



## CITY OF TITUSVILLE

### BOARD OF ADJUSTMENTS AND APPEALS

#### AGENDA

##### Regular Meeting

March 26, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

#### **Notice**

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution No. 24-1997.

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

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

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

#### **1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL AND DETERMINATION OF A QUORUM**

**4. APPROVAL OF MINUTES**

**A. February 26, 2025 Minutes**

Approve the Minutes.

**5. QUASI-JUDICIAL CONFIRMATION PROCEDURES**

**A. Verify all persons wishing to speak before the committee has signed an Oath Card.**

**B. Chairman confirms that all agenda items have been properly advertised.**

**C. Member's statements if they have visited any of the sites or spoken to any members of the public regarding an item to be reviewed today.**

**6. CONSENT AGENDA**

**7. OLD BUSINESS**

**8. NEW BUSINESS**

**A. Variance 2-2025 - 1804 Corvina Way**

Consider the requested variance to allow less than the required 15-foot rear yard setback for an attached screen porch for property located at 1804 Corvina Way.

**B. Variance 3-2025 - 2771 Edington Drive**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 2771 Edington Dr.

**C. Variance 4-2025 - 2811 Edington Drive**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 2811 Edington Dr.

**D. Variance 5-2025 - 2851 Edington Drive**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 2851 Edington Dr.

**E. Variance 6-2025 - 2911 Edington Drive**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 2911 Edington Dr.

**F. Variance 8-2025 - Parcel ID # 22-35-16-09-\*-I**



Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property with Parcel ID # 22-35-16-09-\*-.I.

**G. Appeal 1-2024 - Request for Rehearing**

Consider the rehearing request submitted by Vickie Conklin regarding the denial of Appeal No. 1-2024, which sought to appeal the issuance of Site Development Permit PSDP24-000205 for property located at 2727 Demaret Drive.

**9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

**10. REPORTS**

**11. ADJOURNMENT**

**City of Titusville**  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Members of the Board of Adjustments and Appeals  
**From:** Brad Parrish, Community Development Director  
**Subject:** **February 26, 2025 Minutes**  
**Department/Office:** Development Services

**Recommended Action:**

Approve the Minutes.

**Summary Explanation & Background:**

**Alternatives:**

Do not approve the minutes.

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. BAA 2.26.25

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**Board of Adjustments and Appeals**  
**Regular Meeting**  
February 26, 2025

The Board of Adjustments and Appeals (BAA) of the City of Titusville, Florida, met in regular session in Council Chambers, on Wednesday, February 26, 2025.

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Chairman Thomas Taylor called the meeting to order at 6:00 p.m. and asked the assembly to recite the Pledge of Allegiance to the Flag.

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Present were Chairman Thomas Taylor, Vice-Chairwoman Margaret Van Deven, Member Richard Wheelus, Member Gina Beckles and Member John Greene. Also, in attendance were Community Development Director Brad Parrish, Assistant City Attorney Chelsea Farrell, and Sr. Administrative Assistant Kim Amick. It was determined that a quorum was present.

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Member Wheelus made a motion to approve the minutes for January 29, 2025. Member Beckles seconded. All in attendance voted to approve the minutes.

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Chairman Thomas Taylor confirmed the quasi-judicial procedures verifying that all persons wishing to speak before the board has signed an oath card.

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**Consent Agenda Items**

None.

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**Old Business**

**Appeal No. 1-2024 Apollo Gardens Site Development Plan**

Chairman Taylor stated there are three items. The first one is Apollo Gardens made an application to be part of this process.

Assistant City Attorney Farrell stated yes. On Page 102 of the Agenda Packet, you will find correspondence from Apollo Gardens representative, Eric Page, and in that correspondence the Board has been requested to make a Motion to Intervene as a party. She stated the representative

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from Apollo Gardens is here to speak on this request verbally, as well as formally in writing, make that request that they be added as an interested party to this proceeding.

Eric Page, 4301 W. Boy Scott Boulevard, Suite 300, Tampa, Florida spoke on behalf of Apollo Gardens. He stated per City of Titusville Resolution 24-1997, an interested party is defined as a person or legal entity “who’s interest may be adversely affected by a Board’s action” and in this case what the Appellant is asking this Board to do is basically revoke this permit that his client has a Site Development Permit that is issued to them to commence on site construction of the Apollo Gardens Apartments. He stated Mr. Brad Parrish, the City’s Community Development Director, has submitted a memo that is in the record that advises the Board that the three provisions in the Comp Plan that are sited by the Appellant are either not applicable or that the permit is consistent with those and they believe those are all correct but they are asking to intervene in the event the Board does not find consistently with Mr. Parrish’s recommendation. He stated if that is the case then this Board would be reversing the grant of the permits to his client and that it would be taking away what is currently an entitlement of his client to commence that on site construction. He stated Sections 2.6 and 6.2 of the City’s Resolution requires acknowledgement of his client as an interested party to have a full and fair quasi-judicial proceeding tonight and for those reasons and the others expressed in the motion, they ask that the board grant the Motion to Intervene and designate Apollo Gardens as a party in this proceeding.

Vickie Conklin, 2920 Royal Oak Drive, Titusville, Florida, the appellant. She stated she is not objecting to that, but she wants to call out a few things.

Chairman Taylor stated this is the only thing they are voting on is to allow them to be an applicant to this proceeding.

Ms. Conklin stated yes, show would allow it.

Member Wheelus made a motion to allow Apollo Gardens to be an interested party.

Vice-Chairwoman Van Deven seconded.

Roll call was as follows:

|                           |     |
|---------------------------|-----|
| Member Beckles            | Yes |
| Member Greene             | Yes |
| Member Wheelus            | Yes |
| Chairman Taylor           | Yes |
| Vice-Chairwoman Van Deven | Yes |

Motion passed.

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Assistant City Attorney Farrell stated the second request that was made by Apollo Gardens in their letter is a request for a Motion to Dismiss based on jurisdiction. She stated that she would request that the representative address this motion.

Chairman Taylor stated Apollo Gardens would like to address or stating questions about it.

Eric Page, 4301 W. Boy Scott Boulevard, Suite 300, Tampa, Florida, attorney representing Apollo Gardens. He stated the city has the authority to consider an appeal of this nature. The Appellant has raised three issues, and they all arise out of the Comprehensive Plan. He stated per the City Code Section 31-51 under the powers and duties heading regarding this Board it says the Board of Adjustments and Appeals shall have the power to hear and decide appeals of any decision, order, requirement or the interpretation of an administrative official of these Land Development Regulations, but it specifically says that the powers and duties concern the Land Development Regulations. He stated they have provided that ordinance and case law. He stated there in the case, Kellerman, it is stated that local ordinances are looked at under the same rules of interpretation as State Statutes and the next case, Headley, one of those rules of interpretation is that if plain language of a statute or an ordinance directs how something should be done then it acts as a prohibition against it being done another way so here what the ordinance says is that this Board shall have authority to hear appeals over Land Development Regulations but the Comp Plan is not within your Land Development Regulations. He stated the City Council could have included that authority in the City Resolution to this Board to hear appeals that are based on Comp Plan Amendment issues. He stated that is not what they did so that authority is not with this Board. He stated there is a significant difference between the Comp Plan and Land Development Regulations, a Comp Plan, which are the three issues raised by the Appellant is considered the constitution of land use planning within a jurisdiction and then Land Development Regulations are how that constitution gets applied so there is nothing there challenging anything in the Land Development Regulations. He stated the only grounds for the appeal are the three provisions of the Comprehensive Plan. He stated that they believe as a matter of law, as a matter of statutory construction, as a matter of the plain language that is in the City ordinance that this board does not have jurisdiction to hear this appeal.

Assistant City Attorney Farrell said as previously stated the Code does allow appeals regarding these Land Development Regulations, however in Section 34-9 the administrative approvals required section that code section requires the administrator, Brad, to make a determination of consistency with the Comprehensive Plan prior to the issuance of any permit. She stated in that one section as well as others such as 27-12 the relationship to the Comprehensive Plan these Land Development Regulations sections do incorporate the Comprehensive Plan and this appeal is based upon the administrators issuance of this permit subject to his analysis of the submittal and its consistency with the Comprehensive Plan and this Board has previously exercised its jurisdiction to hear appeals of consistency with the Comprehensive Plan although the most recent one was an appeal in 2000. She stated it would be appropriate at this time to dispose of the question with a Motion to Dismiss or a Motion to Continue the proceeding pursuant to the request.

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Chairman Taylor stated they would be asked to vote if they consider this appropriate which would be to deny what Mr. Page is requesting. He stated they are saying no if they deny or yes if they say the City's position is to continue.

Vickie Conklin, 2920 Royal Oak Drive, Titusville, Florida. She stated their appeal is to the City against the access of the local road and LDR's were not really part of what this discussion was to be but if Mr. Page wants to make it about that, they are prepared to address that. She stated their appeal is based on the Comprehensive Plan and as Ms. Farrell said Section 27-12 of the City's Code states, in the event of a conflict between these regulations and the Comprehensive Plan, the Comprehensive Plan shall prevail, so the Comp Plan is in the LDR's, and the Board does have jurisdiction.

Member Wheelus made a motion to deny the request and proceed with the proceeding.

Member Greene seconded.

Roll Call was as follows:

|                           |      |
|---------------------------|------|
| Member Wheelus            | Deny |
| Chairman Taylor           | Deny |
| Vice-Chairwoman Van Deven | Deny |
| Member Beckles            | Deny |
| Member Greene             | Deny |

Motion passed.

XXX

Chairman Taylor stated there is a third phase which is the applicant lacking or having standing to be in this procedure.

Assistant City Attorney Farrell stated as provided in her memo to the board, Page 88, pursuant to Titusville Code Section 34-249, "Any affected property owner or his agent may file and appeal". Accordingly, the first issue to be addressed by the Board of Adjustments and Appeals will be whether the Applicant is an "affected property owner" withstanding to appeal the issuance of the Site Development Permit. She stated if the Board finds that the Appellant has established standing as an "affected property owner" to present this appeal, the board will proceed to hear the merits of the appeal and render a decision.

Vice-Chairwoman Van Deven stated whether they are a property owner or an agent.

Assistant City Attorney Farrel stated the Titusville Code says "any affected property owner, or his agent may file an appeal".

Chairman Taylor stated they have a motion to declare whether the applicant, Ms. Conklin, has proper standing in this procedure.

Vickie Conklin, 2920 Royal Oak Drive, Titusville, Florida stated they do believe they have standing. She stated in Section 34-249 of the Land Development Regulations permits appeals from an administrative official decision to be filed by any affected property owner or his agent within 30 days of the decision, they did file that timely. She stated there is no provision in the City Code defining affected property or saying how far or how near, there is no definition anywhere in the statute. She stated on November 11, 2024, a Site Permit was issued for Apollo Gardens authorizing on site construction on December 5, I, Vickie Conklin filed an appeal to the approval and issuance of the Site Development Permit, she is a citizen, a taxpayer and a voter living in Titusville and a resident living in the Royal Oak Subdivision. She stated the subdivision lies adjacent to the Site Development Permit of Apollo Gardens and she is an authorized agent of Royal Oak Neighbors, RON, LLC, Mr. Johnson has handouts, the Royal Oak Neighbors purpose is, together as homeowners, to preserve their neighborhood and working together to protect our community.

Chairman Taylor stated the LLC was not presented in the paperwork

Ms. Conklin stated it is, Mr. Johnson, is distributing that to you as proof of the LLC.

Chairman Taylor stated he is not saying it does not exist, he is saying the application does not have that information on it.

Ms. Conklin stated that is correct but she is offering you the reason why she does have standing and that is that Royal Oak Neighbors is adjacent and she lives in Royal Oak Neighbors and their organization is part of what helps this community.

Chairman Taylor was there a reason they were not mentioned in the original application.

Ms. Conklin stated she filed it under her name alone thinking it was better to do that rather than Royal Oak Neighbors, LLC., it seemed more clear that it come from one specific agent, so that is her, and she is saying she has standing because she lives in Royal Oak but she also represents Royal Oak Neighbors which is the adjacent property. She stated the property owner of Demaret, Turnesa Drive and Spanish Oaks Condos are members of the Royal Oak Neighbors group, and she has been authorized by the owners of the property adjacent to the Site Permit to represent them in this manner.

Chairman Taylor stated their names are not on the application and they are not considering that right now. He asked if she had anything more to add.

Ms. Conklin stated she signed the Notice of Appeal individually and as an authorized member and the LLC papers were not submitted with that but she is providing that information to you. She believes the approval of the Site Plan is contrary to the City of Titusville Comprehensive Plan, the plan affects her as a property owner and the residents of the Royal Oak Subdivision, will harm property values, create traffic jams and problems on the local streets, create flooding and other issues. She is entitled to have standing, there is nothing in the Statute that says how far away you must live and she is within that community and believes that she has standing.

Eric Page stated they do believe there is an issue with Ms. Conklin's standing. The crow flies distance for her from his client's property to the property she owns is .29 miles that is 1,535 feet, the shortest driving distance is .8 miles. There are multiple golf course holes between his client's property and the appellant's property, and he does not believe what they have heard from Ms. Conklin provides any evidence to you in this quasi-judicial proceeding where you could find standing. What it does do is put you in a position where if Ms. Conklin has standing then anyone who lives that far from a site would have appellant standing and adversely affect the property owner has to mean something it is not just a property owner. There has to be an adverse effect and there has been no statement of an adverse effect that is based on evidence.

Vickie Conklin stated she believes that Titusville is a community of residence, and she is a resident and that entitles her, Mr. Page does not live here. Mr. Page wants to talk about golf holes between her house and that property, does he know the golf course closed down in 2012.

Rachel Tucker, 3140 Demaret Drive, would like the board to consider Vickie Conklin her agent.

Megan Moscoso, 3031 Demaret Drive, would like to grant Vickie Conklin as her agent.

Elizabeth Parker, 3446 Trevino Circle, would like Vickie to be her agent.

Gerard Phillips, 1755 Harrison Street, would like Vickie Conklin to be his representative.

John Hoffmeister, 2820 Demaret Drive.

John Litras, 2785 Mangrum Place, Ms. Conklin also speaks for him.

Joan Fachetti, 2780 Demaret Drive, would like Vickie as her representative.

William Balint, 2756 Demaret Drive, would like Vickie Conklin to act as his agent and representative.

Beverly Searl, 2742 Demaret Drive, would like Vickie Conklin to be her agent.

Jacqueline Outlaw, 2550 Demaret Drive, would like Vickie to be her agent.

Juan Quinones, 1608 Turnesa Drive, would like Vickie to be his representative.

Penny Riley, 3129 Demaret Drive, would like Vickie to be her agent.

Janet Davis, 1614 Turnesa Drive, would like Vickie Conklin to represent her.

Eileen Adams, 2790 Demaret Drive, would like Vickie Conklin to be her representative.

Michael Dewyer, 2852 Demaret Drive, would like Vickie to be his representative.



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Arlice Noble, 2864 Demaret Drive, would like Vickie Conklin to be her representative.

Thomas Polk, 1705 Harrison Street, would like Vickie to represent him.

Reba Reece, 1426 Turnesa Drive, would like Ms. Conklin to be her representative.

Donna Horne, 1508 Turnesa Drive, would like Vickie Conklin to be her representative.

Robert Tucker, 3140 Demaret Drive, would like Vickie Conklin to represent him.

Mary Schwager, 2570 Demaret Drive, would like Vickie to be her agent.

Sue Ann Smith, 2552 Demaret Drive, would like Ms. Conklin to represent her.

Susan Damm, 1775 Harrison Street, would like Vickie Conklin to represent her.

Robert Delgado, 2762 Demaret Drive, would like Vickie to be his agent.

Maurizio Turrini, 2604 Demaret Drive, he would like Ms. Conklin to represent him.

Ann Ward, 1685 Harrison Street would like Vickie Conklin to represent her.

Scott Root, 2746 Demaret Drive, he would like Vickie Conklin to represent him.

Brian Fielder, 2816 Demaret Drive, would like Vickie to represent him.

Claudia Quintero, owns five (5) units at Village Square on Harrison Street and would like Vickie Conklin to represent her.

Cinnamon Baldwin, 1725 Harrison Street, Unit 121 at Village Square, would like Vickie to represent her.

Marilyn Lansman, 1999 Harrison Street, would like Vickie Conklin to be her representative.

Gloria Brown, 1515 Turnesa Drive, would like Ms. Conklin to represent her.

Richard Bartek, 1602 Turnesa Drive, would like Ms. Conklin to represent him.

Chairman Taylor stated now that all of these people have added themselves as part of a group does it change the diameter of the request.

Assistant City Attorney Farrell stated the application you received was submitted by Vickie Conklin and it is up to the board to decide if she has standing based on evidence presented at this hearing.

Eric Page, on behalf of Apollo Gardens gave a rebuttal. He stated the memo from Attorney Farrell directed this Board to Titusville Code Section 34-249 “appeals from a decision of an administrative official shall be filed on forms provided by the city unless otherwise provided for herein, any affected property owner or his agent may file an appeal”. The question on standing is based on the capacity, at the time it was filed of the person that filed the appeal, it was filed in an individual capacity. The question is whether Ms. Conklin, individually, at the time the appeal was filed has standing.

Chairman Taylor asked Ms. Conklin how this is going damage her property.

Ms. Conklin stated it is an issue of traffic, an issue of emergency services.

Chairman Taylor stated this is for your property.

Ms. Conklin stated yes within this Royal Oak community, where she lives, absolutely.

Vice-Chairwoman Van Deven stated when you filed, you filed as an individual but later you updated it to read from your attorney, Mr. Brooks, on behalf of his client group Royal Oak Neighbors, LLC, Vickie Conklin, agent, it changed mid-way.

Ms. Conklin stated she was offering more validation that she does have standing because she represents the community as a whole.

Chairman Taylor stated the question is does Ms. Conklin, as the applicant, have standing to go forward with this appeal.

Member Wheelus stated in looking at the definition of affected in Black’s Legal Dictionary they are looking for a special injury to a special interest that exceeds and degrades the general interest in the community, good shared by the general public, so they are looking for something that affects this group or Ms. Conklin, specifically, that is different than how it might affect some living in another portion of the City who may travel the same roads, but how is it different.

Member Beckles would like clarification when she applied she was applying as an individual her name was the only one on the application so does that have any bearing.

Assistant City Attorney Farrell stated the application for the appeal was submitted by Vickie Conklin as an individual.

Member Beckles stated does she have standing to represent these people even though they said it tonight, they are dealing with the application and when the application was filed it was not as a representative of anyone other than herself.

Assistant City Attorney Farrell stated that is correct, the application received did not indicate the agency you are hearing tonight.

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Vice-Chairwoman Van Deven stated on the application she is stating reasons why she is an affected party, negatively and she is a resident of Royal Oak and that is how she described herself.

Member Greene made a motion to approve applicants statement of standing in this case.

Member Van Deven seconded.

Roll call was as follows:

|                           |     |
|---------------------------|-----|
| Chairman Taylor           | No  |
| Vice-Chairwoman Van Deven | Yes |
| Member Beckles            | No  |
| Member Greene             | Yes |
| Member Wheelus            | No  |

Motion did not pass.

Chairman Tayloe asked for a 10-minute recess.

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#### **New Business**

None.

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#### **Petitions and Requests from the Public Present**

Megan Moscoso, 3031 Demaret Drive. Mr. Taylor, I have to say I am very disappointed if this is how you treat our residents, as a City Council Member I am completely embarrassed because these are residents who have concerns and questions and the way you are treating them is absolutely unacceptable. There is a way to conduct business but threatening, not speaking to anyone is not how you do it.

Dr. Kathleen O'Rourke, 3525 Palmer Drive, read a letter from County Commissioner Katie Delaney.

Vickie Conklin, 2920 Royal Oak Drive, she would like to call to attention that when she did file this application it is signature of appellant, nowhere did it say agent, and that is how she filed. The request to intervene, this was submitted to the City by Mr. Page on January 28, the Board of Adjustment meeting was on January 29, she was not notified of this until the updated agenda was issued on February 20 allowing five (5) days notice to her that he is requesting to intervene. She does not think that is due process and not a fair way that anyone else gets treated in this City. Third, is this the way the rules and regulations of Titusville are supposed to work, they have been petitioning the City for two (2) years about this project, and they have been asking about that

road access violating the Comprehensive Plan. This has been their only way to be able to come forward with this appeal in a formal way because the City is not listening, and they are violating their Comprehensive Plan. They do not want to change anything, they are asking the City to obey the Comprehensive Plan. She received a letter from Apollo Garden's attorney in January, from Mr. Cummingham, it was intimidation, Ms. Conklin read part of the letter. It did not seem right that they sent it to her in January before they even met in January telling her they are going to sue her because they are representing their rights as citizens of Titusville. Something is wrong with this process if the residents cannot be heard by their board.

Elizabeth Parker, 3446 Trevino Circle, the application does not request whether she is an agent or not meaning she did not have the option on her application to sign as agent it only left room for her name. The 84-unit development, Apollo Gardens, has flaws in its traffic impact analysis and should not have gone this far. It is in violation of the Land Development Regulations as well as the Comprehensive Plan and infrastructure concerns tied to this site and proposal.

Katie Delaney, County Commissioner District 1, 5105 Cabbage Palm Street, her letter was read, thankfully, she wasn't sure she would be able to make it tonight and that is why she prepared a letter but she has to expand on that because she is truly horrified the fact the residents of District 1 of this community showed up now twice to speak and this Board decided, this was in your power to change this, these are your neighbors and you decided that you were going to shut their mouths tonight and not let them proceed, that is unacceptable. The people of this community should be making this decision. She has to mimic what Council Member Moscoso said.

Juan Quinones, 1608 Turnesa Drive, you did not give them a chance, this is embarrassing. They had a lot to explain as a community. They came over a month ago and again tonight and you shut us down.

William Balint, 2756 Demaret Drive, he does not feel like they had a fair hearing. All these people are here tonight with a concern, and you are not willing to listen to them, but he heard some good points being made but it's just like talking to the air because this is not really an appeal. The appeal was stopped before it was started on a technicality. You did not listen to the merits of the case. He would ask that they have a fair hearing and to see the board again and gave the people a chance to state their case.

Rachel Tucker, 3140 Demaret Drive, thank you to the two who voted yes. Her words are only for the three who voted no, so since the three of you are only interested in technicality and not your fellow citizens of Titusville, she will speak in your language and in your language, it is a technicality that you must listen to them at this meeting before you make your decision and before you cast your vote. That is the purpose of why they are here tonight for you to consider what your fellow Titusville citizens said. They all, one by one, stood up and told you what they felt was accurate and what should be considered for this application. Vickie did update the application to say that she represented this group and they walked up and said to please consider this, this is a technicality, it is technically part of what you are supposed to consider is their voice that is the purpose of this meeting. If you disregard that, then you disregard something that is part of the due process. She would like to ask that you recall a vote and consider that this time because you did not the first time.

Mark Johnson, 1927 Harrison Street, if Vickie had no standing then why did Apollo Development threaten her with a lawsuit.

Michael Dewyer, 2852 Demaret Drive, thinks it is a bad idea if this project is approved already and feels they were not given a fair chance and need to reconsider to give them a chance to voice their opinions.

John Hoffmeister, 2820 Demaret Drive, he asked if the owners around the area had been given the option to buy the land.

Earl Johnson, 3135 Sauders Place, he wanted to remind the Board of the purpose of what they were there for, it was not speaking about this specific project it was over issues of the Comp Plan and the fact the City is not adhering to the Comp Plan and that puts the City in legal jeopardy and there are legal consequences for the City not obeying the Comprehensive Plan. It is in the Florida Statutes and was part of what they were going to present but you stopped their presentation by unfairly telling them they did not have standing.

Seth Adams, 3525 Nelson Place, this Apollo Gardens they are putting here is not a church, they are drug addicts, recovering people, some people in trouble and not just them that live at that location, it is their friends and their family and there is no supervision. The other location in Palm Bay they wear the police out because there are so many police calls for trouble. This is a little area and Demaret Drive cannot handle any more traffic. This is a dangerous group of people coming in and it is our responsibility to keep that stuff in another location.

William Balint, 2756 Demaret Drive, Earl was on this Board for several years, so if he is mystified how you ruled on this, he has standing because he knows you. Defend yourselves and tell them why.

Stel Bailey, 6395 W. Baker Circle, Cocoa, Florida, she is looking at February 26, 2025, agenda and it looks like it already recorded that the recommendation from Staff is to concur with the administrative interpretation and deny the appeal and if you look at the agenda it also under Old Business, it says deny the appeal. It is interesting, it is time they start following the money on some of these board members.

Pablo Hairiter, 1894 Orleans Drive, Melbourne, he is a resident of Brevard County serving as a Fair Housing Attorney with Florida Legal Services, his work focuses on that individuals and families have equal access to housing opportunities free from discrimination. Tonight's discussion is relevant to people with disabilities. Housing is insuring that all individuals regardless of their ability has housing that meets their needs. This means that insuring that new developments are accessible, inclusive and compliant with fair housing laws. Decisions that limit housing opportunities for people with disabilities or rejecting inclusive development projects are against the Fair Housing Act. Denying such opportunities on the sole basis of disability is a form of discrimination and a violation of Federal Law. He urges the board to approach housing development with fairness and inclusivity insuring that people with disabilities have equitable access to housing in Titusville.

Bev Searl, 2742 Demaret Drive, they are not discriminating. They are not saying this is the sole reason because there may be drug addicts or some other physiological problem, they have a lot of reasons.

Kathleen Flynn, 2805 Player Court, if the Apollo Gardens proceeds on the flawed TIA, they will challenge it as noncompliant with LDR's, inconsistent with the Comprehensive Plan, arbitrary violating due process. Their demands and intent to litigate, they demand rejection or revision of the TIA to reflect Demaret's true status and impact, a public hearing to assess this projects special nature under Section 28 to 87 or rezoning, transparent compliance with all codes before approval. If the City approves this as is, they will appeal per Section 28 to 21 and seek an injunction and hold officials accountable for bypassing their rights. They have requested the TIA and are prepared to engage experts and council but would prefer a resolution over litigation but the City's current course forces their hand.

Rachel Tucker, 3140 Demaret Drive, she is not against low income housing but the issue is whether or not the application is valid and the person submitting the application is valid in submitting it and for the access road to be through Demaret not for the building of it in general and all they are asking for as homeowners who purchased homes in areas that were zoned the way they were when they purchase them is for the zoning to remain the same and for this company to choose a location within Titusville's zoning that allows them to build there. They make money off of low-income housing whether they do it there or somewhere else so they are asking, though they appreciate low income housing, that it is not at the expense of those who are trying to improve their lives in their own homes. Is there any way for you to recall a vote and she believes Rule 13 gives you the option to revote and ask that you please do that and reconsider the things you have heard and to consider Vickie Conklin our agent.

Mary Schwager, 2570 Demaret Drive, the north end of Demaret Drive is a private road and she would ask to reconsider your vote.

Elizabeth Baker, 1805 Augustine, you are so incredibly lucky and given her an education. When they are selecting people as their representatives in City's they do not think about the consequences of that when they put people on boards, so people that vote, these are the consequences. People who sit on boards and absolutely refuse to acknowledge the people.

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## **Reports**

Staff – Brad said there are several applications for the next meeting.

Members – None.

City Attorney – None.

Chairman – None.

DRAFT

Adjournment was at 7:35 p.m.

**City of Titusville**  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Members of the Board of Adjustments and Appeals  
**From:** Brad Parrish, Community Development Director  
**Subject:** **Variance 2-2025 - 1804 Corvina Way**  
**Department/Office:** Community Development

**Recommended Action:**

Consider the requested variance to allow less than the required 15-foot rear yard setback for an attached screen porch for property located at 1804 Corvina Way.

**Summary Explanation & Background:**

The applicant is requesting a variance to the Land Development Regulations, Chapter 28, Section 28-391. Residential accessory buildings and structures. Section 28-391(g)(1) – To allow less than the required 15-foot rear yard setback for an attached screen porch, for property located in the Planned Unit Development (PUDZ) zoning district, at 1804 Corvina Way, Titusville, FL 32780, as submitted by Toni Potenza, Owner.

**Alternatives:**

1. Approve the variance.
2. Approve the variance with conditions.
3. Deny the variance.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Variance 2-2025 Staff Report



2. Application Packet
3. Plot Plan showing setback
4. Code
5. All Maps VAR #2-2025



# City of Titusville Community Development

## 1 BOARD OF ADJUSTMENTS AND APPEALS

### 2 Variance (VAR) No. 2-2025, 1804 Corvina Way

3 **Meeting Date:** March 26, 2024

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

5 **Applicant:** Toni Potenza, owner

### 6 Background

7 (a) Variance request: *Land Development Regulations, Chapter 28, Section 28-391.*  
8 *Residential accessory buildings and structures. Section 28-391(g)(1) – To allow*  
9 *less than the required 15-foot rear yard setback for an attached screen porch, for*  
10 *property located in the Planned Unit Development (PUD) zoning district, located*  
11 *at 1804 Corvina Way, Titusville, FL, as submitted by Toni Potenza, owner.*

12 (b) Location: 1804 Corvina Way, Titusville, FL. Tax No. 3032650. Parcel I.D. 23-35-  
13 10-YR-\*-23

14 (c) Land Description: VERONA - VILLAGE "B" LOT 23

15 (d) Future Land Use: Planned Unit Development

16 (e) Zoning: Planned Unit Development (PUD)

17 (f) Surrounding Zoning Districts.

18 1. North: Planned Unit Development (PUD)

19 2. South: Planned Unit Development (PUD)

20 3. East: Planned Unit Development (PUD)

21 4. West: Single Planned Unit Development (PUD)

22 (g) Lot Characteristics: The subject property is approximately 0.14 acres (6,000 sq. ft)  
23 with 50 feet of frontage along Corvina Way. These dimensions meet the minimum

## Board of Adjustments and Appeals: Variance No. 2-2025

1           6,000 sq. ft lot area and 50-foot lot width outlined in the Verona (aka Willow Creek)  
2           Master Plan.

3           (h) Uses: Single Family Residence constructed in 2024

### 4   **Powers of the BAA**

5           LDR Section 34-226 states that the Board shall grant a variance request when in the  
6           opinion of the Board of Adjustments and Appeals, owing to special conditions, the  
7           literal enforcement of such ordinance or regulations would do manifest injustice to, or  
8           impose an unnecessary hardship upon the applicant. In order to authorize any variance  
9           to the provisions of such ordinance, the Board must consider the following criteria:

10          (a) Special conditions and circumstances exist which are peculiar to the land,  
11           structure, or building involved and which are not applicable to other lands,  
12           structures or building in the same zoning.

13          (b) Special conditions and circumstances do not result from the actions of the  
14           applicant.

15          (c) Granting the variance requested will not confer upon the applicant any special  
16           privilege that is denied by the ordinance to other lands, buildings or structures in  
17           the same zoning district.

18          (d) The literal interpretation of the provisions of the ordinance would deprive the  
19           applicant of rights commonly enjoyed by other properties in the same zoning  
20           district under the terms of the ordinance.

21          (e) The variance granted is the minimum variance that will make possible the  
22           reasonable use of the land, building or structure.

23          (f) The granting of the variance will preserve the spirit of the ordinance and remain  
24           in harmony with its general purpose and intent.

25          (g) In granting the variance, the public safety and welfare must be assured.

26          (h) In no case shall the granting of a variance result in a change of use, which would  
27           not be permitted in that zone.

### 28   **Analysis**

29           The subject property is a part of the Verona Planned Unit Development established in  
30           2019 and most recently updated in 2024. The development standards for the Verona  
31           Planned Unit Development do not include standards for accessory structures. Land  
32           Development Regulations Section 28-12 state that *'Properties located within an*  
33           *overlay district shall be developed in accordance with the underlying zoning district*  
34           *or the provisions of the overlay zone, whichever is stricter'*. The previous zoning  
35           district was Single Family Medium Density (R-1B). Under the residential accessory

## Board of Adjustments and Appeals: Variance No. 2-2025

1 use development standards, a screened porch located within R-1B zoning has a  
2 required 15-foot setback.

3 The applicant is requesting a variance to the Land Development Regulations (LDR) to  
4 allow for the construction of a screened porch with a 10-foot rear yard setback instead  
5 of the required 15-foot rear yard setback. Lots within the Verona Planned Unit  
6 Development have a maximum impervious coverage of 75%. The subject property is  
7 currently at 57% of impervious coverage. The proposed screen porch is 160 square feet  
8 and will not cause the site to exceed its impervious coverage limitation. The lot contains  
9 a five (5) foot Public Utility and Drainage (P.U.& D) easement on either interior side.  
10 As shown on the proposed site plan, the proposed screen porch will not encroach onto  
11 the easement. However, this lot has no unique characteristics that would not allow  
12 placement of the proposed screened porch within the required setbacks.

### 13 **Recommendation**

14 Staff recommend **denial** of the variance. There are no special conditions or  
15 circumstances which are peculiar to the land that would make it different from similar  
16 lots in the subdivision. The lot has the area to place a screened porch within the required  
17 setbacks.



To be Completed by Staff

Application No. \_\_\_\_\_

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

## APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development 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.

|                                                 |                                                                                                                                                                                                                                                                                 |                                   |                                                           |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------|
| <b>1. Project Location</b>                      | Property Address/Location Description<br><b>1804 Corvina way, Titusville, FL 32780</b>                                                                                                                                                                                          |                                   |                                                           |
| <b>2. Applicant/ Owner</b>                      | Name of Applicant/Contact<br><b>Toni Potenza</b>                                                                                                                                                                                                                                |                                   | Name of Owner<br><b>- same -</b>                          |
|                                                 | Street Address<br><b>1804 Corvina way</b>                                                                                                                                                                                                                                       |                                   | Street Address<br><b>- same -</b>                         |
|                                                 | City<br><b>Titusville</b>                                                                                                                                                                                                                                                       | State<br><b>FL</b>                | Zip<br><b>32780</b>                                       |
|                                                 | Telephone # <b>(321) 917-9279</b>                                                                                                                                                                                                                                               |                                   | Telephone # <b>- same -</b>                               |
|                                                 | Fax # <b>N/A</b>                                                                                                                                                                                                                                                                |                                   | Fax # <b>- same -</b>                                     |
| E-Mail Address<br><b>toniapotenza@gmail.com</b> |                                                                                                                                                                                                                                                                                 | E-Mail Address<br><b>- same -</b> |                                                           |
| <b>3. Applicant Status</b>                      | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other                                                                                                                                         |                                   |                                                           |
| <b>4. Parcel ID</b>                             | <b>23-35-10-YR-* - 23</b>                                                                                                                                                                                                                                                       | <b>Tax Acct.</b>                  | <b>3032650</b>                                            |
| <b>5. Site Size</b>                             | Acres:<br><b>0.14</b>                                                                                                                                                                                                                                                           |                                   | Square Feet:<br><b>Living : 2,333</b>                     |
| <b>6. Property Information</b>                  | Current Zoning<br><b>PUD 2</b>                                                                                                                                                                                                                                                  |                                   | Current Use of Property<br><b>single family Residence</b> |
| <b>7. Variance(s) Requested</b>                 | Section Number                                                                                                                                                                                                                                                                  | LDR Requirement                   | Variance Requested                                        |
|                                                 | 1) <b>ORD 9-2017</b>                                                                                                                                                                                                                                                            | 1) <b>15 feet</b>                 | 1) <b>10 feet</b>                                         |
|                                                 | 2)                                                                                                                                                                                                                                                                              | 2)                                | 2)                                                        |
|                                                 | 3)                                                                                                                                                                                                                                                                              | 3)                                | 3)                                                        |
|                                                 | 4)                                                                                                                                                                                                                                                                              | 4)                                | 4)                                                        |
|                                                 | 5)                                                                                                                                                                                                                                                                              | 5)                                | 5)                                                        |
| <b>8. Narrative</b>                             | Please provide a brief description of your request and the proposed project:<br>(Please complete justification questions on page 4 of this application)<br><b>requesting 5-foot encroachment of existing 15-ft setback to extend patio at rear of home and add screen cage.</b> |                                   |                                                           |

**All applications shall require Community Development staff review prior to submittal.**

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates. Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

**ACKNOWLEDGEMENT**

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

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the 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) 2/17/2025

*\* 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.*

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_

Accepted By: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

### **Grounds For Granting A Variance**

Section 31-51 of the Land Development Regulations of the City of Titusville empowers the Board of Adjustments and Appeals to grant variances to the requirements of the Land Development Regulations and certain other codes and/or ordinances. The Board may grant a variance if, in their opinion, the strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. In granting a variance, the Board must consider whether or not the applicant's particular situation meets a certain set of criteria established in Section 34-226 of the Land Development Regulations. These criteria are as follows:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (b) Special conditions and circumstances do not result from the actions of the applicant.
- (c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.
- (d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.
- (g) In granting the variance, the public safety and welfare must be assured.
- (h) In no case shall the granting of a variance result in a change of use which would not be permitted in that zoning district.

### Variance Justification

In answering the questions below, please be as specific as possible. Your answers will help the Board of Adjustments and Appeals and City staff to properly evaluate your variance request.  
(Please attach a separate sheet if necessary)

1. Why are you unable to comply with the requirements? What hardship or injustice are you claiming?

- see attached -

2. What is special about your property that would justify treating it differently than most other properties? (Examples of important special conditions include: narrow or odd shaped lot; excessive slope of land; soil or drainage limitations; unusual location of existing buildings on the lot; etc.) If the special conditions involve an existing building or structure, when was it built and are you the original owner?

- see attached -

3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request would not be the minimum since a single car garage 11 feet wide would be adequate and would only require a 1 foot variance.)

- see attached -

4. Explain why approval of your variance request would not likely result in harm to your neighbor's properties or to the general public.

- see attached -



# Variance Justification - Page 1 of 2

1. Why are you unable to comply with the requirements? What hardship or injustice are you claiming?

The back of our home is 20' from the rear of the property. Prior to and after signing the purchase contract, we communicated to the KB Homes sales office that our intent was to extend the patio and add a screen cage. We viewed an overlay of the home outline against the lot sketch and were told we could go up to 5' from the property line. Therefore, our intent from the start was to extend our existing pad by 15' and then add a screen cage. We were told that if pouring concrete and adding the screen cage, we would need a permit (which we knew) and if we used pavers without a cage, a permit would not be required.

However, while the setback is 5' on the sides of the property, that is not true for the back: the setback is 15', which allows us only 5' to extend the patio. Our prior home in Port St. John had an extended patio and screen cage, albeit with a pool, which went within just a few feet of our property line. We were not informed, nor did we have any reason to assume that the setbacks would be different when screening without a pool. Only when we started engaging contractors for estimates on the project did one of them inform us that the setback for our intended project was 15', allowing us only a 5' extension of the existing space.

We have since learned that the setback if we were to have a pool is 5 feet; we believe this is disparate treatment simply because we are not putting in a pool. As our community has a pool, we have no wish to put in a pool of our own and would simply like to extend our patio and screen the area). It is not reasonable that a screen-enclosed patio cannot be extended to improve use of the property and the value of the home (and surrounding homes).

To extend the patio by 5' would still not allow sufficient usage. Our intent with purchasing the home was to enjoy the indoor/outdoor living that Florida provides. My parents, who live with me and co-own the home, are both in their seventies and pavers would be an invitation for an accident (fall). They like to stay home and relax with visitors in the back, which they are unable to do, due to lack of space and bugs. Screening the existing 16'x7' slab does not allow for a table with ample room to move the chairs around (I am referencing the 7' part), and the 16' is bisected by a square beam that further encroaches upon the 7' depth.

2. What is special about your property that would justify treating it differently than most other properties? (Examples of important special conditions include: narrow or odd shaped lot; excessive slope of land; soil or drainage limitations; unusual location of existing buildings on the lot; etc.). If the special conditions involve an existing building or structure, when was it built and are you the original owner?

Our home is set back further on the lot than others in the community due to the floorplan, not affording us the same ability to extend the patio and remain within the existing setback requirement.

3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request

## variance justification - Page 2 of 2

would **not** be the minimum since a single car garage 11 feet wide would be adequate and only require a 1 foot variance.)

Yes, we believe this to be the minimum. After learning of the setback and variance process, we were very intentional to carefully consider what would be the minimum required to proceed. We would like to have an outdoor dining table with ample room to move chairs, not butting up against the existing beam and not butting up against the screen. Also, we would like to keep our grill an appropriate distance from the home when using, which we cannot currently do. While our original plans were to extend the patio 15 feet, which would be a 10-foot encroachment on the setback, we have scaled our project and this request to extending out 10 feet, for a 5-foot encroachment on the setback. This would leave a 10-foot setback to the rear of the property once the patio extension project is complete.

4. Explain why approval of your variance request would not likely result in harm to your neighbor's properties or to the general public.

- Our variance request would be completed per Verona HOA guidelines as to aesthetics, so it would not be an "eyesore." Note the HOA has approved our request, contingent upon us pulling permits and meeting municipality requirements (see attached supporting documentation).
- It would allow not only my family, but our friends (a good number of which are also our neighbors) to enjoy visiting and have room to sit outside in a screened area without worrying about bugs and other critters.
- It would improve the value of our home, which benefits us and our neighbors.
- The project would not result in an excess of 75% impervious lot coverage.
- There is ample property between our property line and the pond behind, not causing any issues with us being too close.
- Our screen enclosure would be able to be seen through and not obstruct view of and for neighbors.

## Supporting Photos - Page 1 of 2

Beam in middle of patio



View of yard (from patio)



## Supporting photos- Page 2 of 2

View from back of property (fence line) to pond, showing ample space for drainage







Verona of Brevard County Property Owners Association, Inc.  
801 N. Main St  
Kissimmee, FL 34744

February 11, 2025  
Reference: 1804 Corvina Way

Toni A. Potenza & Margaret M. Potenza Edward J. Potenza  
1804 Corvina Way  
Titusville, FL 32780

Dear Toni A. Potenza,

We are pleased to inform you that your Request for an Architectural Change has been approved by the Architectural Review Committee of Verona of Brevard County Property Owners Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: Screen Enclosure - . **Install a bronze screen enclosure with concrete slab 10' x 16'**  
**Approval is based upon the following condition(s):**

Screen Enclosure with Concrete Slab to be installed as stated in provided application. Homeowner is responsible for any effect the proposed improvement may have on the drainage of their property and those lots adjacent. (If applicable) Additional damages to adjacent neighbors' Lots and property are the sole responsibility of the owner installing the proposed improvement to either repair and/or replace. Homeowner to replace any removed/damaged sod or irrigation components within thirty (30) days of completion. The improvement must meet architectural rules/guidelines established for the community. Approval is contingent on applicant pulling the required permits and meeting the municipality requirements.

We reserve the right to conduct a final inspection of the alteration to ensure its alignment with the initially submitted request for approval. Kindly adhere to the approved provided plan or submit an additional request form if deviations are necessary.

It is imperative to comply with all local building codes and setback requirements while implementing this change. A building permit may be necessary, which can be obtained from the County offices.

Our approval is solely based on the aesthetic aspect of your proposed modification. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We sincerely appreciate your cooperation in submitting this request for approval. A visually appealing community enhances the overall value of our homes, particularly when considering future sales.

Sincerely,

Verona of Brevard County Property Owners Association, Inc.

---

This Community is Professionally Managed By:  
Empire Management Group, Inc.  
(407) 770-1748

## New Property Improvement Request Form

### Your Information

**APPROVED**

**What community/association is the property in?**

Verona

**The communities listed below require additional information. Please check the box of the community you live in:**

I do not live in any of these communities

### Please fill out the following form

**Name**

Toni Potenza

**Email**

toniapotenza@gmail.com

**Phone**

(321) 917-9279

**Address**

1804 Corvina Way, Titusville, Florida 32780

**Are you the property owner?**

Yes

**Who will be performing the work?**

Contractor

**What is the chosen vendor's name?**

Lightholder Inc

### Improvement Information

**Estimate Start Date**

4/1/2025

**Estimate Completion Date**

4/2/2025

**Type of Property Improvement**

Addition or Removal

## Type of Addition or Removal

Concrete Slabs / Patio / Deck

### Concrete Slabs / Patio / Deck

Do you dream of sitting on your custom-made deck by your outdoor fireplace, sipping a delicious beverage? We can help make sure your dreams for s'mores night become a reality -- since some HOAs have restrictions on what modifications can be made to an individual's backyard, our team of experts will work with you to make sure your plans are in accordance with your community's governing documents.

We encourage you to submit an improvement request form if you are:

- Adding a concrete slab attached to the house.
- Adding a concrete slab away from the house.
- Building a deck.
- Building a patio.
- Staining, painting, or otherwise refinishing a pre-existing deck, patio, or concrete slab.



## Briefly describe the modification you would like to make

Patio addition with screen cage enclosure

## List the dimensions of the new area to be added

10' x 16'

## Will the new area have a cover?

No

## Please list the materials to be used

Concrete slab, aluminum screen enclosure. See attached from contractor.

## Please attach plat map/survey. Please mark the location from the improvement to fencing/lot lines and buildings



[IMG\\_8100.jpeg](#)

1 MB



## Attach any supporting documentation, pictures, brochures etc



[IMG\\_8222.jpeg](#)

2.7 MB



[Estimate\\_2045\\_from\\_LIGHTHO...](#)

75.8 KB



## Additional Information and Sign

### Additional Information

We are aware that per the city of Titusville, we can only extend our patio out 5 feet and screen, and we are requesting 10 feet. We have spoken with the city's building department and would need to file for a variance. With HOA approval/support to proceed, we would begin that process. As this request is a bit more nuanced, I would be happy to discuss with HOA board members if needed. I can be reached at 321-917-9279.

### Are there any other documents that you would like to attach?

No

I understand the Architectural Review Committee (ARC) or Architectural Review Board (ARB), will receive this request if all documentation is included. If not, I will be denied and asked to resubmit documentation. Once the ARC/ARB decides on this request, I will be contacted via email (arc@empirehoa.com) regarding their decision. I agree not to begin work on this improvement without written approval from the ARC/ARB. I understand if any change is made without the approval, I may be required to remove the improvement from my property. I also understand all construction must comply with the association's governing documents and city/county codes. The ARC/ARB does not override the city/county codes, and the approval from the ARC/ARB is not an approval by the city/county. I agree to obtain necessary municipal/county permits prior to commencement of any work. I understand failure to start or complete the improvement within the time specified on the application shall result in withdrawal of approval unless an extension is requested and approved in writing. I agree not to alter existing drainage patterns on my lot without express approval of the ARC/ARB.

I understand an approval is not a guarantee of structural safety or engineering soundness. I understand that failure to comply with all items explained in this agreement will result in withdrawal of any approvals. I understand that by acknowledging, or by electronically emailing this form, I agree to all terms within this agreement.

*\*If your Association requires a deposit for any improvement request, this deposit will be refunded if the Association, in its discretion, determines that the terms of the project approval have been followed and that no damage to, or dumping on any lot, common area, street, right-of-way or surrounding area has occurred. Prior to approval, the Association may insist upon a larger deposit than standard, at its discretion. You will be responsible for any damage in excess of this deposit.*

### Signature

*Toni Potenza*



## ESTIMATE

LIGHTHOLDER, INC. CBC046724  
(Licensed & Insured)  
350 MYRTICE AVENUE  
MERRITT ISLAND, FL 32953

accounting@lightholderinc.com  
(321) 453-5253  
lightholderinc.com



## POTENZA, ED

Bill to  
ED POTENZA  
1804 CORVINA WAY  
TITUSVILLE, FL 32780 VERONA

### Estimate details

Estimate no.: 2045  
Estimate date: 02/03/2025

P.O. Number: ENCLOSURE  
Sales Rep: ROCCO  
Site Address: SAME

| Product or service | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Amount      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| SCREEN             | <p>INSTALL A HIP STYLE ROOF SCREEN ENCLOSURE TO BACK OF HOME</p> <p>APPROX SIZE: 16' x 10'; [1] WALL U.T. @ 6'2" x 8'8"</p> <p>INCLUDES:</p> <p>ENGINEERING &amp; PERMIT (Any changes made during and/or after the project has started the permitting process and the material has been ordered, can be subject to a change order fee, not limited to: fees for revisions to engineering, fees for revisions to permit package with building department, admin fees, processing fees, restocking fees, new material costs, etc.)</p> <p>FORM &amp; POUR NEW 16' x 10' CONCRETE SLAB; FOOTERS INCORPORATED; ACRYLIC TOPCOAT</p> <p>5" STRUCTURAL GUTTER; [1] DOWNSPOUT</p> <p>[1] STANDARD, 36" x 80" DOOR</p> <p>16" KICKPLATE</p> <p>STAINLESS STEEL CONCRETE SCREWS</p> <p>20/20 "NO-SEE-UM" SCREEN MESH (Charcoal)</p> <p>BRONZE ALUMINUM FRAMING</p> <p>NOTE: CUSTOMER IS RESPONSIBLE FOR OBTAINING HOA APPROVAL, IF APPLICABLE</p> <p>CUSTOMER IS RESPONSIBLE FOR PROVIDING A SURVEY FOR PERMITTING</p> <p>* IN THE EVENT THE BUILDING DEPT REQUIRES A FORM BOARD AND/OR AS-BUILT SURVEY - CUSTOMER IS RESPONSIBLE FOR COST OF THOSE SURVEYS ;</p> <p>LIGHTHOLDER WILL SCHEDULE.</p> | \$10,686.00 |

Total

**\$10,686.00**

Note to customer

HWA request / approval  
page 6 of 7  
(contractor estimate)

\* SUBJECT TO FIELD MEASUREMENTS. Alterations to or deviation from above specifications will be executed by written agreement.  
\*\* By accepting this estimate, you are agreeing to the above prices, scope of work and authorize LIGHTHOLDER, INC to perform the work as specified.  
\*\*\* Prices will be held for a period of 2 weeks from date of estimate.  
\*\*\*\* Due to an unprecedented market on raw materials, there may be a price adjustment required. If material prices increase beyond 8% after accepting the estimate, we are entitled to additional compensation for the materials supplied or to terminate the contract without liability.  
\*\*\*\*\*Deposits can be submitted by mailing a check or calling the office to process a credit card (SUBJECT TO A 3.7% PROCESSING FEE).  
~ FINANCING IS AVAILABLE ON PROJECTS OVER \$5,000.00 ~  
DEPOSIT REQUIREMENTS:  
- NON PERMITTED JOBS: 50% DUE AT ACCEPTANCE  
- PERMITTED JOBS:  
25% DUE AT ACCEPTANCE  
25% DUE AT PERMIT ISSUANCE  
50% DUE AT COMPLETION

Accepted date

Accepted by

HOT request / approval - Page 7 of 7  
\* SAMPLE OF SIMILAR PROJECT \*





CFN 2024241061 OR BK 10214 PAGE 2755

Recorded 12/04/2024 at 03:11 PM



**First American Title™**

Record and Return To:  
First American Title  
13848 Tilden Road, Suite #248  
Winter Garden, FL 34787

Prepared by and Return to:  
Anna Szelengiewicz, an employee of  
First American Title Insurance Company  
9102 Southpark Center Loop, Ste 130  
Orlando, Florida 32819  
(321)558-1700

File No.: 110482700  
Consideration: \$491,822.00

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made on November 27, 2024, between

**KB Home Orlando LLC, a Delaware limited liability company**

having a business address at: 9102 Southpark Center Loop Suite 100, Orlando , FL 32819  
("Grantor"), and

**Toni A. Potenza, a single woman and Margaret M. Potenza and Edward J. Potenza, wife and husband**

having a mailing address of: 1804 Corvina Way, Titusville, FL 32780  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Brevard**, State of **Florida**, to-wit:

Lot 23, VERONA - VILLAGE "B", according to the Plat thereof, as recorded in Plat Book 73, Pages 29 through 36, of the Public Records of Brevard County, Florida.

Tax Parcel Identification Number: **23-35-10-YR-\*23**

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

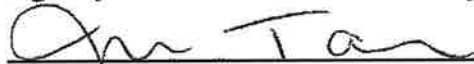
AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2024**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents on the date first above written.

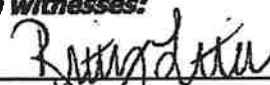
**KB Home Orlando LLC, a Delaware limited liability company**

  
By: James Makransky, Vice President of Finance

**Signed, sealed and delivered in the presence of these witnesses:**

  
Witness Signature  
Joanna Taylor  
Print Name: \_\_\_\_\_

Print Post Office Address: \_\_\_\_\_  
9102 SouthPark center loop Orlando, FL 32819

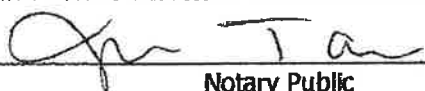
  
Witness Signature  
Brittany Uffo  
Print Name: \_\_\_\_\_

Print Post Office Address: \_\_\_\_\_  
9102 SouthPark center loop Orlando, FL 32819

State of Florida

County of Orange

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me by means of ☒ physical presence or ☐ online notarization, on 11/13/24, by **James Makransky, as Vice President of Finance on behalf of KB Home Orlando LLC, a Delaware limited liability company**, existing under the laws of the State of Florida who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
Notary Public  
Joanna Taylor  
\_\_\_\_\_  
(Printed Name)



JOANNA TAYLOR  
Commission # HH 255274  
Expires August 20, 2026

{Notarial Seal}

My Commission expires: \_\_\_\_\_

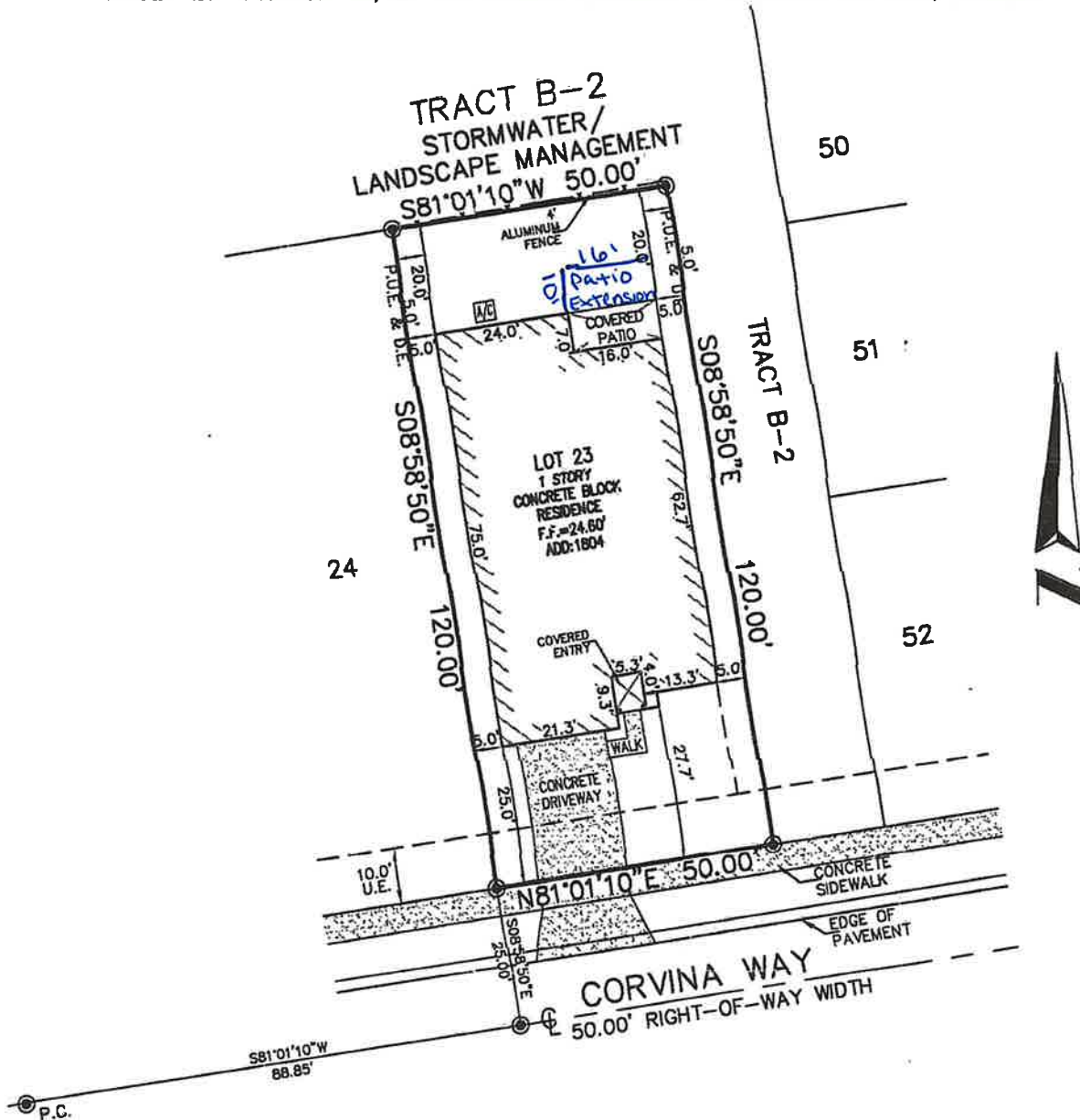
Legal Description – 1804 Corvina Way, Titusville, FL 32780

LOT 23, VERONA VILLAGE "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 29 THROUGH 36, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

# BOUNDARY SURVEY

FINAL SURVEY  
OF

LOT 23, VERONA VILLAGE "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 29 THROUGH 36, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



CERTIFIED TO:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
KB TITLE SERVICES, INC./FINANCIAL SERVICES  
KBHS HOME LOANS LLC, ISAOA/ATIMA  
TONI A. POTENZA AND MARGARET M. POTENZA

## SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the Southerly line of Lot 23, as being N81°01'10"E (per plat)
2. There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may property rights and/or land use rights of the subject property.
3. There may be environmental issues and/or other matters regulated by various Departments of Federal, State or Local Governments affecting the subject property not shown on this survey.
4. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.



## SUBMITTAL CHECKLIST

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

|    |                                                                                                                                                                                                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Complete Application and Fees                                                                                                                                                                                                                                                                        |
| 2. | Warranty Deed                                                                                                                                                                                                                                                                                        |
| 3. | Notarized Owner Authorization Form (If applicable)                                                                                                                                                                                                                                                   |
| 4. | Legal Description (from a certified survey)                                                                                                                                                                                                                                                          |
| 5. | Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.                                                                                                                   |
| 6. | Digital plot or site plan, drawn to scale, illustrating the variance requested.                                                                                                                                                                                                                      |
| 7. | Names, addresses and address labels for all property owners within 100 feet of the subject property.<br><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> |
| 8. | Pre-Application Meeting Held –<br>Date: 1/24/2025<br>Staff in Attendance: Tabitha Armstrong                                                                                                                                                                                                          |

Applicant Signature\*\*

Date

/s/

2/17/2025

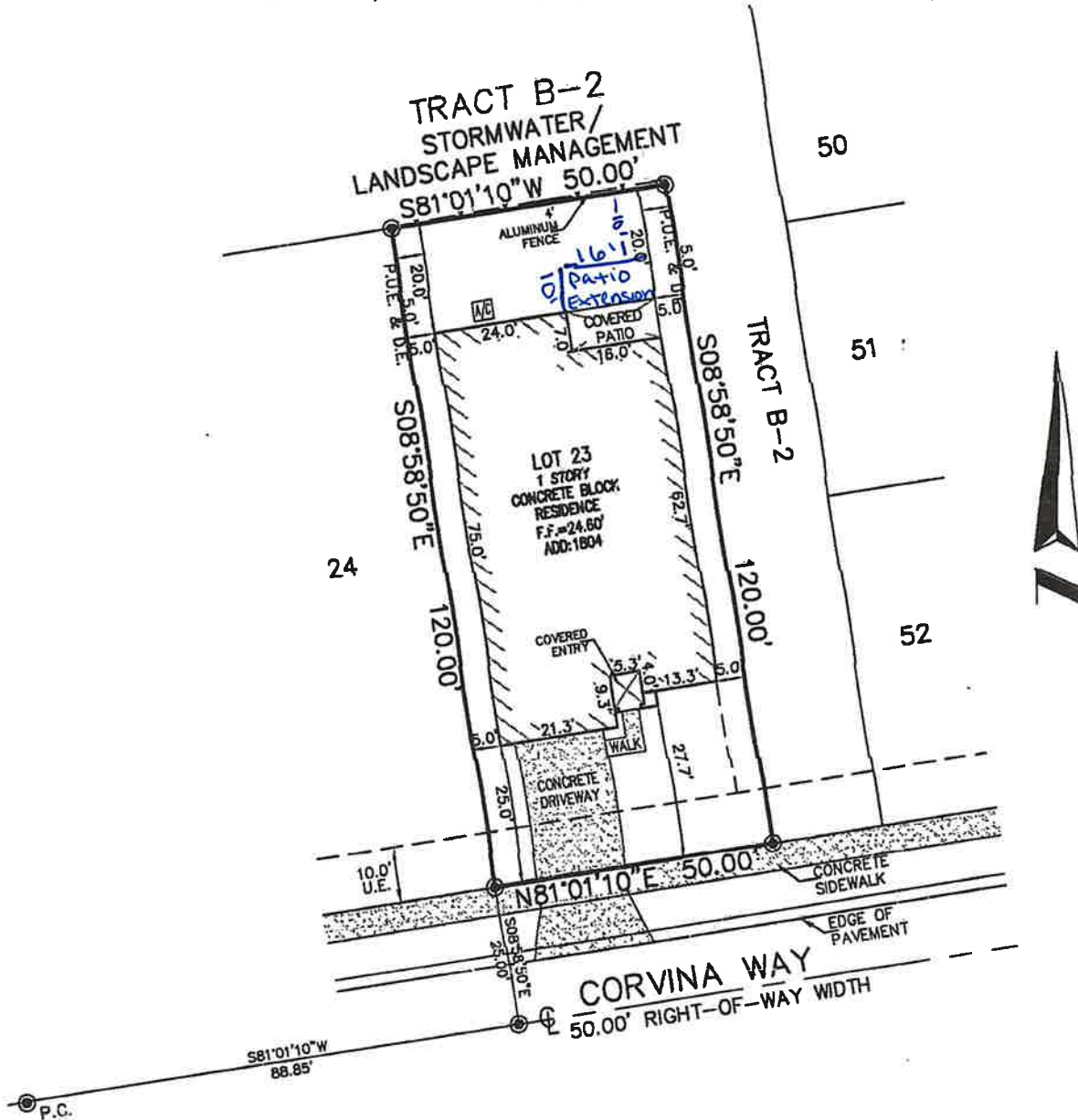
**\*\* By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by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



# BOUNDARY SURVEY

FINAL SURVEY  
OF

LOT 23, VERONA VILLAGE "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 29 THROUGH 36, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



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KBHS HOME LOANS LLC, ISAOA/ATIMA  
TONI A. POTENZA AND MARGARET M. POTENZA

1 inch = 30 ft.  
GRAPHIC SCALE



## SURVEYOR'S NOTES:

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- This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whatsoever.

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**Sec. 28-391. Residential accessory buildings and structures.**

- (a) Accessory buildings and structures may be erected on any lot, provided that such buildings and structures comply with the provisions of this section.
- (b) No accessory building or structure shall be constructed on any lot of record which does not have a completed principal structure on the same lot.
- (c) The cumulative area of all accessory buildings or structures, excluding swimming pools and pool enclosures, shall not exceed fifty (50) percent of the square foot area of the principal structure.
- (d) Any accessory building or structure, excluding swimming pools and pool enclosures, exceeding twenty (20) percent of the square foot area of the principal structure shall be compatible in architectural style, color and exterior facing material to the principal structure.
- (e) A building permit is required for all accessory buildings and structures. Accessory structures not exceeding one hundred twenty (120) square feet, which are not physically anchored shall not require a permit. No accessory structure or equipment, such as permanently installed generators, shall encroach into a utility/drainage easement.
- (f) Accessory structures shall not be located in the front yard with the following exception:
  - (1) One (1) detached landscape feature, arbor, or trellis under one hundred twenty (120) square feet, with a maximum height of twelve (12) feet, a minimum of five (5) feet from the property line, and shall not be placed in the sight distance triangle as specified in the City's Transportation Technical Manual. Such landscape feature shall not be used for storage, including vehicular storage.
  - (2) Accessory buildings and structures, including a swimming pool, may be located in the front yard of a single-family residential lot when the lot is five hundred (500) feet or greater in depth, provided that all accessory structures are set back a minimum of one hundred (100) feet from the front property line.
- (g) Accessory buildings and structures shall meet the standards for the zoning district in which they are located with the following exceptions:
  - (1) Rear yard setbacks for accessory buildings and structures (all dimensions are in feet):

|                               | RE | RR | R-1A | R-1B | R-1C | R-2 | R-3 | RMH-1 | RMH-2 | RHP | SMU | RMU |
|-------------------------------|----|----|------|------|------|-----|-----|-------|-------|-----|-----|-----|
| Detached Building/ Structures | 10 | 10 | 7.5  | 5    | 5    | 5   | 5   | 5     | 15    | 5   | 5   | 5   |
| Attached Screen Porches       | 20 | 20 | 20   | 15   | 15   | 10  | 10  | 7.5   | 15    | 15  | 15  | 15  |
| Swimming Pools                | 13 | 13 | 10.5 | 8    | 8    | 8   | 8   | 8     | 18    | 8   | 8   | 8   |
| Pool Enclosures               | 10 | 10 | 7.5  | 5    | 5    | 5   | 5   | 5     | 15    | 5   | 5   | 5   |

- (2) Side yard setbacks for accessory buildings and structures (all dimensions are in feet):

|  | RE | RR | R-1A | R-1B | R-1C | R-2 | R-3 | RMH-1 | RMH-2 | RHP | SMU | RMU |
|--|----|----|------|------|------|-----|-----|-------|-------|-----|-----|-----|
|  |    |    |      |      |      |     |     |       |       |     |     |     |

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Created: 2024-10-23 18:13:19 [EST]

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|                                  |    |    |     |    |    |    |    |      |    |    |    |    |
|----------------------------------|----|----|-----|----|----|----|----|------|----|----|----|----|
| Detached Building/<br>Structures | 10 | 10 | 7.5 | 5  | 5  | 5  | 10 | 5    | 15 | 5  | 5  | 5  |
| Attached Screen Porches          | 20 | 15 | 15  | 10 | 10 | 10 | 10 | 7.5  | 15 | 10 | 15 | 15 |
| Swimming Pools                   | 23 | 18 | 18  | 13 | 13 | 13 | 13 | 10.5 | 18 | 13 | 8  | 8  |
| Pool Enclosures                  | 20 | 15 | 15  | 10 | 10 | 10 | 10 | 7.5  | 15 | 10 | 5  | 5  |

(Ord. No. 32-2018, § 1, 7-24-18; Ord. No. 12-2019, § 3, 4-9-19)



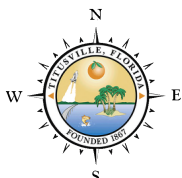


**SUBJECT PROPERTY**

CORTESE DR

CORVINA WAY

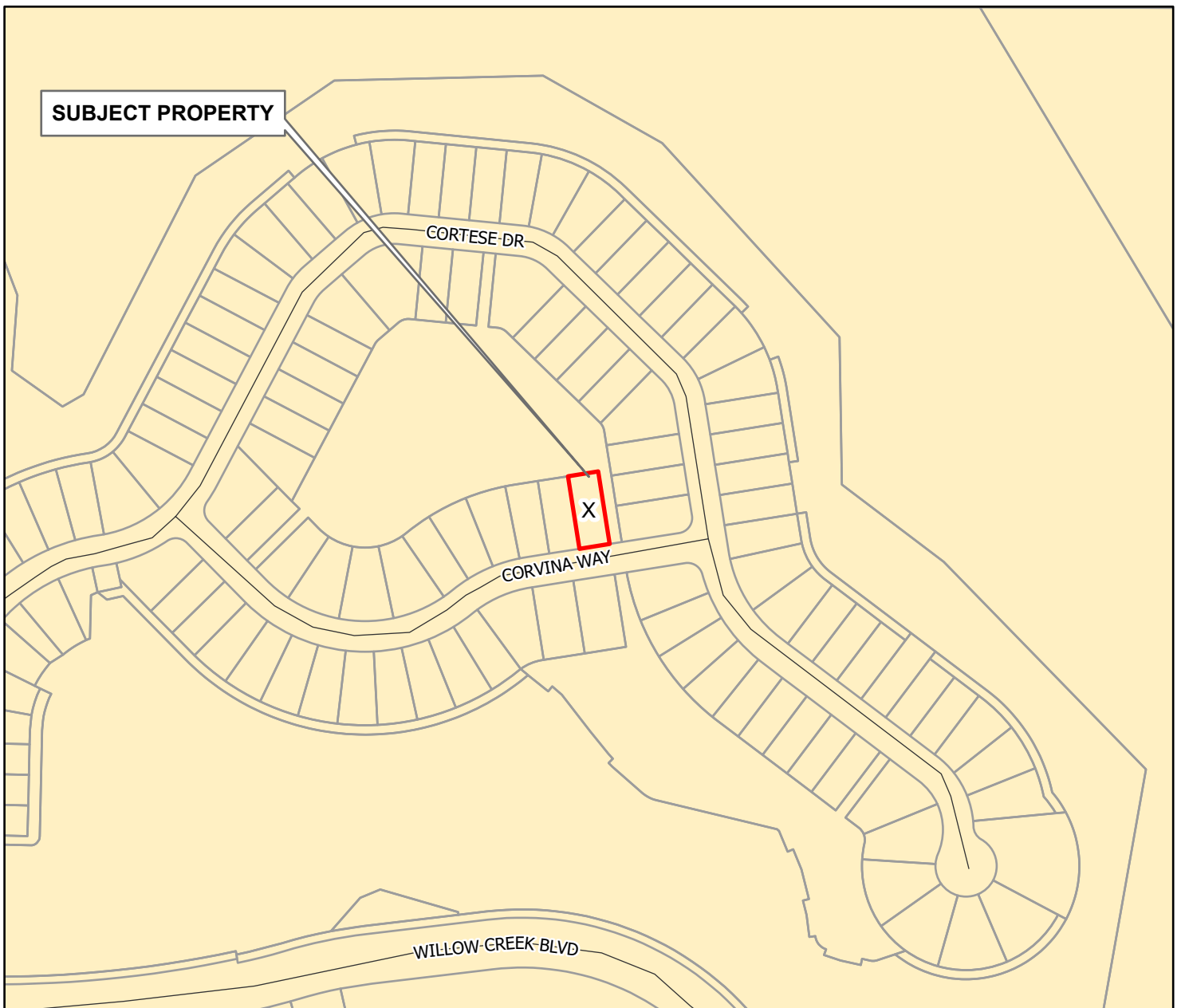
WILLOW CREEK BLVD



# Aerial 2024 VAR #2-2025

0 200 400 800 Feet





# FEMA FLOOD HAZARD AREAS VAR #2-2025

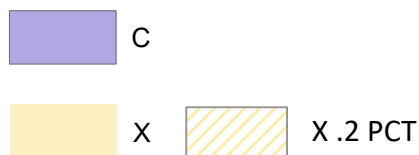
## Special Flood Hazard Area Zones



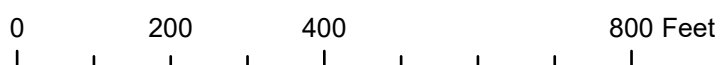
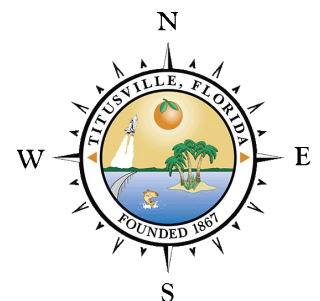
## Moderate Flood Hazard Area Zone

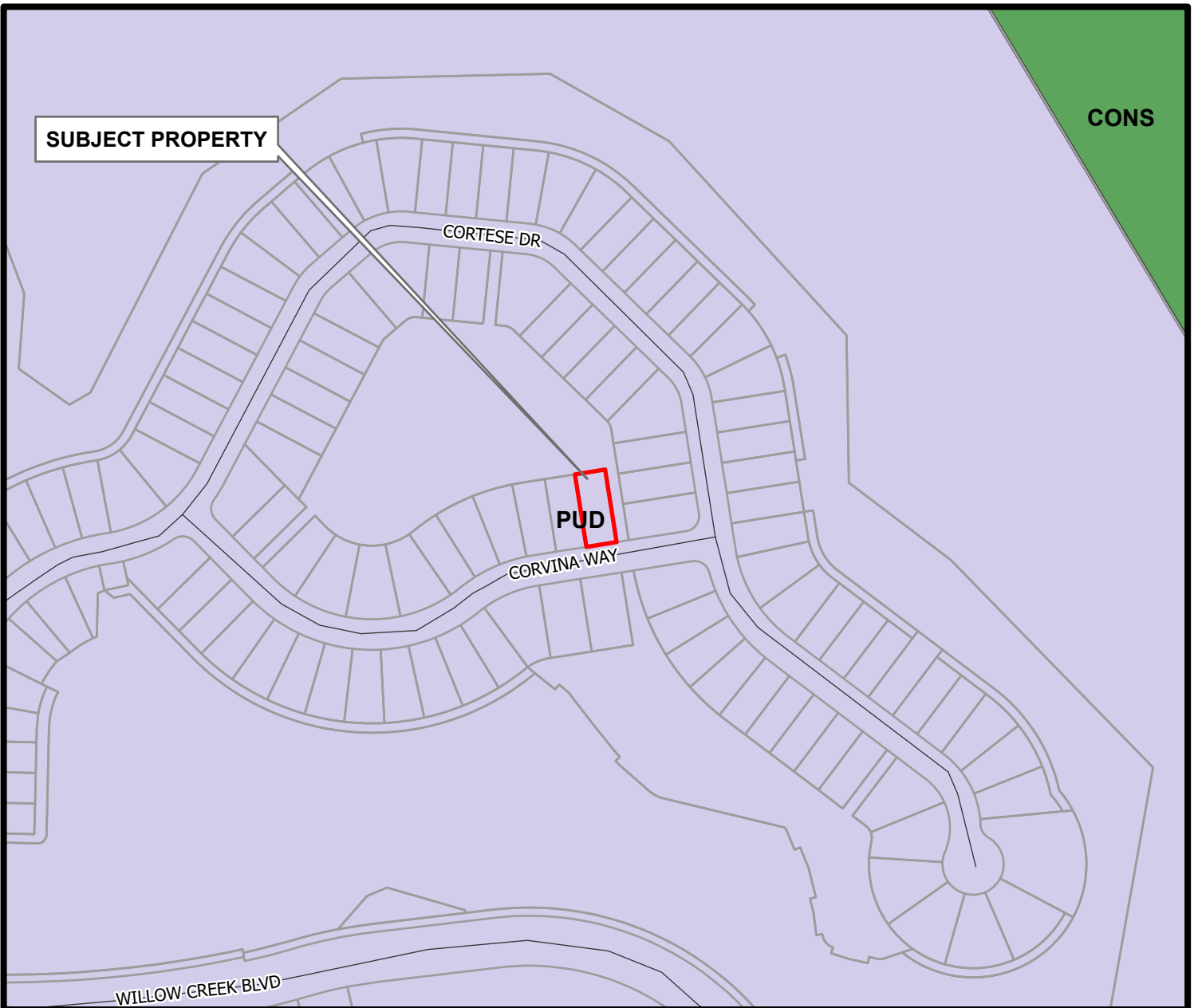


## Minimal Flood Hazard Zones



## Other Flood Zone Areas

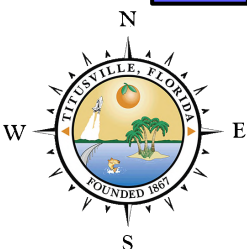




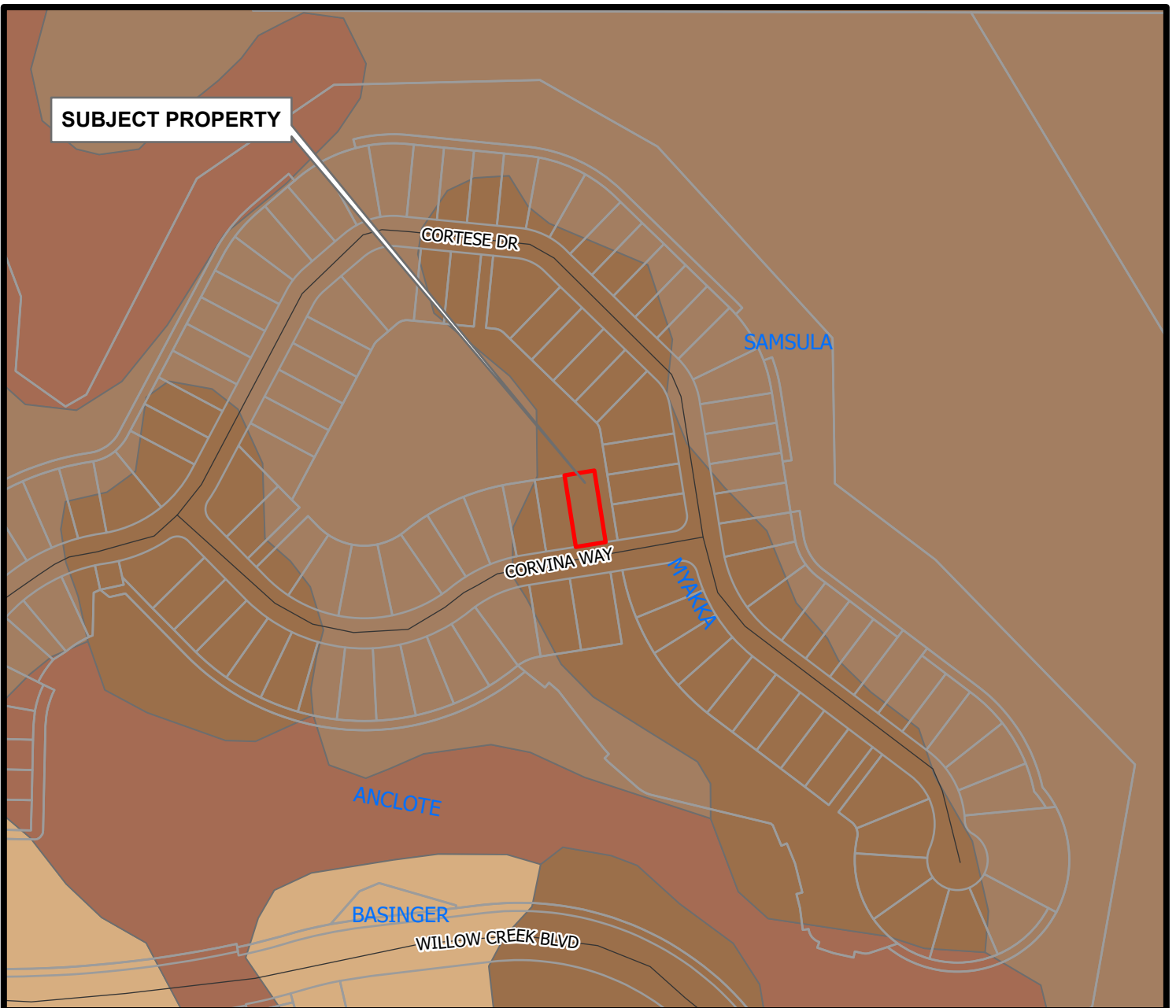
## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

**Subject**



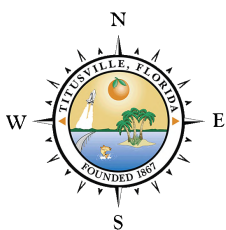
0 200 400 800 Feet



## SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #2-2025

SoilName

- ANCLOTE
- BASINGER
- MYAKKA
- SAMSULA



Community Development Department

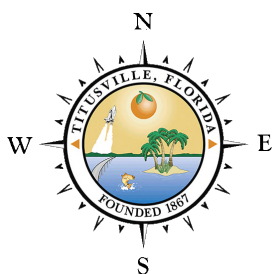
0 200 400 800 Feet

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

3/4/2025



# WETLANDS IN VICINITY OF PROPERTY VAR #2-2025



## WETLAND\_TY

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

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

3/4/2025

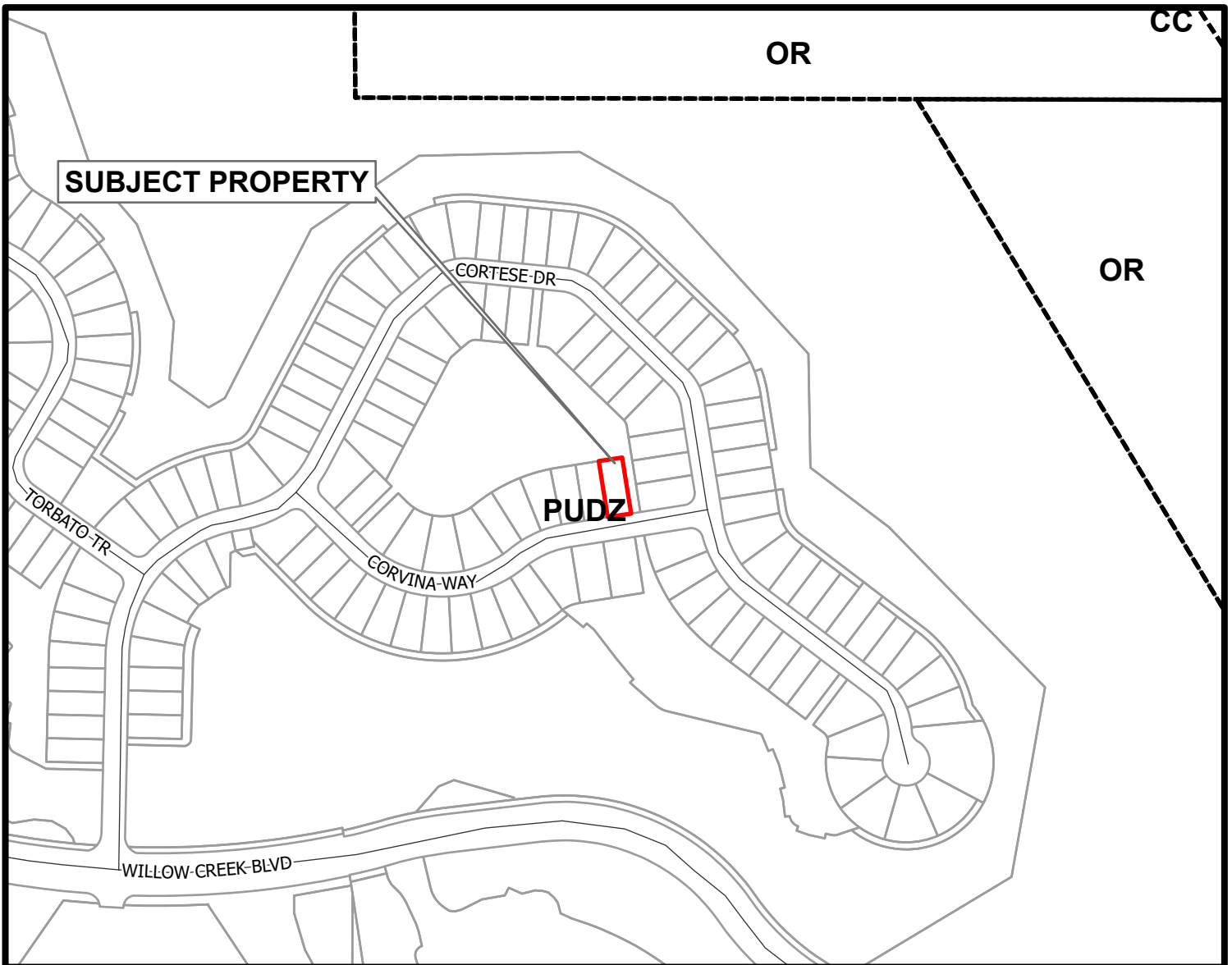
Scale:1:3,000

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.

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





# ZONING MAP

## RESIDENTIAL DISTRICTS

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

## COMMERCIAL DISTRICTS

|           |                         |
|-----------|-------------------------|
| <b>HM</b> | HOSPITAL MEDICAL        |
| <b>T</b>  | TOURIST                 |
| <b>NC</b> | NEIGHBORHOOD COMMERCIAL |
| <b>CC</b> | COMMUNITY COMMERCIAL    |
| <b>RC</b> | REGIONAL COMMERCIAL     |
| <b>OP</b> | OFFICE PROFESSIONAL     |

## INDUSTRIAL DISTRICTS

|            |                                           |
|------------|-------------------------------------------|
| <b>M-1</b> | LIGHT INDUSTRIAL SERVICES AND WAREHOUSING |
| <b>M-2</b> | HEAVY INDUSTRIAL                          |
| <b>M-3</b> | HIGHWAY INDUSTRIAL INFILL                 |
| <b>PID</b> | PLANNED INDUSTRIAL DEVELOPMENT            |

## OVERLAY DISTRICTS

|            |                               |
|------------|-------------------------------|
| <b>TSA</b> | TITUSVILLE SHORELINE AREA     |
| <b>AIA</b> | AIRPORT IMPACT AREA           |
| <b>WCA</b> | WETLAND AND CONSERVATION AREA |
| <b>ACC</b> | AREA OF CRITICAL CONCERN      |
| <b>HPA</b> | HISTORIC PRESERVATION AREA    |

## SPECIAL DISTRICTS

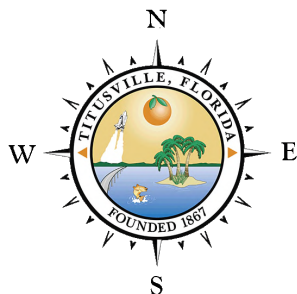
|               |                                            |
|---------------|--------------------------------------------|
| <b>GU</b>     | GENERAL USE                                |
| <b>OR</b>     | OPEN SPACE AND RECREATION                  |
| <b>UMU</b>    | URBAN MIXED USE               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

## Base Map

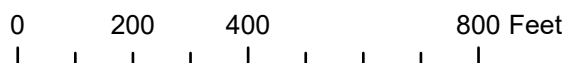
City Limits

Zoning

Subject



## VAR #2-2025



**City of Titusville**  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Members of the Board of Adjustments and Appeals  
**From:** Brad Parrish, Community Development Director  
**Subject:** **Variance 3-2025 - 2771 Edington Drive**  
**Department/Office:** Community Development

**Recommended Action:**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 2771 Edington Dr.

**Summary Explanation & Background:**

The applicant is requesting a variance to the Land Development Regulations, Chapter 30, Sec. 30-321 – Plant Materials, to allow the use of prohibited material in the form of artificial turf, for property located in the Single-Family Medium Density Residential (R-1B) zoning district, at 2771 Edington Dr, Titusville, FL 32780, as submitted by Hamid Hafizi, registered agent for Country Club Estates of Titusville Inc, owner.

**Alternatives:**

1. Approve the variance.
2. Approve the variance with conditions.
3. Deny the variance.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Variance 3-2025 Staff Report
2. Application

3. Variance Justification
4. Survey
5. Turf Specifications
6. Turf Distributors Info
7. Applicant Submitted - Improving Drought Tolerance Info
8. Code
9. All Maps VAR #3-2025



# City of Titusville Community Development

## 1 BOARD OF ADJUSTMENTS AND APPEALS

2 Variance (VAR) No. 3-2025, 2771 Edington Drive

3 Meeting Date: March 26, 2024

4 Prepared By: Tabitha Armstrong, Planner

5 Applicant: Hamid Hafizi, registered agent for Country Club Estates of Titusville LLC,  
6 owner

## 7 Background

8 (a) Variance request: *Land Development Regulations, Chapter 30, Section 30-321.*  
9 *Plant Materials. Section 30-321(f) - To allow the use of prohibited material in the*  
10 *form of artificial turf*, for property located in the Single-Family Medium Density  
11 (R-1B) zoning district, at 2771 Edington Drive, Titusville, FL 32780, as submitted  
12 by Hamid Hafizi, registered agent for Country Club Estates of Titusville LLC,  
13 owner.

14 (b) Location: 2771 Edington Drive, Titusville, FL. Tax No. 2225023. Parcel I.D. 22-  
15 35-16-09-C-3

16 (c) Land Description: COUNTRY CLUB ESTATES LOT 3 BLK C

17 (d) Future Land Use: Low Density Residential

18 (e) Zoning: Single Family Medium Density (R-1B)

19 (f) Surrounding Zoning Districts.

20 1. North: Single Family Medium Density (R-1B)

21 2. South: Single Family Medium Density (R-1B)

22 3. East: Single Family Medium Density (R-1B)

23 4. West: Single Family Medium Density (R-1B)

## **Board of Adjustments and Appeals: Variance No. 3-2025**

(g) Lot Characteristics: The subject property is approximately 0.21 acres (9,200 sq. ft) with 80 feet of frontage along Edington Dr. These dimensions meet the minimum 7,500 sq. ft lot area and 75-foot lot width for a single-family home within the Single-Family Medium Density (R-1B) zoning district.

(h) Uses: Single Family Residence\*

\*Certificate of Occupancy pending variance determination

### **Powers of the BAA**

LDR Section 34-226 states that the Board shall grant a variance request when in the opinion of the Board of Adjustments and Appeals, owing to special conditions, the literal enforcement of such ordinance or regulations would do manifest injustice to, or impose an unnecessary hardship upon the applicant. In order to authorize any variance to the provisions of such ordinance, the Board must consider the following criteria:

(a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning.

(b) Special conditions and circumstances do not result from the actions of the applicant.

(c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.

(d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.

(e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

(f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.

(g) In granting the variance, the public safety and welfare must be assured.

(h) In no case shall the granting of a variance result in a change of use, which would not be permitted in that zone.

### **Analysis**

The applicant is requesting a variance to allow the use of artificial grass in place of natural grass. Section 30-321(f) of the Land Development Regulations states, Synthetic plants prohibited: Synthetic or artificial material in the form of trees, shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant

### Board of Adjustments and Appeals: Variance No. 3-2025

requirements in this section. The subject property was issued a building permit for the construction of a Single-Family Residence in 2023. During the final inspection in January 2025, artificial turf was found to be installed at the property. The inspection failed, and the property owner was informed a variance would be needed. The Certificate of Occupancy is pending determination of the variance request. The lot contains a ten (10) foot Public Utility (P.U.) easement along the front, a five (5) foot Public Utility and Drainage (P.U.& D.) easement on the sides, and a ten (10) foot P.U.& D on the rear. As shown on the submitted site plan, the owner is requesting to place the turf in the front and rear yard. The turf area along the front of the property does encroach into the front 10-foot P.U. The turf area within the rear of the property does not encroach into the side or rear P.U.& D easement. The property is not located within the Area of Critical Concern and does not have a maximum impervious coverage standard.

The lot does not appear to have had any special conditions or circumstances that are peculiar to the land that would create a hardship that would prevent natural landscaping.

#### **Recommendation**

Staff recommend **denial** of the variance. There are no special conditions or circumstances which are peculiar to the land that would make it different from similar lots in the subdivision. The request is a self-created hardship. The applicant can meet the literal interpretation of the ordinance. Denying the request will not deprive the applicant of rights commonly enjoyed by other properties.



To be Completed by Staff  
 Application No. \_\_\_\_\_  
 Date Received: \_\_\_\_\_  
 Received by: \_\_\_\_\_

## APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development 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.

|                                 |                                                                                                                                                         |                                   |                                                            |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------|
| <b>1. Project Location</b>      | Property Address/Location Description<br><b>2771 Edington Dr</b>                                                                                        |                                   |                                                            |
| <b>2. Applicant/ Owner</b>      | Name of Applicant/Contact<br><b>Hamid Hafizi</b>                                                                                                        |                                   | Name of Owner<br><b>Country Club Estates of Titusville</b> |
|                                 | Street Address<br><b>137 S. Courtenay Pkwy PMB 153</b>                                                                                                  |                                   | Street Address<br><b>137 S. Courtenay Pkwy PMB 153</b>     |
|                                 | City<br><b>Merritt Island</b>                                                                                                                           | State<br><b>FL</b>                | Zip<br><b>32952</b>                                        |
|                                 | Telephone # <b>321-288-8215</b>                                                                                                                         |                                   | Telephone # <b>321-288-2815</b>                            |
|                                 | Fax #                                                                                                                                                   |                                   | Fax #                                                      |
|                                 | E-Mail Address<br><b>Work2jail@aol.com</b>                                                                                                              |                                   | E-Mail Address<br><b>Work2jail@aol.com</b>                 |
| <b>3. Applicant Status</b>      | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other                 |                                   |                                                            |
| <b>4. Parcel ID</b>             | <b>22-35-16-09-C-3</b>                                                                                                                                  | <b>Tax Acct.</b>                  |                                                            |
| <b>5. Site Size</b>             | Acres:<br><b>0.21</b>                                                                                                                                   | Square Feet:<br><b>9,147 Sqft</b> |                                                            |
| <b>6. Property Information</b>  | Current Zoning                                                                                                                                          |                                   | Current Use of Property<br><b>New Build Construction</b>   |
|                                 |                                                                                                                                                         |                                   |                                                            |
| <b>7. Variance(s) Requested</b> | Section Number                                                                                                                                          | LDR Requirement                   | Variance Requested                                         |
|                                 | 1)                                                                                                                                                      | 1)                                | 1)                                                         |
|                                 | 2)                                                                                                                                                      | 2)                                | 2)                                                         |
|                                 | 1)                                                                                                                                                      | 3)                                | 3)                                                         |
|                                 | 4)                                                                                                                                                      | 4)                                | 4)                                                         |
|                                 | 5)                                                                                                                                                      | 5)                                | 5)                                                         |
| <b>8. Narrative</b>             | Please provide a brief description of your request and the proposed project:<br>(Please complete justification questions on page 4 of this application) |                                   |                                                            |



**All applications shall require Community Development staff review prior to submittal.**

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates.  
Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

**ACKNOWLEDGEMENT**

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

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the 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) 2.19.25

*\* 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.*

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_  
Accepted By: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Case Number: \_\_\_\_\_

### Grounds For Granting A Variance

Section 31-51 of the Land Development Regulations of the City of Titusville empowers the Board of Adjustments and Appeals to grant variances to the requirements of the Land Development Regulations and certain other codes and/or ordinances. The Board may grant a variance if, in their opinion, the strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. In granting a variance, the Board must consider whether or not the applicant's particular situation meets a certain set of criteria established in Section 34-226 of the Land Development Regulations. These criteria are as follows:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (b) Special conditions and circumstances do not result from the actions of the applicant.
- (c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.
- (d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.
- (g) In granting the variance, the public safety and welfare must be assured.
- (h) In no case shall the granting of a variance result in a change of use which would not be permitted in that zoning district.





## SUBMITTAL CHECKLIST

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

|    |                                                                                                                                                                                                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Complete Application and Fees                                                                                                                                                                                                                                                                        |
| 2. | Warranty Deed                                                                                                                                                                                                                                                                                        |
| 3. | Notarized Owner Authorization Form (If applicable)                                                                                                                                                                                                                                                   |
| 4. | Legal Description (from a certified survey)                                                                                                                                                                                                                                                          |
| 5. | Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.                                                                                                                   |
| 6. | Digital plot or site plan, drawn to scale, illustrating the variance requested.                                                                                                                                                                                                                      |
| 7. | Names, addresses and address labels for all property owners within 100 feet of the subject property.<br><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> |
| 8. | Pre-Application Meeting Held –<br>Date:<br>Staff in Attendance:                                                                                                                                                                                                                                      |

Applicant Signature\*\*

/s/

Date

2.18.25

**\*\* 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.**

## **Application for Variance**

### Variance Justification:

I Unfortunately made a false assumption after previous board approval for 5546 & 5576 Andrea St, that it is now alright to switch to a permeable artificial Turf. And to my understanding; conservation purposes & long term maintenance, even though it cost approximately 10 times the cost of sod, I decided to switch to artificial turf.

## Conservation

| <u>Sod</u>                                                       | <u>Turf</u><br>PFAS FREE, LEAD FREE             |
|------------------------------------------------------------------|-------------------------------------------------|
| • Grown                                                          | • Manufactured                                  |
| • Transported                                                    | • Transported                                   |
| • Install                                                        | • Install                                       |
| • Establish- Heavy watering                                      | • Establish- No watering                        |
| <u>Maintain:</u>                                                 | <u>Maintain:</u>                                |
| • Water- Twice a week                                            | • Water- None                                   |
| • Cut- Once a week                                               | • Cut- None                                     |
| • Herbicide- Bimonthly                                           | • Herbicide- None                               |
| • Pesticide- Bimonthly                                           | • Pesticide- None                               |
| • Fertilize- Quarterly                                           | • Fertilize- Quarterly                          |
| Removal: Heavy use of herbicide, scrape dead grass, and dispose? | Removal: Roll up & transport to recycle center. |
| Durability- Needs high TLC                                       | Durability- Has 16yr warranty                   |

### Turf Pros:

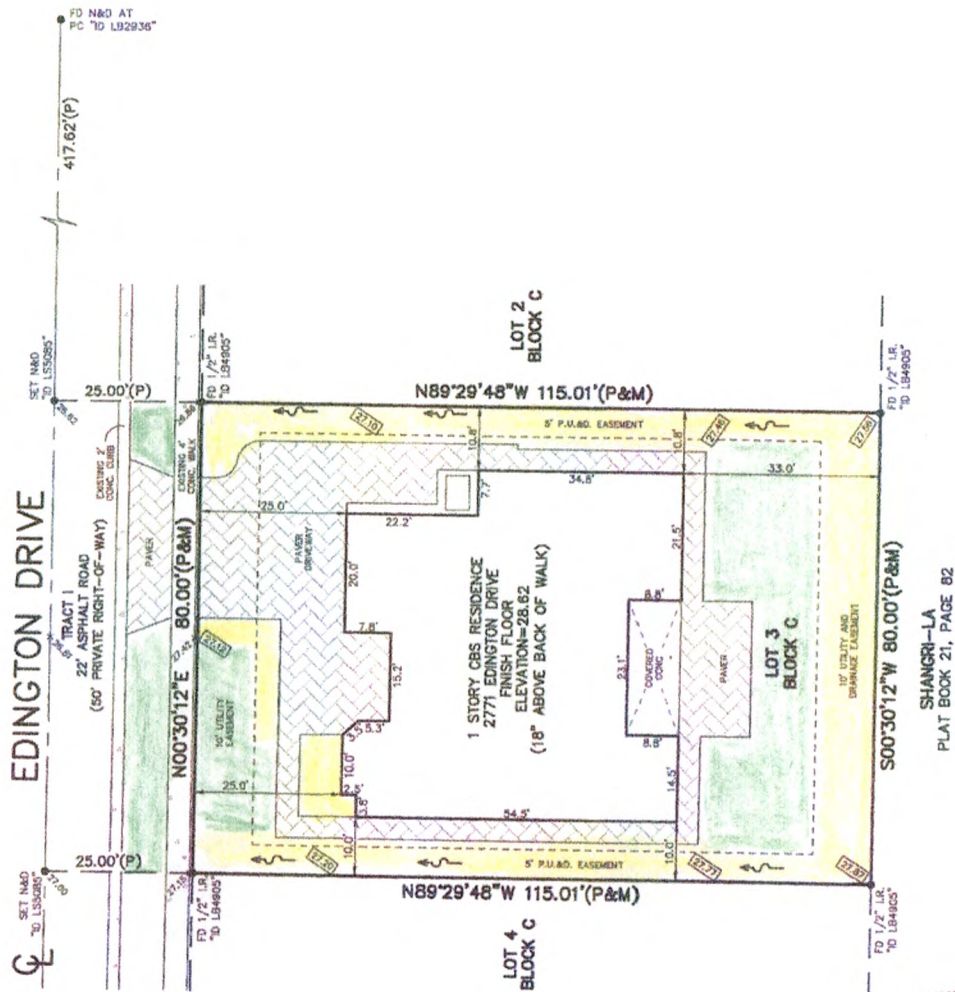
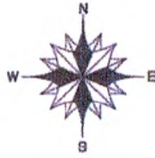
- 100% Water Conservation
- 100% Free of any toxicants
- 100% Recyclable
- Will not sterilize land, It's as permeable and breedable as grass.
- Minimum temperature differential is 10 degrees F

### Draw Backs:

- Cost 10 times higher to install than sod.



**BOUNDARY SURVEY OF:**  
**LOT 3, BLOCK C AS SHOWN ON THE PLAT OF COUNTRY CLUB ESTATES**  
 AS RECORDED IN PLAT BOOK 60, PAGES 25-27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



DocuSigned by:  
**Myron Barker, PLS 5085**

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE  
 MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085  
 CERTIFICATE OF AUTHORIZATION LB. 6586

NOTE:  
 ELEVATIONS BASED ON NGVD1929  
 (XX.XX) = AS-BUILT ELEVATION

| LEGEND    |                                  |
|-----------|----------------------------------|
| (AAA)     | = ALSO KNOWN AS                  |
| C         | = CENTERLINE                     |
| C.B.      | = CONCRETE BLOCK                 |
| C.B.S.    | = CONCRETE BLOCK STRUCTURE       |
| C.L.F.    | = CHAIN LINK FENCE               |
| C.L.R.    | = CLEAR                          |
| C.M.      | = CONCRETE MONUMENT              |
| CONC.     | = CONCRETE                       |
| COR.      | = CORNER                         |
| COVD      | = COVERED                        |
| D         | = DATA                           |
| FD        | = FOUND                          |
| LD        | = IDENTIFICATION                 |
| LP        | = IRON PIPE                      |
| L.R.      | = IRON ROD                       |
| L         | = LENGTH                         |
| LS        | = LICENSE BUSINESS               |
| LS        | = LICENSE SURVEYOR               |
| (N)       | = MEASURED                       |
| MAO       | = NAIL & DISK                    |
| (P)       | = PLATTED                        |
| PC        | = POINT OF CURVATURE             |
| PT        | = POINT OF TANGENCY              |
| PL        | = PROPERTY LINE                  |
| P.S.M.    | = PROFESSIONAL SURVEYOR & MAPPER |
| PRC       | = POINT OF REVERSE CURVE         |
| P.U. & D. | = PUBLIC UTILITY & DRAINAGE      |
| R         | = RADIUS                         |
| R/W       | = RIGHT-OF-WAY                   |
| (TYP.)    | = TYPICAL                        |
| W.F.      | = WOOD FENCE                     |

**SURVEYOR'S NOTES:**

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N.00°30'12"E, ALONG THE EAST RIGHT-OF-WAY LINE EDINGTON DRIVE.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0205 H, INDEX DATED 01-29-2021, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
- 4) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- 5) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, RESERVATION, AGREEMENT AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE VERIFICATION.
- 6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**PRECISION**  
**LAND SURVEYING, INC.**  
 2900 LAKE WASHINGTON ROAD, SUITE 1  
 MELBOURNE, FLORIDA 32935  
 PHONE: 321-259-4600  
 EMAIL: PRECISIONSURVEYING1993@GMAIL.COM

CERTIFIED TO:  
**DAMAR HOMES, INC**

TYPE OF SURVEY:  
**FINAL**

PROJECT:  
**25-1017**

SCALE: **1" = 20'**

DATE: **01/08/2025**

CAD FILE: **23-1393.DWG**

F.B. NUMBER:

REVISION:



**Test Report**

**No.: 70.431.23.16030.02**

**Date: 2023-11-10**

**Applicant:** TURF DISTRIBUTORS  
**Address:** 42505 RIO NEDO, TEMECULA, CA 92590  
**Product Name:** ARTIFICIAL GRASS  
**Model No.:** Eco 85 Silver Putt, Eco 48 Silver, Eco 108 Gold, Eco 59 Silver Hybrid, Eco 94 Gold, Eco 96 Gold, EVO001, EVO002, EVO003, EVO004, EVO005, EVO006, So Natural 70, Eco 72 Silver, Eco 74 Silver, Eco 82 Silver, So Natural 90, Eco 56 Silver, Natural 105  
**Receipt Date of Sample:** 2023-10-24  
**Date of Testing:** 2023-10-24 ~ 2023-11-10  
**Sample Submitted:** The sample(s) was (were) submitted by applicant and identified.  
**Test Result:** Refer to the data listed in following pages

**Test Item**

**1. Client's Requirement- PFCAs Content**

**Conclusion**

**Pass**

**Remarks:** 1. MDL = Method Detection Limit  
 2. ND = Not Detected (<MDL)  
 3. ≤ Less than  
 4. 1 mg/kg = 1 ppm = 0.0001%

**TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch**  
**Testing Center**  
**Prepared by:**

*Jenny Yao*  
**Jenny Yao**  
**Technical Engineer**

**Authorized by:**

*Sawyer Tang*  
**Sawyer Tang**  
**Technical Manager**

**Note:**

- (1) The TÜV SÜD Certification and Testing (China) Co., Ltd. "General Terms & Conditions" applied. Any use for advertising purposes must be granted in writing. This technical report may only be quoted in full. This report is the result of a single examination of the object in question and is not generally applicable evaluation of the quality of other products in regular production. For further details, please see "Testing and certification regulation", chapter A-3.4. For full version, please visit: EN : <https://www.tuvsud.cn/zh-cn/resource/terms-and-conditions-en> ; GCN: <https://www.tuvsud.cn/zh-cn/terms-and-conditions> ; TGN: <https://www.tuvsud.cn/zh-tw/terms-and-conditions>
- (2) The results relate only to the items tested.
- (3) The test report shall not be reproduced except in full without the written approval of the laboratory
- (4) **Disclaimer Measurement Uncertainty:** Unless otherwise agreed upon, Pass or Fail verdicts are given based on the measured values without any considerations of measurement uncertainties. Please note, every test method has a measurement uncertainty which has been evaluated by the laboratory according to ISO/IEC 17025 requirements. By taking measurement uncertainties into account it might happen that measured values can neither be assessed as Pass nor as Fail.

**Laboratory:**  
 TÜV SÜD Certification and Testing (China) Co., Ltd.  
 Shanghai Branch, Testing Center  
 Building B,C, No. 1999 and Building D, No. 2089,  
 Duhui Road, Minhang District, Shanghai

**Phone:** +86 21 60376300  
**Fax:** +86 21 60376350  
**http://www.tuvsud.com**

**Regd. Office:**  
 TÜV SÜD Certification and Testing (China) Co., Ltd.  
 Shanghai Branch, TÜV SÜD Group  
 Floor 11-12, No 151, Hongfeng Road, Jing'an District, Shanghai

Page 1 of 44





Greater China

**Test Report** No.: 70.300.23.10245.01 R1

**Dated: 2023-10-24**

**PFOS, its salts and related compounds**

|                                                              |            |       |      |    |
|--------------------------------------------------------------|------------|-------|------|----|
| Perfluorooctanesulfonic acid (PFOS)                          | 1763-23-1  | mg/kg | 0.01 | ND |
| Note 1                                                       |            |       |      |    |
| N-ethylperfluoro-1-octanesulfonamide (N-EtFOSA)              | 4151-50-2  | mg/kg | 0.01 | ND |
| N-methylperfluoro-1-octanesulfonamide (N-MeFOSA)             | 31506-32-6 | mg/kg | 0.01 | ND |
| 2-(N-ethylperfluoro-1-octanesulfonamido)-ethanol (N-EtFOSE)  | 1691-99-2  | mg/kg | 0.01 | ND |
| 2-(N-methylperfluoro-1-octanesulfonamido)-ethanol (N-MeFOSE) | 24448-09-7 | mg/kg | 0.01 | ND |
| Perfluorooctane Sulfonamide (PFOSA) Note 25                  | 754-91-6   | mg/kg | 0.01 | ND |
| Sum of Perfluorooctane sulfonates (PFOS) and its derivatives |            | mg/kg | -    | ND |
| <b>PFOA, its salts</b>                                       |            |       |      |    |
| Perfluorooctanoic acid (PFOA) Note 2                         | 335-67-1   | mg/kg | 0.01 | ND |
| <b>PFOA-related compound</b>                                 |            |       |      |    |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3    | 39105-34-4 | mg/kg | 0.01 | ND |
| Methyl perfluorooctanoate (Me-PFOA)                          | 376-27-2   | mg/kg | 0.1  | ND |
| Ethyl perfluorooctanoate (Et-PFOA)                           | 3108-24-5  | mg/kg | 0.1  | ND |
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)                | 27905-45-9 | mg/kg | 0.1  | ND |

Note 3



Greater China

**Test Report**

**No.: 70.300.23.10245.01 R1**

**Dated: 2023-10-24**

| <u>Test Item(s)</u>                                                                                 | <u>CAS NO.</u> | <u>Unit</u> | <u>MDL</u> | <u>Q01</u> |
|-----------------------------------------------------------------------------------------------------|----------------|-------------|------------|------------|
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3                                           | 1996-88-9      | mg/kg       | 0.1        | ND         |
| Perfluoro-1-iodooctane (PFOI)                                                                       | 507-63-1       | mg/kg       | 0.1        | ND         |
| 2H,2H Perfluorodecane Acid (H <sub>2</sub> PFDA / 8:2 FTCA) Note 3, Note 11                         | 27854-31-5     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3                                                   | 678-39-7       | mg/kg       | 0.1        | ND         |
| Sum of PFOA-related compounds C9-C14 PFCA, their salts                                              |                | mg/kg       | -          | ND         |
| Perfluorononane Acid (PFNA) Note 4                                                                  | 375-95-1       | mg/kg       | 0.01       | ND         |
| Perfluorodecane Acid (PFDA) Note 4                                                                  | 335-76-2       | mg/kg       | 0.01       | ND         |
| Perfluoroundecanoic Acid (PFUnDA) Note 22                                                           | 2058-94-8      | mg/kg       | 0.01       | ND         |
| Perfluorododecanoic Acid (PFDoDA) Note 4                                                            | 307-55-1       | mg/kg       | 0.01       | ND         |
| Perfluorotridecanoic Acid (PFTriDA) Note 24                                                         | 72629-94-8     | mg/kg       | 0.01       | ND         |
| Perfluorotetradecanoic Acid (PFTDA)                                                                 | 376-06-7       | mg/kg       | 0.01       | ND         |
| Perfluoro-3,7-dimethyloctanoic Acid (PF-3,7-DMOA)                                                   | 172155-07-6    | mg/kg       | 0.01       | ND         |
| Sum of C9-C14 PFCA, their salts C9_C14_PFCA_related_substances                                      |                | mg/kg       | -          | ND         |
| Perfluorodecane sulfonic Acid (PFDS) Note 10                                                        | 335-77-3       | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-dodecanol (10:2 FTOH)                                                       | 865-86-1       | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecylacrylate (10:2 FTA)                                                     | 17741-60-5     | mg/kg       | 0.1        | ND         |
| 1-Iodo-1H,1H,2H,2H-perfluorodecane (8:2 FTI)                                                        | 2043-53-0      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecyltriethoxysilane (8:2 FTSi(OC <sub>2</sub> H <sub>5</sub> ) <sub>3</sub> ) | 101947-16-4    | mg/kg       | 0.1        | ND         |
| 2H,2H,3H,3H-Perfluoroundecanoic Acid (H <sub>2</sub> PFUnDA / 8:3 FTCA) Note 12                     | 34598-33-9     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl methacrylate (10:2 FTMA)                                               | 2144-54-9      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-perfluorotetradecan-1-ol(12:2 FTOH)                                                     | 39239-77-5     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecane sulfonic acid (10:2 FTS)                                              | 120226-60-0    | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl iodide (10:2 FTI)                                                      | 2043-54-1      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorotetradecyl iodide (12:2 FTI)                                                   | 30046-31-2     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3                                           | 39108-34-4     | mg/kg       | 0.01       | ND         |

Laboratory:  
TUV SUD Certification and Testing (China) Co., Ltd.  
Shanghai Branch, Testing Center  
No. 1899, Gu Hui Road, Minhang District, Shanghai

Phone: +86 21 63763300  
Fax: +86 21 63376350  
<http://www.tuv.cn>

Reg. Office:  
TUV SUD Certification and Testing (China) Co., Ltd.  
Shanghai Branch, TUV SUD Group  
Floor 11-12, No 651, Hongfeng Road, Jiangnan District, Shanghai

Page 3 of 11



### Test Report

No.: 70.300.23.10245.01 R1

Dated: 2023-10-24

| Test Item(s)                                                                                                          | CAS NO.    | Unit  | MDL  | Q01 |
|-----------------------------------------------------------------------------------------------------------------------|------------|-------|------|-----|
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)<br>Note 3                                                               | 27905-45-9 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA)<br>Note 3                                                          | 1996-88-9  | mg/kg | 0.1  | ND  |
| 2H,2H Perfluorodecane Acid (H:PFDA / 6:2 FTCA)<br>Note 3, Note 11                                                     | 27854-31-5 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH)<br>Note 3                                                                  | 678-39-7   | mg/kg | 0.1  | ND  |
| Sum of C9-C14-related substances                                                                                      |            | mg/kg | -    | ND  |
| PFHxS, its salts                                                                                                      |            |       |      |     |
| Perfluorohexanesulfonic acid (PFHxS)<br>Note 7                                                                        | 355-46-4   | mg/kg | 0.01 | ND  |
| PFHxS-related compounds                                                                                               |            |       |      |     |
| N-Methylperfluoro-1-hexane sulfonamide (N-Me-FHxSA)                                                                   | 68259-15-4 | mg/kg | 0.01 | ND  |
| N-[3-(dimethylamino)propyl]tridecafluorohexanesulphonamide (N-AP-FHxSA)                                               | 50598-28-2 | mg/kg | 0.01 | ND  |
| Perfluorohexane sulfonamide (PFHxSA)                                                                                  | 41997-13-1 | mg/kg | 0.01 | ND  |
| 2-[methyl[(tridecafluorohexyl) sulphonyl]amino]ethyl acrylate)) (N-MeFHSEA)                                           | 67584-57-0 | mg/kg | 0.5  | ND  |
| Other PFAS                                                                                                            |            |       |      |     |
| Perfluorobutane acid (PFBA)<br>Note 13                                                                                | 375-22-4   | mg/kg | 0.01 | ND  |
| Perfluorobutanesulfonic acid (PFBS)<br>Note 5                                                                         | 375-73-5   | mg/kg | 0.01 | ND  |
| 1,1,2,2,3,3,4,4,4-nonafluoro-N-(2-hydroxyethyl)-N-methylbutane-1-sulphonamide (PFBS-NC <sub>4</sub> H <sub>9</sub> O) | 34454-97-2 | mg/kg | 0.01 | ND  |
| Perfluoropentane acid (PFPeA)<br>Note 17                                                                              | 2706-90-3  | mg/kg | 0.01 | ND  |
| Perfluorohexane acid (PFHxA)<br>Note 6                                                                                | 307-24-4   | mg/kg | 0.01 | ND  |
| Perfluoroheptane acid (PFHpA)<br>Note 14                                                                              | 375-85-9   | mg/kg | 0.01 | ND  |
| Perfluoroheptanesulfonic acid (PFHpS)<br>Note 8                                                                       | 375-92-8   | mg/kg | 0.01 | ND  |
| 7H-Dodecafluoroheptane acid (7HPFHpA)                                                                                 | 1546-95-8  | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctanesulphonic acid (6:2 FTS)<br>Note 26                                                        | 27619-97-2 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctylacrylate (6:2 FTA)                                                                          | 17527-29-6 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-hexanol (4:2 FTOH)                                                                            | 2043-47-2  | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-octanol (6:2 FTOH)                                                                            | 647-42-7   | mg/kg | 0.1  | ND  |
| 2,3,3,3-tetrafluoro-2-(heptafluoropropoxy) propionic acid, its salts and its acyl halides (HPFO-DA)<br>Note 9         | 13252-13-6 | mg/kg | 0.01 | ND  |

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| Test Item(s)                                                                                  | CAS NO.     | Unit  | MDL  | 001 |
|-----------------------------------------------------------------------------------------------|-------------|-------|------|-----|
| 1H, 1H, 2H, 2H-Perfluorohexanesulfonic Acid (4:2 FTS)                                         | 757124-72-4 | mg/kg | 0.01 | ND  |
| Perfluorooctane sulfonamidoacetic acid (FOSAA)                                                | 2808-24-8   | mg/kg | 0.01 | ND  |
| N-Methylperfluoro-1-octanesulfonamidoacetic acid (N-MeFOSAA)                                  | 2355-31-9   | mg/kg | 0.01 | ND  |
| N-Ethylperfluorooctane sulfonamidoacetic acid (N-EtFOSAA)                                     | 2991-50-6   | mg/kg | 0.01 | ND  |
| Perfluoropentane sulfonic acid (PFPeS)                                                        | 2706-91-4   | mg/kg | 0.01 | ND  |
| Note 18                                                                                       |             |       |      |     |
| Perfluorononane sulfonic acid (PFNS)                                                          | 68259-12-1  | mg/kg | 0.01 | ND  |
| Note 19                                                                                       |             |       |      |     |
| Perfluoroundecane sulfonic acid (PFUnDS)                                                      | 749786-16-1 | mg/kg | 0.01 | ND  |
| Note 16                                                                                       |             |       |      |     |
| Perfluorododecane sulfonic acid (PFDoDS)                                                      | 79780-39-5  | mg/kg | 0.01 | ND  |
| Note 20                                                                                       |             |       |      |     |
| Perfluorotridecane sulfonic acid (PFTriDS)                                                    | 791563-89-8 | mg/kg | 0.01 | ND  |
| Note 21                                                                                       |             |       |      |     |
| 2-Perfluorohexyl ethanoic acid (6:2 FTCA)                                                     | 53826-12-3  | mg/kg | 0.01 | ND  |
| 3-Perfluoropentyl propanoic acid (5:3 FTCA)                                                   | 914637-49-3 | mg/kg | 0.01 | ND  |
| Perfluorohexadecanoic Acid (PFHxDA)                                                           | 67905-19-5  | mg/kg | 0.01 | ND  |
| Perfluorooctadecanoic Acid (PFODA)                                                            | 16517-11-6  | mg/kg | 0.01 | ND  |
| bis(3,3,4,4,5,5,6,6,7,7,8,8,9,9,10,10,10-heptafluorooctadecyl) hydrogen phosphate (8:2 diPAP) | 678-41-1    | mg/kg | 0.01 | ND  |
| Note 15                                                                                       |             |       |      |     |
| 1H,1H,2H,2H-Perfluorooctyl methacrylate (6:2 FTMA)                                            | 2144-53-8   | mg/kg | 0.1  | ND  |
| 4,8-Dioxo-3H-perfluorononanoic acid (ADONA)                                                   | 919005-14-4 | mg/kg | 0.01 | ND  |
| Perfluoro-3-methoxypropanoic acid (PFMPA)                                                     | 377-73-1    | mg/kg | 0.01 | ND  |
| Perfluorodecyl iodide (PFDI)                                                                  | 423-62-1    | mg/kg | 0.1  | ND  |
| Perfluoro-4-methoxybutanoic acid (PFMBA)                                                      | 863090-89-5 | mg/kg | 0.01 | ND  |
| Nonafluoro-3,6-dioxahexanoic acid (NFDHA)                                                     | 151772-58-6 | mg/kg | 0.01 | ND  |
| 9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)                               | 756426-58-1 | mg/kg | 0.01 | ND  |
| 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)                            | 763051-92-9 | mg/kg | 0.01 | ND  |
| Perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)                                              | 113507-82-7 | mg/kg | 0.01 | ND  |
| 3-Perfluoropropyl propanoic acid (3:3FTCA)                                                    | 356-02-5    | mg/kg | 0.01 | ND  |
| 3-Perfluoroheptyl propanoic acid (7:3FTCA)                                                    | 812-70-4    | mg/kg | 0.01 | ND  |
| Perfluoropentadecanoic Acid (PFPeDA)                                                          | 141074-63-7 | mg/kg | 0.1  | ND  |

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**Test Item(s)**

|                                                              | CAS NO.    | Unit  | MDL | 001 |
|--------------------------------------------------------------|------------|-------|-----|-----|
| 1H,1H,2H,2H-Perfluorohexyl methacrylate (4:2 FTMA)           | 1799-84-4  | mg/kg | 0.1 | ND  |
| 2-(N-ethylperfluorooctanesulfamido) ethyl acrylate (EtFOSAC) | 423-82-5   | mg/kg | 0.1 | ND  |
| 1H,1H,2H-Heptadecafluoro-1-decene (PFDE)                     | 21652-58-4 | mg/kg | 0.1 | ND  |
| Perfluorooctyl triethoxysilane (POTS)                        | 51851-37-7 | mg/kg | 0.1 | ND  |
| Perfluorododecyl iodide (PFDoDI)                             | 307-60-8   | mg/kg | 0.1 | ND  |
| 11H-Perfluoroundecanoic acid (11H-PFUnDA)                    | 1765-48-6  | mg/kg | 0.1 | ND  |

Note 23

**Notes:**

(1) PFOS refer to its salts/derivative including

PFOS-K CAS No.: 2795-39-3

PFOS-Li CAS No.: 29457-72-5

PFOS-Na CAS No.: 4021-47-0

PFOS-NH<sub>4</sub> CAS No.: 29081-56-9

PFOS-NH<sub>2</sub>(C<sub>2</sub>H<sub>4</sub>OH)<sub>2</sub> CAS No.: 70225-14-8

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 56773-42-3

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 251099-16-8

POSF CAS No.: 307-35-7

POSF-Mg CAS No.: 91036-71-4

(2) PFOA refer to its salts/derivative including

PFOA-Na CAS No.: 335-95-5

PFOA-K CAS No.: 2395-00-8

PFOA-Ag CAS No.: 335-93-3

PFOA-F CAS No.: 335-66-0

APFO CAS No.: 3825-26-1

PFOA-Li CAS No.: 17125-58-5

(3) PFAS classified as both PFOA-related compounds and C9-C14 PFCA-related substances.

8:2 FTS refer to its salts including

8:2 FTS-K CAS No.: 438237-73-1

8:2 FTS-NH<sub>4</sub> CAS No.: 149724-40-3

8:2 FTS-Na CAS No.: 27619-96-1

(4) PFNA refer to its salts including

PFNA-Na CAS No.: 21049-39-8

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PFNA-NH<sub>4</sub> CAS No.: 4149-60-4

PFNA-K CAS No.: 21049-38-7

PFNA-Li CAS No.: 60871-92-3

PFNA-Ag CAS No.: 7358-16-9

(5)PFDA refer to its salts including

PFDA-Na CAS No. 3830-45-3

PFDA-NH<sub>4</sub> CAS No: 3108-42-7

PFDA-K CAS No: 51604-85-4

PFDA-Ag CAS No: 5784-82-7

PFDA-Li CAS No: 84743-32-8

(6)PFDoDA refer to its salts including

PFDoDA-NH<sub>4</sub> CAS No: 3793-74-6

PFDoDA-Na CAS No: 60872-01-7

(7)PFBS refers to its salts/derivative including

PFBS-K CAS No.: 29420-49-3

PFBS-H<sub>2</sub>O CAS No.: 59933-66-3

PFBS-Li CAS No.: 131651-65-5

TPS-PFBS CAS No.: 144317-44-2

PFBS-S(CH<sub>3</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 220133-51-7

PFBS-P(C<sub>6</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 220689-12-3

PFBS-N(C<sub>6</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 25628-08-4

PFBS-F CAS No.: 375-72-4

PFBS-NC<sub>4</sub>H<sub>9</sub>O CAS No.: 503155-89-3

PFBS-Mg CAS No.: 507453-86-3

PFBS-NH<sub>4</sub> CAS No.: 68259-10-9

PFBS-SC<sub>10</sub>H<sub>21</sub>O CAS No.: 209482-18-8

PFBS-Cl CAS No.: 2991-84-6

PFBS-NaCAS No.: 60453-92-1

PFBS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 194999-85-4

PFBS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-18-2

(8)PFHxA refers to its salt including

APFHx CAS No.: 21615-47-4





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PFHxA-Na CAS No.: 2923-26-4

PFHxA-K CAS No.: 3109-94-2

PFHxA-F CAS No.: 355-38-4

PFHxA-Ag CAS No.: 336-02-7

PFHxA-Li CAS No.: 90430-61-8

(9)PFHxS refers to its salts including

PFHxS-Na CAS No.: 82382-12-5

PFHxS-K CAS No.: 3871-99-6

PFHxS-Li CAS No.: 55120-77-9

PFHxS-NH<sub>4</sub> CAS No.: 68259-08-5

PFHxS-STPP CAS No.: 1000597-52-3

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 108427-54-9

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 108427-55-0

PFHxS-NC<sub>4</sub>H<sub>9</sub> CAS No.: 1187817-57-7

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>2</sub>H<sub>5</sub> CAS No.: 1310480-24-0

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>15</sub>H<sub>31</sub> CAS No.: 1310480-27-3

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>17</sub>H<sub>35</sub> CAS No.: 1310480-28-4

PFHxS-C<sub>6</sub>H<sub>13</sub>O<sub>2</sub> CAS No.: 1329995-45-0

PFHxS-C<sub>6</sub>H<sub>13</sub>O<sub>2</sub> CAS No.: 1329995-69-8

TPS-PFHxS CAS No.: 144116-10-9

PFHxS-C<sub>4</sub>H<sub>9</sub>N<sub>2</sub>O<sub>2</sub> CAS No.: 1462414-59-0

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 153443-35-7

PFHxS-TMA CAS No.: 189274-31-5

PFHxS-NH<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 202189-84-2

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 213740-81-9

PFHxS-Ga CAS No.: 341035-71-0

PFHxS-S(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 341548-85-4

PFHxS-Sc CAS No.: 350836-93-0

PFHxS-Nd CAS No.: 41184-65-0

PFHxS-Y CAS No.: 41242-12-0

PFHxS-S<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-73-9

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-74-0

PFHxS-F CAS No.: 423-50-7

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PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 425670-70-8

PFHxS-Zn CAS No.: 70138-72-0

PFHxS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-16-0

PFHxS-N(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 72033-41-1

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 866621-50-3

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>7</sub>H<sub>7</sub> CAS No.: 910606-39-2

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>10</sub>H<sub>7</sub>O<sub>2</sub> CAS No.: 911027-68-4

PFHxS-Cs CAS No.: 92011-17-1

PFHxS-SC<sub>2</sub>H<sub>5</sub>O<sub>4</sub> CAS No.: 928049-42-7

PFHxS-Cl CAS No.: 55591-23-6

(10) PFHpS refers to its salts including

PFHpS-Na CAS No.: 21934-50-9

PFHpS-K CAS No.: 60270-55-5

PFHpS-NH<sub>4</sub> CAS No.: 68259-07-4

PFHpS-Li CAS No.: 117806-54-9

(11) HFPO-DA refers to its salts including

HFPO-DA-NH<sub>4</sub> CAS No.: 62037-80-3

HFPO-DA-K CAS No.: 67118-55-2

HFPO-DA-F CAS No.: 2062-98-8

(12) PFDS refer to its salts including

PFDS-Na CAS No.: 2806-15-7

PFDS-K CAS No.: 2806-16-8

PFDS-NH<sub>4</sub> CAS No.: 67906-42-7

(13) H<sub>2</sub>PFDA / 8:2 FTCA refer to its salt/derivative including

8:2 FTCA-P(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 882489-14-7

(14) H<sub>4</sub>PFUnDA / 8:3 FTCA refer to its salts including

H<sub>4</sub>PFUnDA-K CAS No.: 83310-58-1

(15) PFBA refers to its salts including

PFBA-NH<sub>4</sub> CAS No.: 10495-86-0

PFBA-Na CAS No.: 2218-54-4

PFBA-K CAS No.: 2966-54-3

PFBA-Ag CAS No.: 3794-64-7

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PFBA-Li CAS No.: 4146-76-3

(16) PFHpA refers to its salts including

PFHpA-Na CAS No.: 20109-59-5

PFHpA-K CAS No.: 21049-36-5

PFHpA-NH<sub>4</sub> CAS No.: 6130-43-4

PFHpA-Cs CAS No.: 171198-24-6

PFHpA-Ag CAS No.: 424-05-5

PFHpA-Li CAS No.: 60871-90-1

(17) 8:2diPAP refers to its salts including

8:2diPAP-Na CAS No.: 114519-85-6

(18) PFUnDS refers to its salts including

PFUnDS-Na CAS No.: 441296-91-9 (anion)

(19) PFPeA refers to its salts including

PFPeA-Na CAS No.: 2706-89-0

PFPeA-K CAS No.: 336-23-2

PFPeA-NH<sub>4</sub> CAS No.: 68259-11-0

PFPeA-Li CAS No.: 198482-22-3

PFPeA-Ag CAS No.: 2795-30-4

(20) PFPeS refers to its salts including

PFPeS-Na CAS No.: 630402-22-1

PFPeS-K CAS No.: 3872-25-1

PFPeS-NH<sub>4</sub> CAS No.: 68259-09-6

(21) PFNS refers to its salts including

PFNS-Na CAS No.: 98789-57-2

PFNS-NH<sub>4</sub> CAS No.: 17202-41-4

PFNS-K CAS No.: 29359-39-5

(22) PFDoDS refers to its salts including

PFDoDS-Na CAS No.: 1260224-54-1

(23) PFTTrDS refers to its salts including

PFTTrDS-Na CAS No.: 174675-49-1

(24) PFUnDA refers to its salts including

PFUnDA-Na CAS No.: 60871-96-7

PFUnDA-NH<sub>4</sub> CAS No.: 4234-23-5

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PFUnDA-K CAS No.: 30377-53-8

(25) 11H-PFUnDA refers to its salts including

11H-PFUnDA-K CAS No.: 307-71-1

11H-PFUnDA-NH<sub>4</sub> CAS No.: 5081-02-7

(26) PFTrDA refers to its salts including

PFTrDA-NH<sub>4</sub> CAS No.: 4288-72-6

(27) PFOSA refers to its salts including

PFOSA-Li CAS No.: 76752-79-9

(28) 6:2 FTS refers to its salts including

6:2 FTS-Na CAS No.: 27619-94-9

6:2 FTS-K CAS No.: 59587-38-1

6:2 FTS-NH<sub>4</sub> CAS No.: 59587-39-2

Remark: Unless otherwise stated, the decision rule for conformity reporting is based on Binary Statement for Simple Acceptance Rule (w = 0) stated in ILAC-G8:09/2019.

- End of Test Report -

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VistaScape™  
**VistaPet**



## **Stock VistaPet and Boost Your Sales!**

The Ultimate Paw Perfect Turf

VistaPet is a premium, high-quality turf solution specifically designed for pet-friendly environments. Its unique features, superior durability, and exceptional safety make it a standout product that provides unmatched value for pet owners.

### **Benefits for Pet Owners**



#### **Easy Cleanup**

##### **High Flow Rate**

The high flow rate helps wash away messes quickly, ensuring the turf remains hygienic and odor-free.

##### **Moisture-Wicking Properties**

Keeps the surface dry, preventing odors and maintaining a comfortable environment for pets.

#### **Durability**

##### **Withstands Heavy Use**

Designed to handle the demands of active pets, providing a reliable and long-lasting solution.

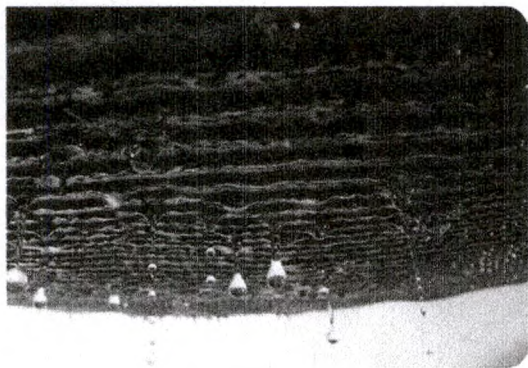
#### **Safety First**

##### **PFAS Free & Lead Free**

Ensures a safe play area for pets and children, offering peace of mind to pet owners.



# Key Features of VistaPet



## TriFlow Backing™

### Three-Layer Backing System

1. **Strong Woven Polypropylene Base:** The bottom layer is made from durable polypropylene, ensuring your grass stays strong and stable, even under heavy use.
2. **Flexible Non-Woven Polypropylene:** The middle layer enhances the structural strength of your turf while maintaining excellent permeability and flexibility. This ensures robust support without compromising water flow.
3. **Clear, Thin but Robust Coating:** The top layer features a clear coating that helps bind the artificial grass fibers in place, adds to the overall strength of the backing, and still allows water to flow through easily, ensuring your lawn remains dry and safe even after heavy rainfall.



### Excellent Drainage

Quickly channels water away to keep the turf dry and ready to use.

### Long-Lasting Durability

Built to withstand wear & tear, ensuring it remains beautiful and resilient for years.

### Superior Fiber Binding

The clear coating ensures that grass fibers are securely held in place, enhancing overall stability and longevity.

## DuraBlade™ Technology

### Robust Construction

Ensures the blades remain strong & resilient, providing long-lasting performance.

### Aesthetic Appeal

Mimics the look and feel of natural grass, enhancing any outdoor area.

## Pet & Child Safe

### PFAS Free & Lead Free

Guarantees a safe environment for pets and children.

### Safe for Pets & Children

Parents can be confident that their children can play on the turf without exposure to harmful substances.



**Total Weight**  
~91 oz.



**Face Weight**  
~64 oz.



**Pile Height**  
1.125"



**Warranty**  
16-Years



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## EXTENSION

Institute of Food and Agricultural Sciences

# Improving Drought Tolerance in Your Florida Lawn<sup>1</sup>

L.E. Trenholm<sup>2</sup>

Turfgrass plants, like all green plants, require water for growth. During times of inadequate rainfall, application of supplemental irrigation water will help maintain a higher quality lawn. Although droughts are usually thought of as long periods of time, such as months or years, sandy Florida soils can experience drought conditions after only a few days without rain. Without adequate water from either rainfall or irrigation, turfgrasses will adopt a water conserving habit. Under these conditions, grasses will roll their leaf blades to stop the loss of water (known as transpiration) from the leaves, will defer any new shoot growth until conditions are more suitable for growth, and will send their roots deeper into the soil in search of water. During periods of drought, leaf tissue may die and drop from the plant, although the grasses will generally recuperate upon receiving adequate irrigation.

As grasses recover from drought, they will be more susceptible to other stresses (cold temperatures, traffic, insects, or diseases) and will not grow as vigorously as nonstressed grasses. In light of increased mandatory watering restrictions in Florida consider management practices that will help enhance the drought-tolerance of your grass.

## Objective of Drought Conditioning

The primary objective of drought conditioning is to grow a good quality lawn that will survive on little or no supplemental irrigation. A drought conditioned lawn can withstand more stress than a lawn that is not conditioned. A properly prepared lawn will have a deep and extensive root system that is better able to seek out water.

## Irrigation Practices

Proper irrigation is the first step in conditioning a lawn for drought. Many people rely on their automatic sprinkler systems to apply small amounts of water several times weekly to their lawn, regardless of any rainfall received. This practice is actually detrimental to the grass because it promotes a lawn that requires more water and one that cannot withstand tough stress. **Less frequent, longer irrigations will assist in establishing a deeper, more viable root system.**

Frequent (daily), light waterings promote shallow root systems that do not result in healthy turf. To develop a deep root system, water your lawn when the first signs of wilt occur. When the lawn needs water, you'll see spots in the lawn that turn bluish-gray, footprints that remain in the grass long

1. This document is Fact Sheet ENH57, a series of the Environmental Horticulture Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. First published: May 1991. Revised: May 2000. Please visit the EDIS web site at <http://edis.ifas.ufl.edu>.

2. L.E. Trenholm, Assistant Professor, Extension Turfgrass Specialist, Environmental Horticulture Department, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, FL.

after being made, and many leaf blades folded in half lengthwise. Apply only enough water to wet the soil in the rootzone. For Florida's sandy soils, 3/4 inch of water is generally sufficient. Do not water the lawn again until signs of wilt occur again. This technique works regardless of turfgrass species, soil type, season, or other environmental conditions. It may take up to 6 weeks to condition your turf to survive several days or more without wilting between irrigations or rainfall. During this time the root system is developing and growing deeper into the soil. In time, your lawn will establish a more uniform appearance with less thatch and a deeper root system.

### **Mowing Practices**

Proper mowing practices are essential for good quality and drought-tolerant turf. Every time a lawn is mowed, the metabolic activities of the grass are stressed, which reduces root growth. Mowing frequency and cutting height need to be carefully considered for a healthy lawn. Using the highest cutting height on the mower will facilitate turfgrass drought-conditioning. This will increase the grass leaf area, allowing for more photosynthesis. This results in more carbohydrates, which are then available for use in recovery from stresses such as drought. The higher the mowing height, the deeper and more extensive the root system will be. Although transpiration (water loss through leaves) will be slightly greater with higher mown turf, the expanded root system proves more advantageous.

Mowing should be done often enough to minimize the shock of cutting. Never mow off more than one-third the height of the leaf blade at any one time. If the lawn is allowed to grow to 4 inches, do not mow it lower than 3 inches. Adjust the frequency of mowing to the growth of the turf. In the summer, it may be necessary to mow more than once a week, but in the winter, once a month or less may be enough. Keeping the mower blades sharp and properly balanced is also important. A leaf cut by a sharp blade will heal over more quickly and lose less water than a leaf blade shredded by a dull mower blade.

### **Fertilization Practices**

Fertilization practices can enhance drought tolerance of turfgrasses, if properly done. Understanding plant responses to nitrogen and potassium fertilization is helpful in developing a beneficial program as well as providing a well-balanced nutritional program. All of the drought conditioning accomplished by proper irrigation and mowing practices can be defeated by excessive nitrogen fertilization. Excessive nitrogen enhances shoot growth but root growth is reduced. Leaf blades become more lush as nitrogen fertilization increases. Drought conditioning can only be accomplished by applying just enough nitrogen to obtain a small but continuous amount of growth.

Potassium fertilization, however, can help turfgrasses increase their tolerance to many stresses, including drought. Potassium promotes increased root growth and thicker cell walls. Turfgrasses require potassium in nearly the same amount as nitrogen, especially in sandy soils where both can readily leach out.

Other macro and micronutrients, as well as the soil pH, should be kept at recommended levels for optimal growth. Supplemental iron applications can provide desirable green turf without promoting succulent shoot growth. Iron applications have also been shown to increase turfgrass rooting. Soil testing is helpful in monitoring nutrient levels and determining turfgrass fertility requirements. Contact your local Cooperative Extension Office for more information on this.

### **Pest Control**

Pesticide chemicals should be applied to lawns with a great deal of care because they can add the extra stress of phytotoxicity (chemical damage to plants). A healthy, vigorously growing turfgrass is the best defense against weeds, insects, and diseases. The irrigation, mowing, and fertility practices outlined above will promote a healthy, dense turf and reduce the need for pest control measures. However, if a pest problem has been diagnosed, it should be promptly treated following recommendations from your local Cooperative Extension office. Spot treatment of a pest problem is usually as effective as

treating the whole lawn. Be particularly watchful for insects and diseases that attack turfgrass root systems.

### **Turfgrass Species**

Drought tolerance varies greatly with turfgrass species and cultivars. Bermudagrass, zoysiagrass, bahiagrass, seashore paspalum, and centipedegrass have the best drought tolerance of the southern turfgrasses, followed by St. Augustinegrass and carpetgrass. Under severe drought conditions with no supplemental irrigation, turfgrasses will go dormant, cease to grow, and drop leaves. After soil moisture becomes adequate, new growth will emerge from buds on rhizomes (underground stems) or stolons (aboveground stems). Bermudagrass, zoysiagrass, seashore paspalum and bahiagrass can usually recover from drought-induced dormancy because they have rhizomes that are protected from drying out in the soil. St. Augustinegrass and centipedegrass do not have rhizomes, which decreases their ability to recover from stresses such as drought. Deep root systems, which enhance recovery from drought, are found in bermudagrass, centipedegrass, and seashore paspalum.

Choosing a grass that is drought tolerant is complicated because each species has particular pest problems. Bermudagrass and zoysiagrass tend to have trouble with nematodes (soil-borne, minute, worm-like animals that feed on plant roots), although both provide good quality turf when nematodes are controlled. Bahiagrass is susceptible to mole crickets, but these insects are easier to control than nematodes. If a person can accept an open growth habit and not overmanage the turf, then bahiagrass may be the best selection. Bahiagrass is adapted to a wide range of soils and can survive under minimum management. Centipedegrass has a slow growth habit, and low water and nutrient requirements, but has a light green color that is objectionable to some people. Seashore paspalum has good tolerance to drought, salinity, insects, and diseases and provides an attractive, high-quality turfgrass.

### **Alternatives to Turfgrass**

People often attempt to grow turf where it will not survive without extraordinary care. High-quality turf cannot be maintained without supplemental irrigation, although a lower-quality turf may persist. In landscapes where unsightly turf may detract from the design, alternatives to turf should be considered. Mulched bed or groundcovers may be more suitable. Plant materials that do not require supplemental irrigation should be chosen. Consult your local Cooperative Extension office for the plants that grow best in your area.

---

## Sec. 30-321. Plant materials.

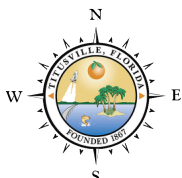
- (a) *Quality:* Plant material used in conformance with the provisions of this article shall be good, healthy and sturdy plants. All plant material shall be Florida #1 grade or better. Plant materials which are known to be intolerant of paving environments or whose physical characteristics may be injurious to the public or which produce a quantity and/or quality of debris so as to present maintenance difficulties shall not be specified for use under this article.
- (b) *Native vegetation:* The applicant is encouraged to utilize plant material native to Brevard County in meeting these landscaping requirements. The existing vegetation that is native to Brevard County with the exception of that listed in Section 30-4(d) shall be preserved and utilized except when removal is justified and determined to be acceptable by the enforcement official (see Landscape Technical Manual).
- (c) *Ground cover:* Ground covers, other than grass, shall be planted in such a manner so as to present a finished appearance and reasonably complete coverage within six (6) months after planting (see Landscape Technical Manual).
- (d) *Lawn grass:* Grass areas shall be planted in species normally grown as permanent lawns in Brevard County. Seeding and sprigging may be used if grass cover is complete within six (6) months, or sodding will be required (see Landscape Technical Manual).
- (e) *Hedges:* Hedges, where required, shall be planted in sufficient number and maintained so as to form a continuous, unbroken, solid screen within a maximum of six (6) months after time of planting (see Landscape Technical Manual).
- (f) *Synthetic plants prohibited:* Synthetic or artificial material in the form of trees, shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant requirements in this section.
- (g) *[Overstory trees:]* Overstory trees shall be species having an average mature spread of crown of greater than twenty (20) feet and reach a mature height of at least sixty (60) feet, and having a trunk which can be maintained in a clean condition with over five (5) feet of clear wood (no branches). Trees, including palms, having an average mature spread of crown less than twenty (20) feet may be arranged in groupings so as to create the equivalent of twenty-foot crown spread and shall count as one (1) required tree. Invasives shall not be used to fulfill the requirements of this article (see Landscape Technical Manual).
- (h) *Caliper:* Plant materials required by this section shall comply with the minimum size requirements of Table 30-5, Minimum landscape planting specifications at the time of installation. Plant height shall be measured from the average grade level of the immediate planting area to the top horizontal plane of the shrub at planting; for single-trunk trees, the measurement shall be taken six (6) inches above grade level; for multitrunk trees, the tree shall be measured from the average grade level of the immediate planting area.
- (i) *Planting areas and shrubs:* Planting areas shall consist of permeable surface areas only. The permeable surface areas for shrubs may be included with permeable surface areas required for trees.
- (j) *Pavement edges:* Each overstory, coniferous, understory [tree] or shrub shall be planted at least twelve (12) inches from the edge of any paved surface.
- (k) *Irrigation:* Irrigation must be indicated on the landscape plan. Any landscape area must be shown by water tolerant usage area.





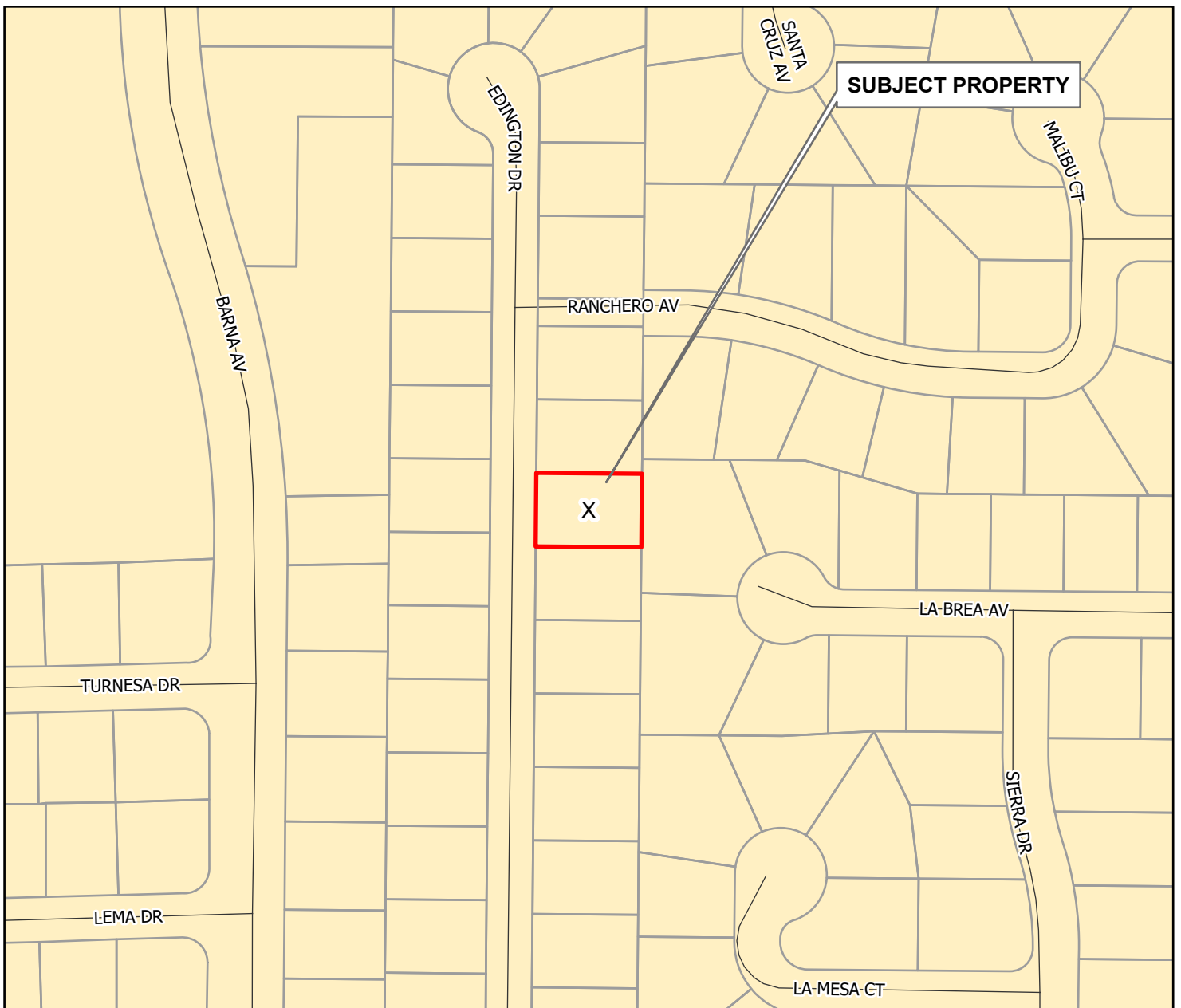
**SUBJECT PROPERTY**

# Aerial 2024 VAR #3-2025



0 125 250 500 Feet





# FEMA FLOOD HAZARD AREAS VAR #3-2025

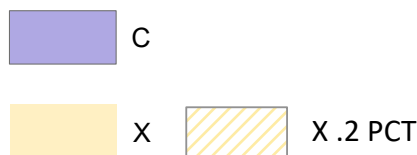
## Special Flood Hazard Area Zones



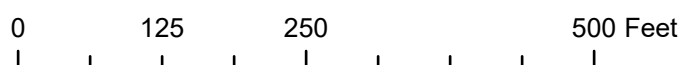
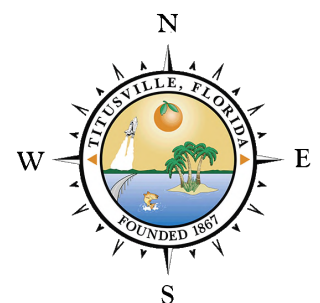
## Moderate Flood Hazard Area Zone

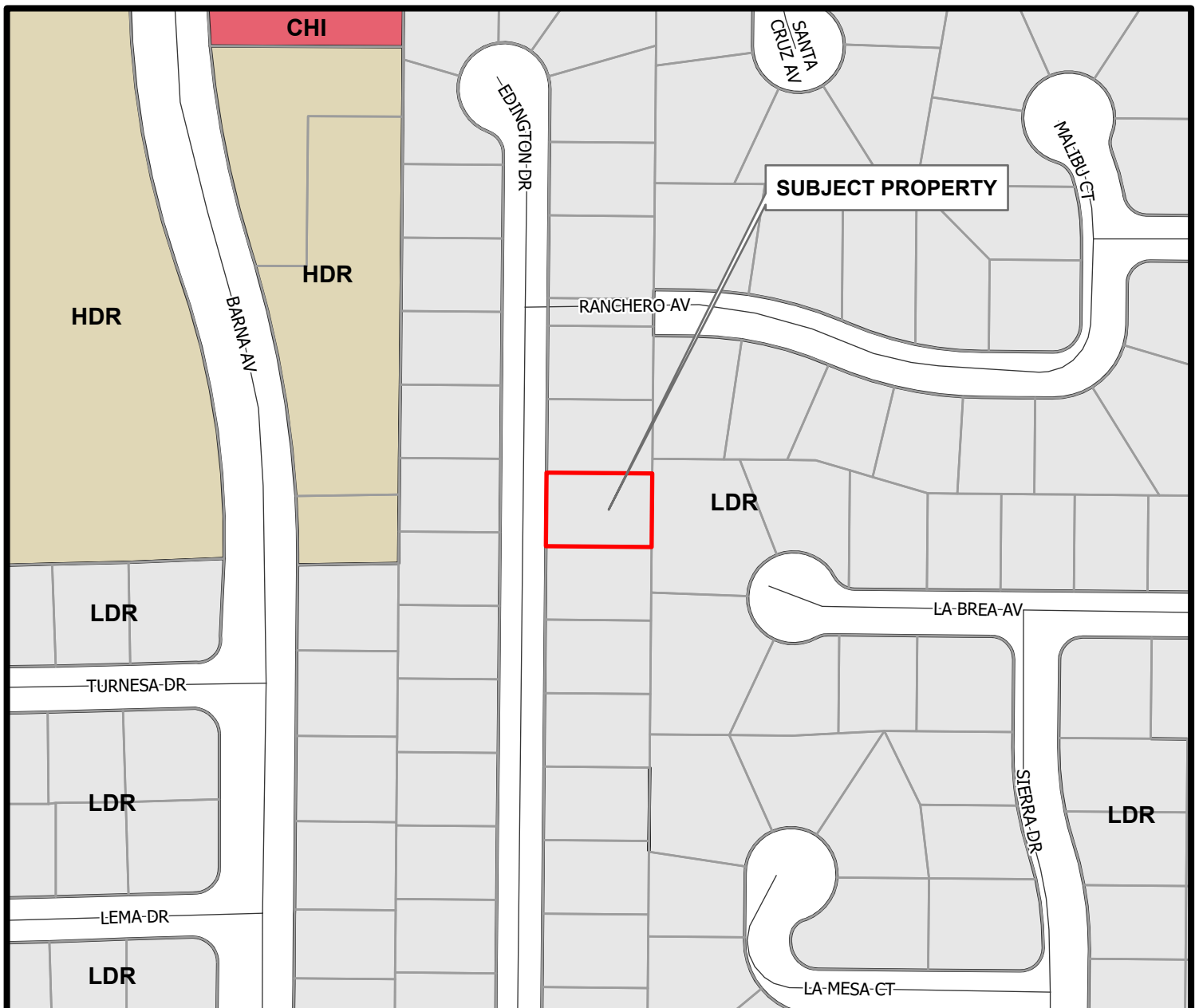


## Minimal Flood Hazard Zones



## Other Flood Zone Areas

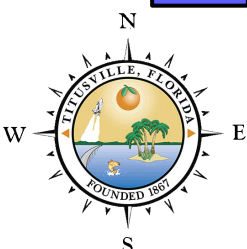




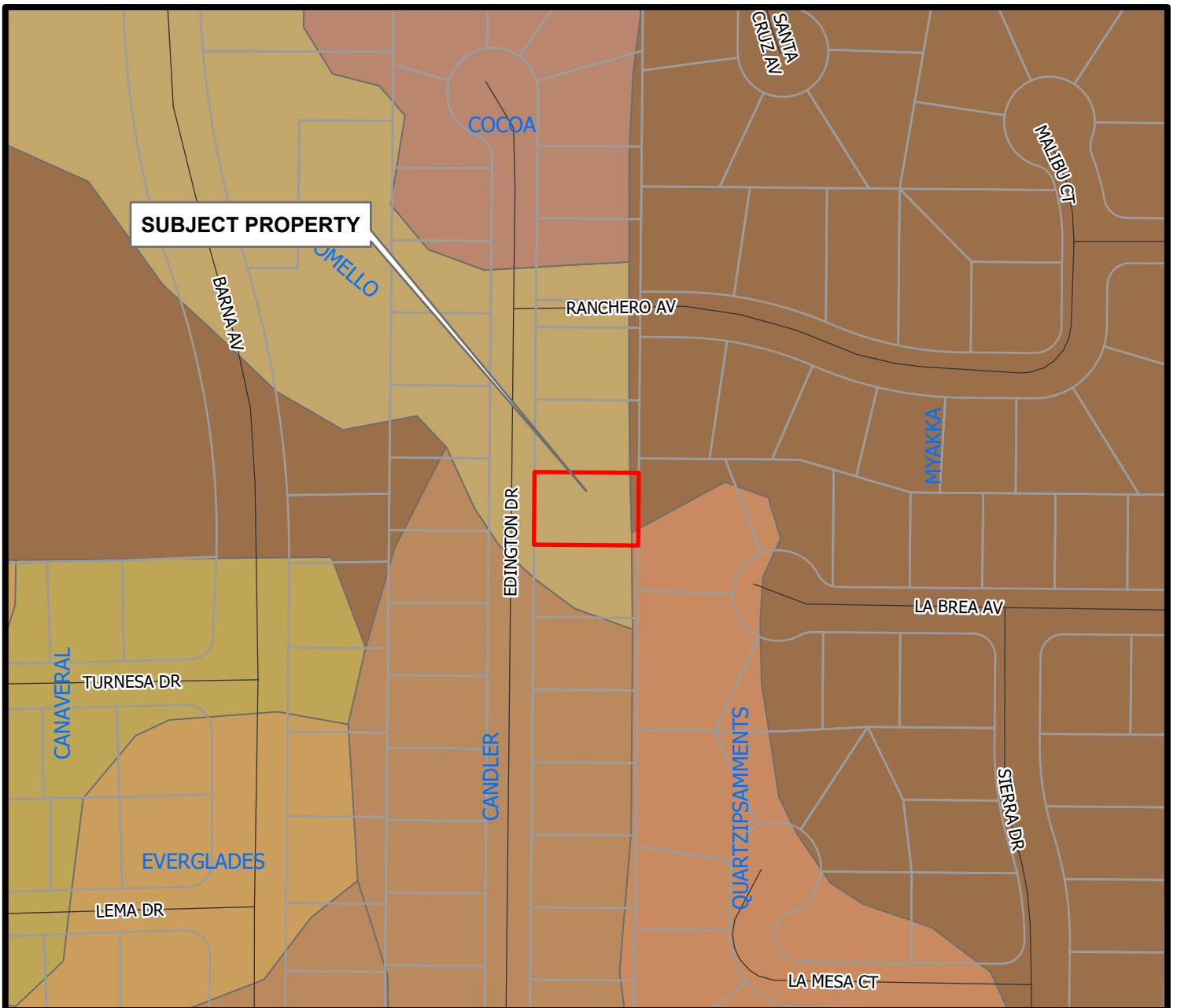
## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

**Subject**

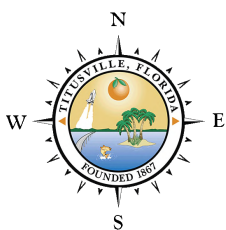


0 125 250 500 Feet



## SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #3-2025

|           |                  |
|-----------|------------------|
| SoilName  | EVERGLADES       |
| CANAVERAL | MYAKKA           |
| CANDLER   | POMELLO          |
| COCOA     | QUARTZIPSAMMENTS |

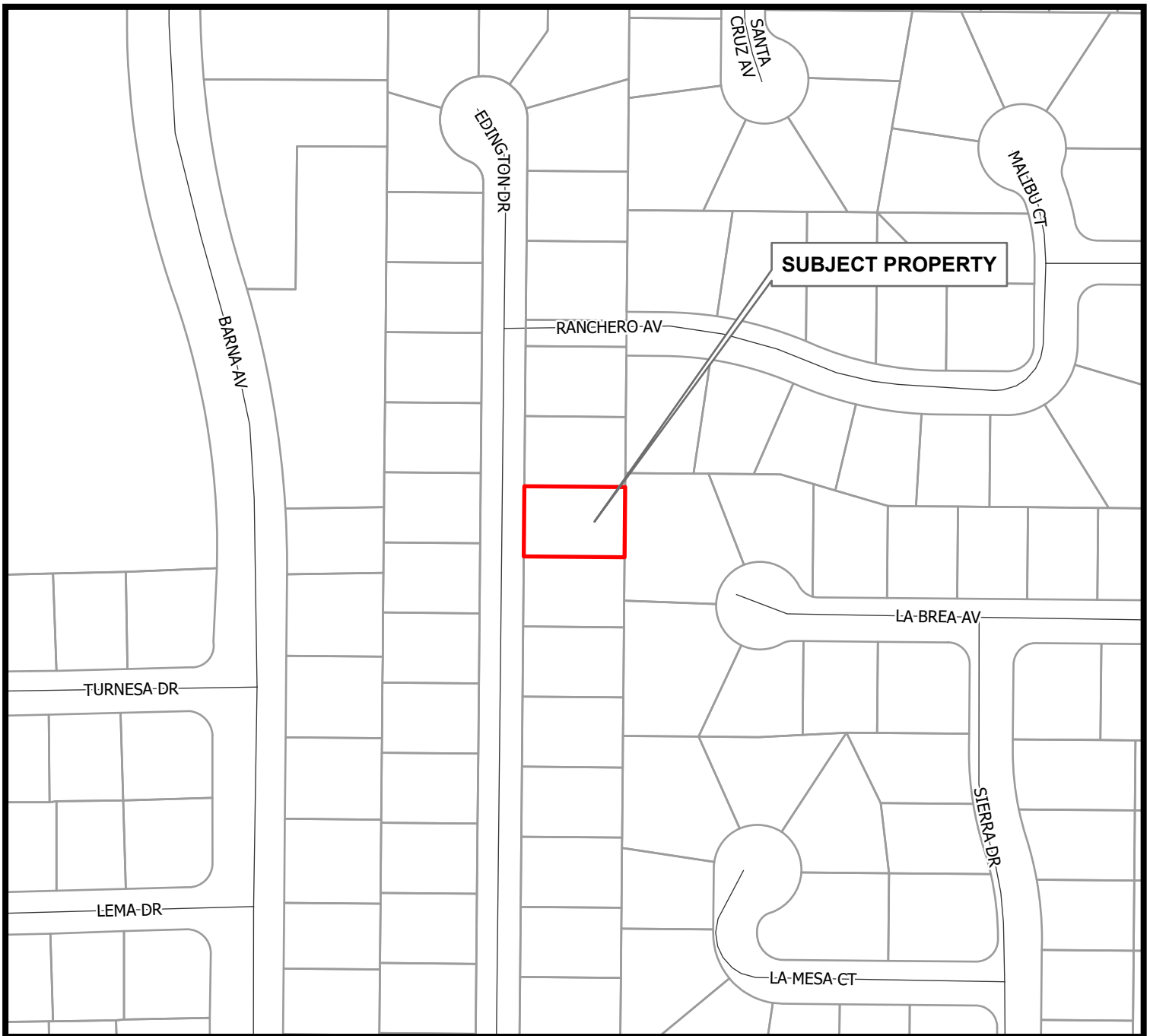


Community Development Department

0 100 200 400 Feet

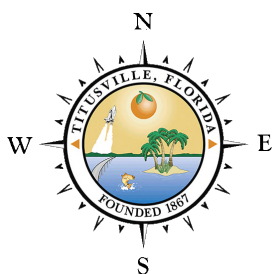
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

2/24/2025



# WETLANDS IN VICINITY OF PROPERTY

## VAR #3-2025



### WETLAND\_TY

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

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

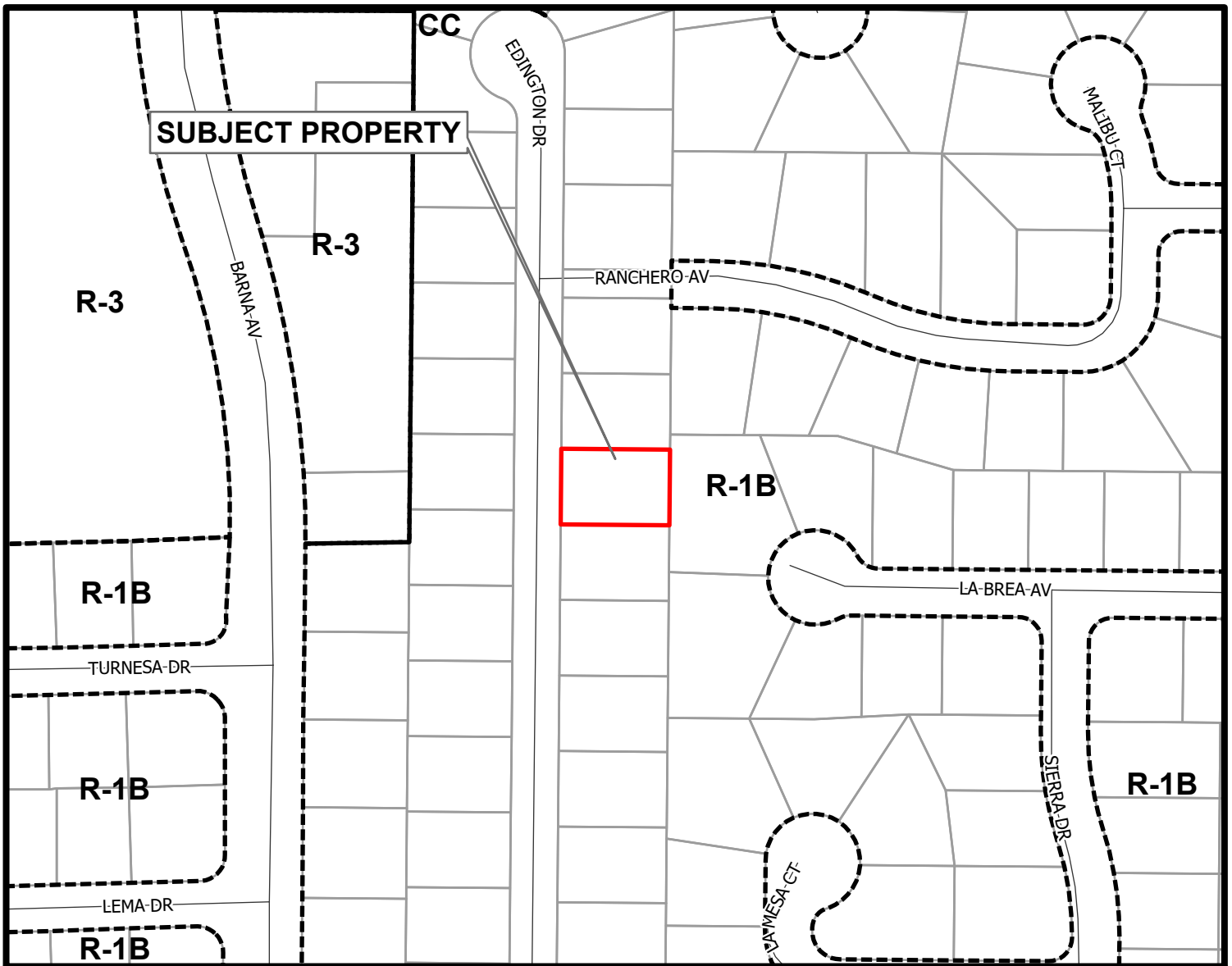
2/24/2025

Scale:1:2,000

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.

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



# 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

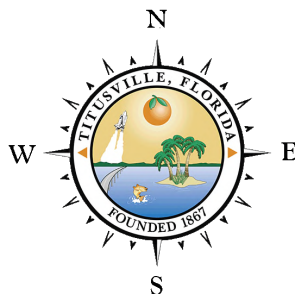
|         |                                            |
|---------|--------------------------------------------|
| GU      | GENERAL USE                                |
| OR      | OPEN SPACE AND RECREATION                  |
| UMU     | URBAN MIXED USE                            |
| SMU     | SHORELINE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

## Base Map

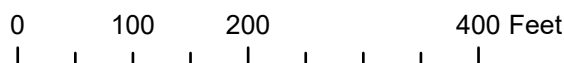
City Limits

Zoning

Subject



**VAR #3-2025**





**City of Titusville**  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Members of the Board of Adjustments and Appeals  
**From:** Brad Parrish, Community Development Director  
**Subject:** **Variance 4-2025 - 2811 Edington Drive**  
**Department/Office:** Community Development

**Recommended Action:**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 2811 Edington Dr.

**Summary Explanation & Background:**

The applicant is requesting a variance to the Land Development Regulations, Chapter 30, Sec. 30-321 – Plant Materials, to allow the use of prohibited material in the form of artificial turf, for property located in the Single-Family Medium Density Residential (R-1B) zoning district, at 2811 Edington Dr, Titusville, FL 32780, as submitted by Hamid Hafizi, registered agent for Country Club Estates of Titusville Inc, owner.

**Alternatives:**

1. Approve the variance.
2. Approve the variance with conditions.
3. Deny the variance.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Variance 4-2025 Staff Report
2. Application

3. Variance Justification
4. Survey
5. Turf Specifications
6. Turf Distributors Info
7. Improving Drought Tolerance Info
8. Code
9. All Maps VAR #4-2025



# City of Titusville Community Development

## 1 BOARD OF ADJUSTMENTS AND APPEALS

### 2 Variance (VAR) No. 4-2025, 2811 Edington Drive

3 **Meeting Date:** March 26, 2024

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

5 **Applicant:** Hamid Hafizi, registered agent for Country Club Estates of Titusville Inc,  
6 owner

### 7 Background

8 (a) Variance request: *Land Development Regulations, Chapter 30, Sec. 30-321 – Plant*  
9 *Materials, to allow the use of prohibited material in the form of artificial turf, for*  
10 *property located in the Single-Family Medium Density Residential (R-1B) zoning*  
11 *district, at 2811 Edington Dr, Titusville, FL 32780, as submitted by Hamid Hafizi,*  
12 *registered agent for Country Club Estates of Titusville Inc, owner.*

13 (b) Location: 2811 Edington Dr, Titusville, FL. Tax No. 2225027. Parcel I.D. 22-35-  
14 16-09-C-7

15 (c) Land Description: COUNTRY CLUB ESTATES LOT 7 BLK C

16 (d) Future Land Use: Low Density Residential

17 (e) Zoning: Single Family Medium Density (R-1B)

18 (f) Surrounding Zoning Districts.

19 1. North: Single Family Medium Density (R-1B)

20 2. South: Single Family Medium Density (R-1B)

21 3. East: Single Family Medium Density (R-1B)

22 4. West: Single Family Medium Density (R-1B)

23 (g) Lot Characteristics: The subject property is approximately 0.21 acres (9,147 sq. ft)  
24 with 80 feet of frontage along Edington Dr. These dimensions meet the minimum

## **Board of Adjustments and Appeals: Variance No. 4-2025**

1           7,500 sq. ft lot area and 75-foot lot width for a single-family home within the  
2           Single-Family Medium Density (R-1B) zoning district.

3           (h) Uses: Single Family Residence\*

4                   \*Certificate of Occupancy pending variance determination

### **5   Powers of the BAA**

6           LDR Section 34-226 states that the Board shall grant a variance request when in the  
7           opinion of the Board of Adjustments and Appeals, owing to special conditions, the  
8           literal enforcement of such ordinance or regulations would do manifest injustice to, or  
9           impose an unnecessary hardship upon the applicant. In order to authorize any variance  
10          to the provisions of such ordinance, the Board must consider the following criteria:

11          (a) Special conditions and circumstances exist which are peculiar to the land,  
12             structure, or building involved and which are not applicable to other lands,  
13             structures or building in the same zoning.

14          (b) Special conditions and circumstances do not result from the actions of the  
15             applicant.

16          (c) Granting the variance requested will not confer upon the applicant any special  
17             privilege that is denied by the ordinance to other lands, buildings or structures in  
18             the same zoning district.

19          (d) The literal interpretation of the provisions of the ordinance would deprive the  
20             applicant of rights commonly enjoyed by other properties in the same zoning  
21             district under the terms of the ordinance.

22          (e) The variance granted is the minimum variance that will make possible the  
23             reasonable use of the land, building or structure.

24          (f) The granting of the variance will preserve the spirit of the ordinance and remain  
25             in harmony with its general purpose and intent.

26          (g) In granting the variance, the public safety and welfare must be assured.

27          (h) In no case shall the granting of a variance result in a change of use, which would  
28             not be permitted in that zone.

### **29   Analysis**

30          The applicant is requesting a variance to allow the use of artificial grass in place of  
31          natural grass. Section 30-321(f) of the Land Development Regulations states,  
32          Synthetic plants prohibited: Synthetic or artificial material in the form of trees,  
33          shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant  
34          requirements in this section. The subject property was issued a building permit for the  
35          construction of a Single-Family Residence in 2023. During the final inspection in

## Board of Adjustments and Appeals: Variance No. 4-2025

1 January 2025, artificial turf was found to be installed at the property. The inspection  
2 failed, and the property owner was informed a variance would be needed. The  
3 Certificate of Occupancy is pending determination of the variance request. The lot  
4 contains a ten (10) foot Public Utility (P.U.) easement along the front, a five (5) foot  
5 Public Utility and Drainage (P.U.& D.) easement on the sides, and a ten (10) foot  
6 P.U.& D on the rear. As shown on the submitted site plan, the owner is requesting to  
7 place the turf in the front and rear yard. The turf area along the front of the property  
8 does encroach into the front 10-foot P.U. The turf area within the rear of the property  
9 does not encroach into the side or rear P.U.& D easement. The property is not located  
10 within the Area of Critical Concern and does not have a maximum impervious  
11 coverage standard.

12 The lot does not appear to have had any special conditions or circumstances that are  
13 peculiar to the land that would create a hardship that would prevent natural  
14 landscaping.

### 15 **Recommendation**

16 Staff recommend **denial** of the variance. There are no special conditions or  
17 circumstances which are peculiar to the land that would make it different from similar  
18 lots in the subdivision. The request is a self-created hardship. The applicant can meet  
19 the literal interpretation of the ordinance. Denying the request will not deprive the  
20 applicant of rights commonly enjoyed by other properties.





To be Completed by Staff

Application No. \_\_\_\_\_

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

## APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development 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.

|                                 |                                                                                                                                                         |                                   |                                                            |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------|
| <b>1. Project Location</b>      | Property Address/Location Description<br><b>2811 Edington DR Titusville 32780</b>                                                                       |                                   |                                                            |
| <b>2. Applicant/ Owner</b>      | Name of Applicant/Contact<br><b>Hamid Hafizi</b>                                                                                                        |                                   | Name of Owner<br><b>Country Club Estates of Titusville</b> |
|                                 | Street Address<br><b>1375 S. Courtenay Pkwy PMB 753</b>                                                                                                 |                                   | Street Address<br><b>1375 S. Courtenay Pkwy PMB 753</b>    |
|                                 | City<br><b>Merritt Island</b>                                                                                                                           | State<br><b>FL</b>                | Zip<br><b>32952</b>                                        |
|                                 | Telephone # <b>321-288-8215</b>                                                                                                                         |                                   | Telephone # <b>321-288-8215</b>                            |
|                                 | Fax #                                                                                                                                                   |                                   | Fax #                                                      |
|                                 | E-Mail Address<br><b>Work2jail@aol.com</b>                                                                                                              |                                   | E-Mail Address<br><b>Work2jail@aol.com</b>                 |
| <b>3. Applicant Status</b>      | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other                 |                                   |                                                            |
| <b>4. Parcel ID</b>             | <b>22-35-16-09-C-7</b>                                                                                                                                  | <b>Tax Acct.</b>                  |                                                            |
| <b>5. Site Size</b>             | Acres:<br><b>0.21</b>                                                                                                                                   | Square Feet:<br><b>9,147 sqft</b> |                                                            |
| <b>6. Property Information</b>  | Current Zoning<br>Current Use of Property<br><b>New Build Construction</b>                                                                              |                                   |                                                            |
| <b>7. Variance(s) Requested</b> | Section Number                                                                                                                                          | LDR Requirement                   | Variance Requested                                         |
|                                 | 1)                                                                                                                                                      | 1)                                | 1)                                                         |
|                                 | 2)                                                                                                                                                      | 2)                                | 2)                                                         |
|                                 | 1)                                                                                                                                                      | 3)                                | 3)                                                         |
|                                 | 4)                                                                                                                                                      | 4)                                | 4)                                                         |
|                                 | 5)                                                                                                                                                      | 5)                                | 5)                                                         |
| <b>8. Narrative</b>             | Please provide a brief description of your request and the proposed project:<br>(Please complete justification questions on page 4 of this application) |                                   |                                                            |



**All applications shall require Community Development staff review prior to submittal.**

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates.

Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.

Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

**ACKNOWLEDGEMENT**

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

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the 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)

2.18.25

*\* 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.*

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_

Accepted By: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

### **Grounds For Granting A Variance**

Section 31-51 of the Land Development Regulations of the City of Titusville empowers the Board of Adjustments and Appeals to grant variances to the requirements of the Land Development Regulations and certain other codes and/or ordinances. The Board may grant a variance if, in their opinion, the strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. In granting a variance, the Board must consider whether or not the applicant's particular situation meets a certain set of criteria established in Section 34-226 of the Land Development Regulations. These criteria are as follows:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (b) Special conditions and circumstances do not result from the actions of the applicant.
- (c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.
- (d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.
- (g) In granting the variance, the public safety and welfare must be assured.
- (h) In no case shall the granting of a variance result in a change of use which would not be permitted in that zoning district.





## SUBMITTAL CHECKLIST

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

|    |                                                                                                                                                                                                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Complete Application and Fees                                                                                                                                                                                                                                                                        |
| 2. | Warranty Deed                                                                                                                                                                                                                                                                                        |
| 3. | Notarized Owner Authorization Form (If applicable)                                                                                                                                                                                                                                                   |
| 4. | Legal Description (from a certified survey)                                                                                                                                                                                                                                                          |
| 5. | Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.                                                                                                                   |
| 6. | Digital plot or site plan, drawn to scale, illustrating the variance requested.                                                                                                                                                                                                                      |
| 7. | Names, addresses and address labels for all property owners within 100 feet of the subject property.<br><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> |
| 8. | Pre-Application Meeting Held –<br>Date:<br>Staff in Attendance:                                                                                                                                                                                                                                      |

Applicant Signature\*\*

/s/

Date

2.18.25

**\*\* 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.**

## **Application for Variance**

### **Variance Justification:**

I Unfortunately made a false assumption after previous board approval for 5546 & 5576 Andrea St, that it is now alright to switch to a permeable artificial Turf. And to my understanding; conservation purposes & long term maintenance, even though it cost approximately 10 times the cost of sod, I decided to switch to artificial turf.

## Conservation

| <u>Sod</u>                                                       | <u>Turf</u><br>PFAS FREE, LEAD FREE             |
|------------------------------------------------------------------|-------------------------------------------------|
| • Grown                                                          | • Manufactured                                  |
| • Transported                                                    | • Transported                                   |
| • Install                                                        | • Install                                       |
| • Establish- Heavy watering                                      | • Establish- No watering                        |
| <u>Maintain:</u>                                                 | <u>Maintain:</u>                                |
| • Water- Twice a week                                            | • Water- None                                   |
| • Cut- Once a week                                               | • Cut- None                                     |
| • Herbicide- Bimonthly                                           | • Herbicide- None                               |
| • Pesticide- Bimonthly                                           | • Pesticide- None                               |
| • Fertilize- Quarterly                                           | • Fertilize- Quarterly                          |
| Removal: Heavy use of herbicide, scrape dead grass, and dispose? | Removal: Roll up & transport to recycle center. |
| Durability- Needs high TLC                                       | Durability- Has 16yr warranty                   |

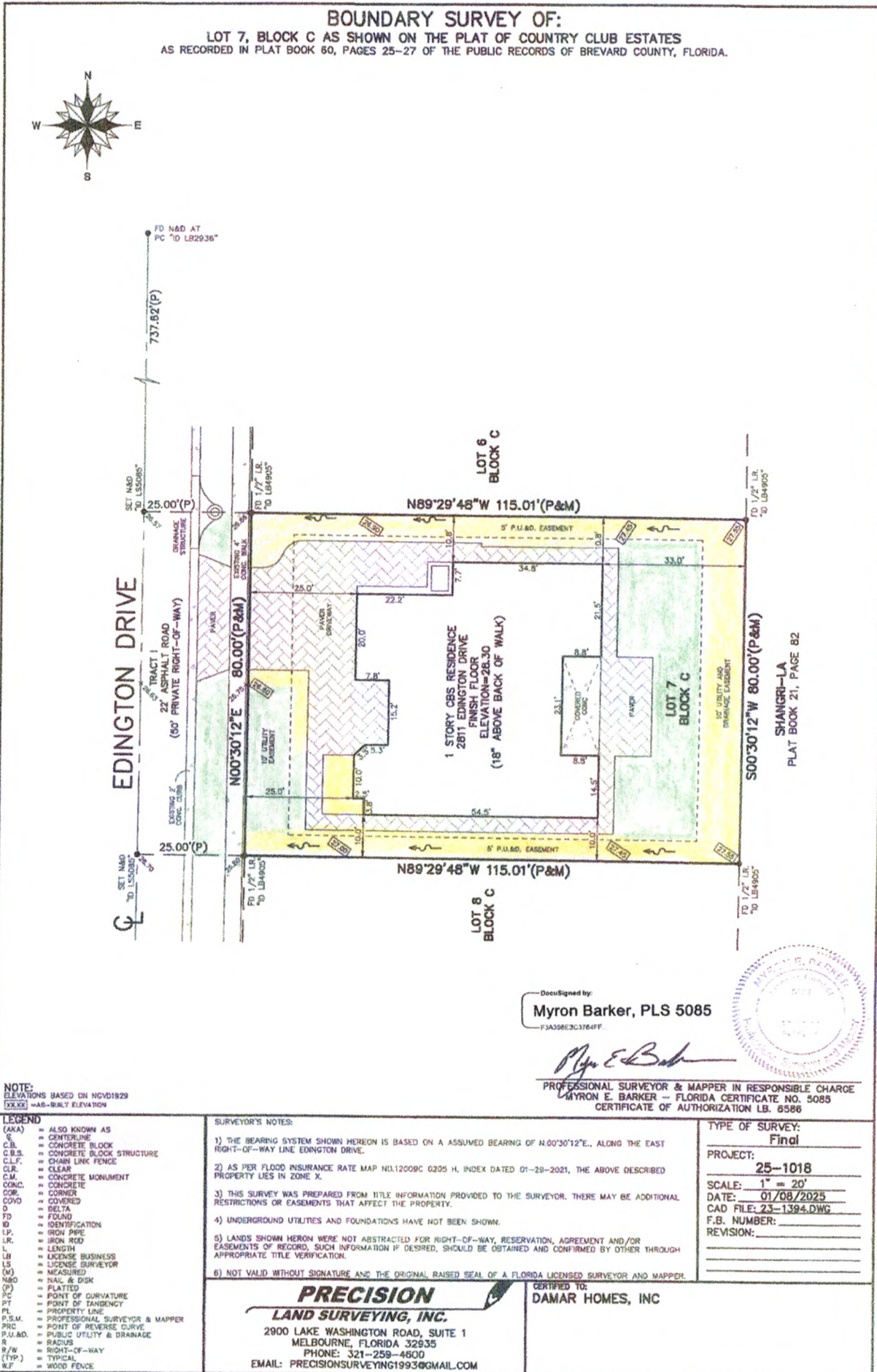
### Turf Pros:

- 100% Water Conservation
- 100% Free of any toxicants
- 100% Recyclable
- Will not sterilize land, It's as permeable and breedable as grass.
- Minimum temperature differential is 10 degrees F

### Draw Backs:

- Cost 10 times higher to install than sod.







**Test Report**

**No.: 70.431.23.16030.02**

**Date: 2023-11-10**

**Applicant:** TURF DISTRIBUTORS  
**Address:** 42505 RIO NEDO, TEMECULA, CA 92590  
**Product Name:** ARTIFICIAL GRASS  
**Model No.:** Eco 85 Silver Putt, Eco 48 Silver, Eco 108 Gold, Eco 59 Silver Hybrid, Eco 94 Gold, Eco 96 Gold, EVO001, EVO002, EVO003, EVO004, EVO005, EVO006, So Natural 70, Eco 72 Silver, Eco 74 Silver, Eco 82 Silver, So Natural 90, Eco 56 Silver, Natural 105  
**Receipt Date of Sample:** 2023-10-24  
**Date of Testing:** 2023-10-24 ~ 2023-11-10  
**Sample Submitted:** The sample(s) was (were) submitted by applicant and identified.  
**Test Result:** Refer to the data listed in following pages

**Test Item**

**1. Client's Requirement- PFCAs Content**

**Conclusion**

**Pass**

**Remarks:** 1. MDL = Method Detection Limit  
 2. ND = Not Detected (<MDL)  
 3. ≤ Less than  
 4. 1 mg/kg = 1 ppm = 0.0001%

**TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch**  
**Testing Center**  
**Prepared by:**

*Jenny Yao*  
**Jenny Yao**  
**Technical Engineer**

**Authorized by:**

*Sawyer Tang*  
**Sawyer Tang**  
**Technical Manager**

**Note:**

- (1) The TÜV SÜD Certification and Testing (China) Co., Ltd. "General Terms & Conditions" applied. Any use for advertising purposes must be granted in writing. This technical report may only be quoted in full. This report is the result of a single examination of the object in question and is not generally applicable evaluation of the quality of other products in regular production. For further details, please see "Testing and certification regulation", chapter A-3.4. For full version, please visit: EN : <https://www.tuvsud.cn/zh-cn/resource/terms-and-conditions-en> ; GCN: <https://www.tuvsud.cn/zh-cn/terms-and-conditions> ; TGN: <https://www.tuvsud.cn/zh-tw/terms-and-conditions>
- (2) The results relate only to the items tested.
- (3) The test report shall not be reproduced except in full without the written approval of the laboratory
- (4) **Disclaimer Measurement Uncertainty:** Unless otherwise agreed upon, Pass or Fail verdicts are given based on the measured values without any considerations of measurement uncertainties. Please note, every test method has a measurement uncertainty which has been evaluated by the laboratory according to ISO/IEC 17025 requirements. By taking measurement uncertainties into account it might happen that measured values can neither be assessed as Pass nor as Fail.

**Laboratory:**  
 TÜV SÜD Certification and Testing (China) Co., Ltd.  
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**http://www.tuvsud.com**

**Regd. Office:**  
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 Shanghai Branch, TÜV SÜD Group  
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Greater China

**Test Report**

**No.: 70.300.23.10245.01 R1**

**Dated: 2023-10-24**

**PFOS, its salts and related compounds**

|                                                              |            |       |      |    |
|--------------------------------------------------------------|------------|-------|------|----|
| Perfluorooctanesulfonic acid (PFOS)                          | 1763-23-1  | mg/kg | 0.01 | ND |
| Note 1                                                       |            |       |      |    |
| N-ethylperfluoro-1-octanesulfonamide (N-EtFOSA)              | 4151-50-2  | mg/kg | 0.01 | ND |
| N-methylperfluoro-1-octanesulfonamide (N-MeFOSA)             | 31506-32-6 | mg/kg | 0.01 | ND |
| 2-(N-ethylperfluoro-1-octanesulfonamido)-ethanol (N-EtFOSE)  | 1691-99-2  | mg/kg | 0.01 | ND |
| 2-(N-methylperfluoro-1-octanesulfonamido)-ethanol (N-MeFOSE) | 24448-09-7 | mg/kg | 0.01 | ND |
| Perfluorooctane Sulfonamide (PFOSA) Note 25                  | 754-91-6   | mg/kg | 0.01 | ND |
| Sum of Perfluorooctane sulfonates (PFOS) and its derivatives |            | mg/kg | -    | ND |
| PFOA, its salts                                              |            |       |      |    |
| Perfluorooctanoic acid (PFOA) Note 2                         | 335-67-1   | mg/kg | 0.01 | ND |
| PFOA-related compound                                        |            |       |      |    |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3    | 39105-34-4 | mg/kg | 0.01 | ND |
| Methyl perfluorooctanoate (Me-PFOA)                          | 376-27-2   | mg/kg | 0.1  | ND |
| Ethyl perfluorooctanoate (Et-PFOA)                           | 3108-24-5  | mg/kg | 0.1  | ND |
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)                | 27905-45-9 | mg/kg | 0.1  | ND |

Note 3

**Laboratory:**  
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Greater China

**Test Report**

**No.: 70.300.23.10245.01 R1**

**Dated: 2023-10-24**

| <u>Test Item(s)</u>                                                                                 | <u>CAS NO.</u> | <u>Unit</u> | <u>MDL</u> | <u>Q01</u> |
|-----------------------------------------------------------------------------------------------------|----------------|-------------|------------|------------|
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3                                           | 1996-88-9      | mg/kg       | 0.1        | ND         |
| Perfluoro-1-iodooctane (PFOI)                                                                       | 507-63-1       | mg/kg       | 0.1        | ND         |
| 2H,2H Perfluorodecane Acid (H <sub>2</sub> PFDA / 8:2 FTCA) Note 3, Note 11                         | 27854-31-5     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3                                                   | 678-39-7       | mg/kg       | 0.1        | ND         |
| Sum of PFOA-related compounds C9-C14 PFCA, their salts                                              |                | mg/kg       | -          | ND         |
| Perfluorononane Acid (PFNA) Note 4                                                                  | 375-95-1       | mg/kg       | 0.01       | ND         |
| Perfluorodecane Acid (PFDA) Note 4                                                                  | 335-76-2       | mg/kg       | 0.01       | ND         |
| Perfluoroundecanoic Acid (PFUnDA) Note 22                                                           | 2058-94-8      | mg/kg       | 0.01       | ND         |
| Perfluorododecanoic Acid (PFDoDA) Note 4                                                            | 307-55-1       | mg/kg       | 0.01       | ND         |
| Perfluorotridecanoic Acid (PFTriDA) Note 24                                                         | 72629-94-8     | mg/kg       | 0.01       | ND         |
| Perfluorotetradecanoic Acid (PFTDA)                                                                 | 376-06-7       | mg/kg       | 0.01       | ND         |
| Perfluoro-3,7-dimethyloctanoic Acid (PF-3,7-DMOA)                                                   | 172155-07-6    | mg/kg       | 0.01       | ND         |
| Sum of C9-C14 PFCA, their salts C9_C14_PFCA_related_substances                                      |                | mg/kg       | -          | ND         |
| Perfluorodecane sulfonic Acid (PFDS) Note 10                                                        | 335-77-3       | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-dodecanol (10:2 FTOH)                                                       | 865-86-1       | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecylacrylate (10:2 FTA)                                                     | 17741-60-5     | mg/kg       | 0.1        | ND         |
| 1-Iodo-1H,1H,2H,2H-perfluorodecane (8:2 FTI)                                                        | 2043-53-0      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecyltriethoxysilane (8:2 FTSi(OC <sub>2</sub> H <sub>5</sub> ) <sub>3</sub> ) | 101947-16-4    | mg/kg       | 0.1        | ND         |
| 2H,2H,3H,3H-Perfluoroundecanoic Acid (H <sub>2</sub> PFUnDA / 8:3 FTCA) Note 12                     | 34598-33-9     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl methacrylate (10:2 FTMA)                                               | 2144-54-9      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-perfluorotetradecan-1-ol(12:2 FTOH)                                                     | 39239-77-5     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecane sulfonic acid (10:2 FTS)                                              | 120226-60-0    | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl iodide (10:2 FTI)                                                      | 2043-54-1      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorotetradecyl iodide (12:2 FTI)                                                   | 30046-31-2     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3                                           | 39108-34-4     | mg/kg       | 0.01       | ND         |

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**Test Report**
**No.: 70.300.23.10245.01 R1**
**Dated: 2023-10-24**

| Test Item(s)                                                                                                          | CAS NO.    | Unit  | MDL  | 001 |
|-----------------------------------------------------------------------------------------------------------------------|------------|-------|------|-----|
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)<br>Note 3                                                               | 27905-45-9 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA)<br>Note 3                                                          | 1996-88-9  | mg/kg | 0.1  | ND  |
| 2H,2H Perfluorodecane Acid (H:PFDA / 6:2 FTCA)<br>Note 3, Note 11                                                     | 27854-31-5 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH)<br>Note 3                                                                  | 678-39-7   | mg/kg | 0.1  | ND  |
| Sum of C9-C14-related substances                                                                                      |            | mg/kg | -    | ND  |
| PFHxS, its salts                                                                                                      |            |       |      |     |
| Perfluorohexanesulfonic acid (PFHxS)<br>Note 7                                                                        | 355-46-4   | mg/kg | 0.01 | ND  |
| PFHxS-related compounds                                                                                               |            |       |      |     |
| N-Methylperfluoro-1-hexane sulfonamide (N-Me-FHxSA)                                                                   | 68259-15-4 | mg/kg | 0.01 | ND  |
| N-[3-(dimethylamino)propyl]tridecafluorohexanesulphonamide (N-AP-FHxSA)                                               | 50598-28-2 | mg/kg | 0.01 | ND  |
| Perfluorohexane sulfonamide (PFHxSA)                                                                                  | 41997-13-1 | mg/kg | 0.01 | ND  |
| 2-[methyl[(tridecafluorohexyl) sulphonyl]amino]ethyl acrylate)) (N-MeFHSEA)                                           | 67584-57-0 | mg/kg | 0.5  | ND  |
| Other PFAS                                                                                                            |            |       |      |     |
| Perfluorobutane acid (PFBA)<br>Note 13                                                                                | 375-22-4   | mg/kg | 0.01 | ND  |
| Perfluorobutanesulfonic acid (PFBS)<br>Note 5                                                                         | 375-73-5   | mg/kg | 0.01 | ND  |
| 1,1,2,2,3,3,4,4,4-nonafluoro-N-(2-hydroxyethyl)-N-methylbutane-1-sulphonamide (PFBS-NC <sub>4</sub> H <sub>9</sub> O) | 34454-97-2 | mg/kg | 0.01 | ND  |
| Perfluoropentane acid (PFPeA)<br>Note 17                                                                              | 2706-90-3  | mg/kg | 0.01 | ND  |
| Perfluorohexane acid (PFHxA)<br>Note 6                                                                                | 307-24-4   | mg/kg | 0.01 | ND  |
| Perfluoroheptane acid (PFHpA)<br>Note 14                                                                              | 375-85-9   | mg/kg | 0.01 | ND  |
| Perfluoroheptanesulfonic acid (PFHpS)<br>Note 8                                                                       | 375-92-8   | mg/kg | 0.01 | ND  |
| 7H-Dodecafluoroheptane acid (7HPFHpA)                                                                                 | 1546-95-8  | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctanesulphonic acid (6:2 FTS)<br>Note 26                                                        | 27619-97-2 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctylacrylate (6:2 FTA)                                                                          | 17527-29-6 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-hexanol (4:2 FTOH)                                                                            | 2043-47-2  | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-octanol (6:2 FTOH)                                                                            | 647-42-7   | mg/kg | 0.1  | ND  |
| 2,3,3,3-tetrafluoro-2-(heptafluoropropoxy) propionic acid, its salts and its acyl halides (HPFO-DA)<br>Note 9         | 13252-13-6 | mg/kg | 0.01 | ND  |

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Greater China

**Test Report** No.: 70.300.23.10245.01 R1

**Dated: 2023-10-24**

| Test Item(s)                                                                                  | CAS NO.     | Unit  | MDL  | 001 |
|-----------------------------------------------------------------------------------------------|-------------|-------|------|-----|
| 1H, 1H, 2H, 2H-Perfluorohexanesulfonic Acid (4:2 FTS)                                         | 757124-72-4 | mg/kg | 0.01 | ND  |
| Perfluorooctane sulfonamidoacetic acid (FOSAA)                                                | 2808-24-8   | mg/kg | 0.01 | ND  |
| N-Methylperfluoro-1-octanesulfonamidoacetic acid (N-MeFOSAA)                                  | 2355-31-9   | mg/kg | 0.01 | ND  |
| N-Ethylperfluorooctane sulfonamidoacetic acid (N-EtFOSAA)                                     | 2991-50-6   | mg/kg | 0.01 | ND  |
| Perfluoropentane sulfonic acid (PFPeS)                                                        | 2706-91-4   | mg/kg | 0.01 | ND  |
| Note 18                                                                                       |             |       |      |     |
| Perfluorononane sulfonic acid (PFNS)                                                          | 68259-12-1  | mg/kg | 0.01 | ND  |
| Note 19                                                                                       |             |       |      |     |
| Perfluoroundecane sulfonic acid (PFUnDS)                                                      | 749786-16-1 | mg/kg | 0.01 | ND  |
| Note 16                                                                                       |             |       |      |     |
| Perfluorododecane sulfonic acid (PFDoDS)                                                      | 79780-39-5  | mg/kg | 0.01 | ND  |
| Note 20                                                                                       |             |       |      |     |
| Perfluorotridecane sulfonic acid (PFTriDS)                                                    | 791563-89-8 | mg/kg | 0.01 | ND  |
| Note 21                                                                                       |             |       |      |     |
| 2-Perfluorohexyl ethanoic acid (6:2 FTCA)                                                     | 53826-12-3  | mg/kg | 0.01 | ND  |
| 3-Perfluoropentyl propanoic acid (5:3 FTCA)                                                   | 914637-49-3 | mg/kg | 0.01 | ND  |
| Perfluorohexadecanoic Acid (PFHxDA)                                                           | 67905-19-5  | mg/kg | 0.01 | ND  |
| Perfluorooctadecanoic Acid (PFODA)                                                            | 16517-11-6  | mg/kg | 0.01 | ND  |
| bis(3,3,4,4,5,5,6,6,7,7,8,8,9,9,10,10,10-heptafluorooctadecyl) hydrogen phosphate (8:2 diPAP) | 678-41-1    | mg/kg | 0.01 | ND  |
| Note 15                                                                                       |             |       |      |     |
| 1H,1H,2H,2H-Perfluorooctyl methacrylate (6:2 FTMA)                                            | 2144-53-8   | mg/kg | 0.1  | ND  |
| 4,8-Dioxa-3H-perfluorononanoic acid (ADONA)                                                   | 919005-14-4 | mg/kg | 0.01 | ND  |
| Perfluoro-3-methoxypropanoic acid (PFMPA)                                                     | 377-73-1    | mg/kg | 0.01 | ND  |
| Perfluorodecyl iodide (PFDI)                                                                  | 423-62-1    | mg/kg | 0.1  | ND  |
| Perfluoro-4-methoxybutanoic acid (PFMBA)                                                      | 863090-89-5 | mg/kg | 0.01 | ND  |
| Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)                                                    | 151772-58-6 | mg/kg | 0.01 | ND  |
| 9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)                               | 756426-58-1 | mg/kg | 0.01 | ND  |
| 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)                            | 763051-92-9 | mg/kg | 0.01 | ND  |
| Perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)                                              | 113507-82-7 | mg/kg | 0.01 | ND  |
| 3-Perfluoropropyl propanoic acid (3:3FTCA)                                                    | 356-02-5    | mg/kg | 0.01 | ND  |
| 3-Perfluoroheptyl propanoic acid (7:3FTCA)                                                    | 812-70-4    | mg/kg | 0.01 | ND  |
| Perfluoropentadecanoic Acid (PFPeDA)                                                          | 141074-63-7 | mg/kg | 0.1  | ND  |

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**Test Item(s)**

| Test Item(s)                                                 | CAS NO.    | Unit  | MDL | 001 |
|--------------------------------------------------------------|------------|-------|-----|-----|
| 1H,1H,2H,2H-Perfluorohexyl methacrylate (4:2 FTMA)           | 1799-84-4  | mg/kg | 0.1 | ND  |
| 2-(N-ethylperfluorooctanesulfamido) ethyl acrylate (EtFOSAC) | 423-82-5   | mg/kg | 0.1 | ND  |
| 1H,1H,2H-Heptadecafluoro-1-decene (PFDE)                     | 21652-58-4 | mg/kg | 0.1 | ND  |
| Perfluorooctyl triethoxysilane (POTS)                        | 51851-37-7 | mg/kg | 0.1 | ND  |
| Perfluorododecyl iodide (PFDoDI)                             | 307-60-8   | mg/kg | 0.1 | ND  |
| 11H-Perfluoroundecanoic acid (11H-PFUnDA)                    | 1765-48-6  | mg/kg | 0.1 | ND  |

Note 23

**Notes:**

(1) PFOS refer to its salts/derivative including

PFOS-K CAS No.: 2795-39-3

PFOS-Li CAS No.: 29457-72-5

PFOS-Na CAS No.: 4021-47-0

PFOS-NH<sub>4</sub> CAS No.: 29081-56-9

PFOS-NH<sub>2</sub>(C<sub>2</sub>H<sub>4</sub>OH)<sub>2</sub> CAS No.: 70225-14-8

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 56773-42-3

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 251099-16-8

POSF CAS No.: 307-35-7

POSF-Mg CAS No.: 91036-71-4

(2) PFOA refer to its salts/derivative including

PFOA-Na CAS No.: 335-95-5

PFOA-K CAS No.: 2395-00-8

PFOA-Ag CAS No.: 335-93-3

PFOA-F CAS No.: 335-66-0

APFO CAS No.: 3825-26-1

PFOA-Li CAS No.: 17125-58-5

(3) PFAS classified as both PFOA-related compounds and C9-C14 PFCA-related substances.

8:2 FTS refer to its salts including

8:2 FTS-K CAS No.: 438237-73-1

8:2 FTS-NH<sub>4</sub> CAS No.: 149724-40-3

8:2 FTS-Na CAS No.: 27619-96-1

(4) PFNA refer to its salts including

PFNA-Na CAS No.: 21049-39-8

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PFNA-NH<sub>4</sub> CAS No.: 4149-60-4

PFNA-K CAS No.: 21049-38-7

PFNA-Li CAS No.: 60871-92-3

PFNA-Ag CAS No.: 7358-16-9

(5)PFDA refer to its salts including

PFDA-Na CAS No. 3830-45-3

PFDA-NH<sub>4</sub> CAS No: 3108-42-7

PFDA-K CAS No: 51604-85-4

PFDA-Ag CAS No: 5784-82-7

PFDA-Li CAS No: 84743-32-8

(6)PFDoDA refer to its salts including

PFDoDA-NH<sub>4</sub> CAS No: 3793-74-6

PFDoDA-Na CAS No: 60872-01-7

(7)PFBS refers to its salts/derivative including

PFBS-K CAS No.: 29420-49-3

PFBS-H<sub>2</sub>O CAS No.: 59933-66-3

PFBS-Li CAS No.: 131651-65-5

TPS-PFBS CAS No.: 144317-44-2

PFBS-S(CH<sub>3</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 220133-51-7

PFBS-P(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 220689-12-3

PFBS-N(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 25628-08-4

PFBS-F CAS No.: 375-72-4

PFBS-NC<sub>4</sub>H<sub>9</sub>O CAS No.: 503155-89-3

PFBS-Mg CAS No.: 507453-86-3

PFBS-NH<sub>4</sub> CAS No.: 68259-10-9

PFBS-SC<sub>10</sub>H<sub>21</sub>O CAS No.: 209482-18-8

PFBS-Cl CAS No.: 2991-84-6

PFBS-NaCAS No.: 60453-92-1

PFBS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 194999-85-4

PFBS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-18-2

(8)PFHxA refers to its salt including

APFHx CAS No.: 21615-47-4



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PFHxA-Na CAS No.: 2923-26-4

PFHxA-K CAS No.: 3109-94-2

PFHxA-F CAS No.: 355-38-4

PFHxA-Ag CAS No.: 336-02-7

PFHxA-Li CAS No.: 90430-61-8

(9)PFHxS refers to its salts including

PFHxS-Na CAS No.: 82382-12-5

PFHxS-K CAS No.: 3871-99-6

PFHxS-Li CAS No.: 55120-77-9

PFHxS-NH<sub>4</sub> CAS No.: 68259-08-5

PFHxS-STPP CAS No.: 1000597-52-3

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 108427-54-9

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 108427-55-0

PFHxS-NC<sub>4</sub>H<sub>9</sub> CAS No.: 1187817-57-7

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>2</sub>H<sub>5</sub> CAS No.: 1310480-24-0

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>15</sub>H<sub>31</sub> CAS No.: 1310480-27-3

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>17</sub>H<sub>35</sub> CAS No.: 1310480-28-4

PFHxS-C<sub>6</sub>H<sub>13</sub>O<sub>2</sub> CAS No.: 1329995-45-0

PFHxS-C<sub>6</sub>H<sub>13</sub>O<sub>2</sub> CAS No.: 1329995-69-8

TPS-PFHxS CAS No.: 144116-10-9

PFHxS-C<sub>4</sub>H<sub>9</sub>N<sub>2</sub>O<sub>2</sub> CAS No.: 1462414-59-0

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 153443-35-7

PFHxS-TMA CAS No.: 189274-31-5

PFHxS-NH<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 202189-84-2

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 213740-81-9

PFHxS-Ga CAS No.: 341035-71-0

PFHxS-S(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 341548-85-4

PFHxS-Sc CAS No.: 350836-93-0

PFHxS-Nd CAS No.: 41184-65-0

PFHxS-Y CAS No.: 41242-12-0

PFHxS-S<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-73-9

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-74-0

PFHxS-F CAS No.: 423-50-7

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PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 425670-70-8

PFHxS-Zn CAS No.: 70138-72-0

PFHxS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-16-0

PFHxS-N(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 72033-41-1

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 866621-50-3

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>7</sub>H<sub>7</sub> CAS No.: 910606-39-2

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>10</sub>H<sub>7</sub>O<sub>2</sub> CAS No.: 911027-68-4

PFHxS-Cs CAS No.: 92011-17-1

PFHxS-SC<sub>2</sub>H<sub>5</sub>O<sub>4</sub> CAS No.: 928049-42-7

PFHxS-Cl CAS No.: 55591-23-6

(10) PFHpS refers to its salts including

PFHpS-Na CAS No.: 21934-50-9

PFHpS-K CAS No.: 60270-55-5

PFHpS-NH<sub>4</sub> CAS No.: 68259-07-4

PFHpS-Li CAS No.: 117806-54-9

(11) HFPO-DA refers to its salts including

HFPO-DA-NH<sub>4</sub> CAS No.: 62037-80-3

HFPO-DA-K CAS No.: 67118-55-2

HFPO-DA-F CAS No.: 2062-98-8

(12) PFDS refer to its salts including

PFDS-Na CAS No.: 2806-15-7

PFDS-K CAS No.: 2806-16-8

PFDS-NH<sub>4</sub> CAS No.: 67906-42-7

(13) H<sub>2</sub>PFDA / 8:2 FTCA refer to its salt/derivative including

8:2 FTCA-P(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 882489-14-7

(14) H<sub>4</sub>PFUnDA / 8:3 FTCA refer to its salts including

H<sub>4</sub>PFUnDA-K CAS No.: 83310-58-1

(15) PFBA refers to its salts including

PFBA-NH<sub>4</sub> CAS No.: 10495-86-0

PFBA-Na CAS No.: 2218-54-4

PFBA-K CAS No.: 2966-54-3

PFBA-Ag CAS No.: 3794-64-7

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PFBA-Li CAS No.: 4146-76-3

(16) PFHpA refers to its salts including

PFHpA-Na CAS No.: 20109-59-5

PFHpA-K CAS No.: 21049-36-5

PFHpA-NH<sub>4</sub> CAS No.: 6130-43-4

PFHpA-Cs CAS No.: 171198-24-6

PFHpA-Ag CAS No.: 424-05-5

PFHpA-Li CAS No.: 60871-90-1

(17) 8:2diPAP refers to its salts including

8:2diPAP-Na CAS No.: 114519-85-6

(18) PFUnDS refers to its salts including

PFUnDS-Na CAS No.: 441296-91-9 (anion)

(19) PFPeA refers to its salts including

PFPeA-Na CAS No.: 2706-89-0

PFPeA-K CAS No.: 336-23-2

PFPeA-NH<sub>4</sub> CAS No.: 68259-11-0

PFPeA-Li CAS No.: 198482-22-3

PFPeA-Ag CAS No.: 2795-30-4

(20) PFPeS refers to its salts including

PFPeS-Na CAS No.: 630402-22-1

PFPeS-K CAS No.: 3872-25-1

PFPeS-NH<sub>4</sub> CAS No.: 68259-09-6

(21) PFNS refers to its salts including

PFNS-Na CAS No.: 98789-57-2

PFNS-NH<sub>4</sub> CAS No.: 17202-41-4

PFNS-K CAS No.: 29359-39-5

(22) PFDoDS refers to its salts including

PFDoDS-Na CAS No.: 1260224-54-1

(23) PFTTrDS refers to its salts including

PFTTrDS-Na CAS No.: 174675-49-1

(24) PFUnDA refers to its salts including

PFUnDA-Na CAS No.: 60871-96-7

PFUnDA-NH<sub>4</sub> CAS No.: 4234-23-5

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PFUnDA-K CAS No.: 30377-53-8

(25) 11H-PFUnDA refers to its salts including

11H-PFUnDA-K CAS No.: 307-71-1

11H-PFUnDA-NH<sub>4</sub> CAS No.: 5081-02-7

(26) PFTrDA refers to its salts including

PFTrDA-NH<sub>4</sub> CAS No.: 4288-72-6

(27) PFOSA refers to its salts including

PFOSA-Li CAS No.: 76752-79-9

(28) 6:2 FTS refers to its salts including

6:2 FTS-Na CAS No.: 27619-94-9

6:2 FTS-K CAS No.: 59587-38-1

6:2 FTS-NH<sub>4</sub> CAS No.: 59587-39-2

Remark: Unless otherwise stated, the decision rule for conformity reporting is based on Binary Statement for Simple Acceptance Rule (w = 0) stated in ILAC-G8:09/2019.

- End of Test Report -

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VistaScape™  
**VistaPet**



## **Stock VistaPet and Boost Your Sales!**

The Ultimate Paw Perfect Turf

VistaPet is a premium, high-quality turf solution specifically designed for pet-friendly environments. Its unique features, superior durability, and exceptional safety make it a standout product that provides unmatched value for pet owners.

### **Benefits for Pet Owners**



#### **Easy Cleanup**

##### **High Flow Rate**

The high flow rate helps wash away messes quickly, ensuring the turf remains hygienic and odor-free.

##### **Moisture-Wicking Properties**

Keeps the surface dry, preventing odors and maintaining a comfortable environment for pets.

#### **Durability**

##### **Withstands Heavy Use**

Designed to handle the demands of active pets, providing a reliable and long-lasting solution.

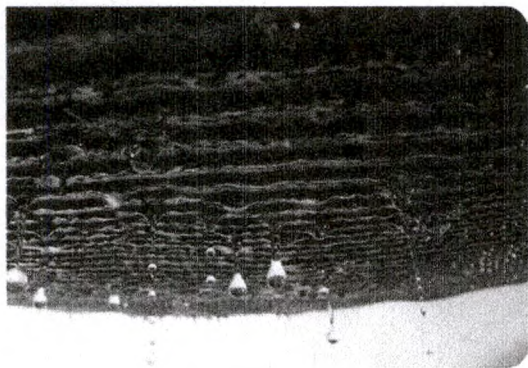
#### **Safety First**

##### **PFAS Free & Lead Free**

Ensures a safe play area for pets and children, offering peace of mind to pet owners.



# Key Features of VistaPet



## TriFlow Backing™

### Three-Layer Backing System

1. **Strong Woven Polypropylene Base:** The bottom layer is made from durable polypropylene, ensuring your grass stays strong and stable, even under heavy use.
2. **Flexible Non-Woven Polypropylene:** The middle layer enhances the structural strength of your turf while maintaining excellent permeability and flexibility. This ensures robust support without compromising water flow.
3. **Clear, Thin but Robust Coating:** The top layer features a clear coating that helps bind the artificial grass fibers in place, adds to the overall strength of the backing, and still allows water to flow through easily, ensuring your lawn remains dry and safe even after heavy rainfall.



## Excellent Drainage

Quickly channels water away to keep the turf dry and ready to use.

## Long-Lasting Durability

Built to withstand wear & tear, ensuring it remains beautiful and resilient for years.

## Superior Fiber Binding

The clear coating ensures that grass fibers are securely held in place, enhancing overall stability and longevity.

## DuraBlade™ Technology

### Robust Construction

Ensures the blades remain strong & resilient, providing long-lasting performance.

### Aesthetic Appeal

Mimics the look and feel of natural grass, enhancing any outdoor area.

## Pet & Child Safe

### PFAS Free & Lead Free

Guarantees a safe environment for pets and children.

### Safe for Pets & Children

Parents can be confident that their children can play on the turf without exposure to harmful substances.



**Total Weight**  
~91 oz.



**Face Weight**  
~64 oz.



**Pile Height**  
1.125"



**Warranty**  
16-Years



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## EXTENSION

Institute of Food and Agricultural Sciences

# Improving Drought Tolerance in Your Florida Lawn<sup>1</sup>

L.E. Trenholm<sup>2</sup>

Turfgrass plants, like all green plants, require water for growth. During times of inadequate rainfall, application of supplemental irrigation water will help maintain a higher quality lawn. Although droughts are usually thought of as long periods of time, such as months or years, sandy Florida soils can experience drought conditions after only a few days without rain. Without adequate water from either rainfall or irrigation, turfgrasses will adopt a water conserving habit. Under these conditions, grasses will roll their leaf blades to stop the loss of water (known as transpiration) from the leaves, will defer any new shoot growth until conditions are more suitable for growth, and will send their roots deeper into the soil in search of water. During periods of drought, leaf tissue may die and drop from the plant, although the grasses will generally recuperate upon receiving adequate irrigation.

As grasses recover from drought, they will be more susceptible to other stresses (cold temperatures, traffic, insects, or diseases) and will not grow as vigorously as nonstressed grasses. In light of increased mandatory watering restrictions in Florida consider management practices that will help enhance the drought-tolerance of your grass.

## Objective of Drought Conditioning

The primary objective of drought conditioning is to grow a good quality lawn that will survive on little or no supplemental irrigation. A drought conditioned lawn can withstand more stress than a lawn that is not conditioned. A properly prepared lawn will have a deep and extensive root system that is better able to seek out water.

## Irrigation Practices

Proper irrigation is the first step in conditioning a lawn for drought. Many people rely on their automatic sprinkler systems to apply small amounts of water several times weekly to their lawn, regardless of any rainfall received. This practice is actually detrimental to the grass because it promotes a lawn that requires more water and one that cannot withstand tough stress. **Less frequent, longer irrigations will assist in establishing a deeper, more viable root system.**

Frequent (daily), light waterings promote shallow root systems that do not result in healthy turf. To develop a deep root system, water your lawn when the first signs of wilt occur. When the lawn needs water, you'll see spots in the lawn that turn bluish-gray, footprints that remain in the grass long

1. This document is Fact Sheet ENH57, a series of the Environmental Horticulture Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. First published: May 1991. Revised: May 2000. Please visit the EDIS web site at <http://edis.ifas.ufl.edu>.

2. L.E. Trenholm, Assistant Professor, Extension Turfgrass Specialist, Environmental Horticulture Department, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, FL.



after being made, and many leaf blades folded in half lengthwise. Apply only enough water to wet the soil in the rootzone. For Florida's sandy soils, 3/4 inch of water is generally sufficient. Do not water the lawn again until signs of wilt occur again. This technique works regardless of turfgrass species, soil type, season, or other environmental conditions. It may take up to 6 weeks to condition your turf to survive several days or more without wilting between irrigations or rainfall. During this time the root system is developing and growing deeper into the soil. In time, your lawn will establish a more uniform appearance with less thatch and a deeper root system.

### **Mowing Practices**

Proper mowing practices are essential for good quality and drought-tolerant turf. Every time a lawn is mowed, the metabolic activities of the grass are stressed, which reduces root growth. Mowing frequency and cutting height need to be carefully considered for a healthy lawn. Using the highest cutting height on the mower will facilitate turfgrass drought-conditioning. This will increase the grass leaf area, allowing for more photosynthesis. This results in more carbohydrates, which are then available for use in recovery from stresses such as drought. The higher the mowing height, the deeper and more extensive the root system will be. Although transpiration (water loss through leaves) will be slightly greater with higher mown turf, the expanded root system proves more advantageous.

Mowing should be done often enough to minimize the shock of cutting. Never mow off more than one-third the height of the leaf blade at any one time. If the lawn is allowed to grow to 4 inches, do not mow it lower than 3 inches. Adjust the frequency of mowing to the growth of the turf. In the summer, it may be necessary to mow more than once a week, but in the winter, once a month or less may be enough. Keeping the mower blades sharp and properly balanced is also important. A leaf cut by a sharp blade will heal over more quickly and lose less water than a leaf blade shredded by a dull mower blade.

### **Fertilization Practices**

Fertilization practices can enhance drought tolerance of turfgrasses, if properly done. Understanding plant responses to nitrogen and potassium fertilization is helpful in developing a beneficial program as well as providing a well-balanced nutritional program. All of the drought conditioning accomplished by proper irrigation and mowing practices can be defeated by excessive nitrogen fertilization. Excessive nitrogen enhances shoot growth but root growth is reduced. Leaf blades become more lush as nitrogen fertilization increases. Drought conditioning can only be accomplished by applying just enough nitrogen to obtain a small but continuous amount of growth.

Potassium fertilization, however, can help turfgrasses increase their tolerance to many stresses, including drought. Potassium promotes increased root growth and thicker cell walls. Turfgrasses require potassium in nearly the same amount as nitrogen, especially in sandy soils where both can readily leach out.

Other macro and micronutrients, as well as the soil pH, should be kept at recommended levels for optimal growth. Supplemental iron applications can provide desirable green turf without promoting succulent shoot growth. Iron applications have also been shown to increase turfgrass rooting. Soil testing is helpful in monitoring nutrient levels and determining turfgrass fertility requirements. Contact your local Cooperative Extension Office for more information on this.

### **Pest Control**

Pesticide chemicals should be applied to lawns with a great deal of care because they can add the extra stress of phytotoxicity (chemical damage to plants). A healthy, vigorously growing turfgrass is the best defense against weeds, insects, and diseases. The irrigation, mowing, and fertility practices outlined above will promote a healthy, dense turf and reduce the need for pest control measures. However, if a pest problem has been diagnosed, it should be promptly treated following recommendations from your local Cooperative Extension office. Spot treatment of a pest problem is usually as effective as

treating the whole lawn. Be particularly watchful for insects and diseases that attack turfgrass root systems.

### **Turfgrass Species**

Drought tolerance varies greatly with turfgrass species and cultivars. Bermudagrass, zoysiagrass, bahiagrass, seashore paspalum, and centipedegrass have the best drought tolerance of the southern turfgrasses, followed by St. Augustinegrass and carpetgrass. Under severe drought conditions with no supplemental irrigation, turfgrasses will go dormant, cease to grow, and drop leaves. After soil moisture becomes adequate, new growth will emerge from buds on rhizomes (underground stems) or stolons (aboveground stems). Bermudagrass, zoysiagrass, seashore paspalum and bahiagrass can usually recover from drought-induced dormancy because they have rhizomes that are protected from drying out in the soil. St. Augustinegrass and centipedegrass do not have rhizomes, which decreases their ability to recover from stresses such as drought. Deep root systems, which enhance recovery from drought, are found in bermudagrass, centipedegrass, and seashore paspalum.

Choosing a grass that is drought tolerant is complicated because each species has particular pest problems. Bermudagrass and zoysiagrass tend to have trouble with nematodes (soil-borne, minute, worm-like animals that feed on plant roots), although both provide good quality turf when nematodes are controlled. Bahiagrass is susceptible to mole crickets, but these insects are easier to control than nematodes. If a person can accept an open growth habit and not overmanage the turf, then bahiagrass may be the best selection. Bahiagrass is adapted to a wide range of soils and can survive under minimum management. Centipedegrass has a slow growth habit, and low water and nutrient requirements, but has a light green color that is objectionable to some people. Seashore paspalum has good tolerance to drought, salinity, insects, and diseases and provides an attractive, high-quality turfgrass.

### **Alternatives to Turfgrass**

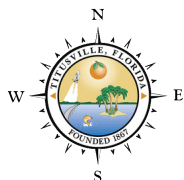
People often attempt to grow turf where it will not survive without extraordinary care. High-quality turf cannot be maintained without supplemental irrigation, although a lower-quality turf may persist. In landscapes where unsightly turf may detract from the design, alternatives to turf should be considered. Mulched bed or groundcovers may be more suitable. Plant materials that do not require supplemental irrigation should be chosen. Consult your local Cooperative Extension office for the plants that grow best in your area.

---

## Sec. 30-321. Plant materials.

- (a) *Quality:* Plant material used in conformance with the provisions of this article shall be good, healthy and sturdy plants. All plant material shall be Florida #1 grade or better. Plant materials which are known to be intolerant of paving environments or whose physical characteristics may be injurious to the public or which produce a quantity and/or quality of debris so as to present maintenance difficulties shall not be specified for use under this article.
- (b) *Native vegetation:* The applicant is encouraged to utilize plant material native to Brevard County in meeting these landscaping requirements. The existing vegetation that is native to Brevard County with the exception of that listed in Section 30-4(d) shall be preserved and utilized except when removal is justified and determined to be acceptable by the enforcement official (see Landscape Technical Manual).
- (c) *Ground cover:* Ground covers, other than grass, shall be planted in such a manner so as to present a finished appearance and reasonably complete coverage within six (6) months after planting (see Landscape Technical Manual).
- (d) *Lawn grass:* Grass areas shall be planted in species normally grown as permanent lawns in Brevard County. Seeding and sprigging may be used if grass cover is complete within six (6) months, or sodding will be required (see Landscape Technical Manual).
- (e) *Hedges:* Hedges, where required, shall be planted in sufficient number and maintained so as to form a continuous, unbroken, solid screen within a maximum of six (6) months after time of planting (see Landscape Technical Manual).
- (f) *Synthetic plants prohibited:* Synthetic or artificial material in the form of trees, shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant requirements in this section.
- (g) *[Overstory trees:]* Overstory trees shall be species having an average mature spread of crown of greater than twenty (20) feet and reach a mature height of at least sixty (60) feet, and having a trunk which can be maintained in a clean condition with over five (5) feet of clear wood (no branches). Trees, including palms, having an average mature spread of crown less than twenty (20) feet may be arranged in groupings so as to create the equivalent of twenty-foot crown spread and shall count as one (1) required tree. Invasives shall not be used to fulfill the requirements of this article (see Landscape Technical Manual).
- (h) *Caliper:* Plant materials required by this section shall comply with the minimum size requirements of Table 30-5, Minimum landscape planting specifications at the time of installation. Plant height shall be measured from the average grade level of the immediate planting area to the top horizontal plane of the shrub at planting; for single-trunk trees, the measurement shall be taken six (6) inches above grade level; for multitrunk trees, the tree shall be measured from the average grade level of the immediate planting area.
- (i) *Planting areas and shrubs:* Planting areas shall consist of permeable surface areas only. The permeable surface areas for shrubs may be included with permeable surface areas required for trees.
- (j) *Pavement edges:* Each overstory, coniferous, understory [tree] or shrub shall be planted at least twelve (12) inches from the edge of any paved surface.
- (k) *Irrigation:* Irrigation must be indicated on the landscape plan. Any landscape area must be shown by water tolerant usage area.

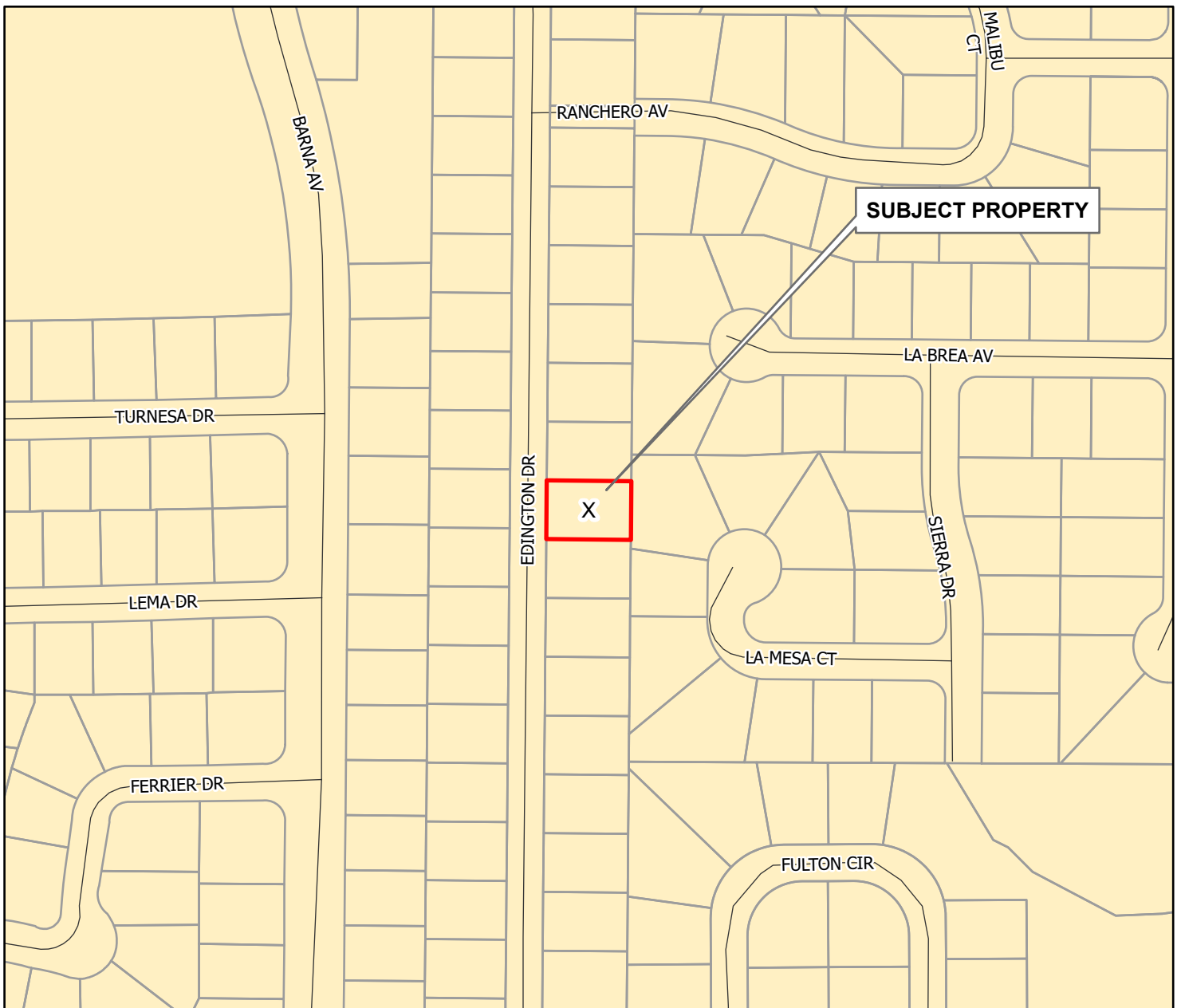




# Aerial 2024 VAR #4-2025

0 100 200 400 Feet





# FEMA FLOOD HAZARD AREAS VAR #4-2025

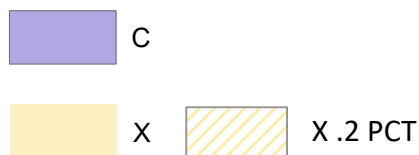
## Special Flood Hazard Area Zones



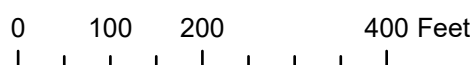
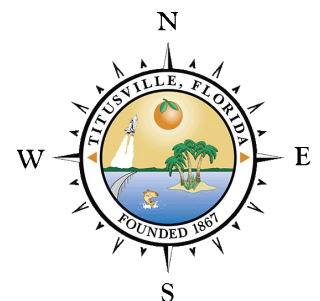
## Moderate Flood Hazard Area Zone



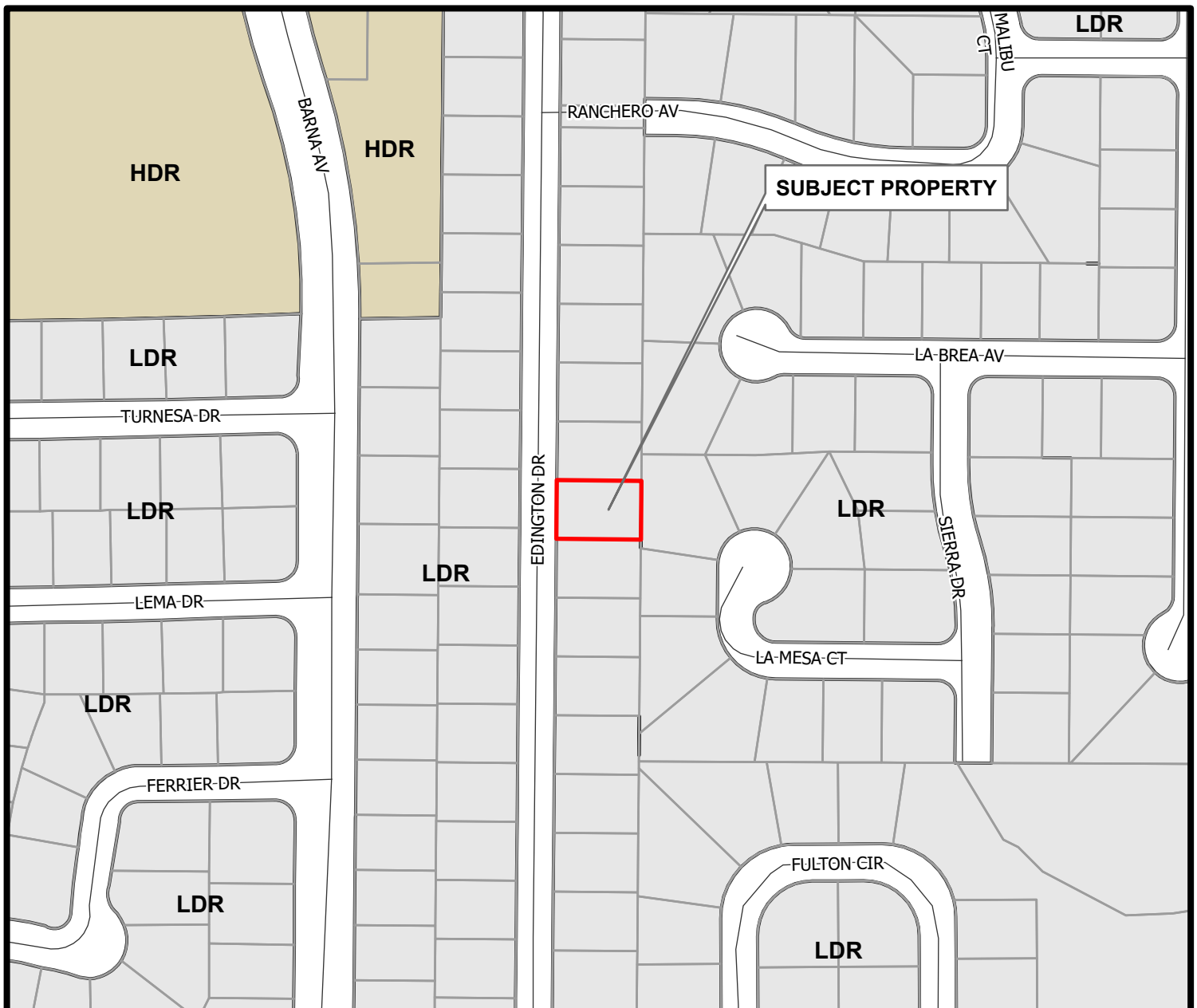
## Minimal Flood Hazard Zones



## Other Flood Zone Areas



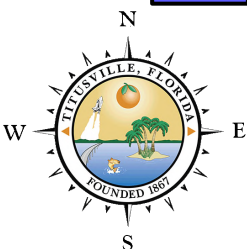




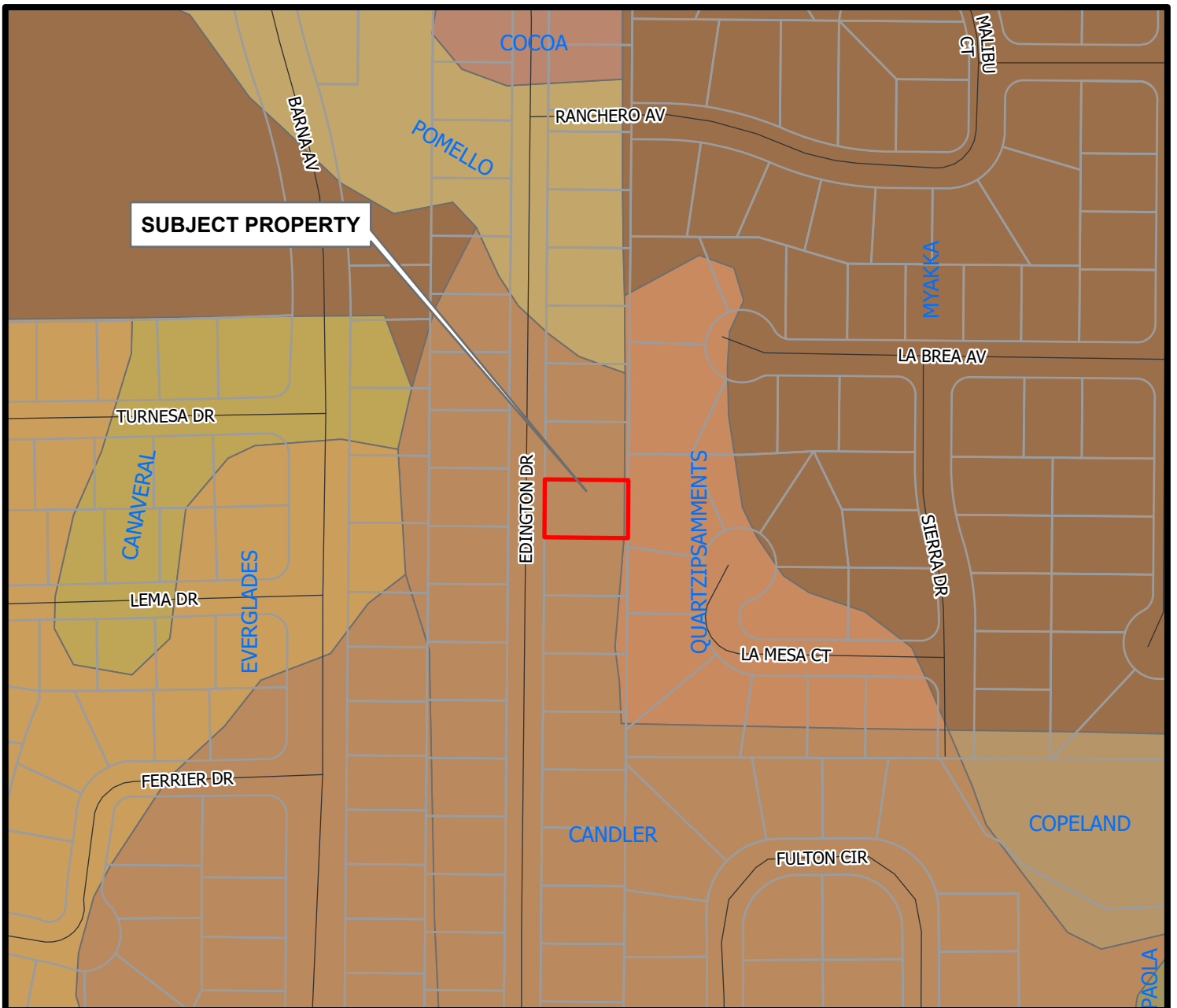
## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

**Subject**

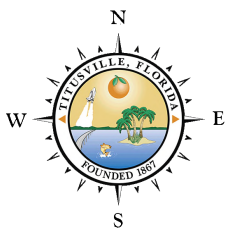


0 100 200 400 Feet



## SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #4-2025

|           |                  |
|-----------|------------------|
| SoilName  | EVERGLADES       |
| CANAVERAL | MYAKKA           |
| CANDLER   | PAOLA            |
| COCOA     | POMELLO          |
| COPELAND  | QUARTZIPSAMMENTS |

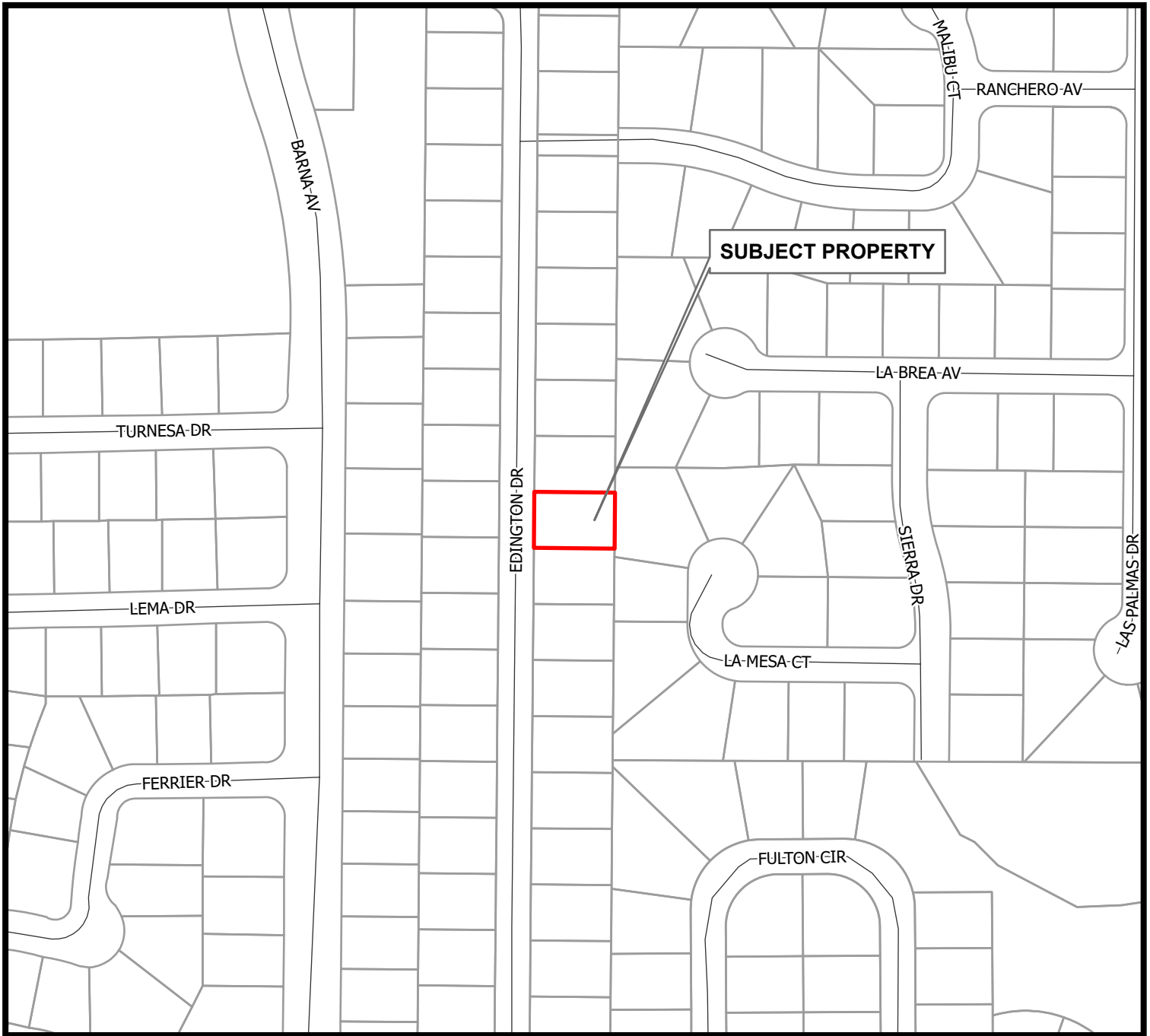


Community Development Department

0 100 200 400 Feet

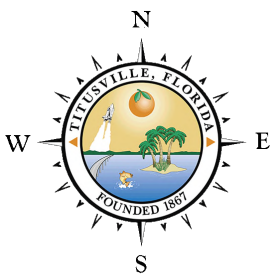
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

2/25/2025



# WETLANDS IN VICINITY OF PROPERTY

## VAR #4-2025



### WETLAND\_TY

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

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

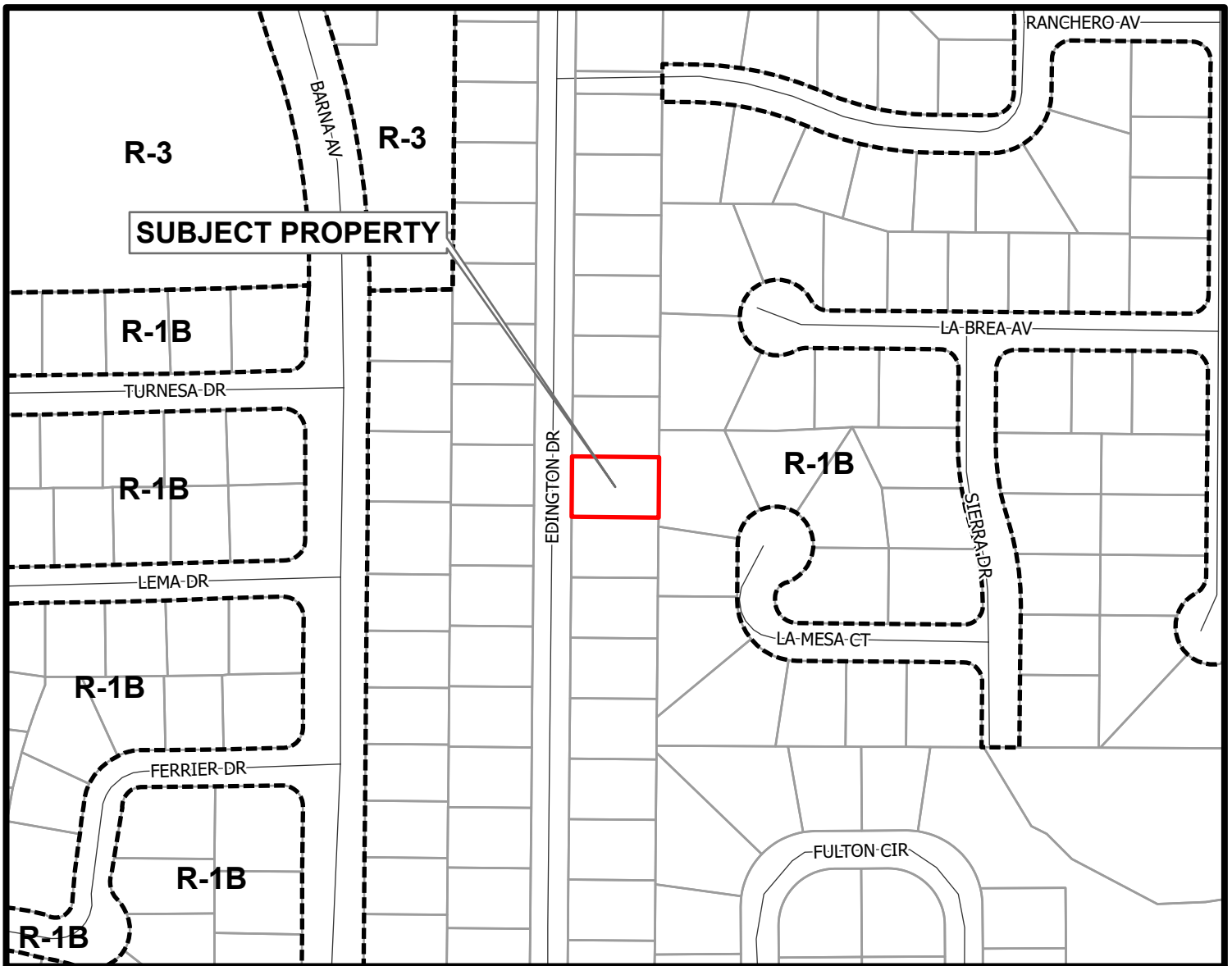
2/25/2025

Scale:1:2,500

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.

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



# ZONING MAP

## RESIDENTIAL DISTRICTS

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

## COMMERCIAL DISTRICTS

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

## INDUSTRIAL DISTRICTS

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

## OVERLAY DISTRICTS

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

## SPECIAL DISTRICTS

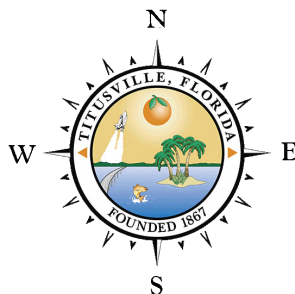
|        |                                            |
|--------|--------------------------------------------|
| GU     | GENERAL USE                                |
| OR     | OPEN SPACE AND RECREATION                  |
| UMU    | URBAN MIXED USE                            |
| SMU    | SHORELINE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

## Base Map

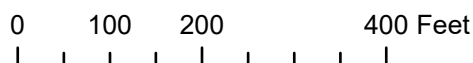
City Limits

Zoning

Subject



**VAR #4-2025**



**City of Titusville**  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Members of the Board of Adjustments and Appeals  
**From:** Brad Parrish, Community Development Director  
**Subject:** **Variance 5-2025 - 2851 Edington Drive**  
**Department/Office:** Community Development

**Recommended Action:**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 2851 Edington Dr.

**Summary Explanation & Background:**

The applicant is requesting a variance to the Land Development Regulations, Chapter 30, Sec. 30-321 – Plant Materials, to allow the use of prohibited material in the form of artificial turf, for property located in the Single-Family Medium Density Residential (R-1B) zoning district, at 2851 Edington Dr, Titusville, FL 32780, as submitted by Hamid Hafizi, registered agent for Country Club Estates of Titusville Inc, owner.

**Alternatives:**

1. Approve the variance.
2. Approve the variance with conditions.
3. Deny the variance.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Variance 5-2025 Staff Report
2. Application



3. Variance Justification
4. Survey
5. Turf Specifications
6. Turf Distributors Info
7. Improving Drought Tolerance Info
8. Code
9. All Maps VAR #5-2025



# City of Titusville Community Development

## 1 BOARD OF ADJUSTMENTS AND APPEALS

### 2 Variance (VAR) No. 5-2025, 2851 Edington Drive

3 **Meeting Date:** March 26, 2024

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

5 **Applicant:** Hamid Hafizi, registered agent for Country Club Estates of Titusville Inc,  
6 owner

### 7 Background

8 (a) Variance request: *Land Development Regulations, Chapter 30, Sec. 30-321 – Plant*  
9 *Materials, to allow the use of prohibited material in the form of artificial turf, for*  
10 *property located in the Single-Family Medium Density Residential (R-1B) zoning*  
11 *district, at 2851 Edington Dr, Titusville, FL 32780, as submitted by Hamid Hafizi,*  
12 *registered agent for Country Club Estates of Titusville Inc, owner.*

13 (b) Location: 2851 Edington Dr, Titusville, FL. Tax No. 2225031. Parcel I.D. 22-35-  
14 16-09-C-11

15 (c) Land Description: COUNTRY CLUB ESTATES LOT 11 BLK C

16 (d) Future Land Use: Low Density Residential

17 (e) Zoning: Single Family Medium Density (R-1B)

18 (f) Surrounding Zoning Districts.

19 1. North: Single Family Medium Density (R-1B)

20 2. South: Single Family Medium Density (R-1B)

21 3. East: Single Family Medium Density (R-1B)

22 4. West: Single Family Medium Density (R-1B)

23 (g) Lot Characteristics: The subject property is approximately 0.21 acres (9,147 sq. ft)  
24 with 80 feet of frontage along Edington Dr. These dimensions meet the minimum

## **Board of Adjustments and Appeals: Variance No. 5-2025**

1           7,500 sq. ft lot area and 75-foot lot width for a single-family home within the  
2           Single-Family Medium Density (R-1B) zoning district.

3           (h) Uses: Single Family Residence\*

4                   \*Certificate of Occupancy pending variance determination

### **5   Powers of the BAA**

6           LDR Section 34-226 states that the Board shall grant a variance request when in the  
7           opinion of the Board of Adjustments and Appeals, owing to special conditions, the  
8           literal enforcement of such ordinance or regulations would do manifest injustice to, or  
9           impose an unnecessary hardship upon the applicant. In order to authorize any variance  
10          to the provisions of such ordinance, the Board must consider the following criteria:

11          (a) Special conditions and circumstances exist which are peculiar to the land,  
12             structure, or building involved and which are not applicable to other lands,  
13             structures or building in the same zoning.

14          (b) Special conditions and circumstances do not result from the actions of the  
15             applicant.

16          (c) Granting the variance requested will not confer upon the applicant any special  
17             privilege that is denied by the ordinance to other lands, buildings or structures in  
18             the same zoning district.

19          (d) The literal interpretation of the provisions of the ordinance would deprive the  
20             applicant of rights commonly enjoyed by other properties in the same zoning  
21             district under the terms of the ordinance.

22          (e) The variance granted is the minimum variance that will make possible the  
23             reasonable use of the land, building or structure.

24          (f) The granting of the variance will preserve the spirit of the ordinance and remain  
25             in harmony with its general purpose and intent.

26          (g) In granting the variance, the public safety and welfare must be assured.

27          (h) In no case shall the granting of a variance result in a change of use, which would  
28             not be permitted in that zone.

### **29   Analysis**

30          The applicant is requesting a variance to allow the use of artificial grass in place of  
31          natural grass. Section 30-321(f) of the Land Development Regulations states,  
32          Synthetic plants prohibited: Synthetic or artificial material in the form of trees,  
33          shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant  
34          requirements in this section. The subject property was issued a building permit for the  
35          construction of a Single-Family Residence in 2023. During the final inspection in

## Board of Adjustments and Appeals: Variance No. 5-2025

1 January 2025, artificial turf was found to be installed at the property. The inspection  
2 failed, and the property owner was informed a variance would be needed. The  
3 Certificate of Occupancy is pending determination of the variance request. The lot  
4 contains a ten (10) foot Public Utility (P.U.) easement along the front, a five (5) foot  
5 Public Utility and Drainage (P.U. & D.) easement on the sides, and a ten (10) foot  
6 P.U. & D on the rear. As shown on the submitted site plan, the owner is requesting to  
7 place the turf in the front and rear yard. The turf area along the front of the property  
8 does encroach into the front 10-foot P.U. The turf area within the rear of the property  
9 does not encroach into the side or rear P.U. & D easement. The property is not located  
10 within the Area of Critical Concern and does not have a maximum impervious  
11 coverage standard.

12 The lot does not appear to have had any special conditions or circumstances that are  
13 peculiar to the land that would create a hardship that would prevent natural  
14 landscaping.

### 15 Recommendation

16 Staff recommend **denial** of the variance. There are no special conditions or  
17 circumstances which are peculiar to the land that would make it different from similar  
18 lots in the subdivision. The request is a self-created hardship. The applicant can meet  
19 the literal interpretation of the ordinance. Denying the request will not deprive the  
20 applicant of rights commonly enjoyed by other properties.



To be Completed by Staff  
 Application No. \_\_\_\_\_  
 Date Received: \_\_\_\_\_  
 Received by: \_\_\_\_\_

### APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development 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.

|                                 |                                                                                                                                                         |                                                          |                                                            |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------|
| <b>1. Project Location</b>      | Property Address/Location Description<br><b>2851 Edington Dr Titusville FL 32780</b>                                                                    |                                                          |                                                            |
| <b>2. Applicant/ Owner</b>      | Name of Applicant/Contact<br><b>Hamid Hafizi</b>                                                                                                        |                                                          | Name of Owner<br><b>Country Club Estates of Titusville</b> |
|                                 | Street Address<br><b>137 S. Courtenay Pkwy PMB 753</b>                                                                                                  |                                                          | Street Address<br><b>137 S. Courtenay Pkwy PMB 753</b>     |
|                                 | City<br><b>Merritt Island</b>                                                                                                                           | State<br><b>FL</b>                                       | Zip<br><b>32952</b>                                        |
|                                 | Telephone # <b>321-288-8215</b>                                                                                                                         |                                                          | Telephone # <b>321-288-8215</b>                            |
|                                 | Fax #                                                                                                                                                   |                                                          | Fax #                                                      |
|                                 | E-Mail Address<br><b>Work2jail@aol.com</b>                                                                                                              |                                                          | E-Mail Address<br><b>Work2jail@aol.com</b>                 |
| <b>3. Applicant Status</b>      | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other                 |                                                          |                                                            |
| <b>4. Parcel ID</b>             | <b>22-35-16-09-C-11</b>                                                                                                                                 | <b>Tax Acct.</b>                                         |                                                            |
| <b>5. Site Size</b>             | Acres:<br><b>0.21</b>                                                                                                                                   | Square Feet:<br><b>9,147 Sqft</b>                        |                                                            |
| <b>6. Property Information</b>  | Current Zoning                                                                                                                                          | Current Use of Property<br><b>New Build Construction</b> |                                                            |
| <b>7. Variance(s) Requested</b> | Section Number                                                                                                                                          | LDR Requirement                                          | Variance Requested                                         |
|                                 | 1)                                                                                                                                                      | 1)                                                       | 1)                                                         |
|                                 | 2)                                                                                                                                                      | 2)                                                       | 2)                                                         |
|                                 | 1)                                                                                                                                                      | 3)                                                       | 3)                                                         |
|                                 | 4)                                                                                                                                                      | 4)                                                       | 4)                                                         |
|                                 | 5)                                                                                                                                                      | 5)                                                       | 5)                                                         |
| <b>8. Narrative</b>             | Please provide a brief description of your request and the proposed project:<br>(Please complete justification questions on page 4 of this application) |                                                          |                                                            |



**All applications shall require Community Development staff review prior to submittal.**

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates.  
Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

**ACKNOWLEDGEMENT**

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

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the 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)

2.18.25

*\* 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.*

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_

Accepted By: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

### Grounds For Granting A Variance

Section 31-51 of the Land Development Regulations of the City of Titusville empowers the Board of Adjustments and Appeals to grant variances to the requirements of the Land Development Regulations and certain other codes and/or ordinances. The Board may grant a variance if, in their opinion, the strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. In granting a variance, the Board must consider whether or not the applicant's particular situation meets a certain set of criteria established in Section 34-226 of the Land Development Regulations. These criteria are as follows:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (b) Special conditions and circumstances do not result from the actions of the applicant.
- (c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.
- (d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.
- (g) In granting the variance, the public safety and welfare must be assured.
- (h) In no case shall the granting of a variance result in a change of use which would not be permitted in that zoning district.





## SUBMITTAL CHECKLIST

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

|    |                                                                                                                                                                                                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Complete Application and Fees                                                                                                                                                                                                                                                                        |
| 2. | Warranty Deed                                                                                                                                                                                                                                                                                        |
| 3. | Notarized Owner Authorization Form (If applicable)                                                                                                                                                                                                                                                   |
| 4. | Legal Description (from a certified survey)                                                                                                                                                                                                                                                          |
| 5. | Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.                                                                                                                   |
| 6. | Digital plot or site plan, drawn to scale, illustrating the variance requested.                                                                                                                                                                                                                      |
| 7. | Names, addresses and address labels for all property owners within 100 feet of the subject property.<br><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> |
| 8. | Pre-Application Meeting Held –<br>Date:<br>Staff in Attendance:                                                                                                                                                                                                                                      |

Applicant Signature\*\*

/s/

A handwritten signature in black ink, appearing to be "M. J. [unclear]".

Date

2.18.25

**\*\* 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.**

## **Application for Variance**

### **Variance Justification:**

I Unfortunately made a false assumption after previous board approval for 5546 & 5576 Andrea St, that it is now alright to switch to a permeable artificial Turf. And to my understanding; conservation purposes & long term maintenance, even though it cost approximately 10 times the cost of sod, I decided to switch to artificial turf.

## Conservation

| <u>Sod</u>                                                       | <u>Turf</u><br>PFAS FREE, LEAD FREE             |
|------------------------------------------------------------------|-------------------------------------------------|
| • Grown                                                          | • Manufactured                                  |
| • Transported                                                    | • Transported                                   |
| • Install                                                        | • Install                                       |
| • Establish- Heavy watering                                      | • Establish- No watering                        |
| <u>Maintain:</u>                                                 | <u>Maintain:</u>                                |
| • Water- Twice a week                                            | • Water- None                                   |
| • Cut- Once a week                                               | • Cut- None                                     |
| • Herbicide- Bimonthly                                           | • Herbicide- None                               |
| • Pesticide- Bimonthly                                           | • Pesticide- None                               |
| • Fertilize- Quarterly                                           | • Fertilize- Quarterly                          |
| Removal: Heavy use of herbicide, scrape dead grass, and dispose? | Removal: Roll up & transport to recycle center. |
| Durability- Needs high TLC                                       | Durability- Has 16yr warranty                   |

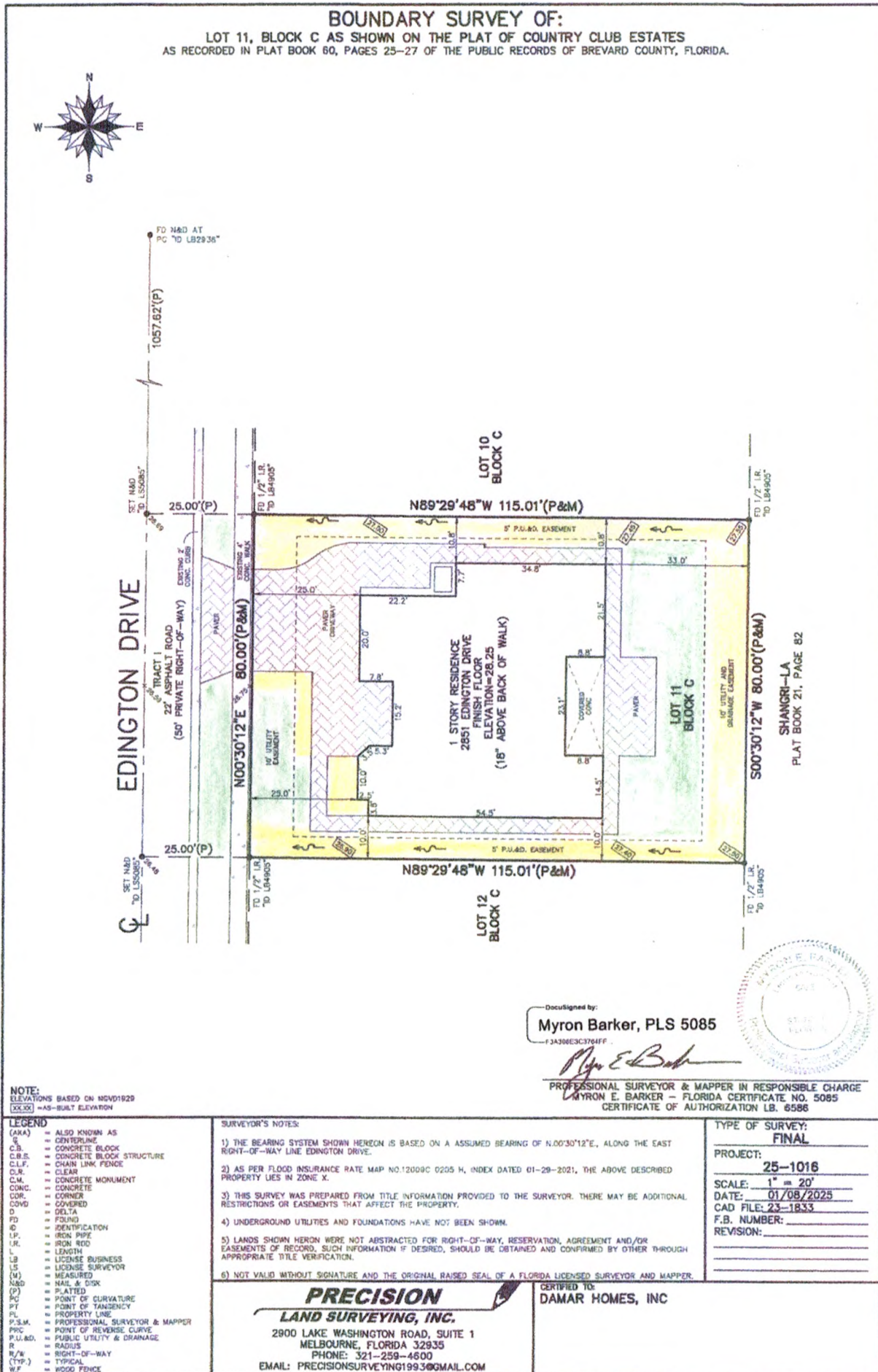
### Turf Pros:

- 100% Water Conservation
- 100% Free of any toxicants
- 100% Recyclable
- Will not sterilize land, It's as permeable and breedable as grass.
- Minimum temperature differential is 10 degrees F

### Draw Backs:

- Cost 10 times higher to install than sod.







**Test Report**

**No.: 70.431.23.16030.02**

**Date: 2023-11-10**

**Applicant:** TURF DISTRIBUTORS  
**Address:** 42505 RIO NEDO, TEMECULA, CA 92590  
**Product Name:** ARTIFICIAL GRASS  
**Model No.:** Eco 85 Silver Putt, Eco 48 Silver, Eco 108 Gold, Eco 59 Silver Hybrid, Eco 94 Gold, Eco 96 Gold, EVO001, EVO002, EVO003, EVO004, EVO005, EVO006, So Natural 70, Eco 72 Silver, Eco 74 Silver, Eco 82 Silver, So Natural 90, Eco 56 Silver, Natural 105  
**Receipt Date of Sample:** 2023-10-24  
**Date of Testing:** 2023-10-24 ~ 2023-11-10  
**Sample Submitted:** The sample(s) was (were) submitted by applicant and identified.  
**Test Result:** Refer to the data listed in following pages

**Test Item**

**1. Client's Requirement- PFCAs Content**

**Conclusion**

**Pass**

**Remarks:** 1. MDL = Method Detection Limit  
 2. ND = Not Detected (<MDL)  
 3. ≤ Less than  
 4. 1 mg/kg = 1 ppm = 0.0001%

**TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch**  
**Testing Center**  
**Prepared by:**

*Jenny Yao*  
**Jenny Yao**  
**Technical Engineer**

**Authorized by:**

*Sawyer Tang*  
**Sawyer Tang**  
**Technical Manager**

**Note:**

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- (2) The results relate only to the items tested.
- (3) The test report shall not be reproduced except in full without the written approval of the laboratory
- (4) **Disclaimer Measurement Uncertainty:** Unless otherwise agreed upon, Pass or Fail verdicts are given based on the measured values without any considerations of measurement uncertainties. Please note, every test method has a measurement uncertainty which has been evaluated by the laboratory according to ISO/IEC 17025 requirements. By taking measurement uncertainties into account it might happen that measured values can neither be assessed as Pass nor as Fail.

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Greater China

**Test Report**

**No.: 70.300.23.10245.01 R1**

**Dated: 2023-10-24**

**PFOS, its salts and related compounds**

|                                                              |            |       |      |    |
|--------------------------------------------------------------|------------|-------|------|----|
| Perfluorooctanesulfonic acid (PFOS)                          | 1763-23-1  | mg/kg | 0.01 | ND |
| Note 1                                                       |            |       |      |    |
| N-ethylperfluoro-1-octanesulfonamide (N-EtFOSA)              | 4151-50-2  | mg/kg | 0.01 | ND |
| N-methylperfluoro-1-octanesulfonamide (N-MeFOSA)             | 31506-32-6 | mg/kg | 0.01 | ND |
| 2-(N-ethylperfluoro-1-octanesulfonamido)-ethanol (N-EtFOSE)  | 1691-99-2  | mg/kg | 0.01 | ND |
| 2-(N-methylperfluoro-1-octanesulfonamido)-ethanol (N-MeFOSE) | 24448-09-7 | mg/kg | 0.01 | ND |
| Perfluorooctane Sulfonamide (PFOSA) Note 25                  | 754-91-6   | mg/kg | 0.01 | ND |
| Sum of Perfluorooctane sulfonates (PFOS) and its derivatives |            | mg/kg | -    | ND |
| PFOA, its salts                                              |            |       |      |    |
| Perfluorooctanoic acid (PFOA) Note 2                         | 335-67-1   | mg/kg | 0.01 | ND |
| PFOA-related compound                                        |            |       |      |    |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3    | 39105-34-4 | mg/kg | 0.01 | ND |
| Methyl perfluorooctanoate (Me-PFOA)                          | 376-27-2   | mg/kg | 0.1  | ND |
| Ethyl perfluorooctanoate (Et-PFOA)                           | 3108-24-5  | mg/kg | 0.1  | ND |
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)                | 27905-45-9 | mg/kg | 0.1  | ND |

Note 3



Greater China

**Test Report**

**No.: 70.300.23.10245.01 R1**

**Dated: 2023-10-24**

| <u>Test Item(s)</u>                                                                                 | <u>CAS NO.</u> | <u>Unit</u> | <u>MDL</u> | <u>Q01</u> |
|-----------------------------------------------------------------------------------------------------|----------------|-------------|------------|------------|
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3                                           | 1996-88-9      | mg/kg       | 0.1        | ND         |
| Perfluoro-1-iodooctane (PFOI)                                                                       | 507-63-1       | mg/kg       | 0.1        | ND         |
| 2H,2H Perfluorodecane Acid (H <sub>2</sub> PFDA / 8:2 FTCA) Note 3, Note 11                         | 27854-31-5     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3                                                   | 678-39-7       | mg/kg       | 0.1        | ND         |
| Sum of PFOA-related compounds C9-C14 PFCA, their salts                                              |                | mg/kg       | -          | ND         |
| Perfluorononane Acid (PFNA) Note 4                                                                  | 375-95-1       | mg/kg       | 0.01       | ND         |
| Perfluorodecane Acid (PFDA) Note 4                                                                  | 335-76-2       | mg/kg       | 0.01       | ND         |
| Perfluoroundecanoic Acid (PFUnDA) Note 22                                                           | 2058-94-8      | mg/kg       | 0.01       | ND         |
| Perfluorododecanoic Acid (PFDoDA) Note 4                                                            | 307-55-1       | mg/kg       | 0.01       | ND         |
| Perfluorotridecanoic Acid (PFTriDA) Note 24                                                         | 72629-94-8     | mg/kg       | 0.01       | ND         |
| Perfluorotetradecanoic Acid (PFTDA)                                                                 | 376-06-7       | mg/kg       | 0.01       | ND         |
| Perfluoro-3,7-dimethyloctanoic Acid (PF-3,7-DMOA)                                                   | 172155-07-6    | mg/kg       | 0.01       | ND         |
| Sum of C9-C14 PFCA, their salts C9_C14_PFCA_related_substances                                      |                | mg/kg       | -          | ND         |
| Perfluorodecane sulfonic Acid (PFDS) Note 10                                                        | 335-77-3       | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-dodecanol (10:2 FTOH)                                                       | 865-86-1       | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecylacrylate (10:2 FTA)                                                     | 17741-60-5     | mg/kg       | 0.1        | ND         |
| 1-Iodo-1H,1H,2H,2H-perfluorodecane (8:2 FTI)                                                        | 2043-53-0      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecyltriethoxysilane (8:2 FTSi(OC <sub>2</sub> H <sub>5</sub> ) <sub>3</sub> ) | 101947-16-4    | mg/kg       | 0.1        | ND         |
| 2H,2H,3H,3H-Perfluoroundecanoic Acid (H <sub>2</sub> PFUnDA / 8:3 FTCA) Note 12                     | 34598-33-9     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl methacrylate (10:2 FTMA)                                               | 2144-54-9      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-perfluorotetradecan-1-ol(12:2 FTOH)                                                     | 39239-77-5     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecane sulfonic acid (10:2 FTS)                                              | 120226-60-0    | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl iodide (10:2 FTI)                                                      | 2043-54-1      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorotetradecyl iodide (12:2 FTI)                                                   | 30046-31-2     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3                                           | 39108-34-4     | mg/kg       | 0.01       | ND         |

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**Test Report**
**No.: 70.300.23.10245.01 R1**
**Dated: 2023-10-24**

| Test Item(s)                                                                                                          | CAS NO.    | Unit  | MDL  | Q01 |
|-----------------------------------------------------------------------------------------------------------------------|------------|-------|------|-----|
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)<br>Note 3                                                               | 27905-45-9 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA)<br>Note 3                                                          | 1996-88-9  | mg/kg | 0.1  | ND  |
| 2H,2H Perfluorodecane Acid (H:PFDA / 6:2 FTCA)<br>Note 3, Note 11                                                     | 27854-31-5 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH)<br>Note 3                                                                  | 678-39-7   | mg/kg | 0.1  | ND  |
| Sum of C9-C14-related substances                                                                                      |            | mg/kg | -    | ND  |
| PFHxS, its salts                                                                                                      |            |       |      |     |
| Perfluorohexanesulfonic acid (PFHxS)<br>Note 7                                                                        | 355-46-4   | mg/kg | 0.01 | ND  |
| PFHxS-related compounds                                                                                               |            |       |      |     |
| N-Methylperfluoro-1-hexane sulfonamide (N-Me-FHxSA)                                                                   | 68259-15-4 | mg/kg | 0.01 | ND  |
| N-[3-(dimethylamino)propyl]tridecafluorohexanesulphonamide (N-AP-FHxSA)                                               | 50598-28-2 | mg/kg | 0.01 | ND  |
| Perfluorohexane sulfonamide (PFHxSA)                                                                                  | 41997-13-1 | mg/kg | 0.01 | ND  |
| 2-[methyl[(tridecafluorohexyl) sulphonyl]amino]ethyl acrylate)) (N-MeFHSEA)                                           | 67584-57-0 | mg/kg | 0.5  | ND  |
| Other PFAS                                                                                                            |            |       |      |     |
| Perfluorobutane acid (PFBA)<br>Note 13                                                                                | 375-22-4   | mg/kg | 0.01 | ND  |
| Perfluorobutanesulfonic acid (PFBS)<br>Note 5                                                                         | 375-73-5   | mg/kg | 0.01 | ND  |
| 1,1,2,2,3,3,4,4,4-nonafluoro-N-(2-hydroxyethyl)-N-methylbutane-1-sulphonamide (PFBS-NC <sub>4</sub> H <sub>9</sub> O) | 34454-97-2 | mg/kg | 0.01 | ND  |
| Perfluoropentane acid (PFPeA)<br>Note 17                                                                              | 2706-90-3  | mg/kg | 0.01 | ND  |
| Perfluorohexane acid (PFHxA)<br>Note 6                                                                                | 307-24-4   | mg/kg | 0.01 | ND  |
| Perfluoroheptane acid (PFHpA)<br>Note 14                                                                              | 375-85-9   | mg/kg | 0.01 | ND  |
| Perfluoroheptanesulfonic acid (PFHpS)<br>Note 8                                                                       | 375-92-8   | mg/kg | 0.01 | ND  |
| 7H-Dodecafluoroheptane acid (7HPFHpA)                                                                                 | 1546-95-8  | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctanesulphonic acid (6:2 FTS)<br>Note 26                                                        | 27619-97-2 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctylacrylate (6:2 FTA)                                                                          | 17527-29-6 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-hexanol (4:2 FTOH)                                                                            | 2043-47-2  | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-octanol (6:2 FTOH)                                                                            | 647-42-7   | mg/kg | 0.1  | ND  |
| 2,3,3,3-tetrafluoro-2-(heptafluoropropoxy) propionic acid, its salts and its acyl halides (HPFO-DA)<br>Note 9         | 13252-13-6 | mg/kg | 0.01 | ND  |

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Greater China

**Test Report** No.: 70.300.23.10245.01 R1

**Dated: 2023-10-24**

| Test Item(s)                                                                                  | CAS NO.     | Unit  | MDL  | 001 |
|-----------------------------------------------------------------------------------------------|-------------|-------|------|-----|
| 1H, 1H, 2H, 2H-Perfluorohexanesulfonic Acid (4:2 FTS)                                         | 757124-72-4 | mg/kg | 0.01 | ND  |
| Perfluorooctane sulfonamidoacetic acid (FOSAA)                                                | 2808-24-8   | mg/kg | 0.01 | ND  |
| N-Methylperfluoro-1-octanesulfonamidoacetic acid (N-MeFOSAA)                                  | 2355-31-9   | mg/kg | 0.01 | ND  |
| N-Ethylperfluorooctane sulfonamidoacetic acid (N-EtFOSAA)                                     | 2991-50-6   | mg/kg | 0.01 | ND  |
| Perfluoropentane sulfonic acid (PFPeS)                                                        | 2706-91-4   | mg/kg | 0.01 | ND  |
| Note 18                                                                                       |             |       |      |     |
| Perfluorononane sulfonic acid (PFNS)                                                          | 68259-12-1  | mg/kg | 0.01 | ND  |
| Note 19                                                                                       |             |       |      |     |
| Perfluoroundecane sulfonic acid (PFUnDS)                                                      | 749786-16-1 | mg/kg | 0.01 | ND  |
| Note 16                                                                                       |             |       |      |     |
| Perfluorododecane sulfonic acid (PFDoDS)                                                      | 79780-39-5  | mg/kg | 0.01 | ND  |
| Note 20                                                                                       |             |       |      |     |
| Perfluorotridecane sulfonic acid (PFTriDS)                                                    | 791563-89-8 | mg/kg | 0.01 | ND  |
| Note 21                                                                                       |             |       |      |     |
| 2-Perfluorohexyl ethanoic acid (6:2 FTCA)                                                     | 53826-12-3  | mg/kg | 0.01 | ND  |
| 3-Perfluoropentyl propanoic acid (5:3 FTCA)                                                   | 914637-49-3 | mg/kg | 0.01 | ND  |
| Perfluorohexadecanoic Acid (PFHxDA)                                                           | 67905-19-5  | mg/kg | 0.01 | ND  |
| Perfluorooctadecanoic Acid (PFODA)                                                            | 16517-11-6  | mg/kg | 0.01 | ND  |
| bis(3,3,4,4,5,5,6,6,7,7,8,8,9,9,10,10,10-heptafluorooctadecyl) hydrogen phosphate (8:2 diPAP) | 678-41-1    | mg/kg | 0.01 | ND  |
| Note 15                                                                                       |             |       |      |     |
| 1H,1H,2H,2H-Perfluorooctyl methacrylate (6:2 FTMA)                                            | 2144-53-8   | mg/kg | 0.1  | ND  |
| 4,8-Dioxa-3H-perfluorononanoic acid (ADONA)                                                   | 919005-14-4 | mg/kg | 0.01 | ND  |
| Perfluoro-3-methoxypropanoic acid (PFMPA)                                                     | 377-73-1    | mg/kg | 0.01 | ND  |
| Perfluorodecyl iodide (PFDI)                                                                  | 423-62-1    | mg/kg | 0.1  | ND  |
| Perfluoro-4-methoxybutanoic acid (PFMBA)                                                      | 863090-89-5 | mg/kg | 0.01 | ND  |
| Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)                                                    | 151772-58-6 | mg/kg | 0.01 | ND  |
| 9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)                               | 756426-58-1 | mg/kg | 0.01 | ND  |
| 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)                            | 763051-92-9 | mg/kg | 0.01 | ND  |
| Perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)                                              | 113507-82-7 | mg/kg | 0.01 | ND  |
| 3-Perfluoropropyl propanoic acid (3:3FTCA)                                                    | 356-02-5    | mg/kg | 0.01 | ND  |
| 3-Perfluoroheptyl propanoic acid (7:3FTCA)                                                    | 812-70-4    | mg/kg | 0.01 | ND  |
| Perfluoropentadecanoic Acid (PFPeDA)                                                          | 141074-63-7 | mg/kg | 0.1  | ND  |

**Test Report**

No.: 70.300.23.10245.01 R1

Dated: 2023-10-24



**Test Item(s)**

|                                                              | CAS NO.    | Unit  | MDL | 001 |
|--------------------------------------------------------------|------------|-------|-----|-----|
| 1H,1H,2H,2H-Perfluorohexyl methacrylate (4:2 FTMA)           | 1799-84-4  | mg/kg | 0.1 | ND  |
| 2-(N-ethylperfluorooctanesulfamido) ethyl acrylate (EtFOSAC) | 423-82-5   | mg/kg | 0.1 | ND  |
| 1H,1H,2H-Heptadecafluoro-1-decene (PFDE)                     | 21652-58-4 | mg/kg | 0.1 | ND  |
| Perfluorooctyl triethoxysilane (POTS)                        | 51851-37-7 | mg/kg | 0.1 | ND  |
| Perfluorododecyl iodide (PFDoDI)                             | 307-60-8   | mg/kg | 0.1 | ND  |
| 11H-Perfluoroundecanoic acid (11H-PFUnDA)                    | 1765-48-6  | mg/kg | 0.1 | ND  |

Note 23

**Notes:**

(1) PFOS refer to its salts/derivative including

PFOS-K CAS No.: 2795-39-3

PFOS-Li CAS No.: 29457-72-5

PFOS-Na CAS No.: 4021-47-0

PFOS-NH<sub>4</sub> CAS No.: 29081-56-9

PFOS-NH<sub>2</sub>(C<sub>2</sub>H<sub>4</sub>OH)<sub>2</sub> CAS No.: 70225-14-8

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 56773-42-3

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 251099-16-8

POSF CAS No.: 307-35-7

POSF-Mg CAS No.: 91036-71-4

(2) PFOA refer to its salts/derivative including

PFOA-Na CAS No.: 335-95-5

PFOA-K CAS No.: 2395-00-8

PFOA-Ag CAS No.: 335-93-3

PFOA-F CAS No.: 335-66-0

APFO CAS No.: 3825-26-1

PFOA-Li CAS No.: 17125-58-5

(3) PFAS classified as both PFOA-related compounds and C9-C14 PFCA-related substances.

8:2 FTS refer to its salts including

8:2 FTS-K CAS No.: 438237-73-1

8:2 FTS-NH<sub>4</sub> CAS No.: 149724-40-3

8:2 FTS-Na CAS No.: 27619-96-1

(4) PFNA refer to its salts including

PFNA-Na CAS No.: 21049-39-8

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**Test Report** No.: 70.300.23.10245.01 R1

**Dated: 2023-10-24**

PFNA-NH<sub>4</sub> CAS No.: 4149-60-4

PFNA-K CAS No.: 21049-38-7

PFNA-Li CAS No.: 60871-92-3

PFNA-Ag CAS No.: 7358-16-9

(5)PFDA refer to its salts including

PFDA-Na CAS No. 3830-45-3

PFDA-NH<sub>4</sub> CAS No: 3108-42-7

PFDA-K CAS No: 51604-85-4

PFDA-Ag CAS No: 5784-82-7

PFDA-Li CAS No: 84743-32-8

(6)PFDoDA refer to its salts including

PFDoDA-NH<sub>4</sub> CAS No: 3793-74-6

PFDoDA-Na CAS No: 60872-01-7

(7)PFBS refers to its salts/derivative including

PFBS-K CAS No.: 29420-49-3

PFBS-H<sub>2</sub>O CAS No.: 59933-66-3

PFBS-Li CAS No.: 131651-65-5

TPS-PFBS CAS No.: 144317-44-2

PFBS-S(CH<sub>3</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 220133-51-7

PFBS-P(C<sub>6</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 220689-12-3

PFBS-N(C<sub>6</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 25628-08-4

PFBS-F CAS No.: 375-72-4

PFBS-NC<sub>4</sub>H<sub>9</sub>O CAS No.: 503155-89-3

PFBS-Mg CAS No.: 507453-86-3

PFBS-NH<sub>4</sub> CAS No.: 68259-10-9

PFBS-SC<sub>10</sub>H<sub>21</sub>O CAS No.: 209482-18-8

PFBS-Cl CAS No.: 2991-84-6

PFBS-NaCAS No.: 60453-92-1

PFBS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 194999-85-4

PFBS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-18-2

(8)PFHxA refers to its salt including

APFHx CAS No.: 21615-47-4



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**Dated: 2023-10-24**

PFHxA-Na CAS No.: 2923-26-4

PFHxA-K CAS No.: 3109-94-2

PFHxA-F CAS No.: 355-38-4

PFHxA-Ag CAS No.: 336-02-7

PFHxA-Li CAS No.: 90430-61-8

(9)PFHxS refers to its salts including

PFHxS-Na CAS No.: 82382-12-5

PFHxS-K CAS No.: 3871-99-6

PFHxS-Li CAS No.: 55120-77-9

PFHxS-NH<sub>4</sub> CAS No.: 68259-08-5

PFHxS-STPP CAS No.: 1000597-52-3

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 108427-54-9

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 108427-55-0

PFHxS-NC<sub>4</sub>H<sub>9</sub> CAS No.: 1187817-57-7

PFHxS-(NC<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>2</sub>H<sub>5</sub> CAS No.: 1310480-24-0

PFHxS-(NC<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>15</sub>H<sub>31</sub> CAS No.: 1310480-27-3

PFHxS-(NC<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>17</sub>H<sub>33</sub> CAS No.: 1310480-28-4

PFHxS-C<sub>6</sub>H<sub>5</sub><sub>3</sub>O<sub>3</sub> CAS No.: 1329995-45-0

PFHxS-C<sub>6</sub>H<sub>5</sub><sub>3</sub>O<sub>3</sub> CAS No.: 1329995-69-8

TPS-PFHxS CAS No.: 144116-10-9

PFHxS-C<sub>6</sub>H<sub>5</sub><sub>3</sub>N<sub>3</sub>O<sub>2</sub> CAS No.: 1462414-59-0

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 153443-35-7

PFHxS-TMA CAS No.: 189274-31-5

PFHxS-NH<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 202189-84-2

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 213740-81-9

PFHxS-Ga CAS No.: 341035-71-0

PFHxS-S(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 341548-85-4

PFHxS-Sc CAS No.: 350836-93-0

PFHxS-Nd CAS No.: 41184-65-0

PFHxS-Y CAS No.: 41242-12-0

PFHxS-S<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-73-9

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-74-0

PFHxS-F CAS No.: 423-50-7

Laboratory:  
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PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 425670-70-8

PFHxS-Zn CAS No.: 70138-72-0

PFHxS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-16-0

PFHxS-N(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 72033-41-1

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 866621-50-3

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>7</sub>H<sub>7</sub> CAS No.: 910606-39-2

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>10</sub>H<sub>7</sub>O<sub>2</sub> CAS No.: 911027-68-4

PFHxS-Cs CAS No.: 92011-17-1

PFHxS-SC<sub>2</sub>H<sub>5</sub>O<sub>4</sub> CAS No.: 928049-42-7

PFHxS-Cl CAS No.: 55591-23-6

(10) PFHpS refers to its salts including

PFHpS-Na CAS No.: 21934-50-9

PFHpS-K CAS No.: 60270-55-5

PFHpS-NH<sub>4</sub> CAS No.: 68259-07-4

PFHpS-Li CAS No.: 117806-54-9

(11) HFPO-DA refers to its salts including

HFPO-DA-NH<sub>4</sub> CAS No.: 62037-80-3

HFPO-DA-K CAS No.: 67118-55-2

HFPO-DA-F CAS No.: 2062-98-8

(12) PFDS refer to its salts including

PFDS-Na CAS No.: 2806-15-7

PFDS-K CAS No.: 2806-16-8

PFDS-NH<sub>4</sub> CAS No.: 67906-42-7

(13) H<sub>2</sub>PFDA / 8:2 FTCA refer to its salt/derivative including

8:2 FTCA-P(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 882489-14-7

(14) H<sub>4</sub>PFUnDA / 8:3 FTCA refer to its salts including

H<sub>4</sub>PFUnDA-K CAS No.: 83310-58-1

(15) PFBA refers to its salts including

PFBA-NH<sub>4</sub> CAS No.: 10495-86-0

PFBA-Na CAS No.: 2218-54-4

PFBA-K CAS No.: 2966-54-3

PFBA-Ag CAS No.: 3794-64-7

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Greater China

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**Dated: 2023-10-24**

PFBA-Li CAS No.: 4146-76-3

(16) PFHpA refers to its salts including

PFHpA-Na CAS No.: 20109-59-5

PFHpA-K CAS No.: 21049-36-5

PFHpA-NH<sub>4</sub> CAS No.: 6130-43-4

PFHpA-Cs CAS No.: 171198-24-6

PFHpA-Ag CAS No.: 424-05-5

PFHpA-Li CAS No.: 60871-90-1

(17) 8:2diPAP refers to its salts including

8:2diPAP-Na CAS No.: 114519-85-6

(18) PFUnDS refers to its salts including

PFUnDS-Na CAS No.: 441296-91-9 (anion)

(19) PFPeA refers to its salts including

PFPeA-Na CAS No.: 2706-89-0

PFPeA-K CAS No.: 336-23-2

PFPeA-NH<sub>4</sub> CAS No.: 68259-11-0

PFPeA-Li CAS No.: 198482-22-3

PFPeA-Ag CAS No.: 2795-30-4

(20) PFPeS refers to its salts including

PFPeS-Na CAS No.: 630402-22-1

PFPeS-K CAS No.: 3872-25-1

PFPeS-NH<sub>4</sub> CAS No.: 68259-09-6

(21) PFNS refers to its salts including

PFNS-Na CAS No.: 98789-57-2

PFNS-NH<sub>4</sub> CAS No.: 17202-41-4

PFNS-K CAS No.: 29359-39-5

(22) PFDoDS refers to its salts including

PFDoDS-Na CAS No.: 1260224-54-1

(23) PFTTrDS refers to its salts including

PFTTrDS-Na CAS No.: 174675-49-1

(24) PFUnDA refers to its salts including

PFUnDA-Na CAS No.: 60871-96-7

PFUnDA-NH<sub>4</sub> CAS No.: 4234-23-5

Laboratory:  
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PFUnDA-K CAS No.: 30377-53-8

(25) 11H-PFUnDA refers to its salts including

11H-PFUnDA-K CAS No.: 307-71-1

11H-PFUnDA-NH<sub>4</sub> CAS No.: 5081-02-7

(26) PFTrDA refers to its salts including

PFTrDA-NH<sub>4</sub> CAS No.: 4288-72-6

(27) PFOSA refers to its salts including

PFOSA-Li CAS No.: 76752-79-9

(28) 6:2 FTS refers to its salts including

6:2 FTS-Na CAS No.: 27619-94-9

6:2 FTS-K CAS No.: 59587-38-1

6:2 FTS-NH<sub>4</sub> CAS No.: 59587-39-2

Remark: Unless otherwise stated, the decision rule for conformity reporting is based on Binary Statement for Simple Acceptance Rule (w = 0) stated in ILAC-G8:09/2019.

- End of Test Report -



VistaScape™  
**VistaPet**



## **Stock VistaPet and Boost Your Sales!**

The Ultimate Paw Perfect Turf

VistaPet is a premium, high-quality turf solution specifically designed for pet-friendly environments. Its unique features, superior durability, and exceptional safety make it a standout product that provides unmatched value for pet owners.

### **Benefits for Pet Owners**



#### **Easy Cleanup**

##### **High Flow Rate**

The high flow rate helps wash away messes quickly, ensuring the turf remains hygienic and odor-free.

##### **Moisture-Wicking Properties**

Keeps the surface dry, preventing odors and maintaining a comfortable environment for pets.

#### **Durability**

##### **Withstands Heavy Use**

Designed to handle the demands of active pets, providing a reliable and long-lasting solution.

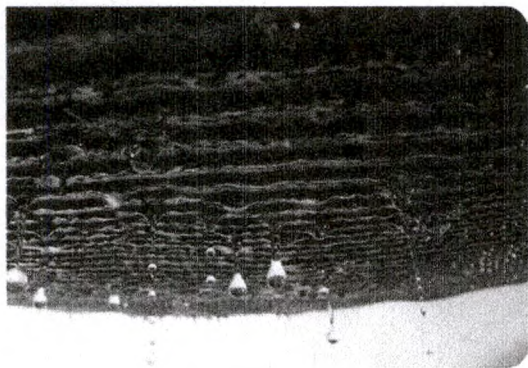
#### **Safety First**

##### **PFAS Free & Lead Free**

Ensures a safe play area for pets and children, offering peace of mind to pet owners.



# Key Features of VistaPet



## TriFlow Backing™

### Three-Layer Backing System

1. **Strong Woven Polypropylene Base:** The bottom layer is made from durable polypropylene, ensuring your grass stays strong and stable, even under heavy use.
2. **Flexible Non-Woven Polypropylene:** The middle layer enhances the structural strength of your turf while maintaining excellent permeability and flexibility. This ensures robust support without compromising water flow.
3. **Clear, Thin but Robust Coating:** The top layer features a clear coating that helps bind the artificial grass fibers in place, adds to the overall strength of the backing, and still allows water to flow through easily, ensuring your lawn remains dry and safe even after heavy rainfall.



### Excellent Drainage

Quickly channels water away to keep the turf dry and ready to use.

### Long-Lasting Durability

Built to withstand wear & tear, ensuring it remains beautiful and resilient for years.

### Superior Fiber Binding

The clear coating ensures that grass fibers are securely held in place, enhancing overall stability and longevity.

## DuraBlade™ Technology

### Robust Construction

Ensures the blades remain strong & resilient, providing long-lasting performance.

### Aesthetic Appeal

Mimics the look and feel of natural grass, enhancing any outdoor area.

## Pet & Child Safe

### PFAS Free & Lead Free

Guarantees a safe environment for pets and children.

### Safe for Pets & Children

Parents can be confident that their children can play on the turf without exposure to harmful substances.



**Total Weight**  
~91 oz.



**Face Weight**  
~64 oz.



**Pile Height**  
1.125"



**Warranty**  
16-Years



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## EXTENSION

Institute of Food and Agricultural Sciences

# Improving Drought Tolerance in Your Florida Lawn<sup>1</sup>

L.E. Trenholm<sup>2</sup>

Turfgrass plants, like all green plants, require water for growth. During times of inadequate rainfall, application of supplemental irrigation water will help maintain a higher quality lawn. Although droughts are usually thought of as long periods of time, such as months or years, sandy Florida soils can experience drought conditions after only a few days without rain. Without adequate water from either rainfall or irrigation, turfgrasses will adopt a water conserving habit. Under these conditions, grasses will roll their leaf blades to stop the loss of water (known as transpiration) from the leaves, will defer any new shoot growth until conditions are more suitable for growth, and will send their roots deeper into the soil in search of water. During periods of drought, leaf tissue may die and drop from the plant, although the grasses will generally recuperate upon receiving adequate irrigation.

As grasses recover from drought, they will be more susceptible to other stresses (cold temperatures, traffic, insects, or diseases) and will not grow as vigorously as nonstressed grasses. In light of increased mandatory watering restrictions in Florida consider management practices that will help enhance the drought-tolerance of your grass.

## Objective of Drought Conditioning

The primary objective of drought conditioning is to grow a good quality lawn that will survive on little or no supplemental irrigation. A drought conditioned lawn can withstand more stress than a lawn that is not conditioned. A properly prepared lawn will have a deep and extensive root system that is better able to seek out water.

## Irrigation Practices

Proper irrigation is the first step in conditioning a lawn for drought. Many people rely on their automatic sprinkler systems to apply small amounts of water several times weekly to their lawn, regardless of any rainfall received. This practice is actually detrimental to the grass because it promotes a lawn that requires more water and one that cannot withstand tough stress. **Less frequent, longer irrigations will assist in establishing a deeper, more viable root system.**

Frequent (daily), light waterings promote shallow root systems that do not result in healthy turf. To develop a deep root system, water your lawn when the first signs of wilt occur. When the lawn needs water, you'll see spots in the lawn that turn bluish-gray, footprints that remain in the grass long

1. This document is Fact Sheet ENH57, a series of the Environmental Horticulture Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. First published: May 1991. Revised: May 2000. Please visit the EDIS web site at <http://edis.ifas.ufl.edu>.

2. L.E. Trenholm, Assistant Professor, Extension Turfgrass Specialist, Environmental Horticulture Department, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, FL.



after being made, and many leaf blades folded in half lengthwise. Apply only enough water to wet the soil in the rootzone. For Florida's sandy soils, 3/4 inch of water is generally sufficient. Do not water the lawn again until signs of wilt occur again. This technique works regardless of turfgrass species, soil type, season, or other environmental conditions. It may take up to 6 weeks to condition your turf to survive several days or more without wilting between irrigations or rainfall. During this time the root system is developing and growing deeper into the soil. In time, your lawn will establish a more uniform appearance with less thatch and a deeper root system.

### **Mowing Practices**

Proper mowing practices are essential for good quality and drought-tolerant turf. Every time a lawn is mowed, the metabolic activities of the grass are stressed, which reduces root growth. Mowing frequency and cutting height need to be carefully considered for a healthy lawn. Using the highest cutting height on the mower will facilitate turfgrass drought-conditioning. This will increase the grass leaf area, allowing for more photosynthesis. This results in more carbohydrates, which are then available for use in recovery from stresses such as drought. The higher the mowing height, the deeper and more extensive the root system will be. Although transpiration (water loss through leaves) will be slightly greater with higher mown turf, the expanded root system proves more advantageous.

Mowing should be done often enough to minimize the shock of cutting. Never mow off more than one-third the height of the leaf blade at any one time. If the lawn is allowed to grow to 4 inches, do not mow it lower than 3 inches. Adjust the frequency of mowing to the growth of the turf. In the summer, it may be necessary to mow more than once a week, but in the winter, once a month or less may be enough. Keeping the mower blades sharp and properly balanced is also important. A leaf cut by a sharp blade will heal over more quickly and lose less water than a leaf blade shredded by a dull mower blade.

### **Fertilization Practices**

Fertilization practices can enhance drought tolerance of turfgrasses, if properly done. Understanding plant responses to nitrogen and potassium fertilization is helpful in developing a beneficial program as well as providing a well-balanced nutritional program. All of the drought conditioning accomplished by proper irrigation and mowing practices can be defeated by excessive nitrogen fertilization. Excessive nitrogen enhances shoot growth but root growth is reduced. Leaf blades become more lush as nitrogen fertilization increases. Drought conditioning can only be accomplished by applying just enough nitrogen to obtain a small but continuous amount of growth.

Potassium fertilization, however, can help turfgrasses increase their tolerance to many stresses, including drought. Potassium promotes increased root growth and thicker cell walls. Turfgrasses require potassium in nearly the same amount as nitrogen, especially in sandy soils where both can readily leach out.

Other macro and micronutrients, as well as the soil pH, should be kept at recommended levels for optimal growth. Supplemental iron applications can provide desirable green turf without promoting succulent shoot growth. Iron applications have also been shown to increase turfgrass rooting. Soil testing is helpful in monitoring nutrient levels and determining turfgrass fertility requirements. Contact your local Cooperative Extension Office for more information on this.

### **Pest Control**

Pesticide chemicals should be applied to lawns with a great deal of care because they can add the extra stress of phytotoxicity (chemical damage to plants). A healthy, vigorously growing turfgrass is the best defense against weeds, insects, and diseases. The irrigation, mowing, and fertility practices outlined above will promote a healthy, dense turf and reduce the need for pest control measures. However, if a pest problem has been diagnosed, it should be promptly treated following recommendations from your local Cooperative Extension office. Spot treatment of a pest problem is usually as effective as

treating the whole lawn. Be particularly watchful for insects and diseases that attack turfgrass root systems.

### **Turfgrass Species**

Drought tolerance varies greatly with turfgrass species and cultivars. Bermudagrass, zoysiagrass, bahiagrass, seashore paspalum, and centipedegrass have the best drought tolerance of the southern turfgrasses, followed by St. Augustinegrass and carpetgrass. Under severe drought conditions with no supplemental irrigation, turfgrasses will go dormant, cease to grow, and drop leaves. After soil moisture becomes adequate, new growth will emerge from buds on rhizomes (underground stems) or stolons (aboveground stems). Bermudagrass, zoysiagrass, seashore paspalum and bahiagrass can usually recover from drought-induced dormancy because they have rhizomes that are protected from drying out in the soil. St. Augustinegrass and centipedegrass do not have rhizomes, which decreases their ability to recover from stresses such as drought. Deep root systems, which enhance recovery from drought, are found in bermudagrass, centipedegrass, and seashore paspalum.

Choosing a grass that is drought tolerant is complicated because each species has particular pest problems. Bermudagrass and zoysiagrass tend to have trouble with nematodes (soil-borne, minute, worm-like animals that feed on plant roots), although both provide good quality turf when nematodes are controlled. Bahiagrass is susceptible to mole crickets, but these insects are easier to control than nematodes. If a person can accept an open growth habit and not overmanage the turf, then bahiagrass may be the best selection. Bahiagrass is adapted to a wide range of soils and can survive under minimum management. Centipedegrass has a slow growth habit, and low water and nutrient requirements, but has a light green color that is objectionable to some people. Seashore paspalum has good tolerance to drought, salinity, insects, and diseases and provides an attractive, high-quality turfgrass.

### **Alternatives to Turfgrass**

People often attempt to grow turf where it will not survive without extraordinary care. High-quality turf cannot be maintained without supplemental irrigation, although a lower-quality turf may persist. In landscapes where unsightly turf may detract from the design, alternatives to turf should be considered. Mulched bed or groundcovers may be more suitable. Plant materials that do not require supplemental irrigation should be chosen. Consult your local Cooperative Extension office for the plants that grow best in your area.

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## Sec. 30-321. Plant materials.

- (a) *Quality:* Plant material used in conformance with the provisions of this article shall be good, healthy and sturdy plants. All plant material shall be Florida #1 grade or better. Plant materials which are known to be intolerant of paving environments or whose physical characteristics may be injurious to the public or which produce a quantity and/or quality of debris so as to present maintenance difficulties shall not be specified for use under this article.
- (b) *Native vegetation:* The applicant is encouraged to utilize plant material native to Brevard County in meeting these landscaping requirements. The existing vegetation that is native to Brevard County with the exception of that listed in Section 30-4(d) shall be preserved and utilized except when removal is justified and determined to be acceptable by the enforcement official (see Landscape Technical Manual).
- (c) *Ground cover:* Ground covers, other than grass, shall be planted in such a manner so as to present a finished appearance and reasonably complete coverage within six (6) months after planting (see Landscape Technical Manual).
- (d) *Lawn grass:* Grass areas shall be planted in species normally grown as permanent lawns in Brevard County. Seeding and sprigging may be used if grass cover is complete within six (6) months, or sodding will be required (see Landscape Technical Manual).
- (e) *Hedges:* Hedges, where required, shall be planted in sufficient number and maintained so as to form a continuous, unbroken, solid screen within a maximum of six (6) months after time of planting (see Landscape Technical Manual).
- (f) *Synthetic plants prohibited:* Synthetic or artificial material in the form of trees, shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant requirements in this section.
- (g) *[Overstory trees:]* Overstory trees shall be species having an average mature spread of crown of greater than twenty (20) feet and reach a mature height of at least sixty (60) feet, and having a trunk which can be maintained in a clean condition with over five (5) feet of clear wood (no branches). Trees, including palms, having an average mature spread of crown less than twenty (20) feet may be arranged in groupings so as to create the equivalent of twenty-foot crown spread and shall count as one (1) required tree. Invasives shall not be used to fulfill the requirements of this article (see Landscape Technical Manual).
- (h) *Caliper:* Plant materials required by this section shall comply with the minimum size requirements of Table 30-5, Minimum landscape planting specifications at the time of installation. Plant height shall be measured from the average grade level of the immediate planting area to the top horizontal plane of the shrub at planting; for single-trunk trees, the measurement shall be taken six (6) inches above grade level; for multitrunk trees, the tree shall be measured from the average grade level of the immediate planting area.
- (i) *Planting areas and shrubs:* Planting areas shall consist of permeable surface areas only. The permeable surface areas for shrubs may be included with permeable surface areas required for trees.
- (j) *Pavement edges:* Each overstory, coniferous, understory [tree] or shrub shall be planted at least twelve (12) inches from the edge of any paved surface.
- (k) *Irrigation:* Irrigation must be indicated on the landscape plan. Any landscape area must be shown by water tolerant usage area.





**SUBJECT PROPERTY**

TURNESA DR

LEMA DR

FERRIER DR

RANCHERO AV

LA BREA AV

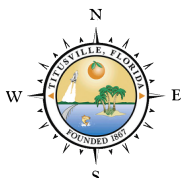
SIERRA DR

LA MESA CT

FULTON CIR

EDINGTON DR

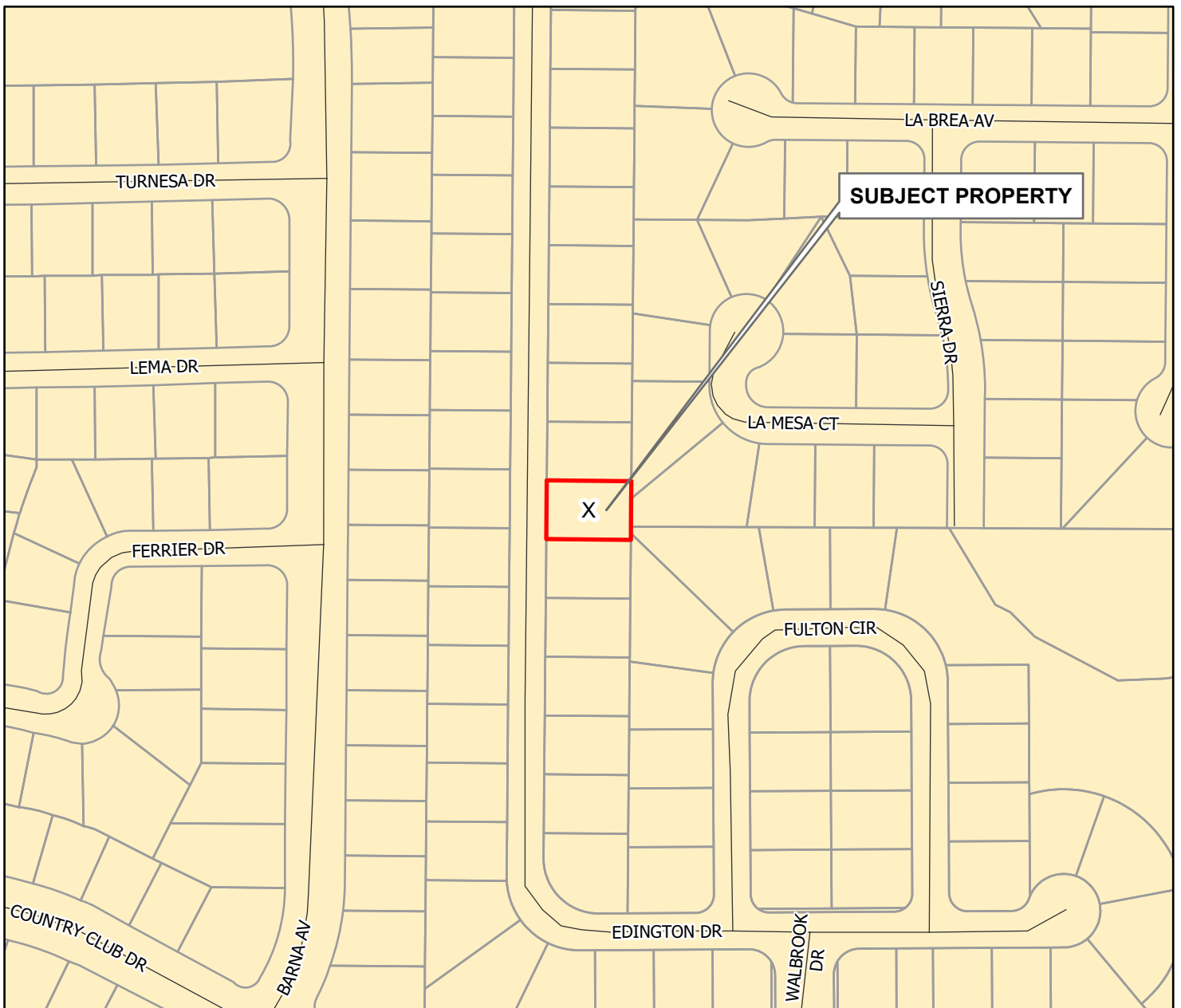
K DR



**Aerial 2024  
VAR #5-2025**

0 100 200 400 Feet





# FEMA FLOOD HAZARD AREAS VAR #5-2025

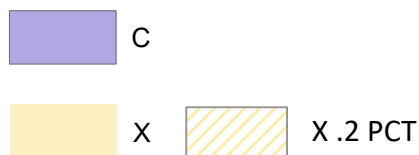
## Special Flood Hazard Area Zones



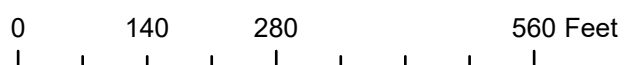
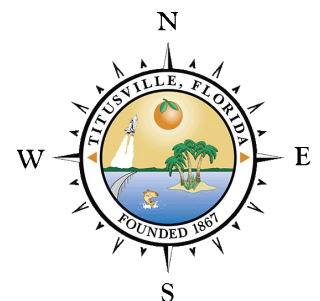
## Moderate Flood Hazard Area Zone



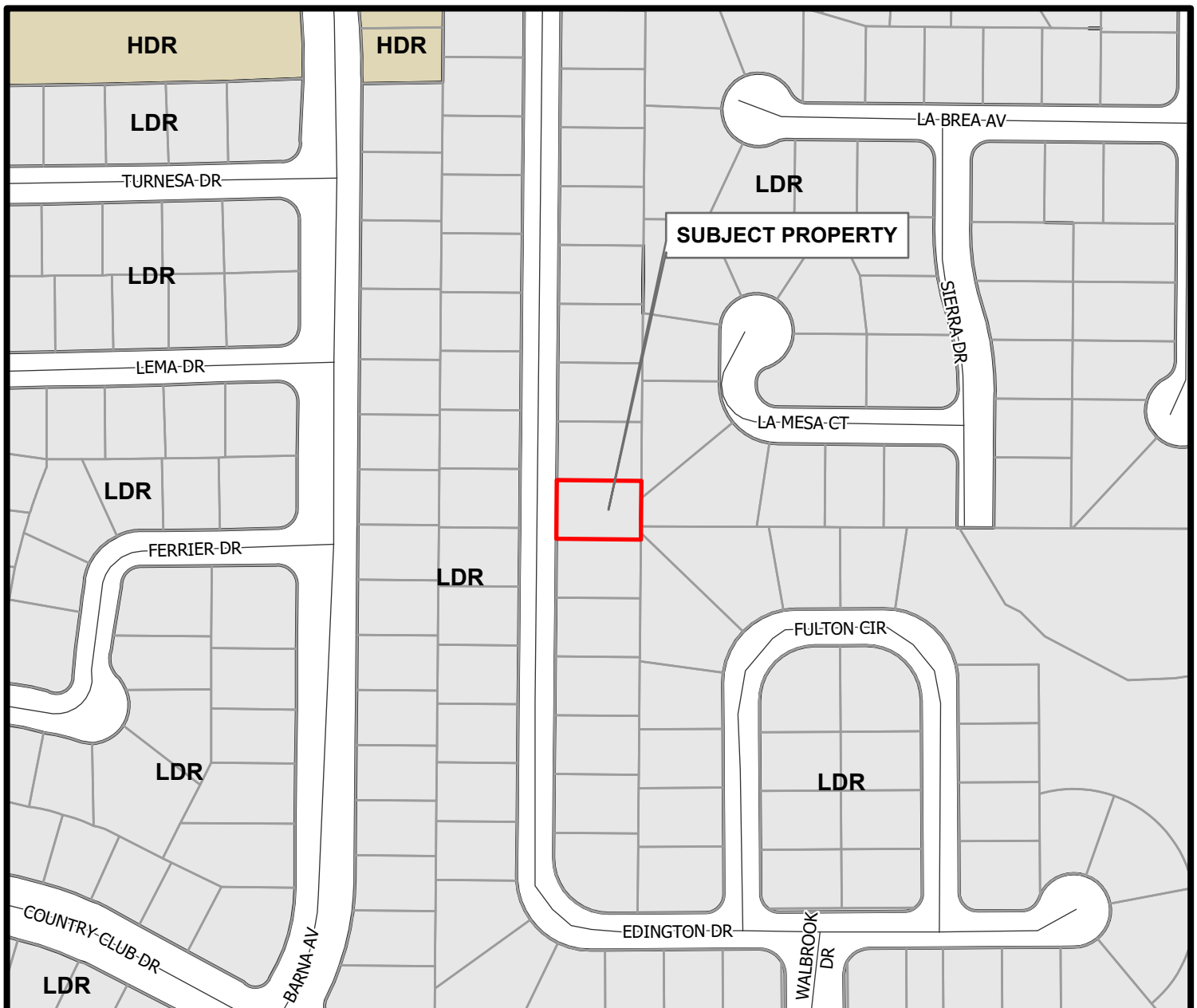
## Minimal Flood Hazard Zones



## Other Flood Zone Areas



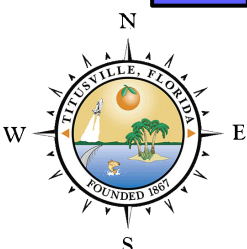




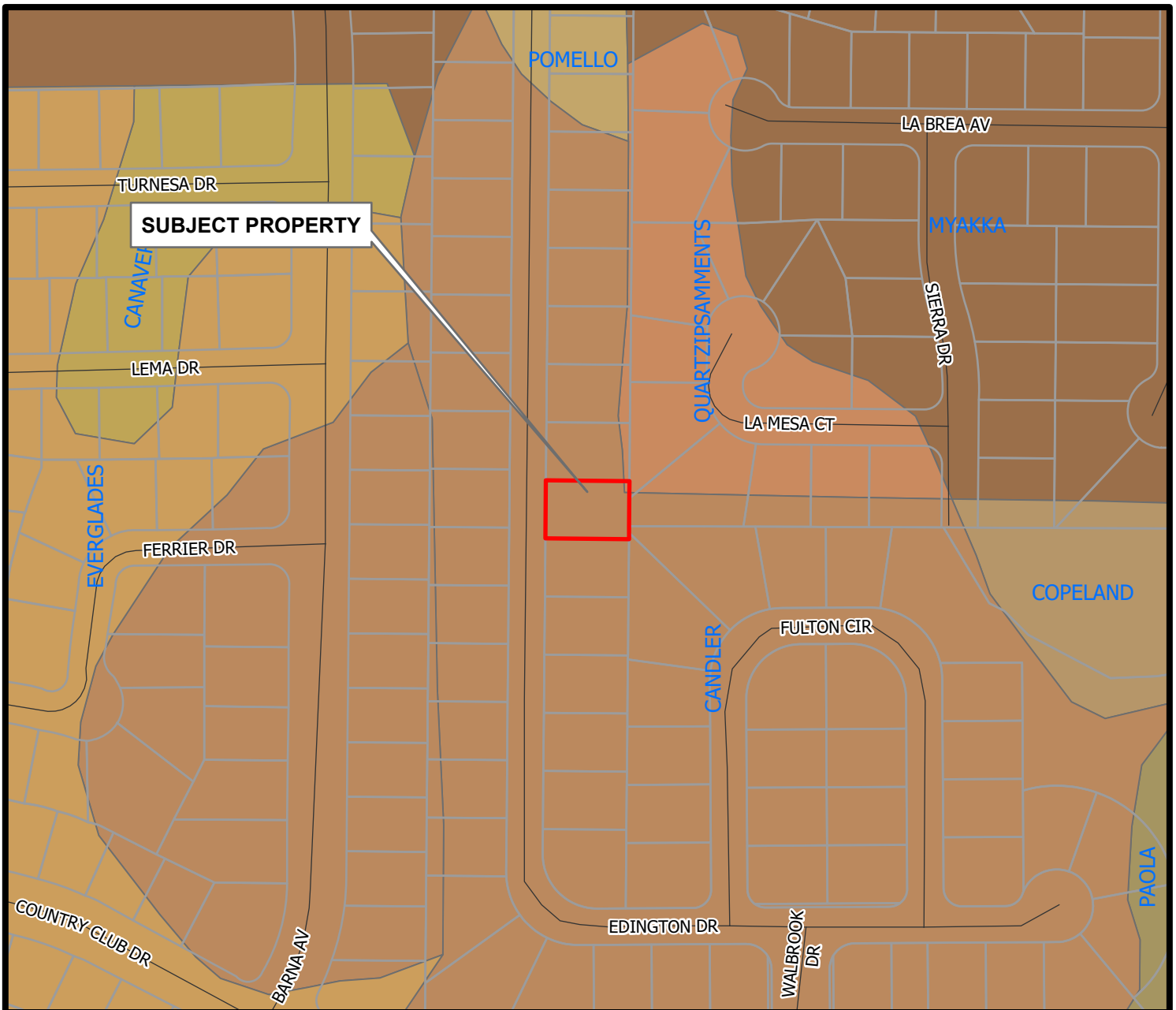
## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

Subject

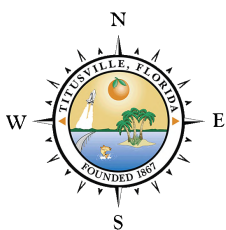


0 130 260 520 Feet



## SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #5-2025

|            |                  |
|------------|------------------|
| SoilName   | MYAKKA           |
| CANAVERAL  | PAOLA            |
| CANDLER    | POMELLO          |
| COPELAND   | QUARTZIPSAMMENTS |
| EVERGLADES |                  |

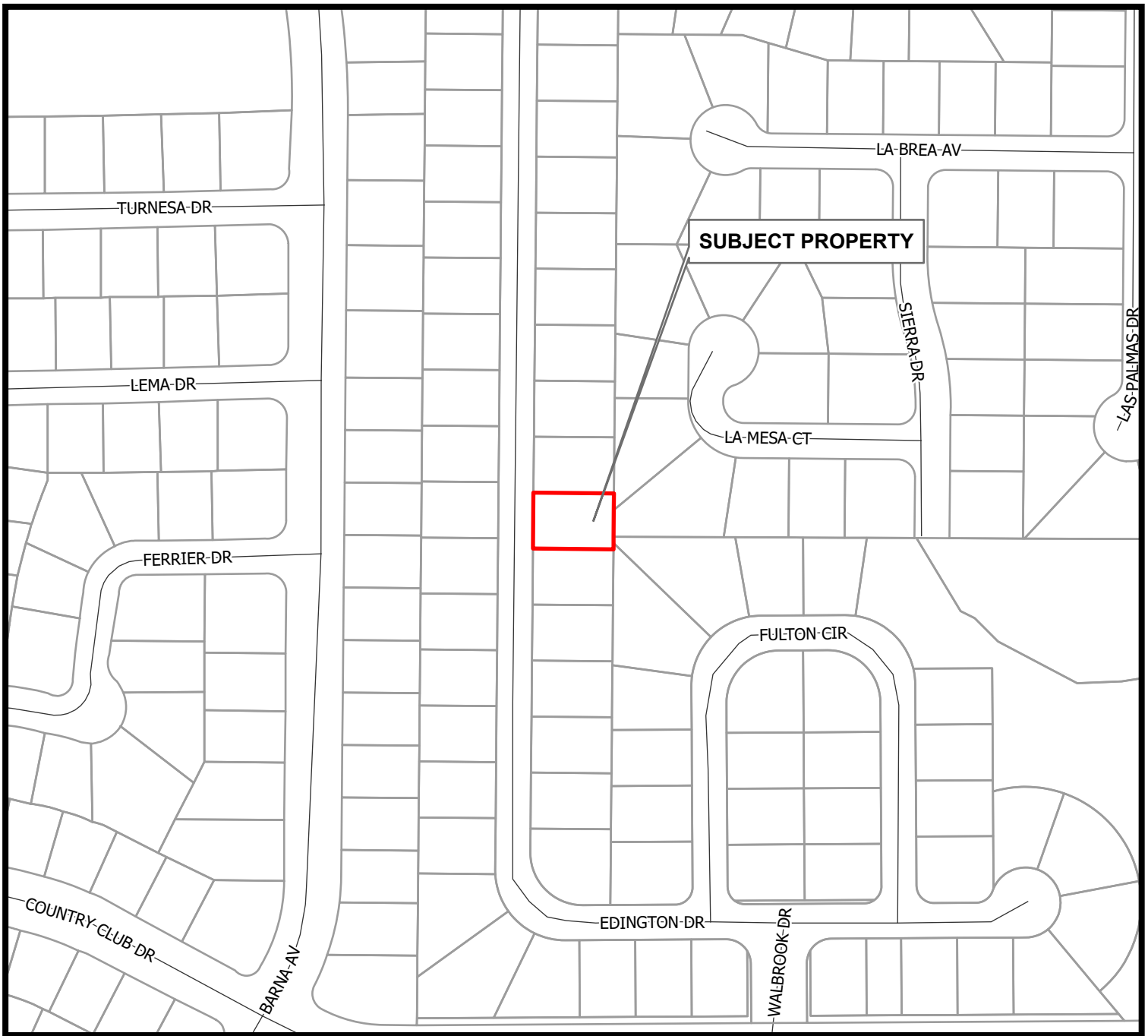


Community Development Department

0 100 200 400 Feet

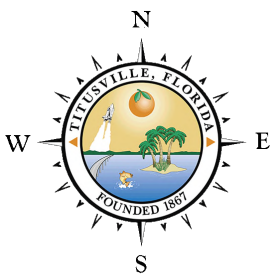
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

2/26/2025



# WETLANDS IN VICINITY OF PROPERTY

## VAR #5-2025



### WETLAND\_TY

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

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

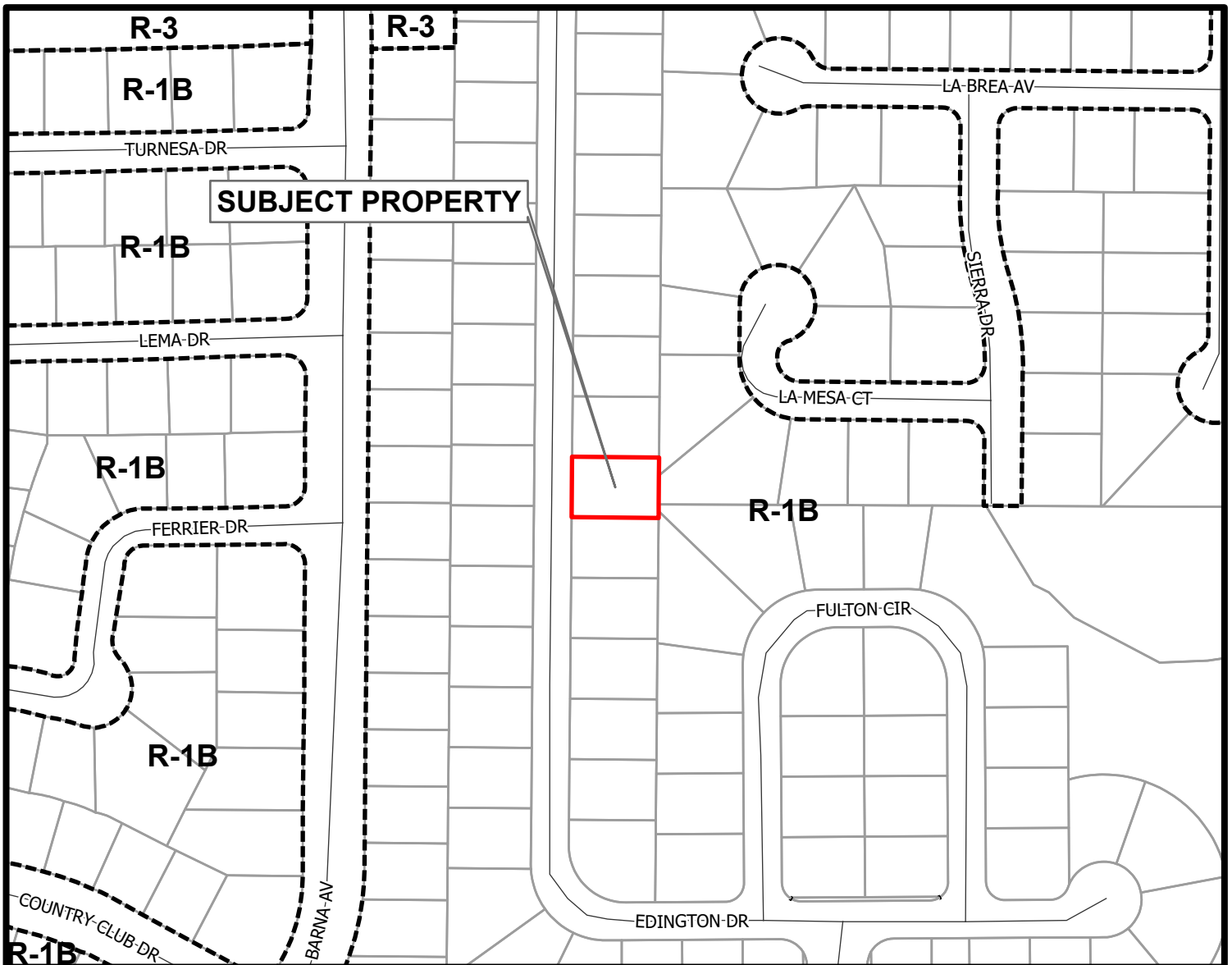
2/26/2025

Scale:1:2,500

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.

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



# 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

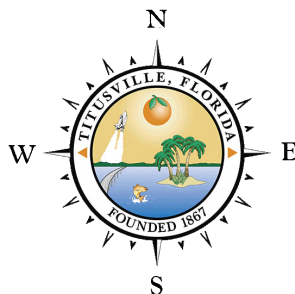
|         |                                            |
|---------|--------------------------------------------|
| GU      | GENERAL USE                                |
| OR      | OPEN SPACE AND RECREATION                  |
| UMU     | URBAN MIXED USE                            |
| SMU     | SHORELINE 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  |

## Base Map

City Limits

Zoning

Subject



**VAR #5-2025**

0 100 200 400 Feet

**City of Titusville**  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Members of the Board of Adjustments and Appeals  
**From:** Brad Parrish, Community Development Director  
**Subject:** **Variance 6-2025 - 2911 Edington Drive**  
**Department/Office:** Community Development

**Recommended Action:**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 2911 Edington Dr.

**Summary Explanation & Background:**

The applicant is requesting a variance to the Land Development Regulations, Chapter 30, Sec. 30-321 – Plant Materials, to allow the use of prohibited material in the form of artificial turf, for property located in the Single-Family Medium Density Residential (R-1B) zoning district, at 2911 Edington Dr, Titusville, FL 32780, as submitted by Hamid Hafizi, registered agent for Country Club Estates of Titusville Inc, owner.

**Alternatives:**

1. Approve the variance.
2. Approve the variance with conditions.
3. Deny the variance.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Variance 6-2025 Staff Report
2. Application



3. Variance Justification
4. Survey
5. Turf Specifications
6. Turf Distributors Info
7. Improving Drought Tolerance Info
8. Code
9. All Maps VAR #6-2025



# City of Titusville Community Development

## 1 BOARD OF ADJUSTMENTS AND APPEALS

### 2 Variance (VAR) No. 6-2025, 2911 Edington Drive

3 **Meeting Date:** March 26, 2024

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

5 **Applicant:** Hamid Hafizi, registered agent for Country Club Estates of Titusville Inc,  
6 owner

### 7 **Background**

8 (a) Variance request: *Land Development Regulations, Chapter 30, Sec. 30-321 – Plant*  
9 *Materials, to allow the use of prohibited material in the form of artificial turf*, for  
10 property located in the Single-Family Medium Density Residential (R-1B) zoning  
11 district, at 2911 Edington Dr, Titusville, FL 32780, as submitted by Hamid Hafizi,  
12 registered agent for Country Club Estates of Titusville Inc, owner.

13 (b) Location: 2911 Edington Dr, Titusville, FL. Tax No. 2225037. Parcel I.D. 22-35-  
14 16-09-C-17

15 (c) Land Description: COUNTRY CLUB ESTATES LOT 17 BLK C

16 (d) Future Land Use: Low Density Residential

17 (e) Zoning: Single Family Medium Density (R-1B)

18 (f) Surrounding Zoning Districts.

19 1. North: Single Family Medium Density (R-1B)

20 2. South: Single Family Medium Density (R-1B)

21 3. East: Single Family Medium Density (R-1B)

22 4. West: Single Family Medium Density (R-1B)

23 (g) Lot Characteristics: The subject property is a corner lot consisting of approximately  
24 0.26 acres (11,325 sq. ft) with 191.58 feet of frontage along Edington Dr. These

## Board of Adjustments and Appeals: Variance No. 6-2025

1 dimensions meet the minimum 7,500 sq. ft lot area and 75-foot lot width for a  
2 single-family home within the Single-Family Medium Density (R-1B) zoning  
3 district.

4 (h) Uses: Single Family Residence\*

5 \*Certificate of Occupancy pending variance determination

### 6 Powers of the BAA

7 LDR Section 34-226 states that the Board shall grant a variance request when in the  
8 opinion of the Board of Adjustments and Appeals, owing to special conditions, the  
9 literal enforcement of such ordinance or regulations would do manifest injustice to, or  
10 impose an unnecessary hardship upon the applicant. In order to authorize any variance  
11 to the provisions of such ordinance, the Board must consider the following criteria:

12 (a) Special conditions and circumstances exist which are peculiar to the land,  
13 structure, or building involved and which are not applicable to other lands,  
14 structures or building in the same zoning.

15 (b) Special conditions and circumstances do not result from the actions of the  
16 applicant.

17 (c) Granting the variance requested will not confer upon the applicant any special  
18 privilege that is denied by the ordinance to other lands, buildings or structures in  
19 the same zoning district.

20 (d) The literal interpretation of the provisions of the ordinance would deprive the  
21 applicant of rights commonly enjoyed by other properties in the same zoning  
22 district under the terms of the ordinance.

23 (e) The variance granted is the minimum variance that will make possible the  
24 reasonable use of the land, building or structure.

25 (f) The granting of the variance will preserve the spirit of the ordinance and remain  
26 in harmony with its general purpose and intent.

27 (g) In granting the variance, the public safety and welfare must be assured.

28 (h) In no case shall the granting of a variance result in a change of use, which would  
29 not be permitted in that zone.

### 30 Analysis

31 The applicant is requesting a variance to allow the use of artificial grass in place of  
32 natural grass. Section 30-321(f) of the Land Development Regulations states,  
33 Synthetic plants prohibited: Synthetic or artificial material in the form of trees,  
34 shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant  
35 requirements in this section. The subject property was issued a building permit for the

## Board of Adjustments and Appeals: Variance No. 6-2025

1 construction of a Single-Family Residence in 2023. During the final inspection in  
2 January 2025, artificial turf was found to be installed at the property. The inspection  
3 failed, and the property owner was informed a variance would be needed. The  
4 Certificate of Occupancy is pending determination of the variance request. The lot  
5 contains a ten (10) foot Public Utility and Drainage (P.U. & D.) easement along the  
6 front, side corner, and rear and a five (5) foot P.U.& D. easement on the interior side.  
7 As shown on the submitted site plan, the owner is requesting to place the turf in the  
8 front, side, and rear yard. The turf area along the front, side corner, and rear of the  
9 property does encroach into the 10-foot P.U.& D easement. The turf area within the  
10 side of the property does not encroach into the 5-foot side P.U.& D easement. The  
11 property is not located within the Area of Critical Concern and does not have a  
12 maximum impervious coverage standard.

13 The lot does not appear to have had any special conditions or circumstances that are  
14 peculiar to the land that would create a hardship that would prevent natural  
15 landscaping.

### 16 Recommendation

17 Staff recommend **denial** of the variance. There are no special conditions or  
18 circumstances which are peculiar to the land that would make it different from similar  
19 lots in the subdivision. The request is a self-created hardship. The applicant can meet  
20 the literal interpretation of the ordinance. Denying the request will not deprive the  
21 applicant of rights commonly enjoyed by other properties.



To be Completed by Staff  
 Application No. \_\_\_\_\_  
 Date Received: \_\_\_\_\_  
 Received by: \_\_\_\_\_

## APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development 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.

|                                 |                                                                                                                                                         |                                    |                                                            |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------------------------------|
| <b>1. Project Location</b>      | Property Address/Location Description<br><b>2911 Edington Dr Titusville FL 32180</b>                                                                    |                                    |                                                            |
| <b>2. Applicant/ Owner</b>      | Name of Applicant/Contact<br><b>Hamid Hafizi</b>                                                                                                        |                                    | Name of Owner<br><b>Country Club Estates of Titusville</b> |
|                                 | Street Address<br><b>1375. Courtenay Pkwy PMB 753</b>                                                                                                   |                                    | Street Address<br><b>1375. Courtenay Pkwy PMB 753</b>      |
|                                 | City<br><b>Merritt Island</b>                                                                                                                           | State<br><b>FL</b>                 | Zip<br><b>32952</b>                                        |
|                                 | Telephone # <b>321-288-8215</b>                                                                                                                         |                                    | Telephone # <b>321-288-8215</b>                            |
|                                 | Fax #                                                                                                                                                   |                                    | Fax #                                                      |
|                                 | E-Mail Address<br><b>Work2jail@aol.com</b>                                                                                                              |                                    | E-Mail Address<br><b>Work2jail@aol.com</b>                 |
| <b>3. Applicant Status</b>      | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other                 |                                    |                                                            |
| <b>4. Parcel ID</b>             | <b>22-35-16-09-C-17</b>                                                                                                                                 | <b>Tax Acct.</b>                   |                                                            |
| <b>5. Site Size</b>             | Acres:<br><b>0.26</b>                                                                                                                                   | Square Feet:<br><b>11,325 Sqft</b> |                                                            |
| <b>6. Property Information</b>  | Current Zoning                                                                                                                                          |                                    | Current Use of Property<br><b>New build Construction</b>   |
|                                 |                                                                                                                                                         |                                    |                                                            |
| <b>7. Variance(s) Requested</b> | Section Number                                                                                                                                          | LDR Requirement                    | Variance Requested                                         |
|                                 | 1)                                                                                                                                                      | 1)                                 | 1)                                                         |
|                                 | 2)                                                                                                                                                      | 2)                                 | 2)                                                         |
|                                 | 3)                                                                                                                                                      | 3)                                 | 3)                                                         |
|                                 | 4)                                                                                                                                                      | 4)                                 | 4)                                                         |
|                                 | 5)                                                                                                                                                      | 5)                                 | 5)                                                         |
| <b>8. Narrative</b>             | Please provide a brief description of your request and the proposed project:<br>(Please complete justification questions on page 4 of this application) |                                    |                                                            |



**All applications shall require Community Development staff review prior to submittal.**

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates.  
Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

**ACKNOWLEDGEMENT**

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

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the 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) **2.18.25**

*\* 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.*

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_  
Accepted By: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Case Number: \_\_\_\_\_

### Grounds For Granting A Variance

Section 31-51 of the Land Development Regulations of the City of Titusville empowers the Board of Adjustments and Appeals to grant variances to the requirements of the Land Development Regulations and certain other codes and/or ordinances. The Board may grant a variance if, in their opinion, the strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. In granting a variance, the Board must consider whether or not the applicant's particular situation meets a certain set of criteria established in Section 34-226 of the Land Development Regulations. These criteria are as follows:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (b) Special conditions and circumstances do not result from the actions of the applicant.
- (c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.
- (d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.
- (g) In granting the variance, the public safety and welfare must be assured.
- (h) In no case shall the granting of a variance result in a change of use which would not be permitted in that zoning district.





## SUBMITTAL CHECKLIST

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

|    |                                                                                                                                                                                                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Complete Application and Fees                                                                                                                                                                                                                                                                        |
| 2. | Warranty Deed                                                                                                                                                                                                                                                                                        |
| 3. | Notarized Owner Authorization Form (If applicable)                                                                                                                                                                                                                                                   |
| 4. | Legal Description (from a certified survey)                                                                                                                                                                                                                                                          |
| 5. | Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.                                                                                                                   |
| 6. | Digital plot or site plan, drawn to scale, illustrating the variance requested.                                                                                                                                                                                                                      |
| 7. | Names, addresses and address labels for all property owners within 100 feet of the subject property.<br><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> |
| 8. | Pre-Application Meeting Held –<br>Date:<br>Staff in Attendance:                                                                                                                                                                                                                                      |

Applicant Signature\*\*

Date

/s/

2.18.25

**\*\* 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.**

## **Application for Variance**

### Variance Justification:

I Unfortunately made a false assumption after previous board approval for 5546 & 5576 Andrea St, that it is now alright to switch to a permeable artificial Turf. And to my understanding; conservation purposes & long term maintenance, even though it cost approximately 10 times the cost of sod, I decided to switch to artificial turf.

## Conservation

| <u>Sod</u>                                                       | <u>Turf</u><br>PFAS FREE, LEAD FREE             |
|------------------------------------------------------------------|-------------------------------------------------|
| • Grown                                                          | • Manufactured                                  |
| • Transported                                                    | • Transported                                   |
| • Install                                                        | • Install                                       |
| • Establish- Heavy watering                                      | • Establish- No watering                        |
| <u>Maintain:</u>                                                 | <u>Maintain:</u>                                |
| • Water- Twice a week                                            | • Water- None                                   |
| • Cut- Once a week                                               | • Cut- None                                     |
| • Herbicide- Bimonthly                                           | • Herbicide- None                               |
| • Pesticide- Bimonthly                                           | • Pesticide- None                               |
| • Fertilize- Quarterly                                           | • Fertilize- Quarterly                          |
| Removal: Heavy use of herbicide, scrape dead grass, and dispose? | Removal: Roll up & transport to recycle center. |
| Durability- Needs high TLC                                       | Durability- Has 16yr warranty                   |

### Turf Pros:

- 100% Water Conservation
- 100% Free of any toxicants
- 100% Recyclable
- Will not sterilize land, It's as permeable and breedable as grass.
- Minimum temperature differential is 10 degrees F

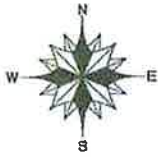
### Draw Backs:

- Cost 10 times higher to install than sod.

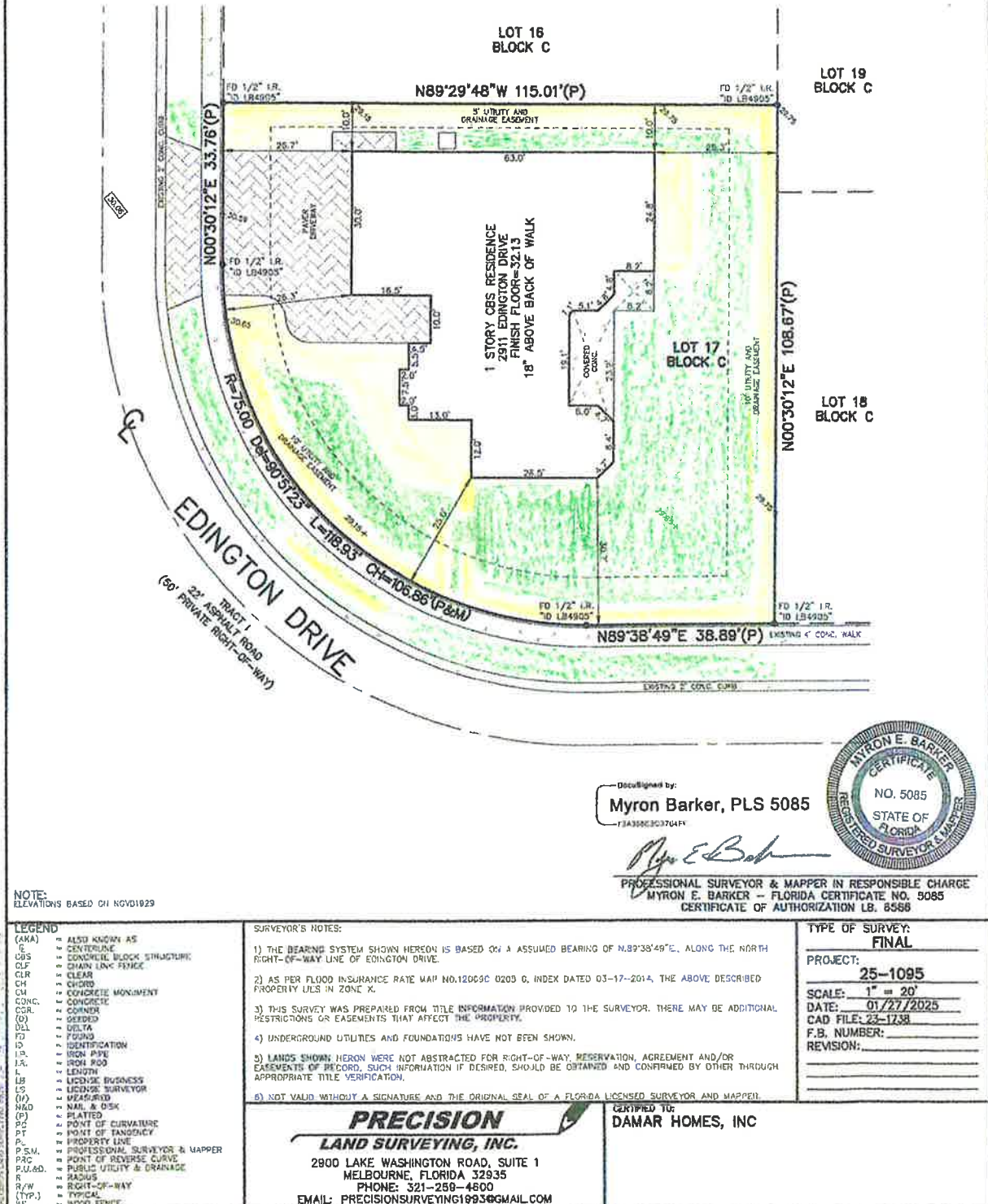


# FINAL SURVEY

LOT 17, BLOCK C AS SHOWN ON THE PLAT OF COUNTRY CLUB ESTATES  
AS RECORDED IN PLAT BOOK 60, PAGES 25-27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



**FINISH FLOOR ELEVATION NOTE:**  
ALL FINISHED FLOOR ELEVATIONS SHOWN ARE THE MINIMUM ELEVATION TO BE PROVIDED. ALL FINISHED FLOOR ELEVATIONS ARE ALLOWED TO BE UP TO A MAXIMUM OF 10 INCHES HIGHER THAN THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN.





**Test Report**

**No.: 70.431.23.16030.02**

**Date: 2023-11-10**

**Applicant:** TURF DISTRIBUTORS  
**Address:** 42505 RIO NEDO, TEMECULA, CA 92590  
**Product Name:** ARTIFICIAL GRASS  
**Model No.:** Eco 85 Silver Putt, Eco 48 Silver, Eco 108 Gold, Eco 59 Silver Hybrid, Eco 94 Gold, Eco 96 Gold, EVO001, EVO002, EVO003, EVO004, EVO005, EVO006, So Natural 70, Eco 72 Silver, Eco 74 Silver, Eco 82 Silver, So Natural 90, Eco 56 Silver, Natural 105  
**Receipt Date of Sample:** 2023-10-24  
**Date of Testing:** 2023-10-24 ~ 2023-11-10  
**Sample Submitted:** The sample(s) was (were) submitted by applicant and identified.  
**Test Result:** Refer to the data listed in following pages

**Test Item**

**1. Client's Requirement- PFCAs Content**

**Conclusion**

**Pass**

**Remarks:** 1. MDL = Method Detection Limit  
 2. ND = Not Detected (<MDL)  
 3. ≤ Less than  
 4. 1 mg/kg = 1 ppm = 0.0001%

**TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch**  
**Testing Center**  
**Prepared by:**

*Jenny Yao*  
**Jenny Yao**  
**Technical Engineer**

**Authorized by:**

*Sawyer Tang*  
**Sawyer Tang**  
**Technical Manager**

**Note:**

- (1) The TÜV SÜD Certification and Testing (China) Co., Ltd. "General Terms & Conditions" applied. Any use for advertising purposes must be granted in writing. This technical report may only be quoted in full. This report is the result of a single examination of the object in question and is not generally applicable evaluation of the quality of other products in regular production. For further details, please see "Testing and certification regulation", chapter A-3.4. For full version, please visit: EN : <https://www.tuvsud.cn/zh-cn/resource/terms-and-conditions-en> ; GCN: <https://www.tuvsud.cn/zh-cn/terms-and-conditions> ; TGN: <https://www.tuvsud.cn/zh-tw/terms-and-conditions>
- (2) The results relate only to the items tested.
- (3) The test report shall not be reproduced except in full without the written approval of the laboratory
- (4) **Disclaimer Measurement Uncertainty:** Unless otherwise agreed upon, Pass or Fail verdicts are given based on the measured values without any considerations of measurement uncertainties. Please note, every test method has a measurement uncertainty which has been evaluated by the laboratory according to ISO/IEC 17025 requirements. By taking measurement uncertainties into account it might happen that measured values can neither be assessed as Pass nor as Fail.

**Laboratory:**  
 TÜV SÜD Certification and Testing (China) Co., Ltd.  
 Shanghai Branch, Testing Center  
 Building B.C, No. 1999 and Building D, No. 2089,  
 Duhui Road, Minhang District, Shanghai

**Phone:** +86 21 60376300  
**Fax:** +86 21 60376350  
**http://www.tuvsud.com**

**Regd. Office:**  
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**PFOS, its salts and related compounds**

|                                                              |            |       |      |    |
|--------------------------------------------------------------|------------|-------|------|----|
| Perfluorooctanesulfonic acid (PFOS)                          | 1763-23-1  | mg/kg | 0.01 | ND |
| Note 1                                                       |            |       |      |    |
| N-ethylperfluoro-1-octanesulfonamide (N-EtFOSA)              | 4151-50-2  | mg/kg | 0.01 | ND |
| N-methylperfluoro-1-octanesulfonamide (N-MeFOSA)             | 31506-32-6 | mg/kg | 0.01 | ND |
| 2-(N-ethylperfluoro-1-octanesulfonamido)-ethanol (N-EtFOSE)  | 1691-99-2  | mg/kg | 0.01 | ND |
| 2-(N-methylperfluoro-1-octanesulfonamido)-ethanol (N-MeFOSE) | 24448-09-7 | mg/kg | 0.01 | ND |
| Perfluorooctane Sulfonamide (PFOSA) Note 25                  | 754-91-6   | mg/kg | 0.01 | ND |
| Sum of Perfluorooctane sulfonates (PFOS) and its derivatives |            | mg/kg | -    | ND |
| PFOA, its salts                                              |            |       |      |    |
| Perfluorooctanoic acid (PFOA) Note 2                         | 335-67-1   | mg/kg | 0.01 | ND |
| PFOA-related compound                                        |            |       |      |    |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3    | 39105-34-4 | mg/kg | 0.01 | ND |
| Methyl perfluorooctanoate (Me-PFOA)                          | 376-27-2   | mg/kg | 0.1  | ND |
| Ethyl perfluorooctanoate (Et-PFOA)                           | 3108-24-5  | mg/kg | 0.1  | ND |
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)                | 27905-45-9 | mg/kg | 0.1  | ND |

Note 3

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| <u>Test Item(s)</u>                                                                                 | <u>CAS NO.</u> | <u>Unit</u> | <u>MDL</u> | <u>Q01</u> |
|-----------------------------------------------------------------------------------------------------|----------------|-------------|------------|------------|
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3                                           | 1996-88-9      | mg/kg       | 0.1        | ND         |
| Perfluoro-1-iodooctane (PFOI)                                                                       | 507-63-1       | mg/kg       | 0.1        | ND         |
| 2H,2H Perfluorodecane Acid (H <sub>2</sub> PFDA / 8:2 FTCA) Note 3, Note 11                         | 27854-31-5     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3                                                   | 678-39-7       | mg/kg       | 0.1        | ND         |
| Sum of PFOA-related compounds                                                                       |                | mg/kg       | -          | ND         |
| C9-C14 PFCA, their salts                                                                            |                |             |            |            |
| Perfluorononane Acid (PFNA) Note 4                                                                  | 375-95-1       | mg/kg       | 0.01       | ND         |
| Perfluorodecane Acid (PFDA) Note 4                                                                  | 335-76-2       | mg/kg       | 0.01       | ND         |
| Perfluoroundecanoic Acid (PFUnDA) Note 22                                                           | 2058-94-8      | mg/kg       | 0.01       | ND         |
| Perfluorododecanoic Acid (PFDoDA) Note 4                                                            | 307-55-1       | mg/kg       | 0.01       | ND         |
| Perfluorotridecanoic Acid (PFTriDA) Note 24                                                         | 72629-94-8     | mg/kg       | 0.01       | ND         |
| Perfluorotetradecanoic Acid (PFTDA)                                                                 | 376-06-7       | mg/kg       | 0.01       | ND         |
| Perfluoro-3,7-dimethyloctanoic Acid (PF-3,7-DMOA)                                                   | 172155-07-6    | mg/kg       | 0.01       | ND         |
| Sum of C9-C14 PFCA, their salts                                                                     |                | mg/kg       | -          | ND         |
| C9_C14_PFCA_related_substances                                                                      |                |             |            |            |
| Perfluorodecane sulfonic Acid (PFDS) Note 10                                                        | 335-77-3       | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-dodecanol (10:2 FTOH)                                                       | 865-86-1       | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecylacrylate (10:2 FTA)                                                     | 17741-60-5     | mg/kg       | 0.1        | ND         |
| 1-Iodo-1H,1H,2H,2H-perfluorodecane (8:2 FTI)                                                        | 2043-53-0      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecyltriethoxysilane (8:2 FTSi(OC <sub>2</sub> H <sub>5</sub> ) <sub>3</sub> ) | 101947-16-4    | mg/kg       | 0.1        | ND         |
| 2H,2H,3H,3H-Perfluoroundecanoic Acid (H <sub>4</sub> PFUnDA / 8:3 FTCA) Note 12                     | 34598-33-9     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl methacrylate (10:2 FTMA)                                               | 2144-54-9      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-perfluorotetradecan-1-ol(12:2 FTOH)                                                     | 39239-77-5     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecane sulfonic acid (10:2 FTS)                                              | 120226-60-0    | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl iodide (10:2 FTI)                                                      | 2043-54-1      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorotetradecyl iodide (12:2 FTI)                                                   | 30046-31-2     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3                                           | 39108-34-4     | mg/kg       | 0.01       | ND         |

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| Test Item(s)                                                                                                          | CAS NO.    | Unit  | MDL  | Q01 |
|-----------------------------------------------------------------------------------------------------------------------|------------|-------|------|-----|
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)<br>Note 3                                                               | 27905-45-9 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA)<br>Note 3                                                          | 1996-88-9  | mg/kg | 0.1  | ND  |
| 2H,2H Perfluorodecane Acid (H:PFDA / 6:2 FTCA)<br>Note 3, Note 11                                                     | 27854-31-5 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH)<br>Note 3                                                                  | 678-39-7   | mg/kg | 0.1  | ND  |
| Sum of C9-C14-related substances                                                                                      |            | mg/kg | -    | ND  |
| PFHxS, its salts                                                                                                      |            |       |      |     |
| Perfluorohexanesulfonic acid (PFHxS)<br>Note 7                                                                        | 355-46-4   | mg/kg | 0.01 | ND  |
| PFHxS-related compounds                                                                                               |            |       |      |     |
| N-Methylperfluoro-1-hexane sulfonamide (N-Me-FHxSA)                                                                   | 68259-15-4 | mg/kg | 0.01 | ND  |
| N-[3-(dimethylamino)propyl]tridecafluorohexanesulphonamide (N-AP-FHxSA)                                               | 50598-28-2 | mg/kg | 0.01 | ND  |
| Perfluorohexane sulfonamide (PFHxSA)                                                                                  | 41997-13-1 | mg/kg | 0.01 | ND  |
| 2-[methyl[(tridecafluorohexyl) sulphonyl]amino]ethyl acrylate)) (N-MeFHSEA)                                           | 67584-57-0 | mg/kg | 0.5  | ND  |
| Other PFAS                                                                                                            |            |       |      |     |
| Perfluorobutane acid (PFBA)<br>Note 13                                                                                | 375-22-4   | mg/kg | 0.01 | ND  |
| Perfluorobutanesulfonic acid (PFBS)<br>Note 5                                                                         | 375-73-5   | mg/kg | 0.01 | ND  |
| 1,1,2,2,3,3,4,4,4-nonafluoro-N-(2-hydroxyethyl)-N-methylbutane-1-sulphonamide (PFBS-NC <sub>4</sub> H <sub>9</sub> O) | 34454-97-2 | mg/kg | 0.01 | ND  |
| Perfluoropentane acid (PFPeA)<br>Note 17                                                                              | 2706-90-3  | mg/kg | 0.01 | ND  |
| Perfluorohexane acid (PFHxA)<br>Note 6                                                                                | 307-24-4   | mg/kg | 0.01 | ND  |
| Perfluoroheptane acid (PFHpA)<br>Note 14                                                                              | 375-85-9   | mg/kg | 0.01 | ND  |
| Perfluoroheptanesulfonic acid (PFHpS)<br>Note 8                                                                       | 375-92-8   | mg/kg | 0.01 | ND  |
| 7H-Dodecafluoroheptane acid (7HPFHpA)                                                                                 | 1546-95-8  | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctanesulphonic acid (6:2 FTS)<br>Note 26                                                        | 27619-97-2 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctylacrylate (6:2 FTA)                                                                          | 17527-29-6 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-hexanol (4:2 FTOH)                                                                            | 2043-47-2  | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-octanol (6:2 FTOH)                                                                            | 647-42-7   | mg/kg | 0.1  | ND  |
| 2,3,3,3-tetrafluoro-2-(heptafluoropropoxy) propionic acid, its salts and its acyl halides (HPFO-DA)<br>Note 9         | 13252-13-6 | mg/kg | 0.01 | ND  |

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|-----------------------------------------------------------------------------------------------|-------------|-------|------|-----|
| 1H, 1H, 2H, 2H-Perfluorohexanesulfonic Acid (4:2 FTS)                                         | 757124-72-4 | mg/kg | 0.01 | ND  |
| Perfluorooctane sulfonamidoacetic acid (FOSAA)                                                | 2808-24-8   | mg/kg | 0.01 | ND  |
| N-Methylperfluoro-1-octanesulfonamidoacetic acid (N-MeFOSAA)                                  | 2355-31-9   | mg/kg | 0.01 | ND  |
| N-Ethylperfluorooctane sulfonamidoacetic acid (N-EtFOSAA)                                     | 2991-50-6   | mg/kg | 0.01 | ND  |
| Perfluoropentane sulfonic acid (PFPeS)                                                        | 2706-91-4   | mg/kg | 0.01 | ND  |
| Note 18                                                                                       |             |       |      |     |
| Perfluorononane sulfonic acid (PFNS)                                                          | 68259-12-1  | mg/kg | 0.01 | ND  |
| Note 19                                                                                       |             |       |      |     |
| Perfluoroundecane sulfonic acid (PFUnDS)                                                      | 749786-16-1 | mg/kg | 0.01 | ND  |
| Note 16                                                                                       |             |       |      |     |
| Perfluorododecane sulfonic acid (PFDoDS)                                                      | 79780-39-5  | mg/kg | 0.01 | ND  |
| Note 20                                                                                       |             |       |      |     |
| Perfluorotridecane sulfonic acid (PFTriDS)                                                    | 791563-89-8 | mg/kg | 0.01 | ND  |
| Note 21                                                                                       |             |       |      |     |
| 2-Perfluorohexyl ethanoic acid (6:2 FTCA)                                                     | 53826-12-3  | mg/kg | 0.01 | ND  |
| 3-Perfluoropentyl propanoic acid (5:3 FTCA)                                                   | 914637-49-3 | mg/kg | 0.01 | ND  |
| Perfluorohexadecanoic Acid (PFHxDA)                                                           | 67905-19-5  | mg/kg | 0.01 | ND  |
| Perfluorooctadecanoic Acid (PFODA)                                                            | 16517-11-6  | mg/kg | 0.01 | ND  |
| bis(3,3,4,4,5,5,6,6,7,7,8,8,9,9,10,10,10-heptafluorooctadecyl) hydrogen phosphate (8:2 diPAP) | 678-41-1    | mg/kg | 0.01 | ND  |
| Note 15                                                                                       |             |       |      |     |
| 1H,1H,2H,2H-Perfluorooctyl methacrylate (6:2 FTMA)                                            | 2144-53-8   | mg/kg | 0.1  | ND  |
| 4,8-Dioxa-3H-perfluorononanoic acid (ADONA)                                                   | 919005-14-4 | mg/kg | 0.01 | ND  |
| Perfluoro-3-methoxypropanoic acid (PFMPA)                                                     | 377-73-1    | mg/kg | 0.01 | ND  |
| Perfluorodecyl iodide (PFDI)                                                                  | 423-62-1    | mg/kg | 0.1  | ND  |
| Perfluoro-4-methoxybutanoic acid (PFMBA)                                                      | 863090-89-5 | mg/kg | 0.01 | ND  |
| Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)                                                    | 151772-58-6 | mg/kg | 0.01 | ND  |
| 9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)                               | 756426-58-1 | mg/kg | 0.01 | ND  |
| 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)                            | 763051-92-9 | mg/kg | 0.01 | ND  |
| Perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)                                              | 113507-82-7 | mg/kg | 0.01 | ND  |
| 3-Perfluoropropyl propanoic acid (3:3FTCA)                                                    | 356-02-5    | mg/kg | 0.01 | ND  |
| 3-Perfluoroheptyl propanoic acid (7:3FTCA)                                                    | 812-70-4    | mg/kg | 0.01 | ND  |
| Perfluoropentadecanoic Acid (PFPeDA)                                                          | 141074-63-7 | mg/kg | 0.1  | ND  |

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|--------------------------------------------------------------|------------|-------|-----|-----|
| 1H,1H,2H,2H-Perfluorohexyl methacrylate (4:2 FTMA)           | 1799-84-4  | mg/kg | 0.1 | ND  |
| 2-(N-ethylperfluorooctanesulfamido) ethyl acrylate (EtFOSAC) | 423-82-5   | mg/kg | 0.1 | ND  |
| 1H,1H,2H-Heptadecafluoro-1-decene (PFDE)                     | 21652-58-4 | mg/kg | 0.1 | ND  |
| Perfluorooctyl triethoxysilane (POTS)                        | 51851-37-7 | mg/kg | 0.1 | ND  |
| Perfluorododecyl iodide (PFDoDI)                             | 307-60-8   | mg/kg | 0.1 | ND  |
| 11H-Perfluoroundecanoic acid (11H-PFUnDA)                    | 1765-48-6  | mg/kg | 0.1 | ND  |

Note 23

**Notes:**

(1)PFOS refer to its salts/derivative including

PFOS-K CAS No.: 2795-39-3

PFOS-Li CAS No.: 29457-72-5

PFOS-Na CAS No.: 4021-47-0

PFOS-NH<sub>4</sub> CAS No.: 29081-56-9

PFOS-NH<sub>2</sub>(C<sub>2</sub>H<sub>4</sub>OH)<sub>2</sub> CAS No.: 70225-14-8

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 56773-42-3

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 251099-16-8

POSF CAS No.: 307-35-7

POSF-Mg CAS No.: 91036-71-4

(2)PFOA refer to its salts/derivative including

PFOA-Na CAS No.: 335-95-5

PFOA-K CAS No.: 2395-00-8

PFOA-Ag CAS No.: 335-93-3

PFOA-F CAS No.: 335-66-0

APFO CAS No.: 3825-26-1

PFOA-Li CAS No.: 17125-58-5

(3) PFAS classified as both PFOA-related compounds and C9-C14 PFCA-related substances.

8:2 FTS refer to its salts including

8:2 FTS-K CAS No.: 438237-73-1

8:2 FTS-NH<sub>4</sub> CAS No.: 149724-40-3

8:2 FTS-Na CAS No.: 27619-96-1

(4)PFNA refer to its salts including

PFNA-Na CAS No.: 21049-39-8

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PFNA-NH<sub>4</sub> CAS No.: 4149-60-4

PFNA-K CAS No.: 21049-38-7

PFNA-Li CAS No.: 60871-92-3

PFNA-Ag CAS No.: 7358-16-9

(5)PFDA refer to its salts including

PFDA-Na CAS No. 3830-45-3

PFDA-NH<sub>4</sub> CAS No: 3108-42-7

PFDA-K CAS No: 51604-85-4

PFDA-Ag CAS No: 5784-82-7

PFDA-Li CAS No: 84743-32-8

(6)PFDoDA refer to its salts including

PFDoDA-NH<sub>4</sub> CAS No: 3793-74-6

PFDoDA-Na CAS No: 60872-01-7

(7)PFBS refers to its salts/derivative including

PFBS-K CAS No.: 29420-49-3

PFBS-H<sub>2</sub>O CAS No.: 59933-66-3

PFBS-Li CAS No.: 131651-65-5

TPS-PFBS CAS No.: 144317-44-2

PFBS-S(CH<sub>3</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 220133-51-7

PFBS-P(C<sub>6</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 220689-12-3

PFBS-N(C<sub>6</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 25628-08-4

PFBS-F CAS No.: 375-72-4

PFBS-NC<sub>4</sub>H<sub>9</sub>O CAS No.: 503155-89-3

PFBS-Mg CAS No.: 507453-86-3

PFBS-NH<sub>4</sub> CAS No.: 68259-10-9

PFBS-SC<sub>10</sub>H<sub>21</sub>O CAS No.: 209482-18-8

PFBS-Cl CAS No.: 2991-84-6

PFBS-NaCAS No.: 60453-92-1

PFBS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 194999-85-4

PFBS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-18-2

(8)PFHxA refers to its salt including

APFHx CAS No.: 21615-47-4



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PFHxA-Na CAS No.: 2923-26-4

PFHxA-K CAS No.: 3109-94-2

PFHxA-F CAS No.: 355-38-4

PFHxA-Ag CAS No.: 336-02-7

PFHxA-Li CAS No.: 90430-61-8

(9)PFHxS refers to its salts including

PFHxS-Na CAS No.: 82382-12-5

PFHxS-K CAS No.: 3871-99-6

PFHxS-Li CAS No.: 55120-77-9

PFHxS-NH<sub>4</sub> CAS No.: 68259-08-5

PFHxS-STPP CAS No.: 1000597-52-3

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 108427-54-9

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 108427-55-0

PFHxS-NC<sub>4</sub>H<sub>9</sub> CAS No.: 1187817-57-7

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>2</sub>H<sub>5</sub> CAS No.: 1310480-24-0

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>15</sub>H<sub>31</sub> CAS No.: 1310480-27-3

PFHxS-(NC<sub>6</sub>H<sub>13</sub>)<sub>2</sub>C<sub>17</sub>H<sub>35</sub> CAS No.: 1310480-28-4

PFHxS-C<sub>6</sub>H<sub>13</sub>O<sub>2</sub> CAS No.: 1329995-45-0

PFHxS-C<sub>6</sub>H<sub>13</sub>O<sub>2</sub> CAS No.: 1329995-69-8

TPS-PFHxS CAS No.: 144116-10-9

PFHxS-C<sub>4</sub>H<sub>9</sub>N<sub>2</sub>O<sub>2</sub> CAS No.: 1462414-59-0

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 153443-35-7

PFHxS-TMA CAS No.: 189274-31-5

PFHxS-NH<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 202189-84-2

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 213740-81-9

PFHxS-Ga CAS No.: 341035-71-0

PFHxS-S(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 341548-85-4

PFHxS-Sc CAS No.: 350836-93-0

PFHxS-Nd CAS No.: 41184-65-0

PFHxS-Y CAS No.: 41242-12-0

PFHxS-S<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-73-9

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-74-0

PFHxS-F CAS No.: 423-50-7

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Floor 11-12, No 151, Hongfeng Road, Jing'an District, Shanghai

Page 8 of 11



**Test Report** No.: 70.300.23.10245.01 R1

**Dated: 2023-10-24**

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 425670-70-8

PFHxS-Zn CAS No.: 70138-72-0

PFHxS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-16-0

PFHxS-N(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 72033-41-1

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 866621-50-3

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>7</sub>H<sub>7</sub> CAS No.: 910606-39-2

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>10</sub>H<sub>7</sub>O<sub>2</sub> CAS No.: 911027-68-4

PFHxS-Cs CAS No.: 92011-17-1

PFHxS-SC<sub>2</sub>H<sub>5</sub>O<sub>4</sub> CAS No.: 928049-42-7

PFHxS-Cl CAS No.: 55591-23-6

(10) PFHpS refers to its salts including

PFHpS-Na CAS No.: 21934-50-9

PFHpS-K CAS No.: 60270-55-5

PFHpS-NH<sub>4</sub> CAS No.: 68259-07-4

PFHpS-Li CAS No.: 117806-54-9

(11) HFPO-DA refers to its salts including

HFPO-DA-NH<sub>4</sub> CAS No.: 62037-80-3

HFPO-DA-K CAS No.: 67118-55-2

HFPO-DA-F CAS No.: 2062-98-8

(12) PFDS refer to its salts including

PFDS-Na CAS No.: 2806-15-7

PFDS-K CAS No.: 2806-16-8

PFDS-NH<sub>4</sub> CAS No.: 67906-42-7

(13) H<sub>2</sub>PFDA / 8:2 FTCA refer to its salt/derivative including

8:2 FTCA-P(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 882489-14-7

(14) H<sub>4</sub>PFUnDA / 8:3 FTCA refer to its salts including

H<sub>4</sub>PFUnDA-K CAS No.: 83310-58-1

(15) PFBA refers to its salts including

PFBA-NH<sub>4</sub> CAS No.: 10495-86-0

PFBA-Na CAS No.: 2218-54-4

PFBA-K CAS No.: 2966-54-3

PFBA-Ag CAS No.: 3794-64-7

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Greater China

**Test Report**      **No.: 70.300.23.10245.01 R1****Dated: 2023-10-24**

PFBA-Li CAS No.: 4146-76-3

(16) PFHpA refers to its salts including

PFHpA-Na CAS No.: 20109-59-5

PFHpA-K CAS No.: 21049-36-5

PFHpA-NH<sub>4</sub> CAS No.: 6130-43-4

PFHpA-Cs CAS No.: 171198-24-6

PFHpA-Ag CAS No.: 424-05-5

PFHpA-Li CAS No.: 60871-90-1

(17) 8:2diPAP refers to its salts including

8:2diPAP-Na CAS No.: 114519-85-6

(18) PFUnDS refers to its salts including

PFUnDS-Na CAS No.: 441296-91-9 (anion)

(19) PFPeA refers to its salts including

PFPeA-Na CAS No.: 2706-89-0

PFPeA-K CAS No.: 336-23-2

PFPeA-NH<sub>4</sub> CAS No.: 68259-11-0

PFPeA-Li CAS No.: 198482-22-3

PFPeA-Ag CAS No.: 2795-30-4

(20) PFPeS refers to its salts including

PFPeS-Na CAS No.: 630402-22-1

PFPeS-K CAS No.: 3872-25-1

PFPeS-NH<sub>4</sub> CAS No.: 68259-09-6

(21) PFNS refers to its salts including

PFNS-Na CAS No.: 98789-57-2

PFNS-NH<sub>4</sub> CAS No.: 17202-41-4

PFNS-K CAS No.: 29359-39-5

(22) PFDoDS refers to its salts including

PFDoDS-Na CAS No.: 1260224-54-1

(23) PFTrDS refers to its salts including

PFTrDS-Na CAS No.: 174675-49-1

(24) PFUnDA refers to its salts including

PFUnDA-Na CAS No.: 60871-96-7

PFUnDA-NH<sub>4</sub> CAS No.: 4234-23-5

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Greater China

**Test Report** No.: 70.300.23.10245.01 R1**Dated: 2023-10-24**

PFUnDA-K CAS No.: 30377-53-8

(25) 11H-PFUnDA refers to its salts including

11H-PFUnDA-K CAS No.: 307-71-1

11H-PFUnDA-NH<sub>4</sub> CAS No.: 5081-02-7

(26) PFTrDA refers to its salts including

PFTrDA-NH<sub>4</sub> CAS No.: 4288-72-6

(27) PFOSA refers to its salts including

PFOSA-Li CAS No.: 76752-79-9

(28) 6:2 FTS refers to its salts including

6:2 FTS-Na CAS No.: 27619-94-9

6:2 FTS-K CAS No.: 59587-38-1

6:2 FTS-NH<sub>4</sub> CAS No.: 59587-39-2

Remark: Unless otherwise stated, the decision rule for conformity reporting is based on Binary Statement for Simple Acceptance Rule (w = 0) stated in ILAC-G8:09/2019.

- End of Test Report -

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Page 11 of 11



VistaScape™  
**VistaPet**



## Stock VistaPet and Boost Your Sales!

The Ultimate Paw Perfect Turf

VistaPet is a premium, high-quality turf solution specifically designed for pet-friendly environments. Its unique features, superior durability, and exceptional safety make it a standout product that provides unmatched value for pet owners.

### Benefits for Pet Owners



#### Easy Cleanup

##### High Flow Rate

The high flow rate helps wash away messes quickly, ensuring the turf remains hygienic and odor-free.

##### Moisture-Wicking Properties

Keeps the surface dry, preventing odors and maintaining a comfortable environment for pets.

#### Durability

##### Withstands Heavy Use

Designed to handle the demands of active pets, providing a reliable and long-lasting solution.

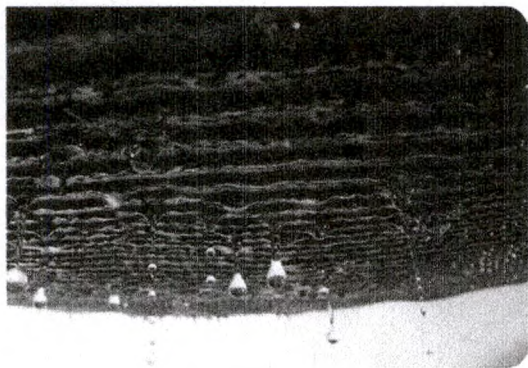
#### Safety First

##### PFAS Free & Lead Free

Ensures a safe play area for pets and children, offering peace of mind to pet owners.



# Key Features of VistaPet



## TriFlow Backing™

### Three-Layer Backing System

1. **Strong Woven Polypropylene Base:** The bottom layer is made from durable polypropylene, ensuring your grass stays strong and stable, even under heavy use.
2. **Flexible Non-Woven Polypropylene:** The middle layer enhances the structural strength of your turf while maintaining excellent permeability and flexibility. This ensures robust support without compromising water flow.
3. **Clear, Thin but Robust Coating:** The top layer features a clear coating that helps bind the artificial grass fibers in place, adds to the overall strength of the backing, and still allows water to flow through easily, ensuring your lawn remains dry and safe even after heavy rainfall.



### Excellent Drainage

Quickly channels water away to keep the turf dry and ready to use.

### Long-Lasting Durability

Built to withstand wear & tear, ensuring it remains beautiful and resilient for years.

### Superior Fiber Binding

The clear coating ensures that grass fibers are securely held in place, enhancing overall stability and longevity.

## DuraBlade™ Technology

### Robust Construction

Ensures the blades remain strong & resilient, providing long-lasting performance.

### Aesthetic Appeal

Mimics the look and feel of natural grass, enhancing any outdoor area.

## Pet & Child Safe

### PFAS Free & Lead Free

Guarantees a safe environment for pets and children.

### Safe for Pets & Children

Parents can be confident that their children can play on the turf without exposure to harmful substances.



**Total Weight**  
~91 oz.



**Face Weight**  
~64 oz.



**Pile Height**  
1.125"



**Warranty**  
16-Years



## Join Us Today!

Stock VistaPet and Provide Your Customers  
with the Best in Pet-Friendly Artificial Turf.

(951) 384-6540  
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[www.turfdistributors.com](http://www.turfdistributors.com)



## EXTENSION

Institute of Food and Agricultural Sciences

# Improving Drought Tolerance in Your Florida Lawn<sup>1</sup>

L.E. Trenholm<sup>2</sup>

Turfgrass plants, like all green plants, require water for growth. During times of inadequate rainfall, application of supplemental irrigation water will help maintain a higher quality lawn. Although droughts are usually thought of as long periods of time, such as months or years, sandy Florida soils can experience drought conditions after only a few days without rain. Without adequate water from either rainfall or irrigation, turfgrasses will adopt a water conserving habit. Under these conditions, grasses will roll their leaf blades to stop the loss of water (known as transpiration) from the leaves, will defer any new shoot growth until conditions are more suitable for growth, and will send their roots deeper into the soil in search of water. During periods of drought, leaf tissue may die and drop from the plant, although the grasses will generally recuperate upon receiving adequate irrigation.

As grasses recover from drought, they will be more susceptible to other stresses (cold temperatures, traffic, insects, or diseases) and will not grow as vigorously as nonstressed grasses. In light of increased mandatory watering restrictions in Florida consider management practices that will help enhance the drought-tolerance of your grass.

## Objective of Drought Conditioning

The primary objective of drought conditioning is to grow a good quality lawn that will survive on little or no supplemental irrigation. A drought conditioned lawn can withstand more stress than a lawn that is not conditioned. A properly prepared lawn will have a deep and extensive root system that is better able to seek out water.

## Irrigation Practices

Proper irrigation is the first step in conditioning a lawn for drought. Many people rely on their automatic sprinkler systems to apply small amounts of water several times weekly to their lawn, regardless of any rainfall received. This practice is actually detrimental to the grass because it promotes a lawn that requires more water and one that cannot withstand tough stress. **Less frequent, longer irrigations will assist in establishing a deeper, more viable root system.**

Frequent (daily), light waterings promote shallow root systems that do not result in healthy turf. To develop a deep root system, water your lawn when the first signs of wilt occur. When the lawn needs water, you'll see spots in the lawn that turn bluish-gray, footprints that remain in the grass long

1. This document is Fact Sheet ENH57, a series of the Environmental Horticulture Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. First published: May 1991. Revised: May 2000. Please visit the EDIS web site at <http://edis.ifas.ufl.edu>.

2. L.E. Trenholm, Assistant Professor, Extension Turfgrass Specialist, Environmental Horticulture Department, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, FL.



after being made, and many leaf blades folded in half lengthwise. Apply only enough water to wet the soil in the rootzone. For Florida's sandy soils, 3/4 inch of water is generally sufficient. Do not water the lawn again until signs of wilt occur again. This technique works regardless of turfgrass species, soil type, season, or other environmental conditions. It may take up to 6 weeks to condition your turf to survive several days or more without wilting between irrigations or rainfall. During this time the root system is developing and growing deeper into the soil. In time, your lawn will establish a more uniform appearance with less thatch and a deeper root system.

### **Mowing Practices**

Proper mowing practices are essential for good quality and drought-tolerant turf. Every time a lawn is mowed, the metabolic activities of the grass are stressed, which reduces root growth. Mowing frequency and cutting height need to be carefully considered for a healthy lawn. Using the highest cutting height on the mower will facilitate turfgrass drought-conditioning. This will increase the grass leaf area, allowing for more photosynthesis. This results in more carbohydrates, which are then available for use in recovery from stresses such as drought. The higher the mowing height, the deeper and more extensive the root system will be. Although transpiration (water loss through leaves) will be slightly greater with higher mown turf, the expanded root system proves more advantageous.

Mowing should be done often enough to minimize the shock of cutting. Never mow off more than one-third the height of the leaf blade at any one time. If the lawn is allowed to grow to 4 inches, do not mow it lower than 3 inches. Adjust the frequency of mowing to the growth of the turf. In the summer, it may be necessary to mow more than once a week, but in the winter, once a month or less may be enough. Keeping the mower blades sharp and properly balanced is also important. A leaf cut by a sharp blade will heal over more quickly and lose less water than a leaf blade shredded by a dull mower blade.

### **Fertilization Practices**

Fertilization practices can enhance drought tolerance of turfgrasses, if properly done. Understanding plant responses to nitrogen and potassium fertilization is helpful in developing a beneficial program as well as providing a well-balanced nutritional program. All of the drought conditioning accomplished by proper irrigation and mowing practices can be defeated by excessive nitrogen fertilization. Excessive nitrogen enhances shoot growth but root growth is reduced. Leaf blades become more lush as nitrogen fertilization increases. Drought conditioning can only be accomplished by applying just enough nitrogen to obtain a small but continuous amount of growth.

Potassium fertilization, however, can help turfgrasses increase their tolerance to many stresses, including drought. Potassium promotes increased root growth and thicker cell walls. Turfgrasses require potassium in nearly the same amount as nitrogen, especially in sandy soils where both can readily leach out.

Other macro and micronutrients, as well as the soil pH, should be kept at recommended levels for optimal growth. Supplemental iron applications can provide desirable green turf without promoting succulent shoot growth. Iron applications have also been shown to increase turfgrass rooting. Soil testing is helpful in monitoring nutrient levels and determining turfgrass fertility requirements. Contact your local Cooperative Extension Office for more information on this.

### **Pest Control**

Pesticide chemicals should be applied to lawns with a great deal of care because they can add the extra stress of phytotoxicity (chemical damage to plants). A healthy, vigorously growing turfgrass is the best defense against weeds, insects, and diseases. The irrigation, mowing, and fertility practices outlined above will promote a healthy, dense turf and reduce the need for pest control measures. However, if a pest problem has been diagnosed, it should be promptly treated following recommendations from your local Cooperative Extension office. Spot treatment of a pest problem is usually as effective as

treating the whole lawn. Be particularly watchful for insects and diseases that attack turfgrass root systems.

### **Turfgrass Species**

Drought tolerance varies greatly with turfgrass species and cultivars. Bermudagrass, zoysiagrass, bahiagrass, seashore paspalum, and centipedegrass have the best drought tolerance of the southern turfgrasses, followed by St. Augustinegrass and carpetgrass. Under severe drought conditions with no supplemental irrigation, turfgrasses will go dormant, cease to grow, and drop leaves. After soil moisture becomes adequate, new growth will emerge from buds on rhizomes (underground stems) or stolons (aboveground stems). Bermudagrass, zoysiagrass, seashore paspalum and bahiagrass can usually recover from drought-induced dormancy because they have rhizomes that are protected from drying out in the soil. St. Augustinegrass and centipedegrass do not have rhizomes, which decreases their ability to recover from stresses such as drought. Deep root systems, which enhance recovery from drought, are found in bermudagrass, centipedegrass, and seashore paspalum.

Choosing a grass that is drought tolerant is complicated because each species has particular pest problems. Bermudagrass and zoysiagrass tend to have trouble with nematodes (soil-borne, minute, worm-like animals that feed on plant roots), although both provide good quality turf when nematodes are controlled. Bahiagrass is susceptible to mole crickets, but these insects are easier to control than nematodes. If a person can accept an open growth habit and not overmanage the turf, then bahiagrass may be the best selection. Bahiagrass is adapted to a wide range of soils and can survive under minimum management. Centipedegrass has a slow growth habit, and low water and nutrient requirements, but has a light green color that is objectionable to some people. Seashore paspalum has good tolerance to drought, salinity, insects, and diseases and provides an attractive, high-quality turfgrass.

### **Alternatives to Turfgrass**

People often attempt to grow turf where it will not survive without extraordinary care. High-quality turf cannot be maintained without supplemental irrigation, although a lower-quality turf may persist. In landscapes where unsightly turf may detract from the design, alternatives to turf should be considered. Mulched bed or groundcovers may be more suitable. Plant materials that do not require supplemental irrigation should be chosen. Consult your local Cooperative Extension office for the plants that grow best in your area.

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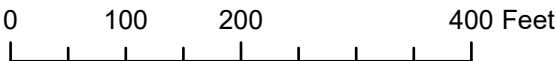
## Sec. 30-321. Plant materials.

- (a) *Quality:* Plant material used in conformance with the provisions of this article shall be good, healthy and sturdy plants. All plant material shall be Florida #1 grade or better. Plant materials which are known to be intolerant of paving environments or whose physical characteristics may be injurious to the public or which produce a quantity and/or quality of debris so as to present maintenance difficulties shall not be specified for use under this article.
- (b) *Native vegetation:* The applicant is encouraged to utilize plant material native to Brevard County in meeting these landscaping requirements. The existing vegetation that is native to Brevard County with the exception of that listed in Section 30-4(d) shall be preserved and utilized except when removal is justified and determined to be acceptable by the enforcement official (see Landscape Technical Manual).
- (c) *Ground cover:* Ground covers, other than grass, shall be planted in such a manner so as to present a finished appearance and reasonably complete coverage within six (6) months after planting (see Landscape Technical Manual).
- (d) *Lawn grass:* Grass areas shall be planted in species normally grown as permanent lawns in Brevard County. Seeding and sprigging may be used if grass cover is complete within six (6) months, or sodding will be required (see Landscape Technical Manual).
- (e) *Hedges:* Hedges, where required, shall be planted in sufficient number and maintained so as to form a continuous, unbroken, solid screen within a maximum of six (6) months after time of planting (see Landscape Technical Manual).
- (f) *Synthetic plants prohibited:* Synthetic or artificial material in the form of trees, shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant requirements in this section.
- (g) *[Overstory trees:]* Overstory trees shall be species having an average mature spread of crown of greater than twenty (20) feet and reach a mature height of at least sixty (60) feet, and having a trunk which can be maintained in a clean condition with over five (5) feet of clear wood (no branches). Trees, including palms, having an average mature spread of crown less than twenty (20) feet may be arranged in groupings so as to create the equivalent of twenty-foot crown spread and shall count as one (1) required tree. Invasives shall not be used to fulfill the requirements of this article (see Landscape Technical Manual).
- (h) *Caliper:* Plant materials required by this section shall comply with the minimum size requirements of Table 30-5, Minimum landscape planting specifications at the time of installation. Plant height shall be measured from the average grade level of the immediate planting area to the top horizontal plane of the shrub at planting; for single-trunk trees, the measurement shall be taken six (6) inches above grade level; for multitrunk trees, the tree shall be measured from the average grade level of the immediate planting area.
- (i) *Planting areas and shrubs:* Planting areas shall consist of permeable surface areas only. The permeable surface areas for shrubs may be included with permeable surface areas required for trees.
- (j) *Pavement edges:* Each overstory, coniferous, understory [tree] or shrub shall be planted at least twelve (12) inches from the edge of any paved surface.
- (k) *Irrigation:* Irrigation must be indicated on the landscape plan. Any landscape area must be shown by water tolerant usage area.





# Aerial 2024 VAR #6-2025







# FEMA FLOOD HAZARD AREAS

## VAR #6-2025

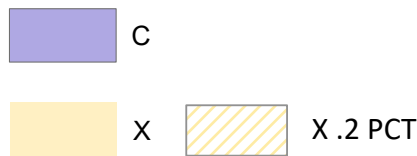
### Special Flood Hazard Area Zones



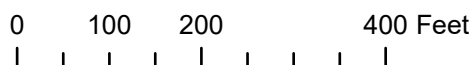
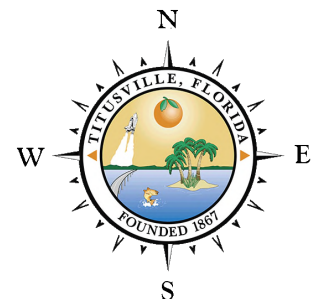
### Moderate Flood Hazard Area Zone



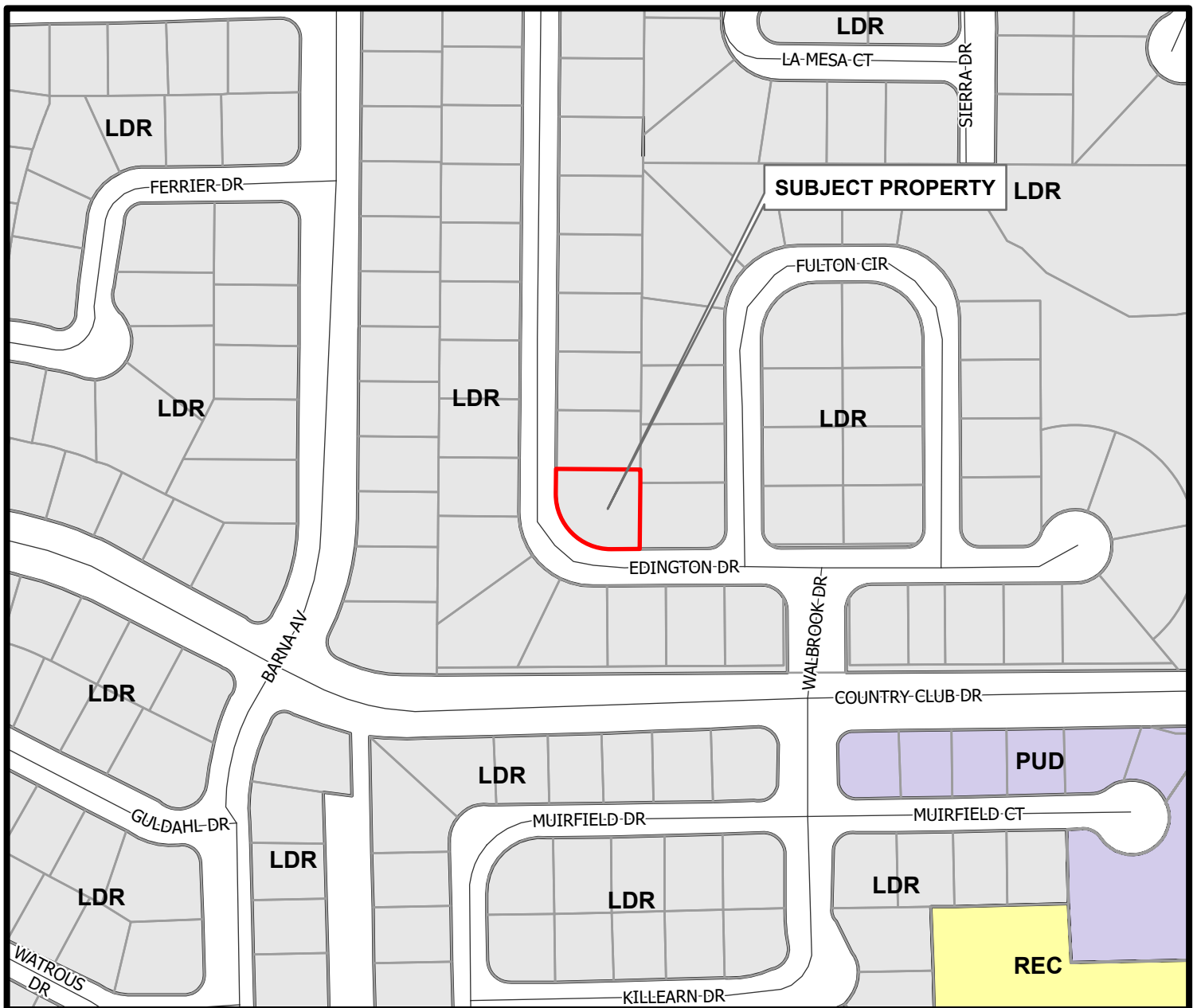
### Minimal Flood Hazard Zones



### Other Flood Zone Areas



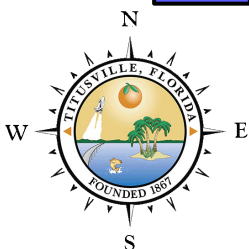




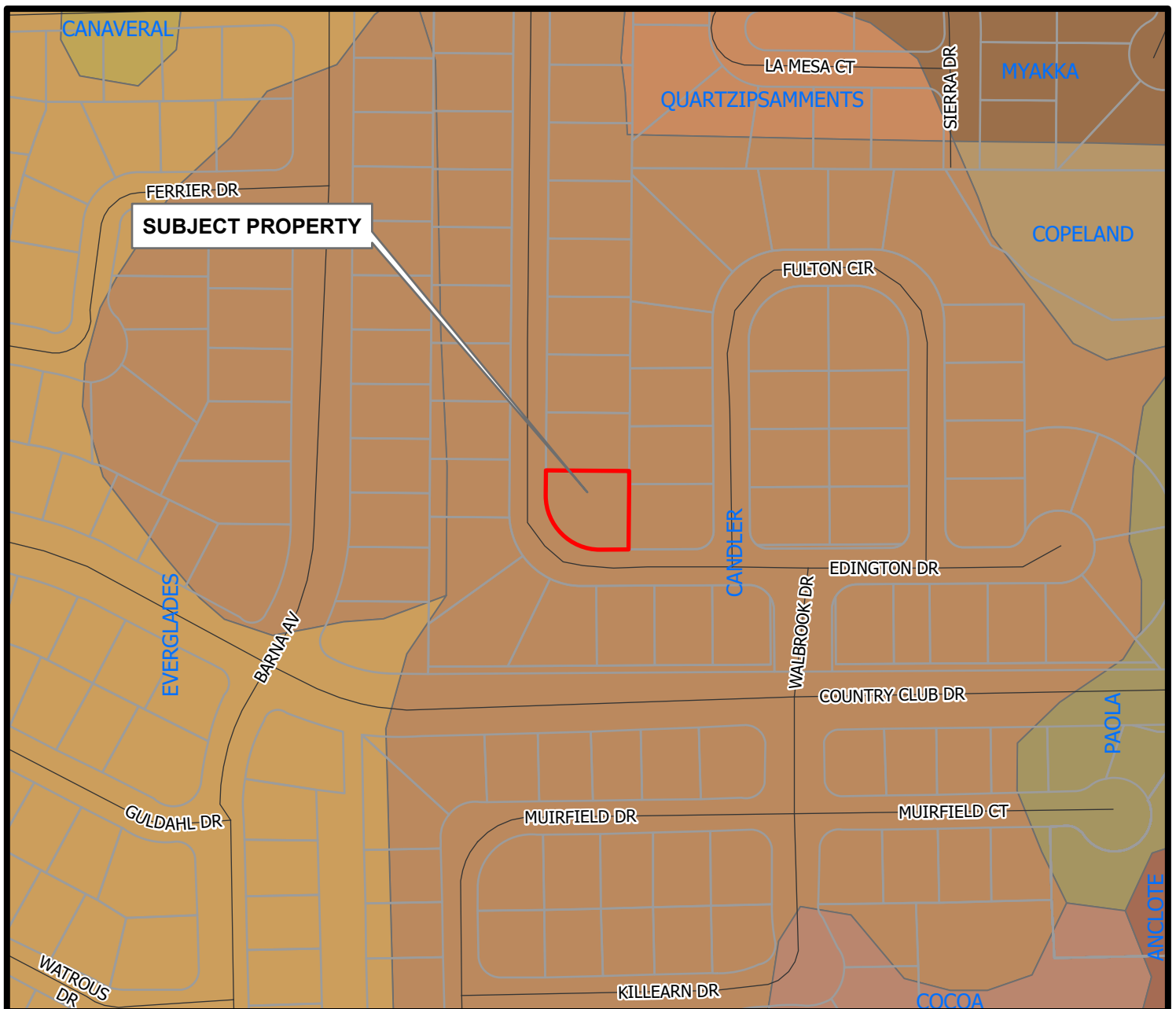
## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

**Subject**



0 100 200 400 Feet



## SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #6-2025

|           |                  |
|-----------|------------------|
| SoilName  | COPELAND         |
| ANCLOTE   | EVERGLADES       |
| CANAVERAL | MYAKKA           |
| CANDLER   | PAOLA            |
| COCOA     | QUARTZIPSAMMENTS |

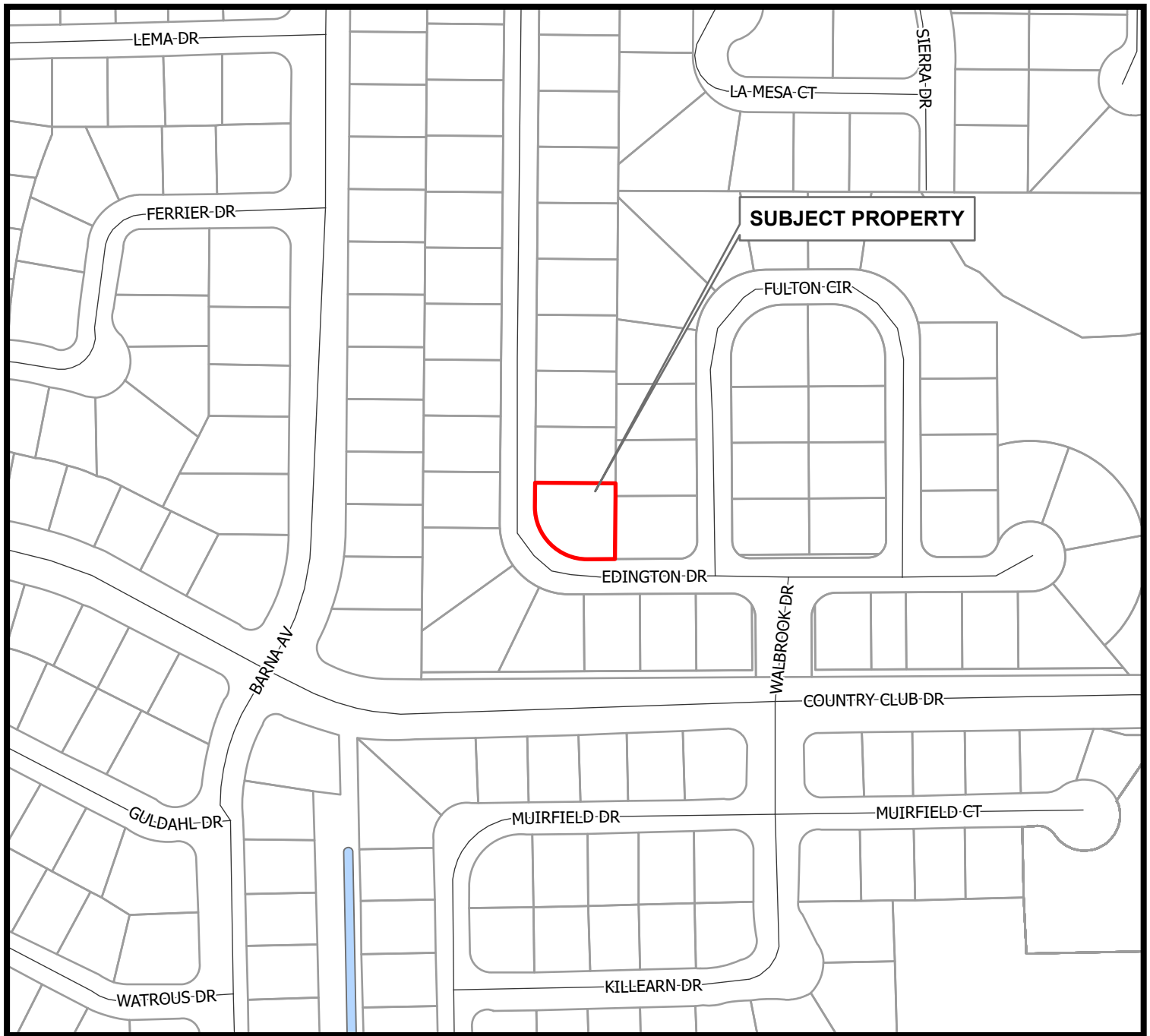


Community Development Department

0 100 200 400 Feet

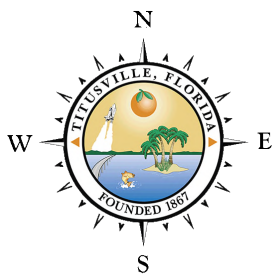
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

2/26/2025



# WETLANDS IN VICINITY OF PROPERTY

## VAR #6-2025



### WETLAND\_TY

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

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

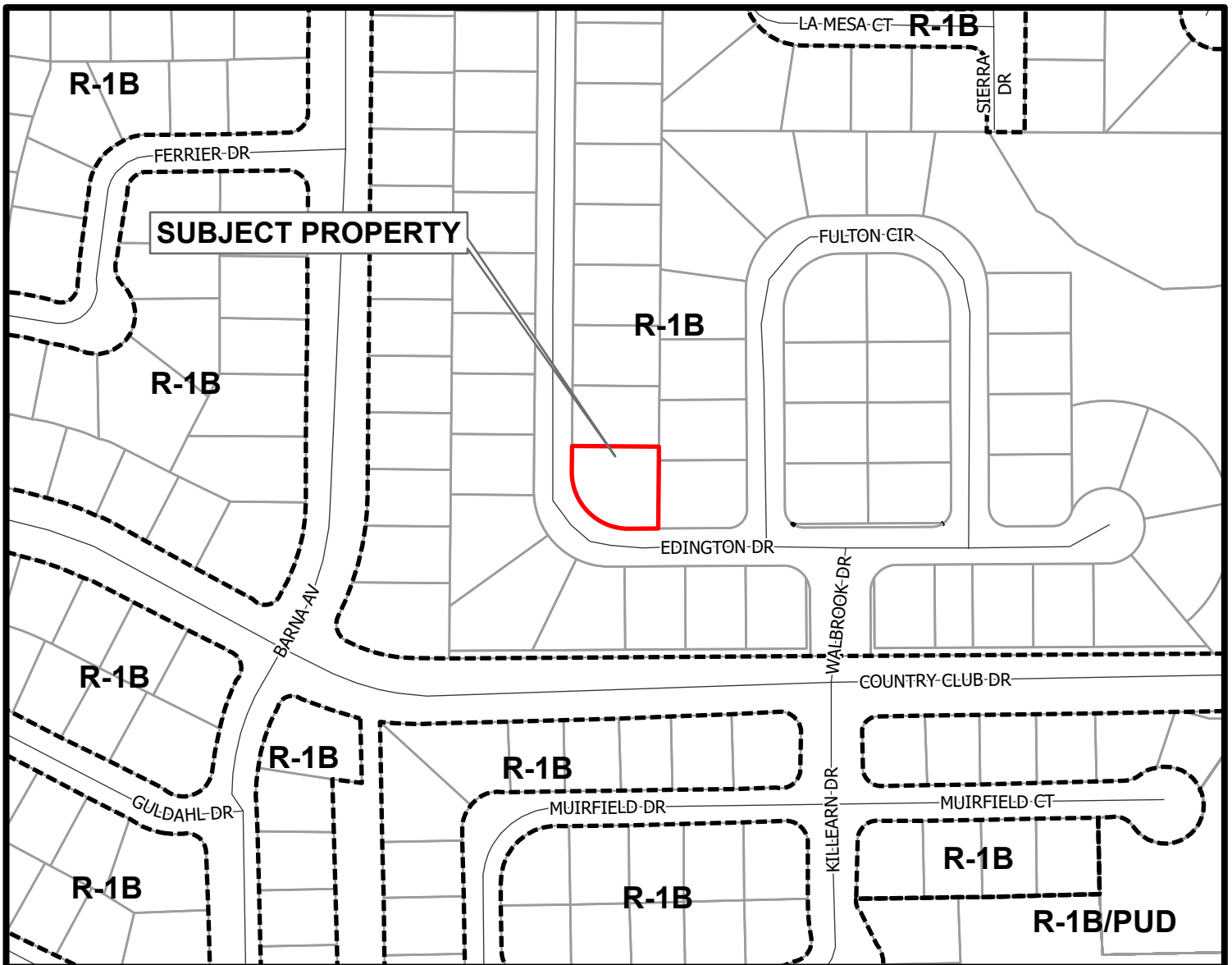
2/26/2025

Scale:1:2,500

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.

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



# ZONING MAP

## RESIDENTIAL DISTRICTS

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

## COMMERCIAL DISTRICTS

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

## INDUSTRIAL DISTRICTS

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

## OVERLAY DISTRICTS

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

## SPECIAL DISTRICTS

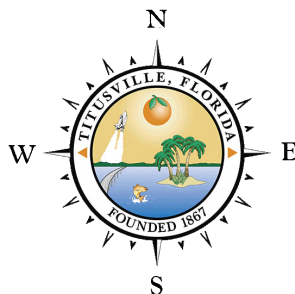
|        |                                            |
|--------|--------------------------------------------|
| GU     | GENERAL USE                                |
| OR     | OPEN SPACE AND RECREATION                  |
| UMU    | URBAN MIXED USE                            |
| SMU    | SHORELINE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

## Base Map

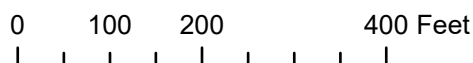
City Limits

Zoning

Subject



**VAR #6-2025**



**City of Titusville**  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Members of the Board of Adjustments and Appeals  
**From:** Brad Parrish, Community Development Director  
**Subject:** **Variance 8-2025 - Parcel ID # 22-35-16-09-\*-I**  
**Department/Office:** Community Development

**Recommended Action:**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property with Parcel ID # 22-35-16-09-\*-I.

**Summary Explanation & Background:**

The applicant is requesting a variance to the Land Development Regulations, Chapter 30, Section 30-321. Plant Materials. Section 30-321(f) - To allow the use of prohibited material in the form of artificial turf, for property located in the Single-Family Medium Density (R-1B) zoning district, with Parcel ID # 22-35-16-09-\*-I, as submitted by Hamid Hafizi, registered agent for Country Club Estates of Titusville LLC, Owner.

**Alternatives:**

1. Approve the variance.
2. Approve the variance with conditions.
3. Deny the variance.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Variance 8-2025 Staff Report
2. Application



3. Variance Justification
4. Survey w. Highlights
5. Turf Specifications
6. Turf Distributors Info
7. Improving Drought Tolerance Info
8. Code
9. All Maps VAR #8-2025



# City of Titusville Community Development

## 1 BOARD OF ADJUSTMENTS AND APPEALS

2 **Variance (VAR) No. 8-2025, Parcel ID # 22-35-16-09-\*-I**

3 **Meeting Date:** March 26, 2024

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

5 **Applicant:** Hamid Hafizi, registered agent for Country Club Estates of Titusville Inc,  
6 owner

## 7 Background

8 (a) Variance request: *Land Development Regulations, Chapter 30, Sec. 30-321 – Plant*  
9 *Materials, to allow the use of prohibited material in the form of artificial turf*, for  
10 property located in the Single-Family Medium Density Residential (R-1B) zoning  
11 district, with Parcel ID # 22-35-16-09-\*-I, as submitted by Hamid Hafizi, registered  
12 agent for Country Club Estates of Titusville Inc, owner.

13 (b) Location: Parcel ID # 22-35-16-09-\*-I. Tax No. 2224989.

14 (c) Land Description: COUNTRY CLUB ESTATES TRACT: I (PRIVATE ROAD  
15 R/W)

16 (d) Future Land Use: Low Density Residential

17 (e) Zoning: Single Family Medium Density (R-1B)

18 (f) Surrounding Zoning Districts.

19 1. North: Single Family Medium Density (R-1B)

20 2. South: Single Family Medium Density (R-1B) & Planned Unit Development  
21 (PUD)

22 3. East: Single Family Medium Density (R-1B)

23 4. West: Single Family Medium Density (R-1B)

## **Board of Adjustments and Appeals: Variance No. 8-2025**

(g) Lot Characteristics: The subject property is a 50-foot private road (right of way) consisting of approximately 4.41 acres. These dimensions meet the minimum 50-foot local private streets, right of way requirements outlined in Table 9.5.2 of the Technical Manual.

(h) Uses: Private Right of Way

### **Powers of the BAA**

LDR Section 34-226 states that the Board shall grant a variance request when in the opinion of the Board of Adjustments and Appeals, owing to special conditions, the literal enforcement of such ordinance or regulations would do manifest injustice to, or impose an unnecessary hardship upon the applicant. In order to authorize any variance to the provisions of such ordinance, the Board must consider the following criteria:

(a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning.

(b) Special conditions and circumstances do not result from the actions of the applicant.

(c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.

(d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.

(e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

(f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.

(g) In granting the variance, the public safety and welfare must be assured.

(h) In no case shall the granting of a variance result in a change of use, which would not be permitted in that zone.

### **Analysis**

The applicant is requesting a variance to allow the use of artificial grass in place of natural grass along a private right of way (ROW); limited to the ROW area in front of lots 3, 7, 11, and 17 of the Country Club Estates Subdivision. Section 30-321(f) of the Land Development Regulations states, Synthetic plants prohibited: Synthetic or

## Board of Adjustments and Appeals: Variance No. 8-2025

1 artificial material in the form of trees, shrubs, ground covers, vines or artificial turf  
2 shall not be used in lieu of the plant requirements in this section.

3 On the Country Club Estates plat, the private right of way is notated as Tract I. Plat  
4 notes state that TRACT "A" AND TRACT "I" ARE PRIVATE STREETS AND  
5 WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. As shown  
6 on the submitted site plan, the owner is requesting to place the turf along the private  
7 right of way, limited to the area in front of lots 3,7, 11, and 17. The turf areas drawn  
8 on the site plan will not encroach into any easement. Since there are no code  
9 standards for artificial turf, staff cannot evaluate its impact on the subdivision's  
10 approved stormwater plan.

11 The private right of way does not appear to have had any special conditions or  
12 circumstances that are peculiar to the land that would create a hardship that would  
13 prevent natural landscaping.

### 14 **Recommendation**

15 Staff recommend **denial** of the variance. There are no special conditions or  
16 circumstances which are peculiar to the land. The request is a self-created hardship.  
17 The applicant can meet the literal interpretation of the ordinance. Denying the request  
18 will not deprive the applicant of rights commonly enjoyed by other properties.



To be Completed by Staff

Application No. \_\_\_\_\_

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

## APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development 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.

|                                 |                                                                                                                                                         |                 |                                                            |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------|
| <b>1. Project Location</b>      | Property Address/Location Description<br><u>Country Club Estates of Titusville</u>                                                                      |                 |                                                            |
| <b>2. Applicant/ Owner</b>      | Name of Applicant/Contact<br><u>Hamid Hafizi</u>                                                                                                        |                 | Name of Owner<br><u>Country Club Estates of Titusville</u> |
|                                 | Street Address<br><u>137 S. Courtenay Pkwy PmB 153</u>                                                                                                  |                 | Street Address<br><u>137 S. Courtenay Pkwy PmB 153</u>     |
|                                 | City State Zip<br><u>Merritt Island FL 32952</u>                                                                                                        |                 | City State Zip<br><u>Merritt Island FL 32952</u>           |
|                                 | Telephone # <u>321-288-8215</u>                                                                                                                         |                 | Telephone # <u>321-288-8215</u>                            |
|                                 | Fax #                                                                                                                                                   |                 | Fax #                                                      |
|                                 | E-Mail Address<br><u>Work2jail@aol.com</u>                                                                                                              |                 | E-Mail Address<br><u>Work2jail@aol.com</u>                 |
| <b>3. Applicant Status</b>      | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other                 |                 |                                                            |
| <b>4. Parcel ID</b>             | <u>All of Country Club</u><br><u>22-35-16-09 - Estates of Titusville</u>                                                                                |                 | Tax Acct.                                                  |
| <b>5. Site Size</b>             | Acres:                                                                                                                                                  |                 | Square Feet:                                               |
| <b>6. Property Information</b>  | Current Zoning                                                                                                                                          |                 | Current Use of Property                                    |
| <b>7. Variance(s) Requested</b> | Section Number                                                                                                                                          | LDR Requirement | Variance Requested                                         |
|                                 | 1)                                                                                                                                                      | 1)              | 1)                                                         |
|                                 | 2)                                                                                                                                                      | 2)              | 2)                                                         |
|                                 | 3)                                                                                                                                                      | 3)              | 3)                                                         |
|                                 | 4)                                                                                                                                                      | 4)              | 4)                                                         |
|                                 | 5)                                                                                                                                                      | 5)              | 5)                                                         |
| <b>8. Narrative</b>             | Please provide a brief description of your request and the proposed project:<br>(Please complete justification questions on page 4 of this application) |                 |                                                            |



**All applications shall require Community Development staff review prior to submittal.**

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates.  
Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

**ACKNOWLEDGEMENT**

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

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the 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) 2.27.25

*\* 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.*

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_  
Accepted By: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Case Number: \_\_\_\_\_



### Grounds For Granting A Variance

Section 31-51 of the Land Development Regulations of the City of Titusville empowers the Board of Adjustments and Appeals to grant variances to the requirements of the Land Development Regulations and certain other codes and/or ordinances. The Board may grant a variance if, in their opinion, the strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. In granting a variance, the Board must consider whether or not the applicant's particular situation meets a certain set of criteria established in Section 34-226 of the Land Development Regulations. These criteria are as follows:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (b) Special conditions and circumstances do not result from the actions of the applicant.
- (c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.
- (d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.
- (g) In granting the variance, the public safety and welfare must be assured.
- (h) In no case shall the granting of a variance result in a change of use which would not be permitted in that zoning district.



## SUBMITTAL CHECKLIST

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

|    |                                                                                                                                                                                                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Complete Application and Fees                                                                                                                                                                                                                                                                        |
| 2. | Warranty Deed                                                                                                                                                                                                                                                                                        |
| 3. | Notarized Owner Authorization Form (If applicable)                                                                                                                                                                                                                                                   |
| 4. | Legal Description (from a certified survey)                                                                                                                                                                                                                                                          |
| 5. | Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.                                                                                                                   |
| 6. | Digital plot or site plan, drawn to scale, illustrating the variance requested.                                                                                                                                                                                                                      |
| 7. | Names, addresses and address labels for all property owners within 100 feet of the subject property.<br><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> |
| 8. | Pre-Application Meeting Held –<br>Date:<br>Staff in Attendance:                                                                                                                                                                                                                                      |

Applicant Signature\*\*

/s/

Date

2.27.25

\*\* 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.



## **Application for Variance**

### **Variance Justification:**

I Unfortunately made a false assumption after previous board approval for 5546 & 5576 Andrea St, that it is now alright to switch to a permeable artificial Turf. And to my understanding; conservation purposes & long term maintenance, even though it cost approximately 10 times the cost of sod, I decided to switch to artificial turf.

## Conservation

| <u>Sod</u>                                                       | <u>Turf</u><br>PFAS FREE, LEAD FREE             |
|------------------------------------------------------------------|-------------------------------------------------|
| • Grown                                                          | • Manufactured                                  |
| • Transported                                                    | • Transported                                   |
| • Install                                                        | • Install                                       |
| • Establish- Heavy watering                                      | • Establish- No watering                        |
| <u>Maintain:</u>                                                 | <u>Maintain:</u>                                |
| • Water- Twice a week                                            | • Water- None                                   |
| • Cut- Once a week                                               | • Cut- None                                     |
| • Herbicide- Bimonthly                                           | • Herbicide- None                               |
| • Pesticide- Bimonthly                                           | • Pesticide- None                               |
| • Fertilize- Quarterly                                           | • Fertilize- Quarterly                          |
| Removal: Heavy use of herbicide, scrape dead grass, and dispose? | Removal: Roll up & transport to recycle center. |
| Durability- Needs high TLC                                       | Durability- Has 16yr warranty                   |

### Turf Pros:

- 100% Water Conservation
- 100% Free of any toxicants
- 100% Recyclable
- Will not sterilize land, It's as permeable and breedable as grass.
- Minimum temperature differential is 10 degrees F

### Draw Backs:

- Cost 10 times higher to install than sod.



[illegible]

1) THIS SURVEY WAS PREPARED FROM THE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EXEMPTIONS THAT AFFECT THE PROPERTY.  
2) UNDERSTANDING UTILITIES AND FOUNDATIONS ARE NOT SHOWN.  
3. LANDS SHOWN HEREIN WERE NOT ABSTRACTED FROM ANY OF THE INFORMATION AGREEMENTS AND THE LANDOWNER'S RECORD. SUCH INFORMATION IS DESIRED SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE APPLICATION.  
4) NOT VALID WITHOUT A SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND ANNOTATION.



**Test Report**

**No.: 70.431.23.16030.02**

**Date: 2023-11-10**

**Applicant:** TURF DISTRIBUTORS  
**Address:** 42505 RIO NEDO, TEMECULA, CA 92590  
**Product Name:** ARTIFICIAL GRASS  
**Model No.:** Eco 85 Silver Putt, Eco 48 Silver, Eco 108 Gold, Eco 59 Silver Hybrid, Eco 94 Gold, Eco 96 Gold, EVO001, EVO002, EVO003, EVO004, EVO005, EVO006, So Natural 70, Eco 72 Silver, Eco 74 Silver, Eco 82 Silver, So Natural 90, Eco 56 Silver, Natural 105  
**Receipt Date of Sample:** 2023-10-24  
**Date of Testing:** 2023-10-24 ~ 2023-11-10  
**Sample Submitted:** The sample(s) was (were) submitted by applicant and identified.  
**Test Result:** Refer to the data listed in following pages

**Test Item**

**1. Client's Requirement- PFCAs Content**

**Conclusion**

**Pass**

**Remarks:** 1. MDL = Method Detection Limit  
 2. ND = Not Detected (<MDL)  
 3. ≤ Less than  
 4. 1 mg/kg = 1 ppm = 0.0001%

**TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch**  
**Testing Center**  
**Prepared by:**

*Jenny Yao*  
**Jenny Yao**  
**Technical Engineer**

**Authorized by:**

*Sawyer Tang*  
**Sawyer Tang**  
**Technical Manager**

**Note:**

- (1) The TÜV SÜD Certification and Testing (China) Co., Ltd. "General Terms & Conditions" applied. Any use for advertising purposes must be granted in writing. This technical report may only be quoted in full. This report is the result of a single examination of the object in question and is not generally applicable evaluation of the quality of other products in regular production. For further details, please see "Testing and certification regulation", chapter A-3.4. For full version, please visit: EN : <https://www.tuvsud.cn/zh-cn/resource/terms-and-conditions-en> ; GCN: <https://www.tuvsud.cn/zh-cn/terms-and-conditions> ; TGN: <https://www.tuvsud.cn/zh-tw/terms-and-conditions>
- (2) The results relate only to the items tested.
- (3) The test report shall not be reproduced except in full without the written approval of the laboratory
- (4) **Disclaimer Measurement Uncertainty:**  
 Unless otherwise agreed upon, Pass or Fail verdicts are given based on the measured values without any considerations of measurement uncertainties. Please note, every test method has a measurement uncertainty which has been evaluated by the laboratory according to ISO/IEC 17025 requirements. By taking measurement uncertainties into account it might happen that measured values can neither be assessed as Pass nor as Fail.

**Laboratory:**  
 TÜV SÜD Certification and Testing (China) Co., Ltd.  
 Shanghai Branch, Testing Center  
 Building B.C, No. 1999 and Building D, No. 2089,  
 Duhui Road, Minhang District, Shanghai

**Phone:** +86 21 60376300  
**Fax:** +86 21 60376350  
**http://www.tuvsud.com**

**Regd. Office:**  
 TÜV SÜD Certification and Testing (China) Co., Ltd.  
 Shanghai Branch, TÜV SÜD Group  
 Floor 11-12, No 151, Hongfeng Road, Jing'an District, Shanghai

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Greater China

**Test Report**

**No.: 70.300.23.10245.01 R1**

**Dated: 2023-10-24**

**PFOS, its salts and related compounds**

|                                                              |            |       |      |    |
|--------------------------------------------------------------|------------|-------|------|----|
| Perfluorooctanesulfonic acid (PFOS)                          | 1763-23-1  | mg/kg | 0.01 | ND |
| Note 1                                                       |            |       |      |    |
| N-ethylperfluoro-1-octanesulfonamide (N-EtFOSA)              | 4151-50-2  | mg/kg | 0.01 | ND |
| N-methylperfluoro-1-octanesulfonamide (N-MeFOSA)             | 31506-32-6 | mg/kg | 0.01 | ND |
| 2-(N-ethylperfluoro-1-octanesulfonamido)-ethanol (N-EtFOSE)  | 1691-99-2  | mg/kg | 0.01 | ND |
| 2-(N-methylperfluoro-1-octanesulfonamido)-ethanol (N-MeFOSE) | 24448-09-7 | mg/kg | 0.01 | ND |
| Perfluorooctane Sulfonamide (PFOSA) Note 25                  | 754-91-6   | mg/kg | 0.01 | ND |
| Sum of Perfluorooctane sulfonates (PFOS) and its derivatives |            | mg/kg | -    | ND |
| PFOA, its salts                                              |            |       |      |    |
| Perfluorooctanoic acid (PFOA) Note 2                         | 335-67-1   | mg/kg | 0.01 | ND |
| PFOA-related compound                                        |            |       |      |    |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3    | 39105-34-4 | mg/kg | 0.01 | ND |
| Methyl perfluorooctanoate (Me-PFOA)                          | 376-27-2   | mg/kg | 0.1  | ND |
| Ethyl perfluorooctanoate (Et-PFOA)                           | 3108-24-5  | mg/kg | 0.1  | ND |
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)                | 27905-45-9 | mg/kg | 0.1  | ND |

Note 3

**Laboratory:**  
TUV SUD Certification and Testing (China) Co., Ltd.  
Shanghai Branch, Testing Center  
No. 1199, Du Hui Road, Minhang District, Shanghai

Phone: +86 21 68576300  
Fax: +86 21 60376350  
<http://www.tuv.com>

**Regd. Office:**  
TUV SUD Certification and Testing (China) Co., Ltd.  
Shanghai Branch, TUV SUD Group  
Floor 11-12, No 951, Hongfeng Road, Jingan District, Shanghai

Page 2 of 11



Greater China

**Test Report**

**No.: 70.300.23.10245.01 R1**

**Dated: 2023-10-24**

| <u>Test Item(s)</u>                                                                                 | <u>CAS NO.</u> | <u>Unit</u> | <u>MDL</u> | <u>Q01</u> |
|-----------------------------------------------------------------------------------------------------|----------------|-------------|------------|------------|
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3                                           | 1996-88-9      | mg/kg       | 0.1        | ND         |
| Perfluoro-1-iodooctane (PFOI)                                                                       | 507-63-1       | mg/kg       | 0.1        | ND         |
| 2H,2H Perfluorodecane Acid (H <sub>2</sub> PFDA / 8:2 FTCA) Note 3, Note 11                         | 27854-31-5     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3                                                   | 678-39-7       | mg/kg       | 0.1        | ND         |
| Sum of PFOA-related compounds C9-C14 PFCA, their salts                                              |                | mg/kg       | -          | ND         |
| Perfluorononane Acid (PFNA) Note 4                                                                  | 375-95-1       | mg/kg       | 0.01       | ND         |
| Perfluorodecane Acid (PFDA) Note 4                                                                  | 335-76-2       | mg/kg       | 0.01       | ND         |
| Perfluoroundecanoic Acid (PFUnDA) Note 22                                                           | 2058-94-8      | mg/kg       | 0.01       | ND         |
| Perfluorododecanoic Acid (PFDoDA) Note 4                                                            | 307-55-1       | mg/kg       | 0.01       | ND         |
| Perfluorotridecanoic Acid (PFTriDA) Note 24                                                         | 72629-94-8     | mg/kg       | 0.01       | ND         |
| Perfluorotetradecanoic Acid (PFTDA)                                                                 | 376-06-7       | mg/kg       | 0.01       | ND         |
| Perfluoro-3,7-dimethyloctanoic Acid (PF-3,7-DMOA)                                                   | 172155-07-6    | mg/kg       | 0.01       | ND         |
| Sum of C9-C14 PFCA, their salts C9_C14_PFCA_related_substances                                      |                | mg/kg       | -          | ND         |
| Perfluorodecane sulfonic Acid (PFDS) Note 10                                                        | 335-77-3       | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluoro-1-dodecanol (10:2 FTOH)                                                       | 865-86-1       | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecylacrylate (10:2 FTA)                                                     | 17741-60-5     | mg/kg       | 0.1        | ND         |
| 1-Iodo-1H,1H,2H,2H-perfluorodecane (8:2 FTI)                                                        | 2043-53-0      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecyltriethoxysilane (8:2 FTSi(OC <sub>2</sub> H <sub>5</sub> ) <sub>3</sub> ) | 101947-16-4    | mg/kg       | 0.1        | ND         |
| 2H,2H,3H,3H-Perfluoroundecanoic Acid (H <sub>2</sub> PFUnDA / 8:3 FTCA) Note 12                     | 34598-33-9     | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl methacrylate (10:2 FTMA)                                               | 2144-54-9      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-perfluorotetradecan-1-ol(12:2 FTOH)                                                     | 39239-77-5     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorododecane sulfonic acid (10:2 FTS)                                              | 120226-60-0    | mg/kg       | 0.01       | ND         |
| 1H,1H,2H,2H-Perfluorododecyl iodide (10:2 FTI)                                                      | 2043-54-1      | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorotetradecyl iodide (12:2 FTI)                                                   | 30046-31-2     | mg/kg       | 0.1        | ND         |
| 1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3                                           | 39108-34-4     | mg/kg       | 0.01       | ND         |

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### Test Report

No.: 70.300.23.10245.01 R1

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| Test Item(s)                                                                                                          | CAS NO.    | Unit  | MDL  | 001 |
|-----------------------------------------------------------------------------------------------------------------------|------------|-------|------|-----|
| 1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)<br>Note 3                                                               | 27905-45-9 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA)<br>Note 3                                                          | 1996-88-9  | mg/kg | 0.1  | ND  |
| 2H,2H Perfluorodecane Acid (H:PFDA / 6:2 FTCA)<br>Note 3, Note 11                                                     | 27854-31-5 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH)<br>Note 3                                                                  | 678-39-7   | mg/kg | 0.1  | ND  |
| Sum of C9-C14-related substances                                                                                      |            | mg/kg | -    | ND  |
| PFHxS, its salts                                                                                                      |            |       |      |     |
| Perfluorohexanesulfonic acid (PFHxS)<br>Note 7                                                                        | 355-46-4   | mg/kg | 0.01 | ND  |
| PFHxS-related compounds                                                                                               |            |       |      |     |
| N-Methylperfluoro-1-hexane sulfonamide (N-Me-FHxSA)                                                                   | 68259-15-4 | mg/kg | 0.01 | ND  |
| N-[3-(dimethylamino)propyl]tridecafluorohexanesulphonamide (N-AP-FHxSA)                                               | 50598-28-2 | mg/kg | 0.01 | ND  |
| Perfluorohexane sulfonamide (PFHxSA)                                                                                  | 41997-13-1 | mg/kg | 0.01 | ND  |
| 2-[methyl[(tridecafluorohexyl) sulphonyl]amino]ethyl acrylate)) (N-MeFHSEA)                                           | 67584-57-0 | mg/kg | 0.5  | ND  |
| Other PFAS                                                                                                            |            |       |      |     |
| Perfluorobutane acid (PFBA)<br>Note 13                                                                                | 375-22-4   | mg/kg | 0.01 | ND  |
| Perfluorobutanesulfonic acid (PFBS)<br>Note 5                                                                         | 375-73-5   | mg/kg | 0.01 | ND  |
| 1,1,2,2,3,3,4,4,4-nonafluoro-N-(2-hydroxyethyl)-N-methylbutane-1-sulphonamide (PFBS-NC <sub>4</sub> H <sub>9</sub> O) | 34454-97-2 | mg/kg | 0.01 | ND  |
| Perfluoropentane acid (PFPeA)<br>Note 17                                                                              | 2706-90-3  | mg/kg | 0.01 | ND  |
| Perfluorohexane acid (PFHxA)<br>Note 6                                                                                | 307-24-4   | mg/kg | 0.01 | ND  |
| Perfluoroheptane acid (PFHpA)<br>Note 14                                                                              | 375-85-9   | mg/kg | 0.01 | ND  |
| Perfluoroheptanesulfonic acid (PFHpS)<br>Note 8                                                                       | 375-92-8   | mg/kg | 0.01 | ND  |
| 7H-Dodecafluoroheptane acid (7HPFHpA)                                                                                 | 1546-95-8  | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctanesulphonic acid (6:2 FTS)<br>Note 26                                                        | 27619-97-2 | mg/kg | 0.01 | ND  |
| 1H,1H,2H,2H-Perfluorooctylacrylate (6:2 FTA)                                                                          | 17527-29-6 | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-hexanol (4:2 FTOH)                                                                            | 2043-47-2  | mg/kg | 0.1  | ND  |
| 1H,1H,2H,2H-Perfluoro-1-octanol (6:2 FTOH)                                                                            | 647-42-7   | mg/kg | 0.1  | ND  |
| 2,3,3,3-tetrafluoro-2-(heptafluoropropoxy) propionic acid, its salts and its acyl halides (HPFO-DA)<br>Note 9         | 13252-13-6 | mg/kg | 0.01 | ND  |

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| Test Item(s)                                                                                  | CAS NO.     | Unit  | MDL  | 001 |
|-----------------------------------------------------------------------------------------------|-------------|-------|------|-----|
| 1H, 1H, 2H, 2H-Perfluorohexanesulfonic Acid (4:2 FTS)                                         | 757124-72-4 | mg/kg | 0.01 | ND  |
| Perfluorooctane sulfonamidoacetic acid (FOSAA)                                                | 2808-24-8   | mg/kg | 0.01 | ND  |
| N-Methylperfluoro-1-octanesulfonamidoacetic acid (N-MeFOSAA)                                  | 2355-31-9   | mg/kg | 0.01 | ND  |
| N-Ethylperfluorooctane sulfonamidoacetic acid (N-EtFOSAA)                                     | 2991-50-6   | mg/kg | 0.01 | ND  |
| Perfluoropentane sulfonic acid (PFPeS)                                                        | 2706-91-4   | mg/kg | 0.01 | ND  |
| Note 18                                                                                       |             |       |      |     |
| Perfluorononane sulfonic acid (PFNS)                                                          | 68259-12-1  | mg/kg | 0.01 | ND  |
| Note 19                                                                                       |             |       |      |     |
| Perfluoroundecane sulfonic acid (PFUnDS)                                                      | 749786-16-1 | mg/kg | 0.01 | ND  |
| Note 16                                                                                       |             |       |      |     |
| Perfluorododecane sulfonic acid (PFDoDS)                                                      | 79780-39-5  | mg/kg | 0.01 | ND  |
| Note 20                                                                                       |             |       |      |     |
| Perfluorotridecane sulfonic acid (PFTriDS)                                                    | 791563-89-8 | mg/kg | 0.01 | ND  |
| Note 21                                                                                       |             |       |      |     |
| 2-Perfluorohexyl ethanoic acid (6:2 FTCA)                                                     | 53826-12-3  | mg/kg | 0.01 | ND  |
| 3-Perfluoropentyl propanoic acid (5:3 FTCA)                                                   | 914637-49-3 | mg/kg | 0.01 | ND  |
| Perfluorohexadecanoic Acid (PFHxDA)                                                           | 67905-19-5  | mg/kg | 0.01 | ND  |
| Perfluorooctadecanoic Acid (PFODA)                                                            | 16517-11-6  | mg/kg | 0.01 | ND  |
| bis(3,3,4,4,5,5,6,6,7,7,8,8,9,9,10,10,10-heptafluorooctadecyl) hydrogen phosphate (8:2 diPAP) | 678-41-1    | mg/kg | 0.01 | ND  |
| Note 15                                                                                       |             |       |      |     |
| 1H,1H,2H,2H-Perfluorooctyl methacrylate (6:2 FTMA)                                            | 2144-53-8   | mg/kg | 0.1  | ND  |
| 4,8-Dioxa-3H-perfluorononanoic acid (ADONA)                                                   | 919005-14-4 | mg/kg | 0.01 | ND  |
| Perfluoro-3-methoxypropanoic acid (PFMPA)                                                     | 377-73-1    | mg/kg | 0.01 | ND  |
| Perfluorodecyl iodide (PFDI)                                                                  | 423-62-1    | mg/kg | 0.1  | ND  |
| Perfluoro-4-methoxybutanoic acid (PFMBA)                                                      | 863090-89-5 | mg/kg | 0.01 | ND  |
| Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)                                                    | 151772-58-6 | mg/kg | 0.01 | ND  |
| 9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)                               | 756426-58-1 | mg/kg | 0.01 | ND  |
| 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)                            | 763051-92-9 | mg/kg | 0.01 | ND  |
| Perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)                                              | 113507-82-7 | mg/kg | 0.01 | ND  |
| 3-Perfluoropropyl propanoic acid (3:3FTCA)                                                    | 356-02-5    | mg/kg | 0.01 | ND  |
| 3-Perfluoroheptyl propanoic acid (7:3FTCA)                                                    | 812-70-4    | mg/kg | 0.01 | ND  |
| Perfluoropentadecanoic Acid (PFPeDA)                                                          | 141074-63-7 | mg/kg | 0.1  | ND  |

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| Test Item(s)                                                 | CAS NO.    | Unit  | MDL | 001 |
|--------------------------------------------------------------|------------|-------|-----|-----|
| 1H,1H,2H,2H-Perfluorohexyl methacrylate (4:2 FTMA)           | 1799-84-4  | mg/kg | 0.1 | ND  |
| 2-(N-ethylperfluorooctanesulfamido) ethyl acrylate (EtFOSAC) | 423-82-5   | mg/kg | 0.1 | ND  |
| 1H,1H,2H-Heptadecafluoro-1-decene (PFDE)                     | 21652-58-4 | mg/kg | 0.1 | ND  |
| Perfluorooctyl triethoxysilane (POTS)                        | 51851-37-7 | mg/kg | 0.1 | ND  |
| Perfluorododecyl iodide (PFDoDI)                             | 307-60-8   | mg/kg | 0.1 | ND  |
| 11H-Perfluoroundecanoic acid (11H-PFUnDA)                    | 1765-48-6  | mg/kg | 0.1 | ND  |

Note 23

**Notes:**

(1) PFOS refer to its salts/derivative including

PFOS-K CAS No.: 2795-39-3

PFOS-Li CAS No.: 29457-72-5

PFOS-Na CAS No.: 4021-47-0

PFOS-NH<sub>4</sub> CAS No.: 29081-56-9

PFOS-NH<sub>2</sub>(C<sub>2</sub>H<sub>4</sub>OH)<sub>2</sub> CAS No.: 70225-14-8

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 56773-42-3

PFOS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 251099-16-8

POSF CAS No.: 307-35-7

POSF-Mg CAS No.: 91036-71-4

(2) PFOA refer to its salts/derivative including

PFOA-Na CAS No.: 335-95-5

PFOA-K CAS No.: 2395-00-8

PFOA-Ag CAS No.: 335-93-3

PFOA-F CAS No.: 335-66-0

APFO CAS No.: 3825-26-1

PFOA-Li CAS No.: 17125-58-5

(3) PFAS classified as both PFOA-related compounds and C9-C14 PFCA-related substances.

8:2 FTS refer to its salts including

8:2 FTS-K CAS No.: 438237-73-1

8:2 FTS-NH<sub>4</sub> CAS No.: 149724-40-3

8:2 FTS-Na CAS No.: 27619-96-1

(4) PFNA refer to its salts including

PFNA-Na CAS No.: 21049-39-8

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PFNA-NH<sub>4</sub> CAS No.: 4149-60-4

PFNA-K CAS No.: 21049-38-7

PFNA-Li CAS No.: 60871-92-3

PFNA-Ag CAS No.: 7358-16-9

(5)PFDA refer to its salts including

PFDA-Na CAS No. 3830-45-3

PFDA-NH<sub>4</sub> CAS No: 3108-42-7

PFDA-K CAS No: 51604-85-4

PFDA-Ag CAS No: 5784-82-7

PFDA-Li CAS No: 84743-32-8

(6)PFDoDA refer to its salts including

PFDoDA-NH<sub>4</sub> CAS No: 3793-74-6

PFDoDA-Na CAS No: 60872-01-7

(7)PFBS refers to its salts/derivative including

PFBS-K CAS No.: 29420-49-3

PFBS-H<sub>2</sub>O CAS No.: 59933-66-3

PFBS-Li CAS No.: 131651-65-5

TPS-PFBS CAS No.: 144317-44-2

PFBS-S(CH<sub>3</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 220133-51-7

PFBS-P(C<sub>6</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 220689-12-3

PFBS-N(C<sub>6</sub>H<sub>5</sub>)<sub>3</sub> CAS No.: 25628-08-4

PFBS-F CAS No.: 375-72-4

PFBS-NC<sub>4</sub>H<sub>9</sub>O CAS No.: 503155-89-3

PFBS-Mg CAS No.: 507453-86-3

PFBS-NH<sub>4</sub> CAS No.: 68259-10-9

PFBS-SC<sub>10</sub>H<sub>21</sub>O CAS No.: 209482-18-8

PFBS-Cl CAS No.: 2991-84-6

PFBS-NaCAS No.: 60453-92-1

PFBS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 194999-85-4

PFBS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-18-2

(8)PFHxA refers to its salt including

APFHx CAS No.: 21615-47-4



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PFHxA-Na CAS No.: 2923-26-4

PFHxA-K CAS No.: 3109-94-2

PFHxA-F CAS No.: 355-38-4

PFHxA-Ag CAS No.: 336-02-7

PFHxA-Li CAS No.: 90430-61-8

(9)PFHxS refers to its salts including

PFHxS-Na CAS No.: 82382-12-5

PFHxS-K CAS No.: 3871-99-6

PFHxS-Li CAS No.: 55120-77-9

PFHxS-NH<sub>4</sub> CAS No.: 68259-08-5

PFHxS-STPP CAS No.: 1000597-52-3

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 108427-54-9

PFHxS-N(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 108427-55-0

PFHxS-NC<sub>4</sub>H<sub>9</sub> CAS No.: 1187817-57-7

PFHxS-(NC<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>2</sub>H<sub>5</sub> CAS No.: 1310480-24-0

PFHxS-(NC<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>15</sub>H<sub>31</sub> CAS No.: 1310480-27-3

PFHxS-(NC<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>17</sub>H<sub>33</sub> CAS No.: 1310480-28-4

PFHxS-C<sub>6</sub>H<sub>5</sub><sub>2</sub>O<sub>2</sub> CAS No.: 1329995-45-0

PFHxS-C<sub>6</sub>H<sub>5</sub><sub>2</sub>O<sub>2</sub> CAS No.: 1329995-69-8

TPS-PFHxS CAS No.: 144116-10-9

PFHxS-C<sub>6</sub>H<sub>5</sub><sub>2</sub>N<sub>2</sub>O<sub>2</sub> CAS No.: 1462414-59-0

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 153443-35-7

PFHxS-TMA CAS No.: 189274-31-5

PFHxS-NH<sub>2</sub>(CH<sub>2</sub>)<sub>2</sub> CAS No.: 202189-84-2

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 213740-81-9

PFHxS-Ga CAS No.: 341035-71-0

PFHxS-S(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub>C<sub>6</sub>H<sub>5</sub> CAS No.: 341548-85-4

PFHxS-Sc CAS No.: 350836-93-0

PFHxS-Nd CAS No.: 41184-65-0

PFHxS-Y CAS No.: 41242-12-0

PFHxS-S<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-73-9

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>2</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 421555-74-0

PFHxS-F CAS No.: 423-50-7

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PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 425670-70-8

PFHxS-Zn CAS No.: 70138-72-0

PFHxS-NH(C<sub>6</sub>H<sub>5</sub>O)<sub>2</sub> CAS No.: 70225-16-0

PFHxS-N(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 72033-41-1

PFHxS-I(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 866621-50-3

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>7</sub>H<sub>7</sub> CAS No.: 910606-39-2

PFHxS-S(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub>C<sub>10</sub>H<sub>7</sub>O<sub>2</sub> CAS No.: 911027-68-4

PFHxS-Cs CAS No.: 92011-17-1

PFHxS-SC<sub>2</sub>H<sub>5</sub>O<sub>4</sub> CAS No.: 928049-42-7

PFHxS-Cl CAS No.: 55591-23-6

(10) PFHpS refers to its salts including

PFHpS-Na CAS No.: 21934-50-9

PFHpS-K CAS No.: 60270-55-5

PFHpS-NH<sub>4</sub> CAS No.: 68259-07-4

PFHpS-Li CAS No.: 117806-54-9

(11) HFPO-DA refers to its salts including

HFPO-DA-NH<sub>4</sub> CAS No.: 62037-80-3

HFPO-DA-K CAS No.: 67118-55-2

HFPO-DA-F CAS No.: 2062-98-8

(12) PFDS refer to its salts including

PFDS-Na CAS No.: 2806-15-7

PFDS-K CAS No.: 2806-16-8

PFDS-NH<sub>4</sub> CAS No.: 67906-42-7

(13) H<sub>2</sub>PFDA / 8:2 FTCA refer to its salt/derivative including

8:2 FTCA-P(C<sub>6</sub>H<sub>5</sub>)<sub>2</sub> CAS No.: 882489-14-7

(14) H<sub>4</sub>PFUnDA / 8:3 FTCA refer to its salts including

H<sub>4</sub>PFUnDA-K CAS No.: 83310-58-1

(15) PFBA refers to its salts including

PFBA-NH<sub>4</sub> CAS No.: 10495-86-0

PFBA-Na CAS No.: 2218-54-4

PFBA-K CAS No.: 2966-54-3

PFBA-Ag CAS No.: 3794-64-7

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PFBA-Li CAS No.: 4146-76-3

(16) PFHpA refers to its salts including

PFHpA-Na CAS No.: 20109-59-5

PFHpA-K CAS No.: 21049-36-5

PFHpA-NH<sub>4</sub> CAS No.: 6130-43-4

PFHpA-Cs CAS No.: 171198-24-6

PFHpA-Ag CAS No.: 424-05-5

PFHpA-Li CAS No.: 60871-90-1

(17) 8:2diPAP refers to its salts including

8:2diPAP-Na CAS No.: 114519-85-6

(18) PFUnDS refers to its salts including

PFUnDS-Na CAS No.: 441296-91-9 (anion)

(19) PFPeA refers to its salts including

PFPeA-Na CAS No.: 2706-89-0

PFPeA-K CAS No.: 336-23-2

PFPeA-NH<sub>4</sub> CAS No.: 68259-11-0

PFPeA-Li CAS No.: 198482-22-3

PFPeA-Ag CAS No.: 2795-30-4

(20) PFPeS refers to its salts including

PFPeS-Na CAS No.: 630402-22-1

PFPeS-K CAS No.: 3872-25-1

PFPeS-NH<sub>4</sub> CAS No.: 68259-09-6

(21) PFNS refers to its salts including

PFNS-Na CAS No.: 98789-57-2

PFNS-NH<sub>4</sub> CAS No.: 17202-41-4

PFNS-K CAS No.: 29359-39-5

(22) PFDoDS refers to its salts including

PFDoDS-Na CAS No.: 1260224-54-1

(23) PFTTrDS refers to its salts including

PFTTrDS-Na CAS No.: 174675-49-1

(24) PFUnDA refers to its salts including

PFUnDA-Na CAS No.: 60871-96-7

PFUnDA-NH<sub>4</sub> CAS No.: 4234-23-5

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PFUnDA-K CAS No.: 30377-53-8

(25) 11H-PFUnDA refers to its salts including

11H-PFUnDA-K CAS No.: 307-71-1

11H-PFUnDA-NH<sub>4</sub> CAS No.: 5081-02-7

(26) PFTrDA refers to its salts including

PFTrDA-NH<sub>4</sub> CAS No.: 4288-72-6

(27) PFOSA refers to its salts including

PFOSA-Li CAS No.: 76752-79-9

(28) 6:2 FTS refers to its salts including

6:2 FTS-Na CAS No.: 27619-94-9

6:2 FTS-K CAS No.: 59587-38-1

6:2 FTS-NH<sub>4</sub> CAS No.: 59587-39-2

Remark: Unless otherwise stated, the decision rule for conformity reporting is based on Binary Statement for Simple Acceptance Rule (w = 0) stated in ILAC-G8:09/2019.

- End of Test Report -

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Phone: +86 21 62576330  
Fax: +86 21 62576350  
<http://www.tuvsud.com>

Regd. Office:  
TUV SUD Certification and Testing (China) Co., Ltd.  
Shanghai Branch, TUV SUD Group  
Floor 11-12, No 151, Hongfeng Road, Jing'an District, Shanghai

Page 11 of 11



VistaScape™  
**VistaPet**



## Stock VistaPet and Boost Your Sales!

The Ultimate Paw Perfect Turf

VistaPet is a premium, high-quality turf solution specifically designed for pet-friendly environments. Its unique features, superior durability, and exceptional safety make it a standout product that provides unmatched value for pet owners.

### Benefits for Pet Owners



#### Easy Cleanup

**High Flow Rate**

The high flow rate helps wash away messes quickly, ensuring the turf remains hygienic and odor-free.

**Moisture-Wicking Properties**

Keeps the surface dry, preventing odors and maintaining a comfortable environment for pets.

#### Durability

**Withstands Heavy Use**

Designed to handle the demands of active pets, providing a reliable and long-lasting solution.

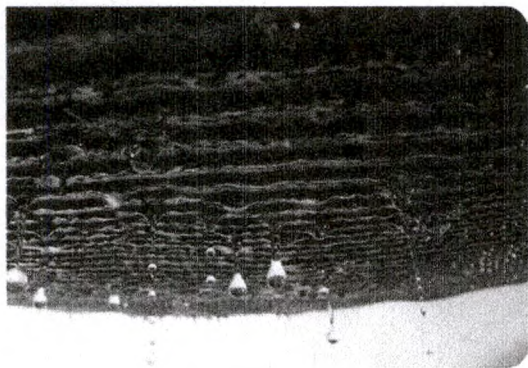
#### Safety First

**PFAS Free & Lead Free**

Ensures a safe play area for pets and children, offering peace of mind to pet owners.



# Key Features of VistaPet



## TriFlow Backing™

### Three-Layer Backing System

1. **Strong Woven Polypropylene Base:** The bottom layer is made from durable polypropylene, ensuring your grass stays strong and stable, even under heavy use.
2. **Flexible Non-Woven Polypropylene:** The middle layer enhances the structural strength of your turf while maintaining excellent permeability and flexibility. This ensures robust support without compromising water flow.
3. **Clear, Thin but Robust Coating:** The top layer features a clear coating that helps bind the artificial grass fibers in place, adds to the overall strength of the backing, and still allows water to flow through easily, ensuring your lawn remains dry and safe even after heavy rainfall.



## Excellent Drainage

Quickly channels water away to keep the turf dry and ready to use.

## Long-Lasting Durability

Built to withstand wear & tear, ensuring it remains beautiful and resilient for years.

## Superior Fiber Binding

The clear coating ensures that grass fibers are securely held in place, enhancing overall stability and longevity.

## DuraBlade™ Technology

### Robust Construction

Ensures the blades remain strong & resilient, providing long-lasting performance.

### Aesthetic Appeal

Mimics the look and feel of natural grass, enhancing any outdoor area.

## Pet & Child Safe

### PFAS Free & Lead Free

Guarantees a safe environment for pets and children.

### Safe for Pets & Children

Parents can be confident that their children can play on the turf without exposure to harmful substances.



**Total Weight**  
~91 oz.



**Face Weight**  
~64 oz.



**Pile Height**  
1.125"



**Warranty**  
16-Years



## Join Us Today!

Stock VistaPet and Provide Your Customers  
with the Best in Pet-Friendly Artificial Turf.

(951) 384-6540  
info@turfdistributors.com  
www.turfdistributors.com





## EXTENSION

Institute of Food and Agricultural Sciences

# Improving Drought Tolerance in Your Florida Lawn<sup>1</sup>

L.E. Trenholm<sup>2</sup>

Turfgrass plants, like all green plants, require water for growth. During times of inadequate rainfall, application of supplemental irrigation water will help maintain a higher quality lawn. Although droughts are usually thought of as long periods of time, such as months or years, sandy Florida soils can experience drought conditions after only a few days without rain. Without adequate water from either rainfall or irrigation, turfgrasses will adopt a water conserving habit. Under these conditions, grasses will roll their leaf blades to stop the loss of water (known as transpiration) from the leaves, will defer any new shoot growth until conditions are more suitable for growth, and will send their roots deeper into the soil in search of water. During periods of drought, leaf tissue may die and drop from the plant, although the grasses will generally recuperate upon receiving adequate irrigation.

As grasses recover from drought, they will be more susceptible to other stresses (cold temperatures, traffic, insects, or diseases) and will not grow as vigorously as nonstressed grasses. In light of increased mandatory watering restrictions in Florida consider management practices that will help enhance the drought-tolerance of your grass.

## Objective of Drought Conditioning

The primary objective of drought conditioning is to grow a good quality lawn that will survive on little or no supplemental irrigation. A drought conditioned lawn can withstand more stress than a lawn that is not conditioned. A properly prepared lawn will have a deep and extensive root system that is better able to seek out water.

## Irrigation Practices

Proper irrigation is the first step in conditioning a lawn for drought. Many people rely on their automatic sprinkler systems to apply small amounts of water several times weekly to their lawn, regardless of any rainfall received. This practice is actually detrimental to the grass because it promotes a lawn that requires more water and one that cannot withstand tough stress. **Less frequent, longer irrigations will assist in establishing a deeper, more viable root system.**

Frequent (daily), light waterings promote shallow root systems that do not result in healthy turf. To develop a deep root system, water your lawn when the first signs of wilt occur. When the lawn needs water, you'll see spots in the lawn that turn bluish-gray, footprints that remain in the grass long

1. This document is Fact Sheet ENH57, a series of the Environmental Horticulture Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. First published: May 1991. Revised: May 2000. Please visit the EDIS web site at <http://edis.ifas.ufl.edu>.

2. L.E. Trenholm, Assistant Professor, Extension Turfgrass Specialist, Environmental Horticulture Department, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, FL.

after being made, and many leaf blades folded in half lengthwise. Apply only enough water to wet the soil in the rootzone. For Florida's sandy soils, 3/4 inch of water is generally sufficient. Do not water the lawn again until signs of wilt occur again. This technique works regardless of turfgrass species, soil type, season, or other environmental conditions. It may take up to 6 weeks to condition your turf to survive several days or more without wilting between irrigations or rainfall. During this time the root system is developing and growing deeper into the soil. In time, your lawn will establish a more uniform appearance with less thatch and a deeper root system.

### **Mowing Practices**

Proper mowing practices are essential for good quality and drought-tolerant turf. Every time a lawn is mowed, the metabolic activities of the grass are stressed, which reduces root growth. Mowing frequency and cutting height need to be carefully considered for a healthy lawn. Using the highest cutting height on the mower will facilitate turfgrass drought-conditioning. This will increase the grass leaf area, allowing for more photosynthesis. This results in more carbohydrates, which are then available for use in recovery from stresses such as drought. The higher the mowing height, the deeper and more extensive the root system will be. Although transpiration (water loss through leaves) will be slightly greater with higher mown turf, the expanded root system proves more advantageous.

Mowing should be done often enough to minimize the shock of cutting. Never mow off more than one-third the height of the leaf blade at any one time. If the lawn is allowed to grow to 4 inches, do not mow it lower than 3 inches. Adjust the frequency of mowing to the growth of the turf. In the summer, it may be necessary to mow more than once a week, but in the winter, once a month or less may be enough. Keeping the mower blades sharp and properly balanced is also important. A leaf cut by a sharp blade will heal over more quickly and lose less water than a leaf blade shredded by a dull mower blade.

### **Fertilization Practices**

Fertilization practices can enhance drought tolerance of turfgrasses, if properly done. Understanding plant responses to nitrogen and potassium fertilization is helpful in developing a beneficial program as well as providing a well-balanced nutritional program. All of the drought conditioning accomplished by proper irrigation and mowing practices can be defeated by excessive nitrogen fertilization. Excessive nitrogen enhances shoot growth but root growth is reduced. Leaf blades become more lush as nitrogen fertilization increases. Drought conditioning can only be accomplished by applying just enough nitrogen to obtain a small but continuous amount of growth.

Potassium fertilization, however, can help turfgrasses increase their tolerance to many stresses, including drought. Potassium promotes increased root growth and thicker cell walls. Turfgrasses require potassium in nearly the same amount as nitrogen, especially in sandy soils where both can readily leach out.

Other macro and micronutrients, as well as the soil pH, should be kept at recommended levels for optimal growth. Supplemental iron applications can provide desirable green turf without promoting succulent shoot growth. Iron applications have also been shown to increase turfgrass rooting. Soil testing is helpful in monitoring nutrient levels and determining turfgrass fertility requirements. Contact your local Cooperative Extension Office for more information on this.

### **Pest Control**

Pesticide chemicals should be applied to lawns with a great deal of care because they can add the extra stress of phytotoxicity (chemical damage to plants). A healthy, vigorously growing turfgrass is the best defense against weeds, insects, and diseases. The irrigation, mowing, and fertility practices outlined above will promote a healthy, dense turf and reduce the need for pest control measures. However, if a pest problem has been diagnosed, it should be promptly treated following recommendations from your local Cooperative Extension office. Spot treatment of a pest problem is usually as effective as

treating the whole lawn. Be particularly watchful for insects and diseases that attack turfgrass root systems.

### **Turfgrass Species**

Drought tolerance varies greatly with turfgrass species and cultivars. Bermudagrass, zoysiagrass, bahiagrass, seashore paspalum, and centipedegrass have the best drought tolerance of the southern turfgrasses, followed by St. Augustinegrass and carpetgrass. Under severe drought conditions with no supplemental irrigation, turfgrasses will go dormant, cease to grow, and drop leaves. After soil moisture becomes adequate, new growth will emerge from buds on rhizomes (underground stems) or stolons (aboveground stems). Bermudagrass, zoysiagrass, seashore paspalum and bahiagrass can usually recover from drought-induced dormancy because they have rhizomes that are protected from drying out in the soil. St. Augustinegrass and centipedegrass do not have rhizomes, which decreases their ability to recover from stresses such as drought. Deep root systems, which enhance recovery from drought, are found in bermudagrass, centipedegrass, and seashore paspalum.

Choosing a grass that is drought tolerant is complicated because each species has particular pest problems. Bermudagrass and zoysiagrass tend to have trouble with nematodes (soil-borne, minute, worm-like animals that feed on plant roots), although both provide good quality turf when nematodes are controlled. Bahiagrass is susceptible to mole crickets, but these insects are easier to control than nematodes. If a person can accept an open growth habit and not overmanage the turf, then bahiagrass may be the best selection. Bahiagrass is adapted to a wide range of soils and can survive under minimum management. Centipedegrass has a slow growth habit, and low water and nutrient requirements, but has a light green color that is objectionable to some people. Seashore paspalum has good tolerance to drought, salinity, insects, and diseases and provides an attractive, high-quality turfgrass.

### **Alternatives to Turfgrass**

People often attempt to grow turf where it will not survive without extraordinary care. High-quality turf cannot be maintained without supplemental irrigation, although a lower-quality turf may persist. In landscapes where unsightly turf may detract from the design, alternatives to turf should be considered. Mulched bed or groundcovers may be more suitable. Plant materials that do not require supplemental irrigation should be chosen. Consult your local Cooperative Extension office for the plants that grow best in your area.

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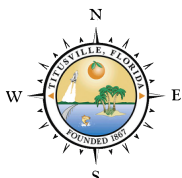
## Sec. 30-321. Plant materials.

- (a) *Quality:* Plant material used in conformance with the provisions of this article shall be good, healthy and sturdy plants. All plant material shall be Florida #1 grade or better. Plant materials which are known to be intolerant of paving environments or whose physical characteristics may be injurious to the public or which produce a quantity and/or quality of debris so as to present maintenance difficulties shall not be specified for use under this article.
- (b) *Native vegetation:* The applicant is encouraged to utilize plant material native to Brevard County in meeting these landscaping requirements. The existing vegetation that is native to Brevard County with the exception of that listed in Section 30-4(d) shall be preserved and utilized except when removal is justified and determined to be acceptable by the enforcement official (see Landscape Technical Manual).
- (c) *Ground cover:* Ground covers, other than grass, shall be planted in such a manner so as to present a finished appearance and reasonably complete coverage within six (6) months after planting (see Landscape Technical Manual).
- (d) *Lawn grass:* Grass areas shall be planted in species normally grown as permanent lawns in Brevard County. Seeding and sprigging may be used if grass cover is complete within six (6) months, or sodding will be required (see Landscape Technical Manual).
- (e) *Hedges:* Hedges, where required, shall be planted in sufficient number and maintained so as to form a continuous, unbroken, solid screen within a maximum of six (6) months after time of planting (see Landscape Technical Manual).
- (f) *Synthetic plants prohibited:* Synthetic or artificial material in the form of trees, shrubs, ground covers, vines or artificial turf shall not be used in lieu of the plant requirements in this section.
- (g) *[Overstory trees:]* Overstory trees shall be species having an average mature spread of crown of greater than twenty (20) feet and reach a mature height of at least sixty (60) feet, and having a trunk which can be maintained in a clean condition with over five (5) feet of clear wood (no branches). Trees, including palms, having an average mature spread of crown less than twenty (20) feet may be arranged in groupings so as to create the equivalent of twenty-foot crown spread and shall count as one (1) required tree. Invasives shall not be used to fulfill the requirements of this article (see Landscape Technical Manual).
- (h) *Caliper:* Plant materials required by this section shall comply with the minimum size requirements of Table 30-5, Minimum landscape planting specifications at the time of installation. Plant height shall be measured from the average grade level of the immediate planting area to the top horizontal plane of the shrub at planting; for single-trunk trees, the measurement shall be taken six (6) inches above grade level; for multitrunk trees, the tree shall be measured from the average grade level of the immediate planting area.
- (i) *Planting areas and shrubs:* Planting areas shall consist of permeable surface areas only. The permeable surface areas for shrubs may be included with permeable surface areas required for trees.
- (j) *Pavement edges:* Each overstory, coniferous, understory [tree] or shrub shall be planted at least twelve (12) inches from the edge of any paved surface.
- (k) *Irrigation:* Irrigation must be indicated on the landscape plan. Any landscape area must be shown by water tolerant usage area.





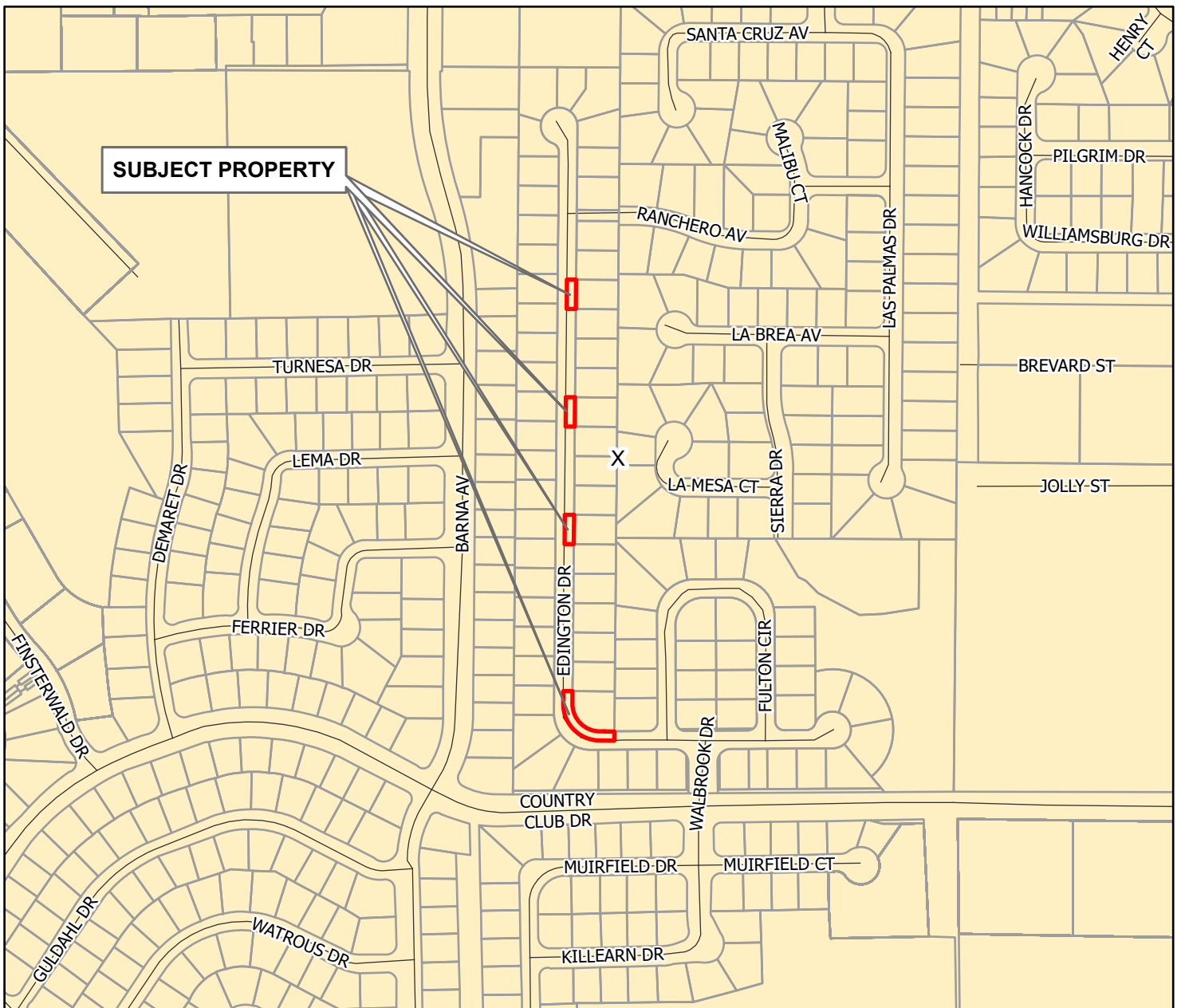
**SUBJECT PROPERTY**



**Aerial 2024  
VAR #8-2025**

0 250 500 1,000 Feet





## VAR #8-2025

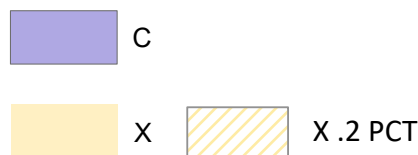
### Special Flood Hazard Area Zones



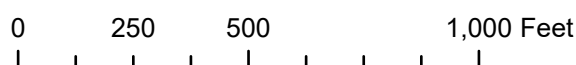
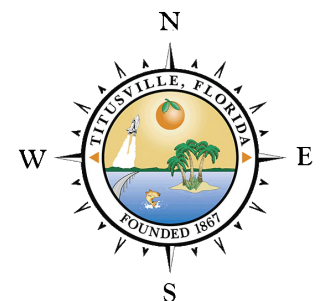
### Moderate Flood Hazard Area Zone

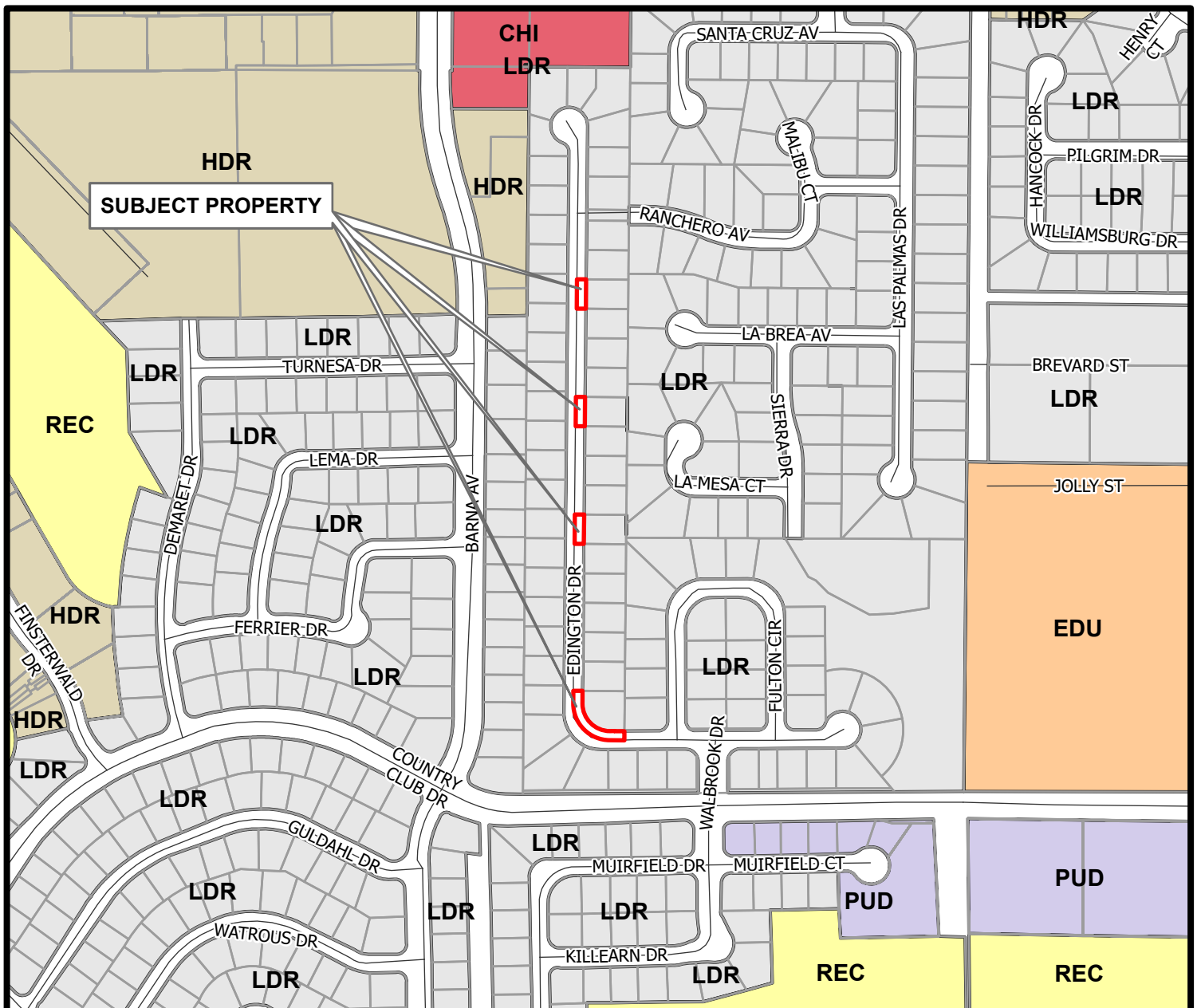


### Minimal Flood Hazard Zones



### Other Flood Zone Areas

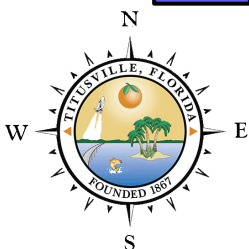




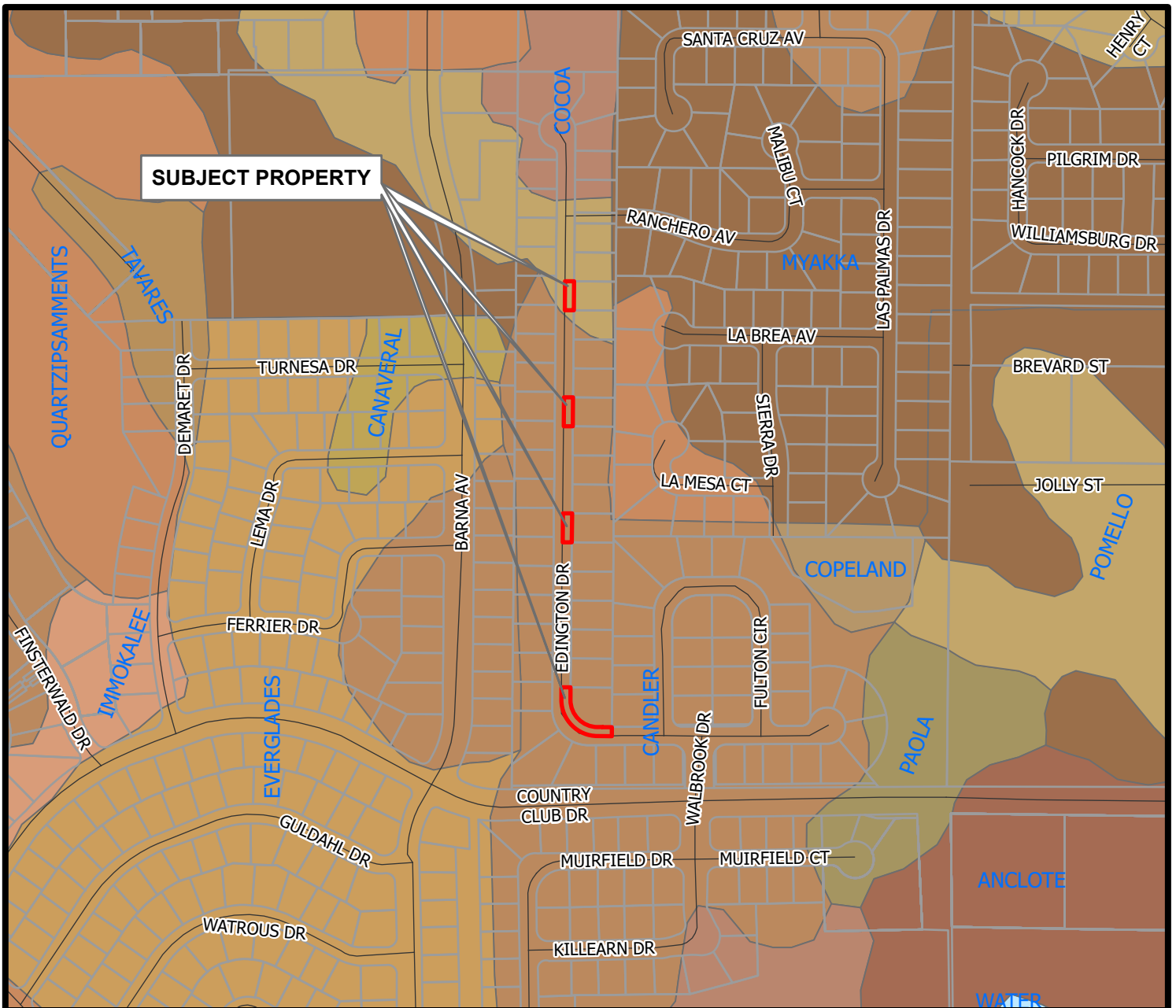
## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

Subject

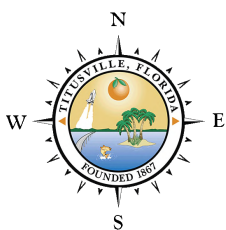


0 250 500 1,000 Feet



## SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #8-2025

|            |                  |
|------------|------------------|
| SoilName   | IMMOKALEE        |
| ANCLOTE    | MYAKKA           |
| CANAVERAL  | PAOLA            |
| CANDLER    | POMELLO          |
| COCOA      | QUARTZIPSAMMENTS |
| COPELAND   | TAVARES          |
| EVERGLADES | WATER            |

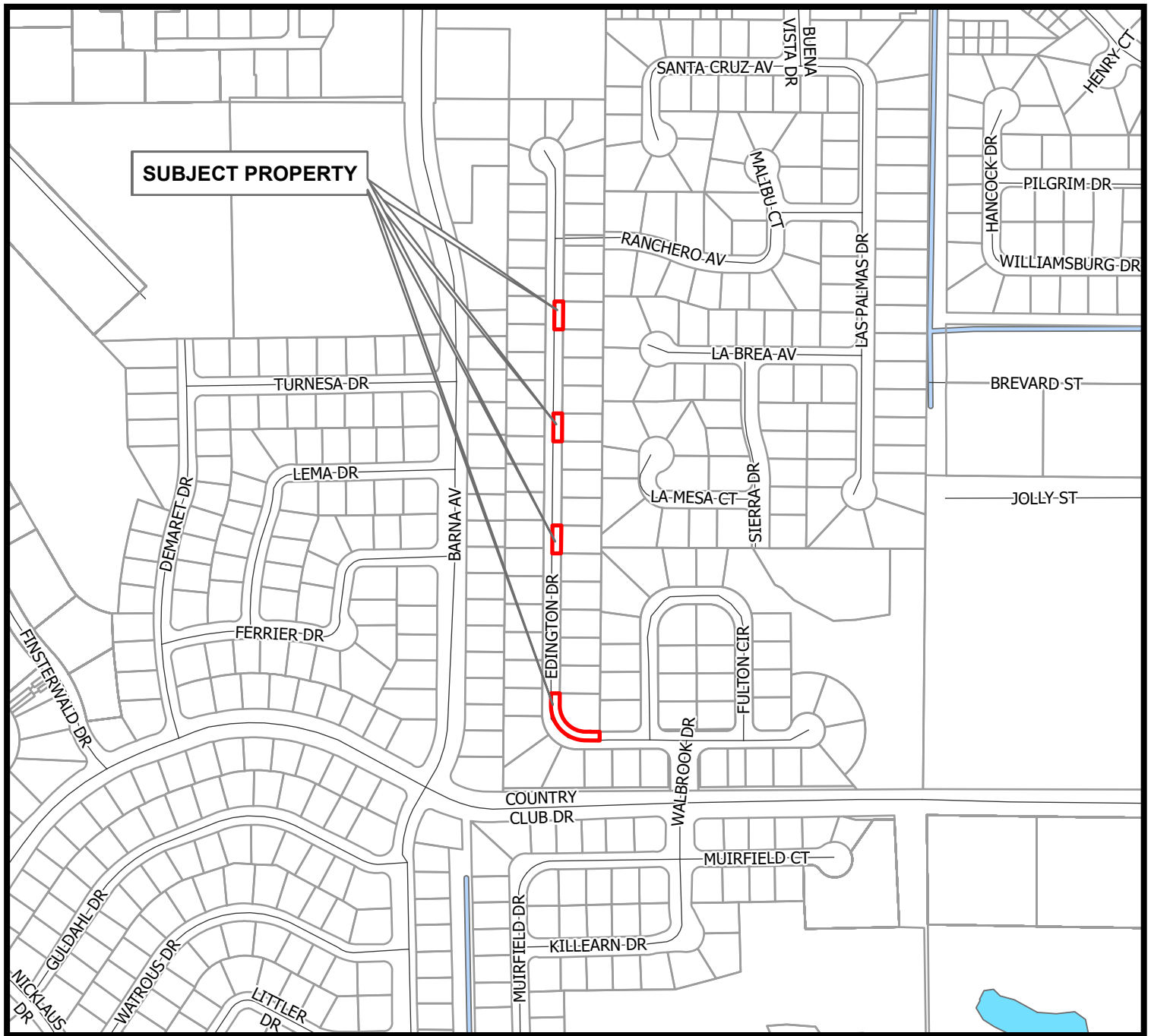


Community Development Department

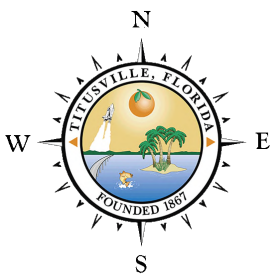
0 250 500 1,000 Feet

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

3/4/2025



# WETLANDS IN VICINITY OF PROPERTY VAR #8-2025



## WETLAND\_TY

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

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

3/4/2025

Scale:1:5,000

Community Development Department  
Source: USFWS NWI (2023)

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

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





**City of Titusville**  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Members of the Board of Adjustments and Appeals  
**From:** Brad Parrish, Community Development Director  
**Subject:** **Appeal 1-2024 - Request for Rehearing**  
**Department/Office:** Community Development

**Recommended Action:**

Consider the rehearing request submitted by Vickie Conklin regarding the denial of Appeal No. 1-2024, which sought to appeal the issuance of Site Development Permit PSDP24-000205 for property located at 2727 Demaret Drive.

**Summary Explanation & Background:**

The appellant, Vickie Conklin, is requesting a rehearing before the Board of Adjustments and Appeals in accordance with Land Development Regulations, Section 34-261, following the denial of Appeal No. 1-2024 on the basis of lack of standing. The original appeal, submitted under Section 34-248(a) of the Land Development Regulations, sought to overturn the issuance of Site Development Permit PSDP24-000205 for property located at 2727 Demaret Drive in the Multifamily High Density (R-3) zoning district. The permit was issued for property owned by Apollo Gardens, LLLP. The Board denied the appeal, determining that the appellant was not an affected property owner. The rehearing request has been submitted by Vickie Conklin, Appellant.

**Alternatives:**

1. Grant the rehearing request.
2. Deny the rehearing request.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Rehearing Request
2. New Evidence - Delegation of Agent
3. DIVISION\_3.\_\_\_\_REHEARINGS\_OF\_THE\_BOARD\_OF\_ADJUSTMENT

MAR 12 2025

City of Titusville  
Development Services

March 12, 2025

Brad,

Please consider this letter as a request for a rehearing for the Board of Adjustments and Appeals. The application of reference is officially 1-2024, which was originally submitted on 12-5-2024.

Per city code, Titusville Land Development Regulations, Chapter 34-261, I am submitting this request within the 15 day requirement from the hearing held on 2-26-2025.

Grounds for this request:

4.a. *New evidence* includes Letters of Authorization from residents living near the property located at 2727 Demaret. These residents have clearly authorized me to speak on their behalf as their agent. I provided 9 of these letters to the clerk for the record at the meeting 2-26-25, which we hope she retained, and am submitting copies with this letter. It did not appear that the Board chose to "accept" those authorization letters.

Attached please find 26 additional authorization letters, and copies of the 9 letters submitted on 2-26-25 that the clerk retained. This should resolve the issue of "standing," especially since there is no specific language in the code specifying the distance the applicant's home must be relevant to the property in question that would be accessing the road.

4.b. The decision was based on erroneous interpretation or conclusion of the law. Sec. 34-249 states *"Any affected property owner or his agent may file an appeal."*

To restate, I am appealing the city's decision on 11-11-2024 granting a Site Development Permit PSDP-24-000205 for Project J-22-5324 to allow a multifamily development access to a local residential road (Demaret Drive.) This is a violation of the city's Comprehensive Plan and Chapter 163 Part II, Florida Statutes. This area is within my Royal Oak neighborhood and the greatly increasing traffic generated onto Demaret-Country Club-Royal Oak negatively affects every property owner, including me.

Thank you and the board for your consideration in listening to residents.

Vickie Conklin







Received

DEC 05 2024

City of Titusville  
Planning Department

To be completed by City staff:

Case No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_  
Signed: \_\_\_\_\_  
City Staff

**CITY OF TITUSVILLE, FLORIDA**  
**NOTICE OF APPEAL**  
(Chapter 31, Article IV, Land Development Regulations)

**Notice of Appeal**  
(Must be filed within thirty (30) days of date decision rendered.)

The Board of Adjustments & Appeals  
City of Titusville  
Titusville, Florida

The undersigned hereby appeals a decision of an administrative official of the City of Titusville, based on:

\_\_\_ Code of Ordinance Vol. I  
☒ Code of Ordinance Vol. II/Land Development Regulations  
☒ Other Comprehensive Plan  
Order and/or Ruling appealed:  
Site Development Permit PSDP24-000205  
Apollo Gardens LLP  
Project J22-5424  
Date of Ruling: 11-11-2024

Exhibits A-E  
attached

Order and/or Ruling appealed: \_\_\_\_\_  
Date of Ruling: \_\_\_\_\_

Grounds for appeal: Proposed development is not a conventional MF development, and is NOT consistent with Strategy 1.13.11 and Policies 1.14.5 and 1.14.16 of Titusville Comprehensive Plan. See attached letter dated 7-17-2024  
Legal description of property: PT of SW 1/4 of NW 1/4 of NE 1/4 AS DES in ORB 1526 pg 532  
(See attached)

Affected Property Owner:  
Apollo Gardens LLP (Carrafort)  
Name (print or type)  
1398 SW 1st St FL 12  
Street Address  
Miami FL 33135  
City and State

Appellant:  
VICKIE J CONKLIN  
Name (print or type)  
2920 Royal Oak Drive  
Street Address  
Titusville FL 32780  
City and State  
314-614-0999  
Telephone Number  
Vickie J Conklin  
Signature of Appellant

**INSTRUCTIONS TO APPLICANT:**

1. Use one application for each request.
2. File with City staff (one copy will be returned to appellant along with decision of the board).
3. Filing fee of \$475.00 due at time of filing (Should board sustain the appeal, fee will be refunded).

CITY OF TITUSVILLE  
BOARD OF ADJUSTMENTS AND APPEALS

ORDER on APPEAL NO. 1 - 2024

The Board of Adjustments and Appeals met on February 26, 2025, to hear Appeal No. 1-2024.

APPROVAL OF MOTION TO INTERVENE

The Board first heard a Motion to Intervene, filed by Eric Page, Attorney, located at 4301 W. Boy Scott Boulevard, Suite 300, Tampa, Florida, who spoke on behalf of the property owner and permittee Apollo Gardens, LLLP, requesting the Board of Adjustments and Appeals consider the request to intervene as an Interested Party to Appeal No. 1-2024.

Based on the information and evidence presented to the Board of Adjustments and Appeals and in accordance with Titusville Resolution #24-1997 of the City of Titusville, by a vote of 5 to 0, the Board of Adjustments and Appeals **Approves** a Motion to Intervene thereby permitting Apollo Gardens, LLLP to Intervene as an Interested Party to Appeal No. 1-2024. The Motion to Intervene was approved.

DENIAL OF MOTION TO DISMISS BASED ON JURISDICTION

The Board next heard Apollo Garden's request for a Motion to Dismiss Based on Jurisdiction regarding Appeal No. 1-2024. That based on the information and evidence presented to the Board of Adjustments and Appeals and in accordance with Titusville Resolution #24-1997, the Code of Ordinances & Land Development Regulations of the City of Titusville, the Board of Adjustments and Appeals hereby **Denies** a Motion to Dismiss Based on Jurisdiction by a vote of 5 to 0. The Board considered testimony and made a motion to deny the request and proceed with the proceeding. The Motion to Dismiss Based on Jurisdiction was denied.

DENIAL OF MOTION ON STANDING

The Board heard testimony and deliberated whether the Appellant has standing to proceed on the merits of Appeal No. 1-2024 pursuant to Titusville Code Section 34-249. That based on the information and evidence presented to the Board of Adjustments and Appeals and in accordance with Titusville Resolution #24-1997, the Code of Ordinances & Land Development Regulations of the City of Titusville, a motion to allow the Appellant to have standing as an affected property owner failed by a vote of 2 to 3. The Motion of Standing was **denied**.

Having denied standing, the Appeal was not heard. The decision of the Board of Adjustments and Appeals is a final order.

Issued on March 3, 2025.

BOARD OF ADJUSTMENTS AND APPEALS

BY:

Thomas A. Taylor  
Thomas A. Taylor, Chairman

Filed in the City Clerk's Office this 4th day of March 2025.

J. Donhoff  
(Signature)



## Delegation of Agent

I, Mildred Carole Copeland, delegate my daughter, Rhonda R. Stover as "Agent" to speak on my behalf regarding all matters pertaining to my home located at the following address:

1514 Country Club Drive  
Titusville, Florida 32780

M. Carole Copeland

M. Carole Copeland

Date: 3-10-2025

Rhonda R. Stover

Rhonda R. Stover

Date: 3-10-2025

Notary:



Leann Snyder  
✓ personally known  
3/10/2025

## Authorization

I ROBERT DELGADO, owner of property at  
2762 DEMARET DR. TITUSVILLE 32780 address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

President  
HOA  
Spanish Oaks

  
3/1/25



### Authorization

I Barbara Balint, owner of property at  
2756 Demaret address hereby

authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Barbara Balint  
3-11-25

## Authorization

I Scott Root, owner of property at 2746 Demarest Dr Titusville Fl address hereby authorize Vickie J. Conklin to represent me in the Notice of Appeal of Site Development Permit No. PSDP24-000205 for Project No. J22-5424 the Apollo Gardens apartments issued on November 11, 2024 to the Titusville Board of Adjustments and Appeals.

Scott Root  
March 10 2025

## Authorization

I Eileen Adams, owner of property at  
2790 Demaret Drive address hereby  
Titusville, FL 32780  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Eileen Adams  
Eileen Adams

### Authorization

I MARY SCHWAGER, owner of property at  
2570 DEMARET DR address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Mary Schwager  
3-9-25



## Authorization

I Virginia Campbell, owner of property at  
2734 Demaret Dr. address hereby  
Titusville, FL  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Virginia Campbell  
March 9, 2025

## Authorization

I DALE JAMESON, owner of property at  
2072 DEMARET address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Dale Jameson  
3-9-25

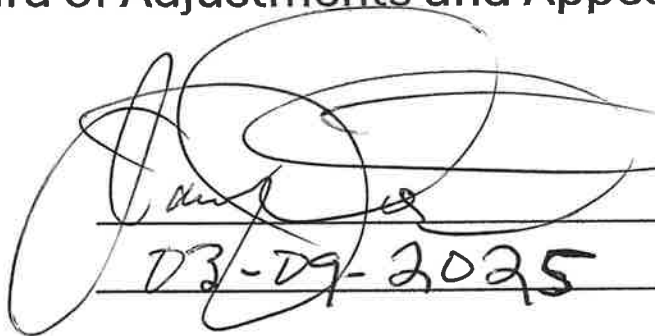
## Authorization

I Joan Fachetti, owner of property at  
2780 Demarest Dr address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Joan Fachetti  
3-9-2025

## Authorization

I Jacqueline Outlaw, owner of property at  
2580 Demarest Drive address hereby  
Titusville, FL 32780  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

  
\_\_\_\_\_  
\_\_\_\_\_  
03-09-2025

## Authorization

I DONALD J. GARRINI, owner of property at  
2680 DEKAZET DR address hereby

authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

  
3-9-25



### Authorization

I Tessie J Edwards, owner of property at  
2814 Demaree Dr address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Jessie J. Edwards  
March 9, 2025

## Authorization

I MARK THOMPSON, owner of property at  
2800 DeMaret Dr. address hereby

authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Mark Thompson  
9-3-25

## Authorization

I Michael Dwyer, owner of property at  
2852 DEMARET DRIVE address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Michael Dwyer  
3/9/25

## Authorization

I Joseph Chambers, owner of property at  
address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Joseph Chambers  
1882 Demarest Dr.  
3-9-2025

## Authorization

I Beverly Searl, owner of property at  
address hereby

authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Beverly Searl  
2742 Demarest Dr.  
3-9-2025



## Authorization

I Savanna Mathis, owner of property at  
address hereby

authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

2774 Demaret Drive  
03/09/2025  
SJ Mathis

**Authorization**

I Joseph Quinones, owner of property at  
2501 Country Club Dr address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

  
\_\_\_\_\_  
3-11-25  
\_\_\_\_\_

### Authorization

I RICHARD BARTEK, owner of property at  
1602 TURNESA DR. address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Richard Bartek  
3/11/2025

### Authorization

I LYNN M. ZAGABA, owner of property at 1603 TURNER AVE., TITUSVILLE, FL address hereby authorize Vickie J. Conklin to represent me in the Notice of Appeal of Site Development Permit No. PSDP24-000205 for Project No. J22-5424 the Apollo Gardens apartments issued on November 11, 2024 to the Titusville Board of Adjustments and Appeals.

  
\_\_\_\_\_  
3.11.25  
\_\_\_\_\_

Authorization

I Donna Johnson, owner of property at  
1450 Duval Dr.  
Titusville, FL 32780 address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Donna Johnson  
3/11/2025



### Authorization

I Dianne Bartek, owner of property at  
1602 Turnesa Drive address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Dianne Bartek  
3/11/2025

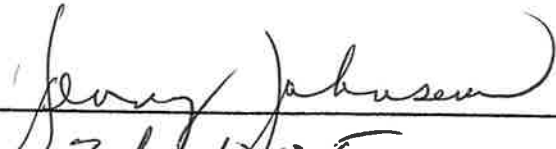
**Authorization**

I Aryanna Quinones, owner of property at  
2301 Country Club Dr address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
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the Titusville Board of Adjustments and Appeals.

  
3-11-25

## Authorization

I , owner of property at  
1420 Titusville Dr. address hereby  
Titusville, FL 32780  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

  
3/11/2025

## Authorization

I Juan Quinones, owner of property at  
1608 Turnesa Dr. address hereby

authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
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the Titusville Board of Adjustments and Appeals.

Juan Quinones  
8 March 2025

## Authorization

I Yesenia Quinones, owner of property at  
1608 Turnesa Dr. address hereby

authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Yesenia Quinones  
Quinones  
March 8 2025



Authorization

1775 1775 205 205  
HARRISON ST.  
I BERNARD FRANKO, owner of property at  
address hereby

authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
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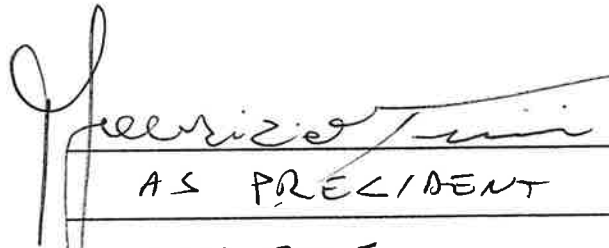
village square  
condos  
HOA

  
Vice Pres 1-28-2025

## Authorization

I MAURIZIO TURINI, owner of property at  
2604 DEYARET DR. address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
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the Titusville Board of Adjustments and Appeals.

Spanish Oaks  
HOA President

  
\_\_\_\_\_  
AS PRESIDENT  
\_\_\_\_\_  
1-28-2025

Authorization

I MRS. BJ Clayton MAURNA, owner of property at  
2898 Demaretna T, address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
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the Titusville Board of Adjustments and Appeals.

Spanish Oaks  
Condos

Billie Jo Clayton Maurina  
1-27-2025

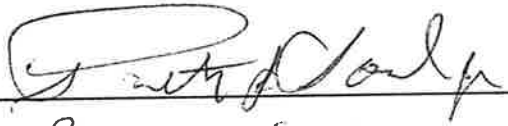
## Authorization

I Joe Chambers, owner of property at  
1882 Demarest Dr  
Titusville, FL 32780 address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

J. Chambers

## Authorization

I Peter J. Sovich Jr, owner of property at  
3000 Donkey Dr address hereby  
Titusville, FL  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

  
Peter J. Sovich Jr



## Authorization

I James Gallo, owner of property at  
3101 Demaret Drive address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
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the Titusville Board of Adjustments and Appeals.

James Gallo  
27 January 2025

## Authorization

I Michael Dewyer, owner of property at  
2852 DEMARET DRIVE address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
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the Titusville Board of Adjustments and Appeals.

Michael Dewyer  
01/27/25

## Authorization

I Benita Gail, owner of property at  
3101 Demaret Drive address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
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the Titusville Board of Adjustments and Appeals.

Benita Gail  
27 January 2025

Authorization

I Janet Davis, owner of property at  
1614 Turnesa Dr. address hereby  
authorize Vickie J. Conklin to represent me in the  
Notice of Appeal of Site Development Permit No.  
PSDP24-000205 for Project No. J22-5424 the Apollo  
Gardens apartments issued on November 11, 2024 to  
the Titusville Board of Adjustments and Appeals.

Janet Davis  
01/27/25

### ***DIVISION 3. REHEARINGS OF THE BOARD OF ADJUSTMENT***

#### **Sec. 34-261. Board of Adjustments and Appeals.**

- (a) Any applicant whose request to the Board of Adjustments and Appeals for a variance or appeal has been denied, may apply to the Board of Adjustments and Appeals for a rehearing of the request in accordance with the provisions of this section.
- (1) *Time:* A request for rehearing must be made to the Administrator in writing before the close of business of the fifteenth day following the public hearing at which such request was denied. This requirement is jurisdictional and the time for filing may not be enlarged.
- (2) *Form:* This request must be in writing, state with particularity the grounds upon which the request is based, identify the case by its case number, and be signed by the original applicant.
- (3) *Hearing:* A timely filed request for rehearing will be heard by the Board of Adjustments and Appeals at its next regularly scheduled meeting after receipt of the request. The rehearing will be for the sole purpose of deciding whether or not the previously denied special exception, variance or appeal should be reheard. If the request for rehearing is denied, the previous decision of the Board shall be final. If the request for rehearing is granted, the original application for special exception, variance or appeal shall be rescheduled for public hearing at the next regularly scheduled meeting of the Board of Adjustments and Appeals. The affirmative vote of four (4) members of the Board shall be necessary to grant or approve a rehearing.
- (4) *Grounds:* A request for rehearing cannot be granted unless one (1) or more of the following grounds are shown to exist:
- a. There is newly discovered significant evidence which by due diligence could not have been discovered at the time of the original decision.
  - b. The original decision was based on an erroneous interpretation or conclusion of law.
  - c. The original decision was based upon fraud, misrepresentation or other misconduct of a person other than the applicant.
- (5) *Effect of rehearing:* A decision by the Board to rehear an application is in no way a decision on the merits of the matter. An application which is to be reheard shall for all purposes be treated as a new application. All advertising and notice requirements for an original application shall be met prior to the rehearing.
- (6) *Rehearing fee:* If the Board decides to rehear an application, the applicant shall be required to pay a rehearing fee as within five (5) days of the decision to rehear. Failure to pay the rehearing fee shall result in the denial of the application, which denial shall be final.

#### **Sec. 34-262. Notice requirements.**

- (a) All notice requirements provided by this article shall be satisfied if the agenda of the public hearing is published in a local newspaper of general circulation at least fifteen (15) days prior to the public hearing. The agenda shall specifically describe the property involved in each request as well as the relief sought.



- 
- (b) A sign at least ten (10) inches wide by thirteen (13) inches long shall be posted on any affected property at least ten (10) days prior to hearing, giving public notice of the public hearing to be held before the Board of Adjustments and Appeals, said sign to designate the nature of the variance request and the date of the public hearing before the Board of Adjustments and Appeals.

#### **Sec. 34-263. Evidence.**

All findings and conclusions necessary to the issuance or denial of the requested permit or appeal (crucial findings) shall be based upon reliable evidence. Competent evidence (evidence admissible in a court of law) shall be preferred whenever reasonably available, but in no case may crucial findings be based solely upon incompetent evidence unless competent evidence is not reasonably available, the evidence in question appears to be particularly reliable, and the matter at issue is not seriously disputed.

#### **Sec. 34-264. Modification of application at hearing.**

- (a) In response to questions or comments by persons appearing at the hearing or to suggestions or recommendations by staff or Board of Adjustments and Appeals, the applicant may agree to modify his application including the plans and specifications submitted.
- (b) Unless such modifications are so substantial or extensive that the Board cannot be expected to perceive the nature and impact of the proposed changes without revised plans before it, the Board may approve the application with the stipulation that the permit will not be issued until plans reflecting the agreed upon changes are submitted to the City staff.

#### **Sec. 34-265. Record.**

- (a) A tape recording shall be made of all hearings and such recordings shall be kept for at least two (2) years. Accurate minutes shall also be kept of all such proceedings, but a transcript need not be made.
- (b) Whenever practical, all documentary evidence presented at a hearing as well as all other types of physical evidence shall be made a part of the record of the proceedings and shall be kept by the City for at least two (2) years.

#### **Sec. 34-266. Written decision.**

- (a) Any decision made by the Board of Adjustment and Appeals regarding an appeal or variance shall be reduced to writing and served upon the applicant or appellant and all other persons who make a written request for a copy with the office of the Administrator.
- (b) In addition to a statement of the Board's ultimate disposition of the case and any other information deemed appropriate, the written decision shall state the Board's findings and conclusions, as well as supporting reasons or facts, whenever these regulations require the same as a prerequisite to taking action.

#### **Secs. 34-267—34-275. Reserved.**