐	Other:	
13. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary)			

- **All applications shall require Community Development Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department electronically and officially logged in by **end of business day**.
- Tentative hearing dates are scheduled approximately 4 months from the time a completed application is submitted.
- Incomplete applications will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission and City Council are not guaranteed placement on the 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*)

(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) <i>N/A</i>	☐
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: <i>NOVEMBER 8, 2024</i> Staff in Attendance:	☒
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date <i>FURNISH DATE TBD</i>	☒

Windover Titusville

Narrative

Remove the prior concept plan that is impossible to be developed due to the concept plan covering properties that are owned by multiple different landowners.



Gateway to Nature & Space

OWNER'S AUTHORIZATION FORM



Date: 11/25/2024

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

This authorization form is for:

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

PROJECT DESCRIPTION: WINDOVER TITUSVILLE

PROJECT ADDRESS: PARCEL ID: 22-35-30-AV-* - 65

PARCEL ID# OR TAX ACCT #: PARCEL ID: 22-35-30-AV-* - 65

Please accept this documentation as authorization for WINDOVER TITUSVILLE
to apply for the above selected request. (Name of Applicant)

[Signature]
Property Owner Signature

WINDOVER FARMS, INC.
JIM SWANN, PRESIDENT
Property Owner Name (Please Print)

516 DELANNOY AVE
Street Address

COCOA, FLORIDA 32922
City, State, Zip code

321-427-7151
Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetra, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

TO BE COMPLETED BY NOTARY

State of Florida

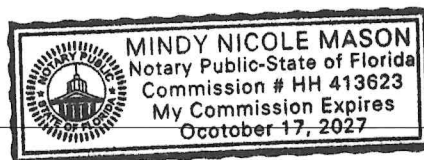
County of BREVARD

Subscribed and sworn to before me on this 25TH day of NOVEMBER, 2024.

By JIM SWANN who is personally known to me or produced
as identification.

Mindy Nicole Mason
Notary Public Signature

My Commission Expires: OCTOBER 17, 2027
Date



James W. Peeples III, Esquire
Wolfe, Kirschenbaum & Mosley, P.A.
P.O. Box 757-
Cocoa Beach, FL 32931

executive line

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 26th day of December

19 85 . **Estuaria**

JACK ECKERD, a married man

of the County of Pinellas

, State of Florida

, grantor, and

WINDOVER FARMS, INC., a Florida Corporation

whose post-office address is P.O. Box 3767, Cocoa, Florida 32922
of the County of Brevard , State of Florida

.grantee.

Wherefore: That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Brevard County, Florida, to-wit:

A part of the Southeast $\frac{1}{4}$ of Section 30, Township 22 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

All of Lots 65, 66, 67 and 94, together with that part of Lots 61, 68 and 93 lying East of the East right-of-way line of Interstate 95 (State Road 9), all as shown on Plat of Titusville Fruit and Farm Lands Company Subdivision, as recorded in Plat Book 2, page 29 of the Public Records of Brevard County, Florida.

Less and except an 80.00 foot road right-of-way for Windover Way as shown on Plat of Windover Farms Unit 6, as recorded in Plat Book 29, page 75, of the Public Records of Brevard County, Florida.

Containing 28.96 acres, more or less.

SUBJECT TO taxes for the year 1985 and subsequent years.
SUBJECT TO easements and restrictions of records; however, nothing herein contained shall be deemed to reimpose the same.

THE PROPERTY HEREIN DESCRIBED IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

REC FEE	\$ 5.00	REC'D PAYMENT AS	
DOC ST	\$ 584.00	INDICATED FOR CLASS	
INT TAX	\$	"C" INVENTORIAL & REC'D	
SER CHG	\$	STAMP TAXES DEDUCT	
REFUND	\$		

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

~~In Witness Whereof,~~ Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

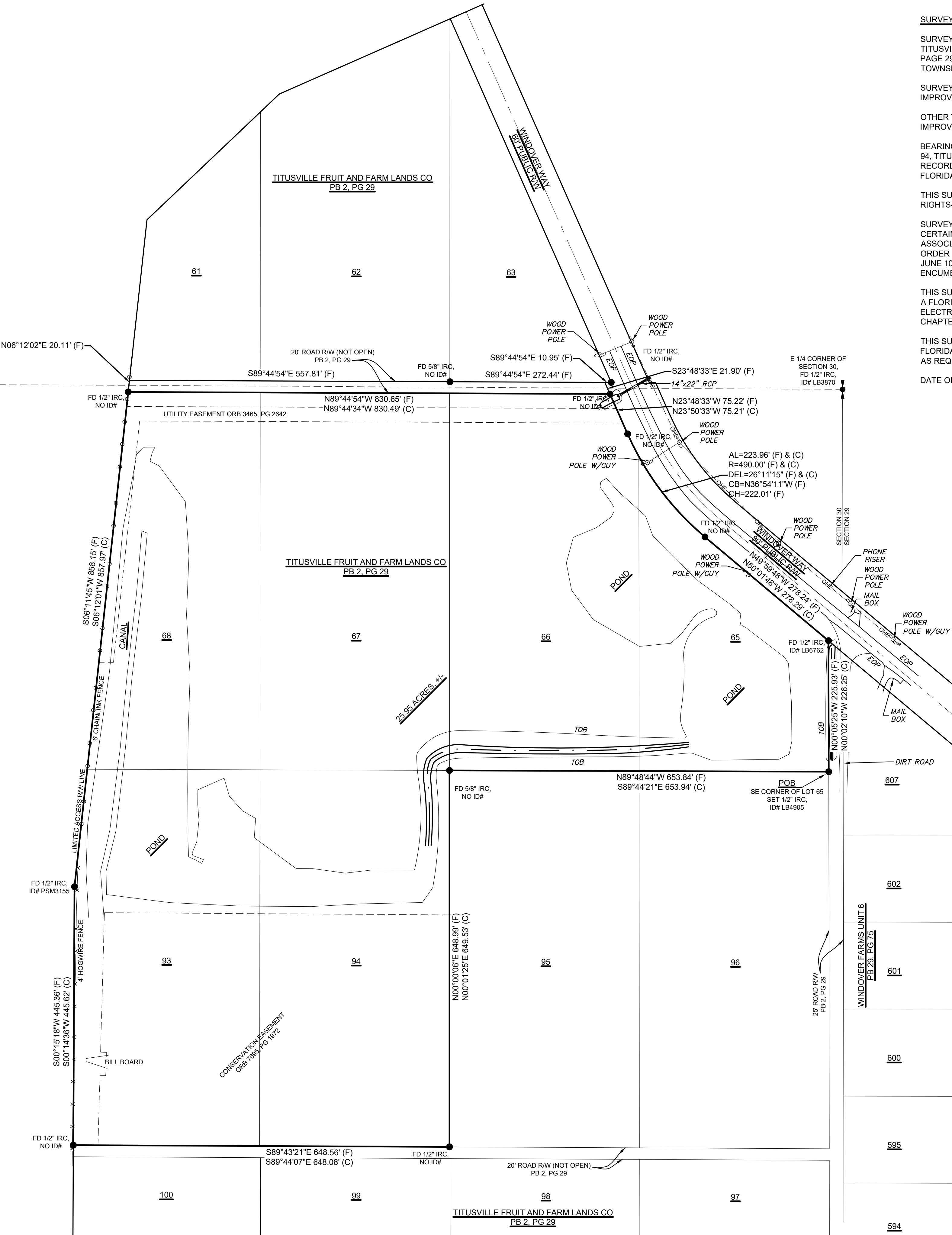
Will Smith

Jack E
JACK ECKERD

Indira Raney

1986 JAN 27
1986 JAN 27
1986 JAN 27
1986 JAN 27
1986 JAN 27

STATE ROAD 50



SURVEY NOTES:

SURVEY OF PART LOT 67 & 94, TOGETHER WITH PARTS OF LOTS 65, 66, 68 & 93, TITUSVILLE FRUIT AND FARM LANDS CO SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

SURVEY FOR BOUNDARY AND LOCATIONS OF PERTINENT VISIBLE ABOVEGROUND IMPROVEMENTS.

OTHER THAN AS MAY BE SHOWN AND/OR NOTED HEREON, UNDERGROUND IMPROVEMENTS AND/OR UTILITIES ARE NOT LOCATED OR SHOWN ON THIS SURVEY.

BEARING REFERENCE: ASSUMED BEARING OF N00°01'25"E ON THE EAST LINE OF LOT 94, TITUSVILLE FRUIT AND FARM LANDS CO SUBDIVISION OF SECTION 30, AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THAT CERTAIN COMMONWEALTH LAND TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: WINDOVER FARMS, ORDER NO.: 9541248, COMMITMENT DATE: 05/20/2021 AT 5:00 PM, REVISION NUMBER: JUNE 10, 2021 (LF) FOR INFORMATION CONCERNING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LANDS SURVEYED HEREON.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE OF LAST FIELD WORK: 10/19/2021

ALTA CERTIFICATION:

TO CITY OF TITUSVILLE, FLORIDA, ROSSWAY SWAN, WINDOVER FARMS, INC., BRISTOL DEVELOPMENT GROUP, LLC AND COMMONWEALTH LAND TITLE INSURANCE 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, 7(a), 8, 9, 11(a) AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/19/2021.

DESCRIPTION FROM THAT CERTAIN COMMONWEALTH LAND TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: WINDOVER FARMS, ORDER NO.: 9541248, COMMITMENT DATE: 05/20/2021 AT 5:00 PM, REVISION NUMBER: JUNE 10, 2021 (LF):

A PARCEL OF LAND BEING LOTS 67 AND 94, TOGETHER WITH PORTIONS OF LOTS 65, 66, 68 AND 93, SECTION 30, TOWNSHIP 22 SOUTH, RANGE 35 EAST, AS SHOWN ON THE PLAT OF TITUSVILLE FRUIT AND FARM LANDS CO., AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 65, THENCE NORTH 00°02'10" WEST, ALONG THE EAST LINE OF SAID LOT 65, A DISTANCE OF 226.25 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WINDOVER WAY, AS SHOWN ON THE PLAT OF WINDOVER FARMS UNIT 6, AS RECORDED IN PLAT BOOK 29, PAGE 75, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES AND DISTANCES; THENCE NORTH 50°01'48" WEST 278.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 490.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°11'15", 223.96 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23°50'33" WEST 75.21 FEET TO A POINT LYING ON THE NORTH LINE OF SAID LOT 66, THENCE NORTH 89°44'34" WEST, ALONG THE NORTH LINE OF SAID LOTS 66, 67 AND 68, A DISTANCE OF 830.49 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, THENCE, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO COURSES AND DISTANCES, THENCE SOUTH 06°12'01" WEST 85.97 FEET; THENCE SOUTH 00°14'36" WEST 445.62 FEET TO A POINT LYING ON THE SOUTH LINE OF THE AFORESAID LOT 93; THENCE SOUTH 89°44'07" EAST, ALONG THE SOUTH LINE OF SAID LOTS 93 AND 94, A DISTANCE OF 648.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 94; THENCE NORTH 00°01'25" EAST, ALONG THE EAST LINE OF SAID LOT 94, A DISTANCE OF 649.53 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 66; THENCE SOUTH 89°44'21" EAST, ALONG THE SOUTH LINE OF SAID LOTS 66 AND 65, A DISTANCE OF 653.94 FEET TO THE POINT OF BEGINNING.

ITEMS NUMBERED BELOW ARE IN DIRECT RELATIONSHIP TO THOSE CONTAINED IN SCHEDULE B, SECTION II, EXCEPTIONS IN THAT CERTAIN COMMONWEALTH LAND TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: WINDOVER FARMS, ORDER NO.: 9541248, COMMITMENT DATE: 05/20/2021 AT 5:00 PM, REVISION NUMBER: JUNE 10, 2021 (LF):

1. SURVEYOR HAS NO KNOWLEDGE OF ANY DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. *NOT A SURVEY MATTER*

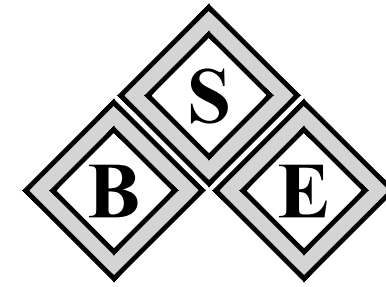
NOTE: 2020 REAL PROPERTY TAXES IN THE GROSS AMOUNT OF \$6,173.52 ARE PAID UNDER TAX ACCOUNT NUMBER 2218528.
3. STANDARD EXCEPTIONS:

A. SURVEYOR HAS NO KNOWLEDGE OF ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

B. SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

C. SURVEYOR HAS NO KNOWLEDGE OF ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. *NOT A SURVEY MATTER*
4. SURVEYOR HAS NO KNOWLEDGE OF ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
5. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. *NOT A SURVEY MATTER*
6. SURVEYOR HAS NO KNOWLEDGE OF ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
7. THERE IS NO RIGHT OF ACCESS TO OR FROM, INTERSTATE 95, A LIMITED ACCESS HIGHWAY, WHICH ABUTS THE SUBJECT PROPERTY. *NOT A SURVEY MATTER*
8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AS SET FORTH IN DEED NO. 1133 RECORDED JULY 19, 1948 IN DEED BOOK 283, PAGE 141. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN AUTOMATICALLY RELEASED PURSUANT TO SECTION 270.11(3), FLORIDA STATUTES. *NOT A SURVEY MATTER*
9. WATER SERVICE AGREEMENT BY AND BETWEEN THE CITY OF TITUSVILLE, A MUNICIPAL CORPORATION, AND JACK ECKERD RECORDED DECEMBER 3, 1976 IN OFFICIAL RECORDS BOOK 1686, PAGE 351. *NO PLOTTABLE EASEMENT(S) AFFECTIN THE LANDS SURVEYED HEREON WAS/WERE FOUND IN THE REFERENCED DOCUMENT*
10. EASEMENT IN FAVOR OF THE CITY OF TITUSVILLE, FLORIDA, A MUNICIPAL CORPORATION, RECORDED MARCH 8, 1995 IN OFFICIAL RECORDS BOOK 3460, PAGE 3112, RE-RECORDED MARCH 29, 1995 IN OFFICIAL RECORDS BOOK 3465, PAGE 2642. *AFFECTS PROPERTY, SHOWN AND NOTED HEREON*
11. CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, A PUBLIC BODY EXISTING UNDER CHAPTER 373, FLORIDA STATUTES, RECORDED AUGUST 26, 2016 IN OFFICIAL RECORDS BOOK 7695, PAGE 1972. *AFFECTS PROPERTY, SHOWN AND NOTED HEREON*



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING -
LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-8074 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: #005
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB000405

SCOTT M. GLAUBITZ
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 4151

LESLIE E. HOWARD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 5611

ABBREVIATIONS

AC	ADJACENT
AL	ARC LENGTH
AVE	AVENUE
BLDG	BUILDING
BM	BENCH MARK
BL	BEGINNING OF CURVE
CD	CENTERLINE
CA	CENTRAL ANGLE
CB	CORNER BEARING
CH	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
DEL	DELTA - CENTRAL ANGLE
DRI	DEVELOPMENT OF REGIONAL IMPACT
ELEC	ELECTRIC
ELEV	ELEVATION
END	END OF CURVE
EDP	EDGE OF PAVEMENT
EDW	EDGE OF WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESENT	EASEMENT
FD	FOUND
(F)	FIELD MEASURED DIMENSION
FM	FIELD MEASUREMENT
FL	FLORIDA POWER AND LIGHT
FT	FEET
HWY	HIGHWAY
IDW	IDENTIFICATION NUMBER
IR	IRON
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
LWP	LIGHTER WOOD POST
NF	NEIGHBORHOOD IDENTIFICATION
NAD	NAL AND DISK
NAD83	NORTH AMERICAN VERTICAL DATUM 1983
NGVD25	NATIONAL GEODETIC VERTICAL DATUM 1925
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
ONE	ONE-WAY ELECTRIC UTILITY
ORNB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PK	PARKER-KALEN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER UTILITY POLE
PP	POWER UTILITY POLE
PPC	POINT OF REVERSE CURVATURE
PPC	PLANNED UNIT DEVELOPMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
ROW	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RH	RAILROAD
ST	STREET
TYP	TYPICAL

FIELD BOOK: ---
PAGE(S): ---

DATE:	05/20/2022
DESIGN/DRAWN:	LEH

PROJECT TITLE

**CHENEY
MULTI-FAMILY
TITUSVILLE**

SHEET TITLE

**ALTA/NSPS LAND
TITLE SURVEY**

PROJECT NO.

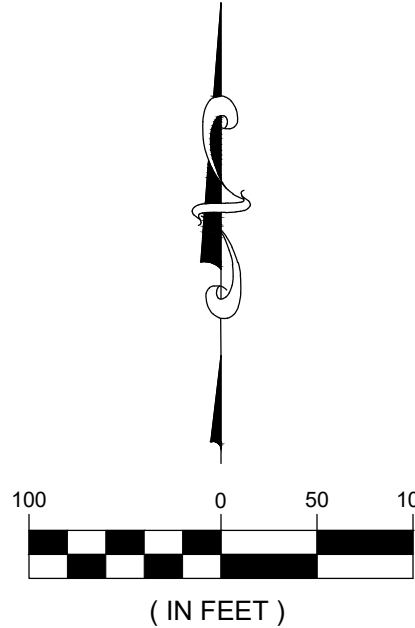
11618

DRAWING NO.

11618_100_001

SHEET

1 of 1



City of Titusville Preliminary Concurrency Assessment

Project Name: REZ 1-2025 Windover/Cheney Hwy	Date: February 11, 2025
Project Description: Regional Commercial/Retail	
Residential Density (dwelling units): 0	Non-Residential Intensity (1,000 s.f.): 349

Total Water Capacity*	6.010 MGD
Less Current Demand**	4.539 MGD
Less Future Commitments (FDEP/Water Supply Allocation permits)	0.789 MGD
Remaining Capacity***	0.682 MGD
Estimated Unit Based Water Demand****	349
	0.1047 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****	349
	0.0785 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: Cheney (SR 50)	Adopted LOS: E	Max Capacity: 41,790 ADT
------------------------------------	-----------------------	---------------------------------

Current Conditions

Roadway Segment: I-95-SR 405	2023 E+C Count: 29,480 ADT
	Volume/Count Ratio: 0.71

Future Conditions

Roadway Segment:	Existing + New Count: 38,005 ADT
	Volume/Count Ratio: 0.91

Secondary Access

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

Current Conditions

Roadway Segment:	2023 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*:	820 Index
---	-----------

Average Vehicle Trips per Unit on a Weekday:	37.01 ADT
---	-----------

Total Average Vehicle Trips for this Development on a Weekday:	8,525 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: 50,462	Required Recreation/Open Space: 403.70 AC
Adopted LOS (acres/1,000 population): 8	Current Recreation/Open Space: 566.60 AC
	Existing Available Recreation/Open Space Capacity: 162.90 AC
Project Population: -	Required Recreation/Open Space: 0.00 AC
	Remaining Recreation/Open Space Capacity: 162.90 AC

Staff Comments

A traffic study is required.

Evaluated By: KB, JF, TA

Evaluation Expiration Date: 8/10/2025



SUBJECT PROPERTY

HIGHWAY 50

HELEN HAUSER BLVD
RAMP

I-95 HWY

CHENEY HWY

SOUTH ST

RONALD MCNAIR WAY

COLUMBIA BLVD

WINDOVER TR

PENROD RD

WINDOVER WAY

FOX WOOD DR

ASHLEY DR

GUINEVERE DR

CAVELOT DR

WESTVIEW LN

TIFFANY TER

CRYSTAL CT

CATHEDRAL WAY

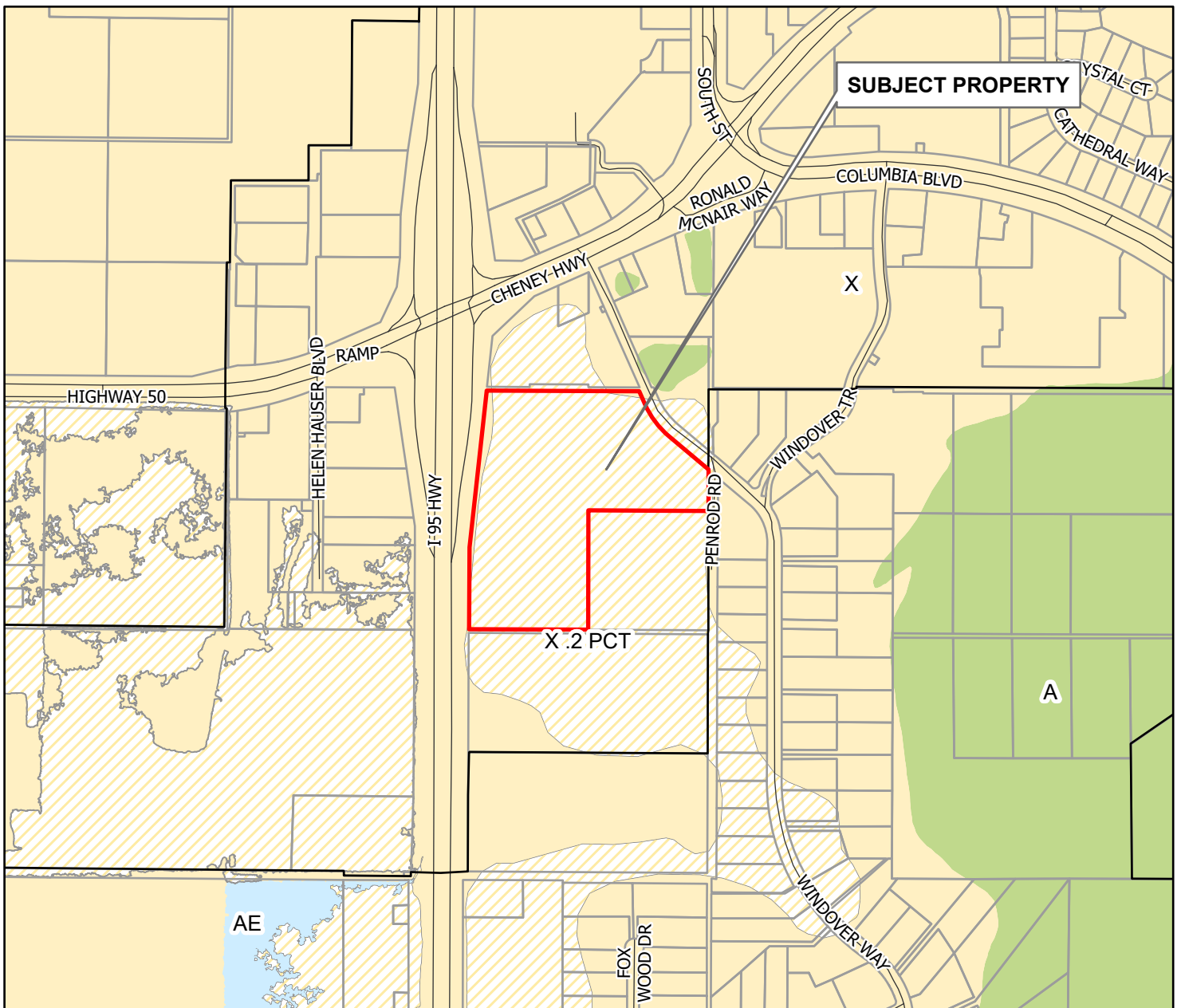
FOLEY RD

CALLE CORTO



Aerial 2024 REZ #1-2025

0 500 1,000 2,000 Feet



FEMA FLOOD HAZARD AREAS

REZ #1-2025

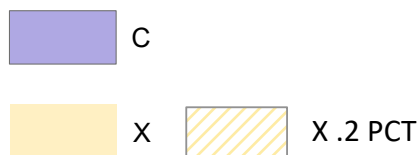
Special Flood Hazard Area Zones



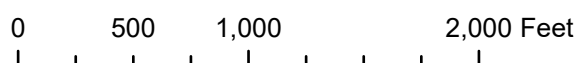
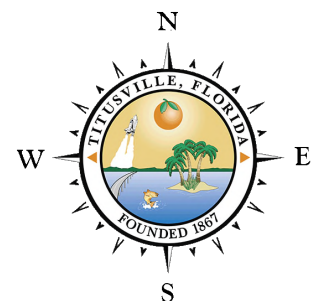
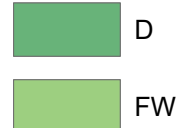
Moderate Flood Hazard Area Zone

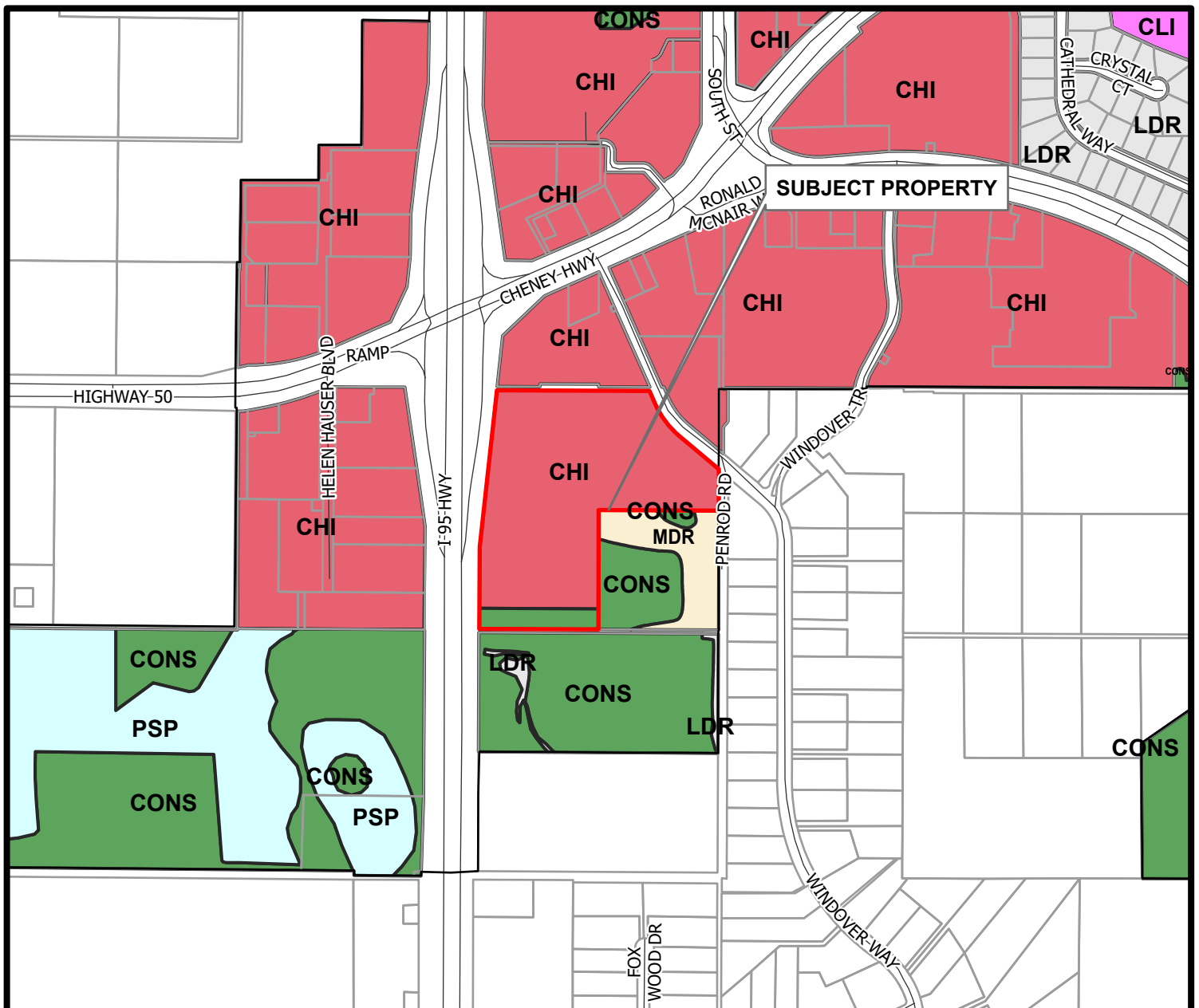


Minimal Flood Hazard Zones



Other Flood Zone Areas

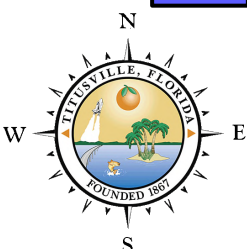




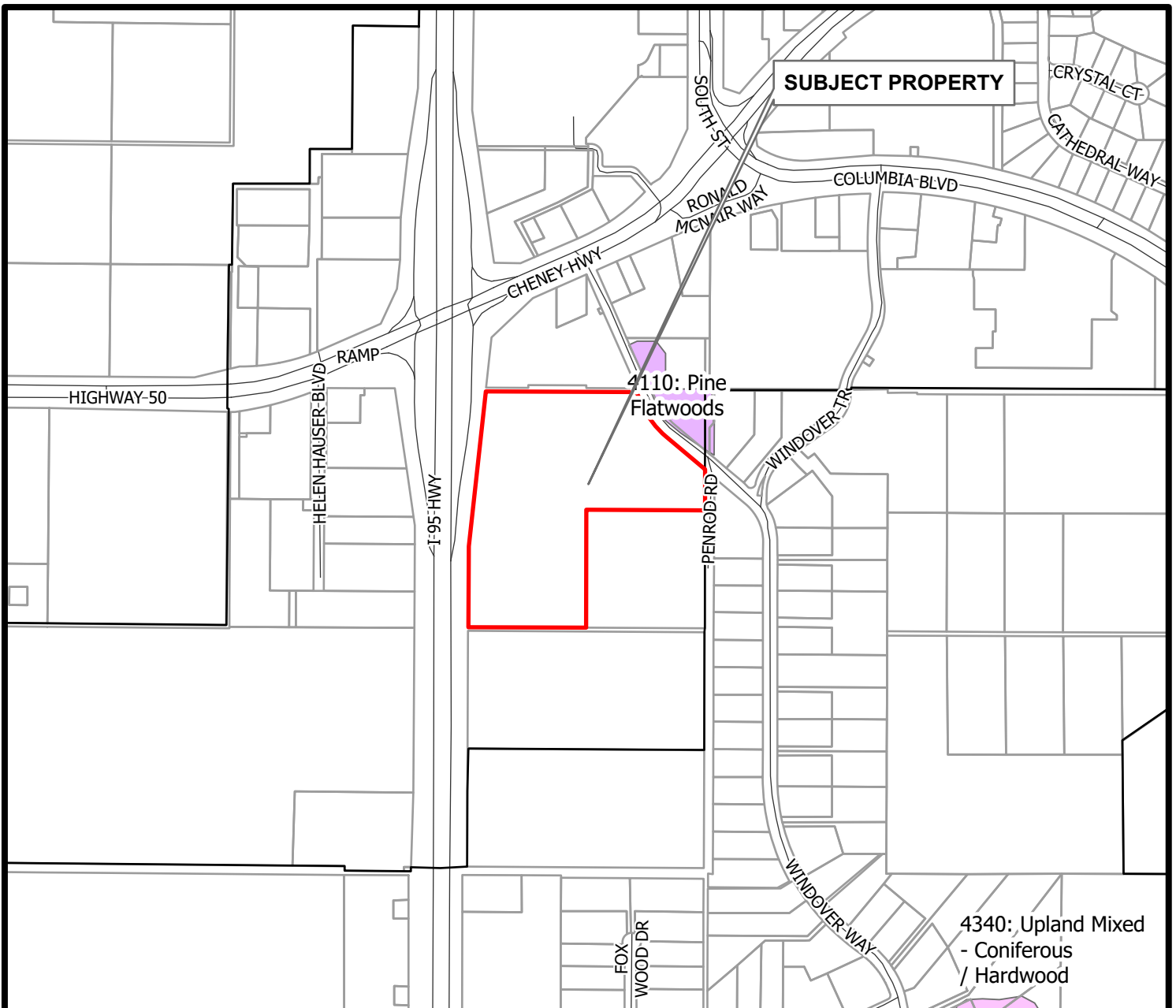
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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



0 500 1,000 2,000 Feet



SJRWMD Florida Land Use Cover Classification System **Upland Forests - 4000 Series** **REZ #1-2025**

LANDCOVER DESCRIPTION

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

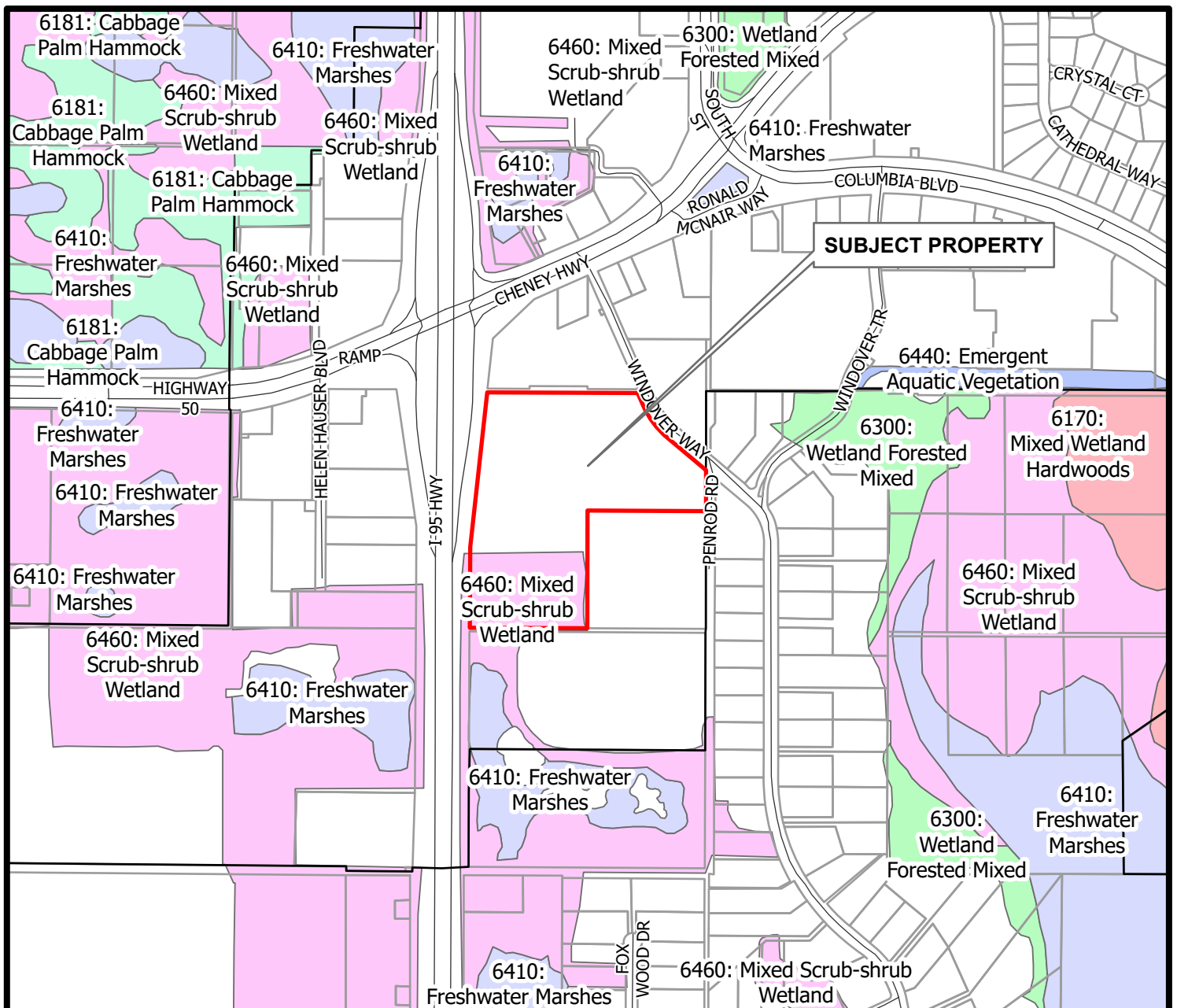


Community Development Department

0 500 1,000 2,000 Feet

11/27/2024

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

REZ #1-2025

SJRWMD Land Cover 6000 Series

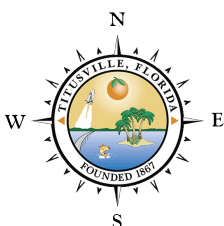
LANDCOVER DESCRIPTION

- 6170: Mixed Wetland Hardwood
- 6181: Cabbage Palm Hammoc
- 6300: Wetland Forested Mixe

- 6410: Freshwater Marshe
- 6440: Emergent Aquatic Vegetatio
- 6460: Mixed Scrub-shrub Wetlan

Base Ma

- Parcels
- Subject



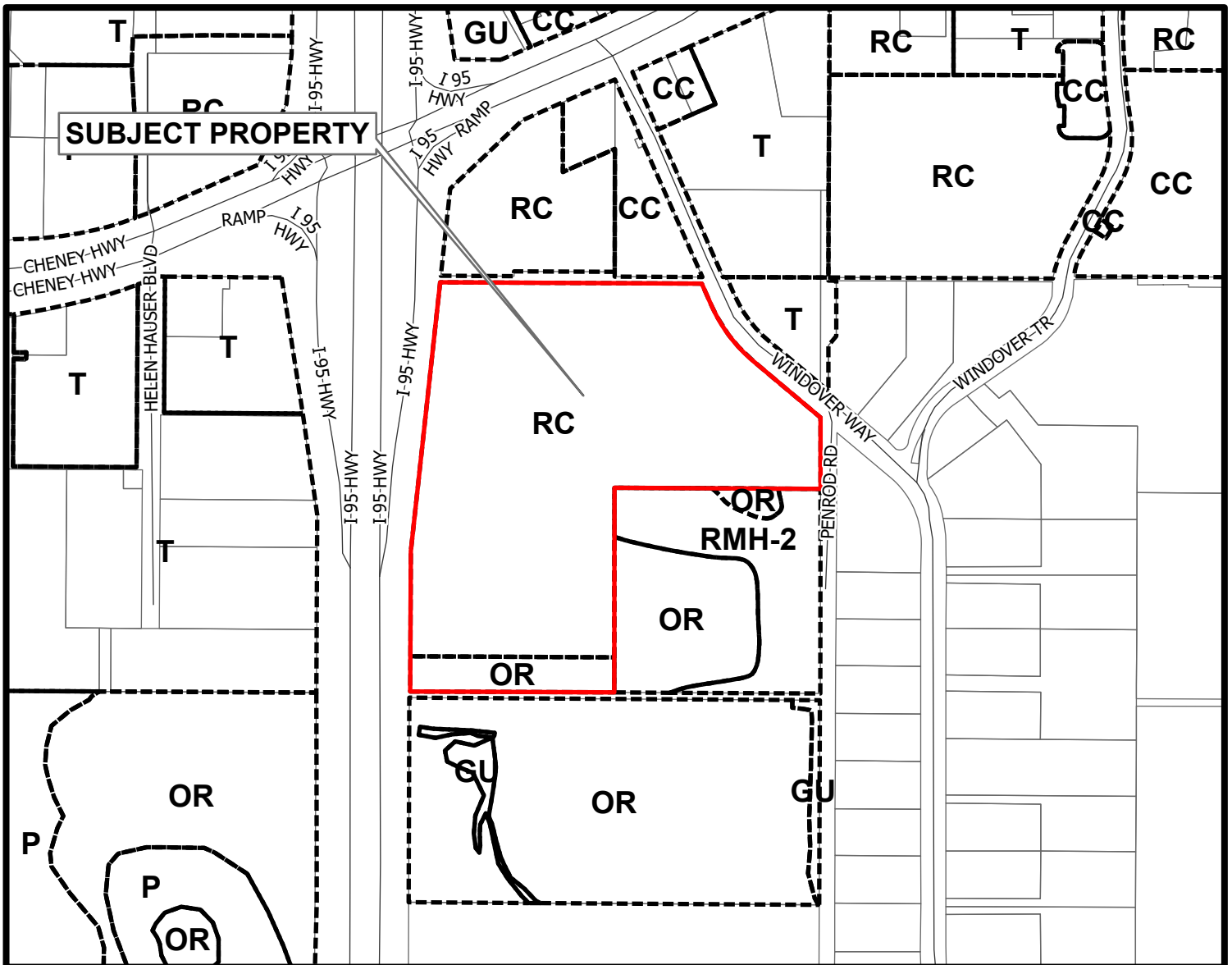
Community Development Department

0 500 1,000 2,000 Feet

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

11/27/2024

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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

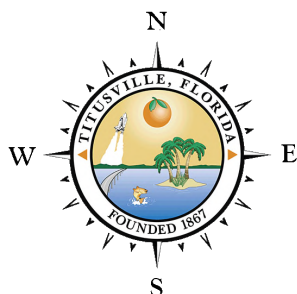
M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

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

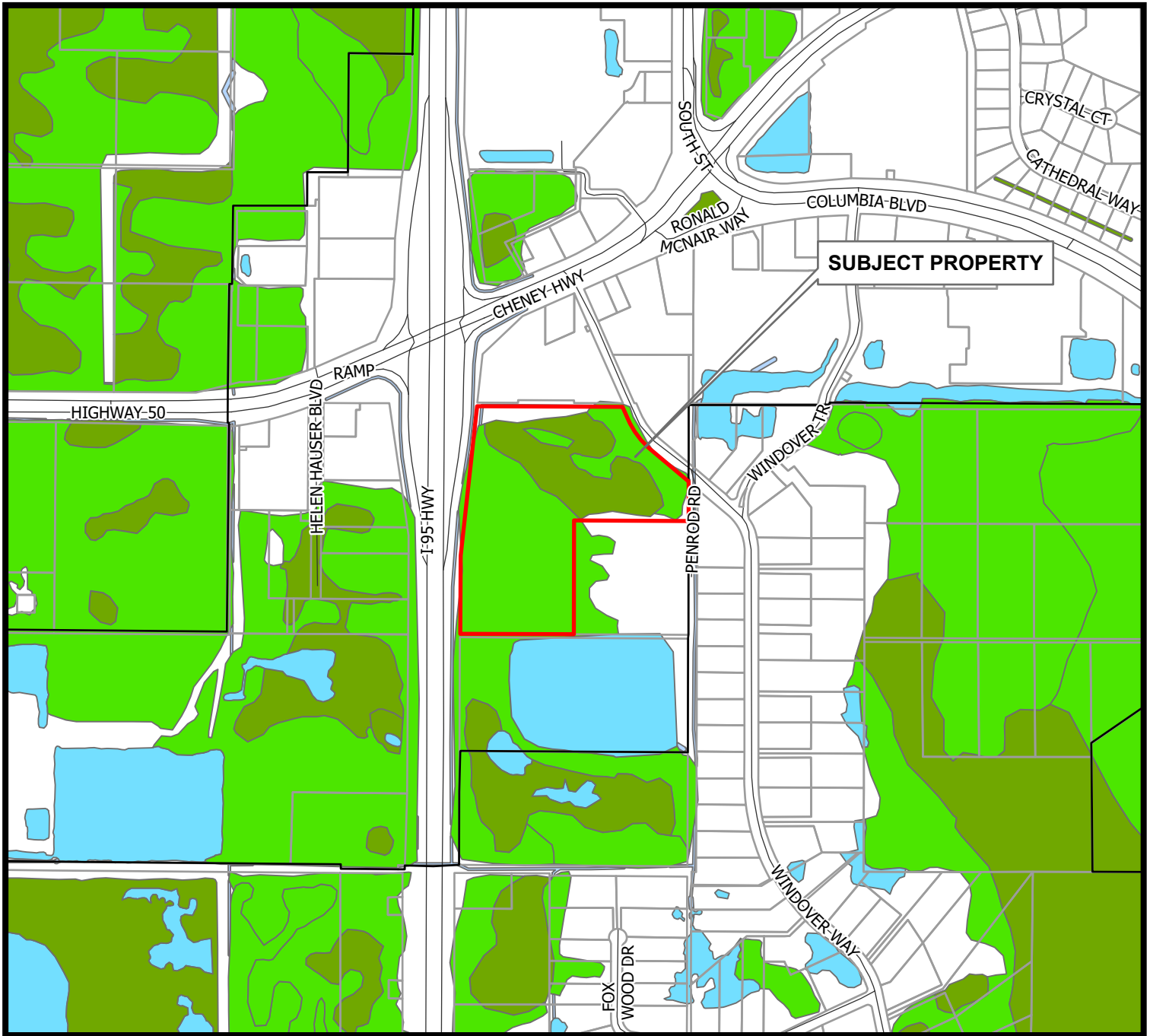
Parcels

Subject

Local Roads

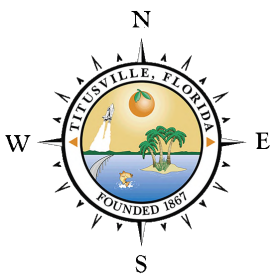
REZ #1-2025

0 375 750 1,500 Feet



WETLANDS IN VICINITY OF PROPERTY

REZ #1-2025



WETLAND_TY

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

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

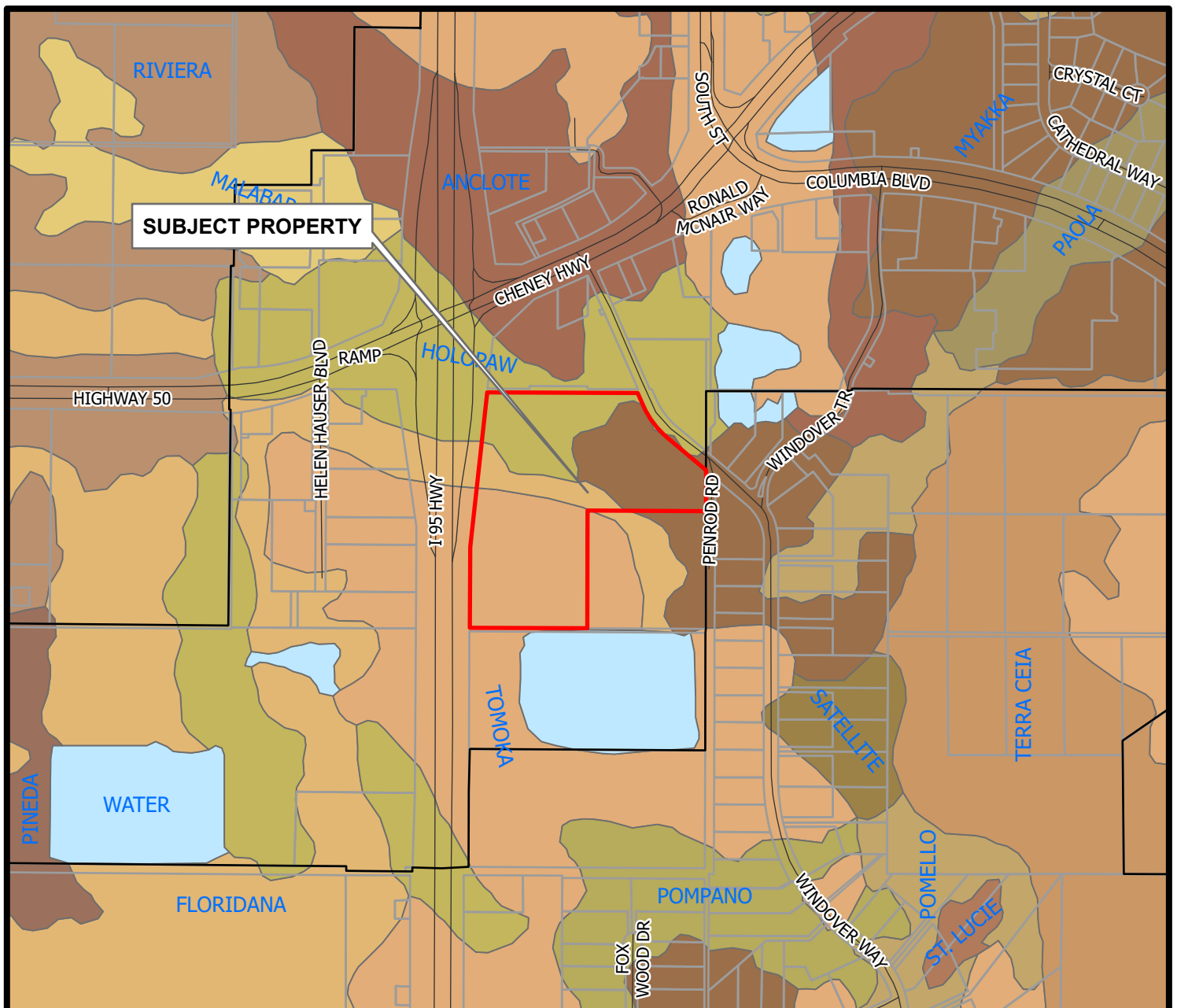
11/27/2024

Scale:1:10,000

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

REZ #1-2025

SoilName	MYAKKA	SATELLITE
ANCLOTE	PAOLA	ST.LUCI
COPELAND	PINEDA	TERRACEI
FLORIDANA	POMELLO	TOMOKA
HOLOPAW	POMPANO	WATER
MALABAR	RIVIERA	

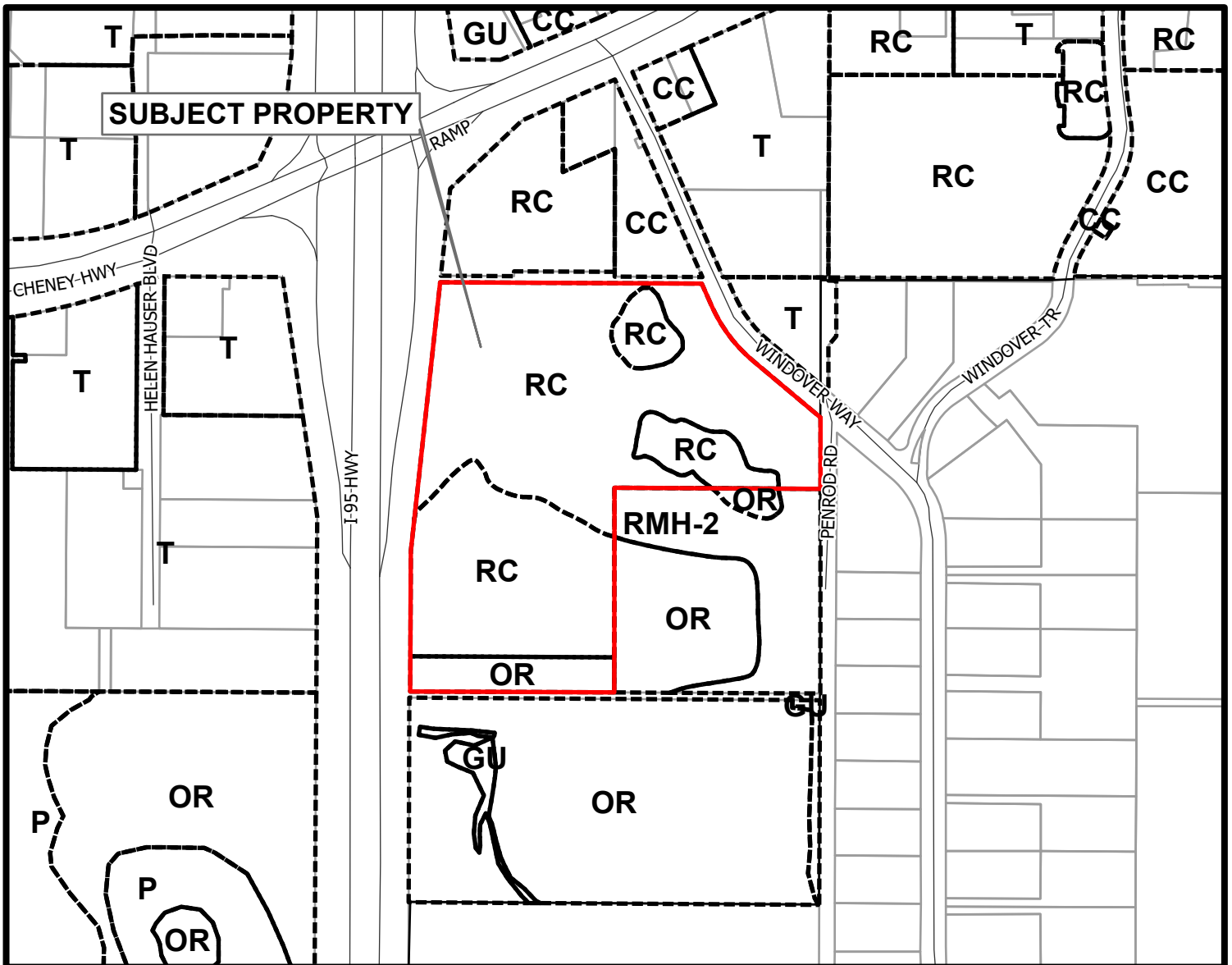


Community Development Department

0 500 1,000 2,000 Feet

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

11/27/2024



ZONING MAP

RESIDENTIAL DISTRICTS

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RR	RURAL RESIDENTIAL
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PID	PLANNED INDUSTRIAL DEVELOPMENT

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

SPECIAL DISTRICTS

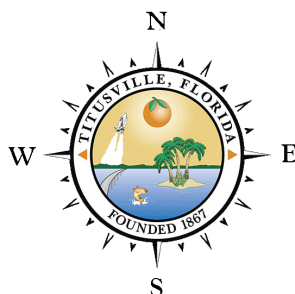
GU	GENERAL USE
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SMU	SHORELINE MIXED USE
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IRC-N	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRC-N-C	INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL

Base Map

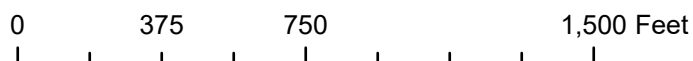
City Limits

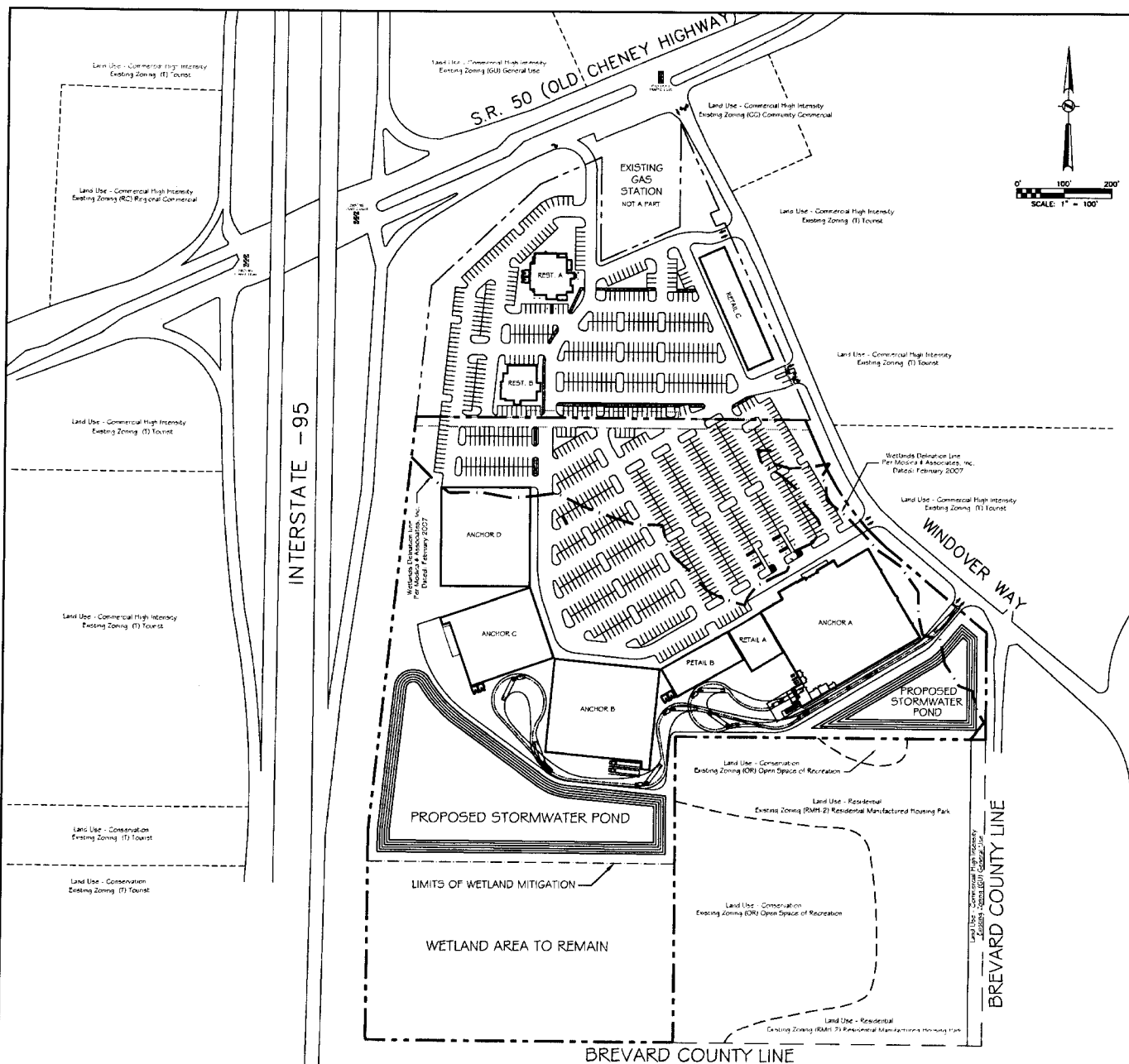
Zoning

Subject



REZ #1-2025





DATA SUMMARY

PROJECT: BENTLEY

THE INTENT OF THIS PROJECT IS TO CONSTRUCT A DETAIL AND COMMERCIAL CENTER ON ABOUT WITH SUPPORTING PARKING, WATER TREATMENT AND STORMWATER MANAGEMENT SYSTEM.

THE ESTIMATED WATER ALLOCATION PERMIT SUBMITTAL DATE AND THE ANTICIPATED BUILD-OUT DATE WILL BE MARCH 2018.

PROPERTY LOCATION:

THE SUBJECT PROPERTY IS SITUATED ON THE SOUTHEAST CORNER OF JAY AND STATE ROUTE 2018 E. SO - CHERRY HWY) BEYARD COUNTY, TITUSVILLE, FLORIDA.

PROPERTY OWNER:	DEVELOPER:
WINDOWER PARKS, INC. P.O. BOX 1367 COCOA, FLORIDA 32924	WINGARTER REALTY 601C NORTH HIBNEY AVE ORLANDO, FLORIDA 32803

PROPERTY ZONING:

EXISTING:	PROPOSED:
T-10URB OR - OPEN SPACE AND RECREATIONAL	RC - REGIONAL COMMERCIAL

PROPERTY LAND USE:

EXISTING:	PROPOSED:
COMMERCIAL HIGH INTENSITY AND CONSERVATION	COMMERCIAL HIGH INTENSITY

MAXIMUM LOT COVERAGE: MAX. 0.30 F.A.R.

PROPERTY HEIGHT, YARD AND AREA REQUIREMENTS

MAXIMUM LOT COVERAGE: MAX. 0.30 F.A.R.

MAXIMUM BUILDING HEIGHT: 50 FEET MAX.

MINIMUM YARD REQUIREMENTS:

FRONT: TWENTY-FIVE (25) FEET, PLUS ONE (1) FOOT FOR EACH FOOT OF BUILDING HEIGHT OVER THIRTY-FIVE (35) FEET.

SIDE: TEN (10) FEET, PLUS ONE (1) FOOT FOR EVERY TWO (2) FEET OF BUILDING HEIGHT OVER THIRTY-FIVE (35) FEET.

SIDE CORNER: FIFTEEN (15) FEET, PLUS ONE (1) FOOT FOR EVERY (2) FEET OF BUILDING HEIGHT OVER THIRTY-FIVE (35) FEET.

REAR: TWENTY-FIVE (25) FEET, PLUS ONE (1) FOOT FOR EVERY TWO (2) FEET OF BUILDING HEIGHT OVER THIRTY-FIVE (35) FEET.

MINIMUM LOT WIDTH:

TWO-HUNDRED (200) FEET WITH FRONTAGE ON AN ARTERIAL OR HIGHER CLASSIFICATION THOROUGHFARE AND BE LOCATED WITHIN ONE-THOUSAND THREE-HUNDRED FIFTY (1,350) FEET OF AN INTERSECTION OF AT LEAST A COLLECTOR ROAD AND THE REQUIRED FRONTAGE ROAD.

PARKING REQUIREMENTS:

RETAIL PARKING = 1 PER 250 S.F.

RESTAURANT PARKING = 1 PER 100 S.F.

HANDICAP PARKING = 1 PER EACH 50 SPACES

IN ADDITION TO THESE REQUIREMENTS ALL DEVELOPMENT SHALL PROVIDE AN AREA FOR BICYCLE PARKING.

PARKING SPACE DIMENSIONS:

REGULAR PARKING SPACES SHALL BE AT LEAST:
20 FEET LONG X 10 FEET WIDE

PARALLEL PARKING SPACES SHALL BE AT LEAST:
22 FEET LONG X 10 FEET WIDE

HANDICAP SPACES SHALL BE -
30 FEET LONG X 12 FEET WIDE

FEMA MAP INFORMATION

ZONE A (NO BASE FLOOD ELEVATION DETERMINED)
FLOOD PLAIN STUDY IS BEING DETERMINED BASED ON STORMWATER ANALYSIS OF 100YR STORM ELEVATION.

Conceptual Site Plan
Titusville Village
BREVARD, FLORIDA
WEINGARTEN REALTY

THE GOOD GROUP
• Engineering Consultants •
1880 N. Orlando Avenue • Suite A • Winter Park, FL 32789
(407) 628-9555 Fax: (407) 384-1911 Email: info@thegoodgroup.com
www.thegoodgroup.com



THIRSP PLANS MAY NOT BE
(PHYSIC) OR MODIFIED WITHOUT
WRITTEN PERMISSION FROM
THE GOOD GROUP

SEAL

NOT VALID UNLESS SIGNED,
ENTERED BY
A RECEIPTER (PENG-NU)
THE GOOD GROUP
CUSTIC ATTORNEY
AUTHORITATION (PENG)

SHEET NUMBER

3

OF 3 SHEET

ORDINANCE NO. 27-2008

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 PROPERTY LOCATED SOUTH OF STATE ROAD 50, EAST OF I-95 AND WEST OF WINDOVER WAY FROM ITS PRESENT TOURIST (T) ZONING TO REGIONAL COMMERCIAL (RC) ZONING; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA as follows:

Section 1. Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, Florida, made a part of said Ordinance by reference, by designating the following described property presently Tourist (T) zoning to Regional Commercial (RC) zoning:

LESS AND EXCEPT CONSERVATION AREAS 1 AND 2.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 65, THENCE N.0°2'10"W 226.25 FEET; THENCE N.50°1'48"W., 278.29 FEET; TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 490.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°11'19", 223.97 FEET TO THE POINT OF TANGENCY; THENCE N.23°50'33"W., 75.21 FEET; THENCE N.89°44'34"W., 830.49 FEET; THENCE S.6°12'1"W., 671.88 FEET; THENCE N.47°0'17"E., 175.89 FEET; THENCE N.90°0'00"E., 31.46 FEET; THENCE S.32°1'40"E., 95.16 FEET; THENCE S.72°48'49"E., 99.56 FEET; THENCE S.86°29'5"E., 58.77 FEET; THENCE S.60°28'47"E., 209.87 FEET; THENCE S.75°26'25"E., 81.96 FEET; THENCE N.0°1'25"E., 133.68 FEET; THENCE S.89°44'21"E., 653.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.05 ACRES MORE OF LESS.

CONSERVATION AREA 1

COMMENCING AT THE SOUTHEAST CORNER OF LOT 65, THENCE N.89°44'21"W., ALONG THE SOUTH LINE OF SAID LOT 65, A DISTANCE OF 165.76 FEET TO THE POINT OF BEGINNING. THENCE N.89°44'21"W., 190.16 FEET; THENCE N.44°40'9"W., 54.60 FEET; THENCE N.55°23'1"W., 55.38 FEET; THENCE N.85°58'40"W., 63.71 FEET; THENCE N.60°53'25"W., 89.65 FEET; THENCE N.87°13'22"W., 38.55 FEET; THENCE N.68°23'2"W., 11.66 FEET; THENCE N.6°6'0"E., 113.52 FEET; THENCE N.40°9'3"E., 33.21 FEET; THENCE N.69°30'21"E., 20.94 FEET; THENCE S.65°23'34"E., 47.44 FEET; THENCE S.72°18'15"E., 32.62 FEET;

THENCE N.81°19'34"E., 20.02 FEET; THENCE N.88°52'39"E., 15.41 FEET; THENCE S.69°37'51"E., 35.13 FEET; THENCE S.64°27'24"E., 26.96 FEET; THENCE S.75°8'33"E., 29.08 FEET; THENCE S.85°53'48"E., 33.43 FEET; THENCE S.78°12'55"E., 15.89 FEET; THENCE S.58°0'50"E., 14.51 FEET; THENCE S.36°45'35"E., 36.27 FEET; THENCE S.25°25'8"E., 66.81 FEET; THENCE S.50°22'18"E., 18.98 FEET; THENCE S.83°13'13"E., 68.59 FEET; THENCE S.58°28'4"E., 14.65 FEET; THENCE S.7°21'23"E., 83.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.57 ACRES MORE OF LESS.

CONSERVATION AREA 2

COMMENCING AT THE SOUTHEAST CORNER OF LOT 65, THENCE N.0°2'10"W., 226.25 FEET; THENCE N.50°1'48"W., 278.29 FEET; TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 490.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°11'19", 223.97 FEET TO THE POINT OF TANGENCY; THENCE N.23°50'33"W., 75.21 FEET; THENCE N.89°44'34"W., 139.55 FEET TO THE POINT OF BEGINNING. THENCE S.14°52'34"E., 54.65 FEET; THENCE S.25°26'9"E., 35.90 FEET; THENCE S.41°44'15"E., 55.49 FEET; THENCE S.26°34'26"E., 42.11 FEET; THENCE S.8°36'46"W., 42.51 FEET; THENCE S.57°18'7"W., 44.58 FEET; THENCE S.62°35'43"W., 49.24 FEET; THENCE N.90°0'00"W., 79.44 FEET; THENCE N.42°34'44"W., 76.01 FEET; THENCE N.11°41'9"W., 70.65 FEET; THENCE N.28°55'55"E., 101.59 FEET; THENCE N.46°39'29"E., 57.22 FEET; THENCE S.89°44'34"E., 56.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.94 ACRES MORE OF LESS.

Section 2. Approval of this ordinance is conditional upon the following:

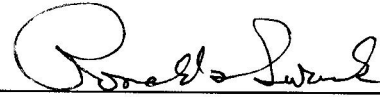
1. A developer agreement will be provided prior to site plan approval.
2. Screening and buffering be provided along the south east perimeter to buffer the commercial use from the residentially zoned area.
3. The applicant will be required to comply with St Johns River Management District (SJRWMD), United States Army Corp of Engineers (USACE), U.S. Fish and Wildlife (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWCC) with regard to impact of wetlands and wildlife habitat.

Section 3. This ordinance shall take effect immediately upon adoption. However, the City of Titusville's *Land Development Regulations* Section 39-211 states such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development as provided in *Land Development Regulations* Section 39-212.

2 of 3

Ordinance 27-2008 (Rezoning 8-2008)

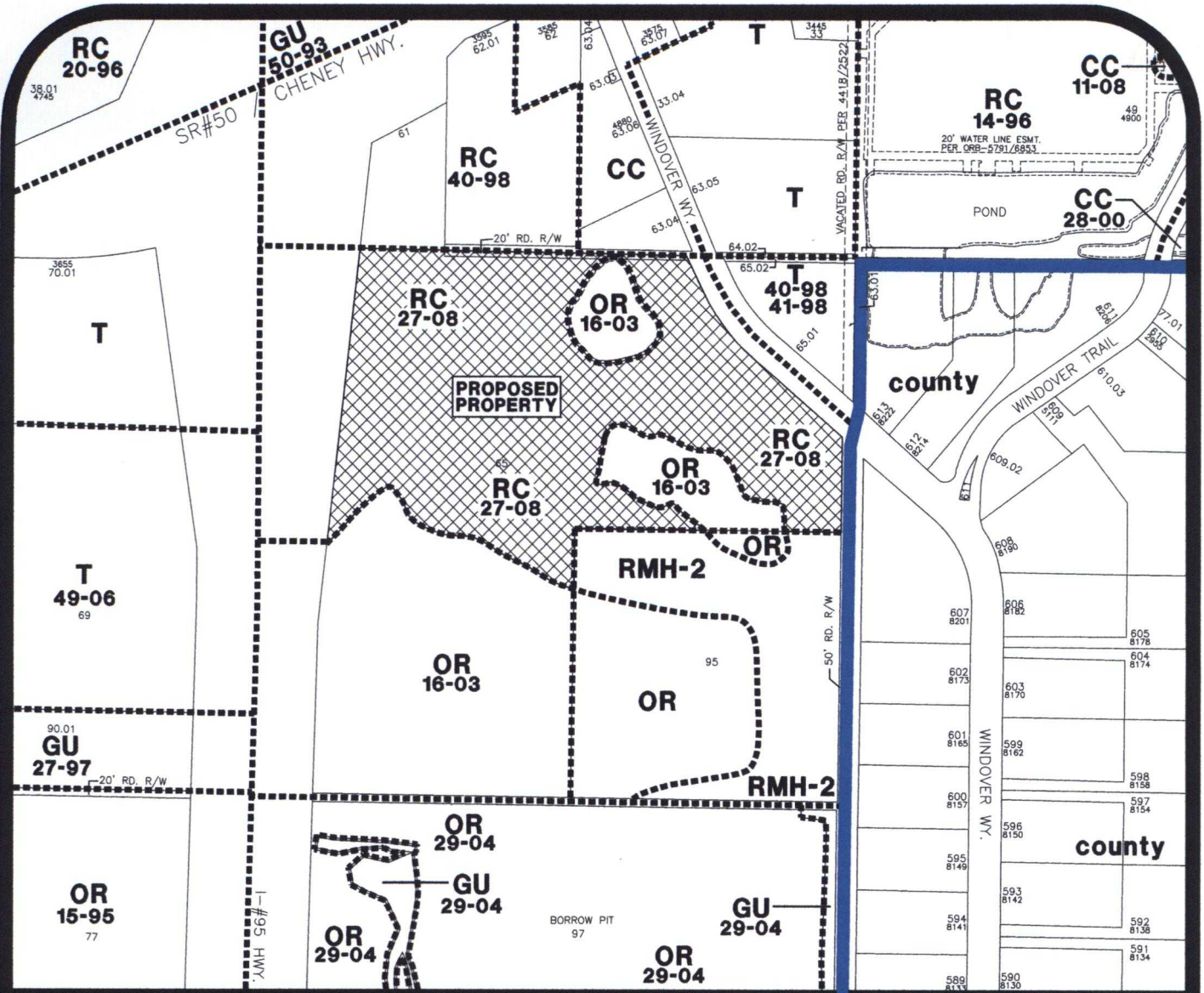
PASSED AND ADOPTED this 28th day of August, 2008.

A handwritten signature in dark ink, appearing to read "Ronald G. Swank", written over a horizontal line.

Ronald G. Swank, Mayor

ATTEST:

Wanda F. Wells, City Clerk



ADOPTED ZONING MAP

REZONING-#8-2008

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
CM	COMMERCIAL MARINE

SPECIAL DISTRICTS

GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
CBD	CENTRAL BUSINESS DISTRICT
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PROPERTIES
RMU	REGIONAL MIXED USE
PUDZ	PLANNED UNIT DEVELOPMENT ZONING
SA	STUDY AREA
P	PUBLIC
UV	URBAN VILLAGE

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 AREAS
ACC	AREA OF CRITICAL CONCERN
FPA	FLOOD PLAIN AREA
HPA	HISTORIC PRESERVATION AREA



REZONING-#8-2008.DWG

ZONING ORD.#27-2008

CITY OF TITUSVILLE • P.O. BOX 2806 • TITUSVILLE, FLORIDA 32781-2806

Planning
CA

ORDINANCE NO. 29-2008

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 PROPERTY LOCATED WEST OF INTERSTATE 95 AND SOUTH OF STATE ROAD 50 FROM ITS PRESENT OPEN SPACE AND RECREATION (OR) ZONING TO REGIONAL COMMERCIAL (RC) ZONING ; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA as follows:

Section 1. Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, Florida, made a part of said Ordinance by reference, by designating the following described property presently Open Space and Recreation (OR) to Regional Commercial (RC) zoning:

CONSERVATION AREA 1

COMMENCING AT THE SOUTHEAST CORNER OF LOT 65, THENCE N.89°44'21"W., ALONG THE SOUTH LINE OF SAID LOT 65, A DISTANCE OF 165.76 FEET TO THE POINT OF BEGINNING. THENCE N.89°44'21"W., 190.16 FEET; THENCE N.44°40'9"W., 54.60 FEET; THENCE N.55°23'1"W., 55.38 FEET; THENCE N.85°58'40"W., 63.71 FEET; THENCE N.60°53'25"W., 89.65 FEET; THENCE N.87°13'22"W., 38.55 FEET; THENCE N.68°23'2"W., 11.66 FEET; THENCE N.6°6'0"E., 113.52 FEET; THENCE N.40°9'3"E., 33.21 FEET; THENCE N.69°30'21"E., 20.94 FEET; THENCE S.65°23'34"E., 47.44 FEET; THENCE S.72°18'15"E., 32.62 FEET; THENCE N.81°19'34"E., 20.02 FEET; THENCE N.88°52'39"E., 15.41 FEET; THENCE S.69°37'51"E., 35.13 FEET; THENCE S.64°27'24"E., 26.96 FEET; THENCE S.75°8'33"E., 29.08 FEET; THENCE S.85°53'48"E., 33.43 FEET; THENCE S.78°12'55"E., 15.89 FEET; THENCE S.58°0'50"E., 14.51 FEET; THENCE S.36°45'35"E., 36.27 FEET; THENCE S.25°25'8"E., 66.81 FEET; THENCE S.50°22'18"E., 18.98 FEET; THENCE S.83°13'13"E., 68.59 FEET; THENCE S.58°28'4"E., 14.65 FEET; THENCE S.7°21'23"E., 83.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.57 ACRES MORE OR LESS.

CONSERVATION AREA 2

COMMENCING AT THE SOUTHEAST CORNER OF LOT 65, THENCE N.0°2'10"W., 226.25 FEET; THENCE N.50°1'48"W., 278.29 FEET; TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 490.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°11'19", 223.97 FEET TO THE POINT OF TANGENCY; THENCE N.23°50'33"W., 75.21 FEET; THENCE N.89°44'34"W., 139.55

FEET TO THE POINT OF BEGINNING. THENCE S.14°52'34"E., 54.65 FEET; THENCE S.25°26'9"E., 35.90 FEET; THENCE S.41°44'15"E., 55.49 FEET; THENCE S.26°34'26"E., 42.11 FEET; THENCE S.8°36'46"W., 42.51 FEET; THENCE S.57°18'7"W., 44.58 FEET; THENCE S.62°35'43"W., 49.24 FEET; THENCE N.90°0'00"W., 79.44 FEET; THENCE N.42°34'44"W., 76.01 FEET; THENCE N.11°41'9"W., 70.65 FEET; THENCE N.28°55'55"E., 101.59 FEET; THENCE N.46°39'29"E., 57.22 FEET; THENCE S.89°44'34"E., 56.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.94 ACRES MORE OF LESS.

CONSERVATION AREA 3

COMMENCING AT THE SOUTHEAST CORNER OF LOT 65, THENCE N.89°44'21"W., 653.94 FEET; THENCE S.0°1'25"W., 133.68 FEET TO THE POINT OF BEGINNING. THENCE S.0°1'25"W., 386.00 FEET; THENCE N.89°43'34"W., 647.58 FEET; THENCE N.0°14'36"E., 315.67 FEET; THENCE N.6°12'1"E., 186.09 FEET; THENCE N.47°0'17"E., 175.89 FEET; THENCE N.90°0'0"E., 31.46 FEET; THENCE S.32°1'40"E., 95.16 FEET; THENCE S.72°48'49"E., 99.56 FEET; THENCE S.86°29'5"E., 58.77 FEET; THENCE S.60°28'47"E., 209.87 FEET; THENCE S.75°26'25"E., 81.96 FEET TO THE POINT OF BEGINNING.

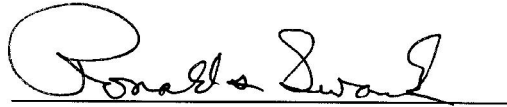
CONTAINING 7.45 ACRES MORE OF LESS.

Section 2. Approval of this ordinance is conditional upon the following:

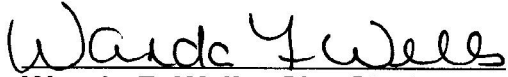
1. Habitat Management Plan is submitted at site plan review.
2. SJRWMD Permit, delineating and agreement with mitigation efforts proposed by developer.
3. The handicap spaces be proportionately distributed near the entrance of each building for more convenient access.
4. A traffic impact study with copies provided to Brevard County Transportation Engineering and the Florida Department of Transportation at site plan submittal.

Section 3. This ordinance shall take effect simultaneous with the effective date of Small Scale amendment contained in Ordinance No. 28-2008 (September 28, 2008). However, the City of Titusville's *Land Development Regulations* Section 39-211 states such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development as provided in *Land Development Regulations* Section 39-212.

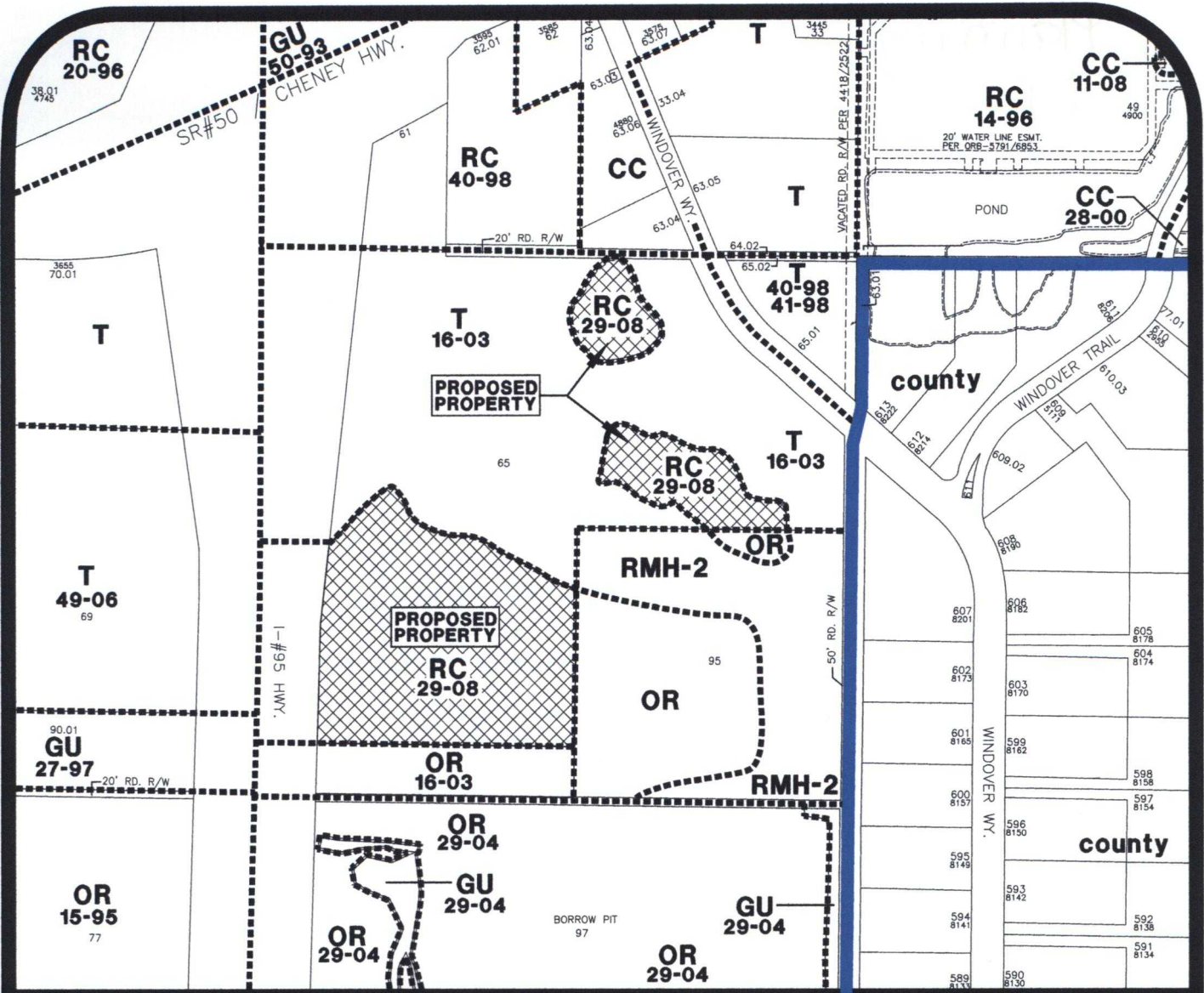
PASSED AND ADOPTED this 28th day of August, 2008.


Ronald G. Swank, Mayor

ATTEST:


Wanda F. Wells, City Clerk





ADOPTED ZONING MAP

SSA-#5-2008

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
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RC	REGIONAL COMMERCIAL
OP	OFFICE PROFESSIONAL
CM	COMMERCIAL MARINE

SPECIAL DISTRICTS

GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
CBD	CENTRAL BUSINESS DISTRICT
UMU	URBAN MIXED USE
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UV	URBAN VILLAGE

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M-2	HEAVY INDUSTRIAL
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AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREAS
ACC	AREA OF CRITICAL CONCERN
FPA	FLOOD PLAIN AREA
HPA	HISTORIC PRESERVATION AREA



SSA-#5-2008-ZONING.DWG

ZONING ORD.#29-2008

CITY OF TITUSVILLE • P.O. BOX 2806 • TITUSVILLE, FLORIDA 32781-2806

Planning
LA



Received

JAN 29 2025

City of Titusville
Planning Department

516 Delannoy Avenue
Cocoa, Florida 32922
Telephone: 321-632-4710
cole@eksdevelopment.com

January 27, 2025

FIRST CLASS U.S. MAIL

RE: Notice of Citizen Informational Meeting on Thursday, February 6, 2025, at 6:00 PM
Applicant: Windover Farms, Inc.
Project Site Address: Windover Way/Cheney Highway
Tax Account #: 2218528
Request: Requesting to remove the existing binding concept site plan

Dear Neighbor:

Windover Farms, Inc. has submitted an application requesting to remove the existing binding concept site plan on behalf of Windover Farms, Inc. I am inviting you to an informational meeting to discuss the request, answer any questions you may have, and record any feedback you may have to offer, which we will then present to City Staff, the Planning and Zoning Board, and the City Commission as we move through the review and public hearing process for this request.

If you have any questions you wish to submit in advance of the meeting, we would appreciate the opportunity to review them in advance to be sure we bring the appropriate information to answer any of your questions or address your concerns at the meeting. The meeting is scheduled as follows:

DATE: February 6, 2025
TIME: 6:00 PM-7:00 PM
PLACE: Hyatt Place Titusville Kennedy Space Center
6299 Riverfront Center Blvd.
Titusville, Florida 32780

We hope to see you there. In the interim, please do not hesitate to contact me via email at cole@eksdevelopment.com.

Best regards,


Cole Oliver

Windover Farms, Inc.

516 Delannoy Avenue Cocoa, Florida 32922 321.632.4710

March 4, 2025

RE: Windover Titusville Parcel ID: 22-35-30-AV-*-65 CPP Meeting

To Whom It May Concern:

The CPP meeting was held for the Windover Project per the City of Titusville's requirements. A few residents showed up, and one resident expressed concerns about commercial redevelopment. No further comments were made. The meeting was adjourned. The sign-in sheet is attached.

Respectfully,



Cole Oliver
Windover Farms, Inc.
516 Delannoy Ave
Cocoa, Florida 32922