



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

April 2, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes March 19, 2025

Approve the Minutes.

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

- A. Easement Vacate application (EAS) No. 3-2024 - 1558 Meadow Lark Drive
- B. Verona Village C - Final Plat

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. City Staff

- 1. Comprehensive Plan Future Land Use Element Policy 1.9.1.

B. City Attorney

C. Chairman

D. Members

12. ADJOURNMENT

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Minutes March 19, 2025**
Department/Office: Planning

Recommended Action:

Approve the Minutes.

Summary Explanation & Background:

Minutes March 19, 2025

Alternatives:

Modify the Minutes.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 03.19.25 Minutes Draft P&Z

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday March 19, 2025 at 6:00 p.m.

XXX

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

XXX

Member Garrod made a motion to approve the minutes of the March 5, 2025 meeting as presented. Secretary Grant seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

None

XXX

Old Business

None

XXX

New Business

Verona Village C – Final Plat

Principal Planner Eddy Galindo stated that the bonds were not received in time for the Planning and Zoning Commission's consideration in the agenda packet, therefore staff is asking that this item be tabled to the April 2, 2025 Planning and Zoning Commission meeting.

XXX

Member Fayson made a motion to table Verona Village C – Final Plat to the April 2, 2025 Planning and Zoning Commission meeting. Member Scully seconded.

Roll call was as follows:

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

Motion passed.

XXX

REZ#1-2025 – Rezoning – Windover Farms/Cheney Highway

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had brief discussion.

Member Garrod voiced his concerns about not having information from the Florida Department of Transportation.

Anna Mason, the representative of the applicant, said she agrees with what staff presented.

Randall Wilhite of Titusville and President of the Windover Farms Community Association said that he is in support of the Regional Commercial (RC) zoning, however he specifically objects to the comments of the planning staff concerning use of Windover Way as a connector road to the primary arterial access road of State Road 50 based on Comprehensive Plan Policy 1.9.1, 1.9.9 and Sections 9.4 and Section 9.5 of the Development Review Procedures Manual concerning transportation infrastructure. Mr. Wilhite provided a handout before the meeting started.

The Planning and Zoning Commission members had discussion regarding the infrastructure and traffic concerns on Windover Way and discussion relating to access to the property onto Windover Way and State Road 50. The concern is access issues based on intensity.

XXX

Member Fayson made a motion recommending denial of Rezoning REZ#1-2025 Windover Farms/Cheney Highway on the basis that there is no clear path forward on utilization of that property once this has been approved, conformity to access on the property, and conformity to lot width in the zoning district and the separation and disillusion of the plan would create at least a non-conforming issue or and present a violation of the rule upon adoption of the change. Member Scully seconded.

Roll call was as follows:

Secretary Grant	No
Member Fayson	Yes

Vice Chairman Childs	Yes
Member Scully	Yes
Member Garrod	Yes

Motion passed with a 4 yes 1 no vote.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

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

XXX

Adjournment 6:58pm

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Easement Vacate application (EAS) No. 3-2024 - 1558 Meadow Lark Drive**
Department/Office: Planning

Recommended Action:

Deny EAS #3-2024 to vacate a 10 foot portion of the 20-foot public utility and drainage easement (P.U.D.E) on property located at 1558 Meadow Lark Drive.

Summary Explanation & Background:

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

On February 19, 2025, the Planning and Zoning Commission received a prior request to vacate a smaller portion of the easement. John Dacko, applicant, of Titusville came to speak in favor of this item. However, Mr. Dacko requested that the Planning & Zoning Commission members might approve his request to vacate the full ten (10) feet of the drainage easement. Assistant City Attorney Farrell explained to the Planning & Zoning Commission that they could not make a recommendation to approve the full ten (10) foot easement vacation that Mr. Dacko is requesting as that is not what was advertised on the February 19th agenda. Enclosed for the Commission's information is the February 19th agenda. The Planning & Zoning Commission discussed with city staff and Mr. Dacko regarding the pictures of Mr. Dacko's backyard depicting a berm and not a swale as the staff report indicates there is a swale. The Planning & Zoning Commission members asked that staff take another look at Mr. Dacko's request based on his pictures and that a site visit take place to allow for an accurate assessment of his property for his request for an easement vacation of the ten (10) foot drainage easement. The Commission then approved a motion to table the application until to allow the applicant time to work with staff on his request to vacate ten (10) feet of the drainage easement.

Alternatives:

1. Approve the resolution.

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

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services

Strategic Plan Impact:

ATTACHMENTS:

1. EAS#3-2024 Staff Report
2. Application
3. Utility Letters
4. Surveys
5. Survey w/ Design
6. Concept Plan
7. Legal Description
8. Maps
9. Resolution
10. P&Z 2-29-25 agenda



City of Titusville Community Development

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

2 **Meeting Date:** Planning and Zoning Commission April 2, 2025

3 City Council Public Hearing April 8, 2025

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

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

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

9 II. Background

10 On September 10th, 2024, a petition was received from John Dacko, property
11 owner, to vacate a portion of a twenty (20) foot public drainage easement
12 located towards the middle of the property at 1558 Meadow Lark Drive. All
13 required utility letters have been received and there were no objections from
14 four of the five utility providers to the request to vacate a 10-foot portion of the
15 20-foot easement. The City of Titusville Public Works department letter stated
16 that there were no objections to vacating the portion of the easement;
17 however, the remaining 10-foot portion of the easement will need to house
18 the relocated swale and drainage flow must be maintained.

19 During review, staff determined that an evaluation of the drainage system
20 engineering was needed to confirm functionality of the system if the easement
21 were to be vacated. Staff recommended reducing the requested easement
22 vacate from the 10-foot portion to a smaller, semi-circle-shaped portion to
23 prevent impact to the current drainage flows. In addition to reducing the area
24 to be vacated, staff requested the applicant provide additional information
25 showing that the drainage will be maintained with the vacation of a semi-circle
26 portion of the easement. The applicant requested the initial January 2025
27 hearing dates be delayed to provide the additional information requested. The
28 applicant provided a survey with elevations depicting that the flow will be
29 maintained with the vacating of the semi-circle portion. The additional
30 information was confirmed by the Community Development Engineer.

31 During the February 19, 2025 Planning and Zoning Commission meeting the
32 applicant requested that the Commission not consider the semi-circle-shaped
33 easement vacation and instead requested a vacation of the entire 10-foot

Easement: EAS No. 3-2024

1 portion of the 20-foot easement. The vacating of the 10-foot portion of the 20-
2 foot easement is not recommended. The lot has Type B drainage. An
3 engineered drainage swale is located within the easement. Vacating the
4 easement and altering this portion of the property, such as the placing of
5 pavers, will change the fundamentals of the drainage system.

6 III. Staff Analysis

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

10 1) FLORIDA CITY GAS – **No objections**

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

12 2) FLORIDA POWER AND LIGHT – FPL has **no objections** to the 13 requested vacate. Joel Beltran, 8/30/2024.

14 3) AT&T– AT&T has **no objections** to the request.

15 Email from Jason Kaufman 2/6/2023

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

17 5) CITY OF TITUSVILLE PUBLIC WORKS – **No objections to a partial 18 (one-half) vacation of the existing easement pending that an 19 easement of 10 (ten) feet width shall remain and house the relocated 20 swale and drainage flow must be maintained.** Kevin Cook, 1/26/2023

21 IV. Conclusion

22 Staff recommend **denial** of the request to vacate a 10-foot portion of the 20-
23 foot public drainage easement within the rear yard. Vacating the easement
24 and altering this portion of the property, such as the placing of pavers, will
25 change the fundamentals of the drainage system.



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

APPLICATION FOR EASEMENT VACATION

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

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

- **All applications shall require Planning Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department and officially logged in by 4:00 p.m. on deadline dates.
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission (P&Z)/City Council are not guaranteed placement on the schedule noted above.
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.
- Per Section 39-211 (a) of the Concurrency Management System: "Rezoning applications and annexation requests may be approved; however, such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development as provided in Section 39-212..." (See Acknowledgement statement #5 below)

ACKNOWLEDGEMENT

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

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

(Signature)

(Date)

02/04/2023

FOR OFFICE USE ONLY

DATE

RECEIVED: _____

ACCEPTED

BY: _____

PLANNING AND ZONING

COMMISSION DATE & TIME: _____

CASE NUMBER: _____

CITY

COUNCIL

DATE & TIME: _____

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

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

Pay your taxes online at www.brevardtc.com

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

1558 MEADOW LARK DR TITUSVILLE
FL 32780

BENT OAK AT MEADOWRIDGE PHASE
II LOT 20

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.0486	142,490	50,000	92,490	281.97
BREVARD LIBRARY DISTRICT	0.3467	142,490	50,000	92,490	32.07
BREVARD MOSQUITO CONTROL	0.1427	142,490	50,000	92,490	13.20
TI-CO AIRPORT AUTHORITY	0.0000	142,490	50,000	92,490	0.00
SCHOOL - BY STATE LAW	3.1350	142,490	25,000	117,490	368.33
SCHOOL - BY LOCAL BOARD	0.7480	142,490	25,000	117,490	87.88
BPS VOTED TEACHER PAY	1.0000	142,490	25,000	117,490	117.49
SCHOOL - CAPITAL OUTLAY	1.5000	142,490	25,000	117,490	176.24
CITY OF TITUSVILLE	6.7945	142,490	50,000	92,490	628.42
TITUSVILLE IND RVR ACQ	0.2234	142,490	50,000	92,490	20.66
REC DIST 1 MSTU INCL TITUS	0.4430	142,490	50,000	92,490	40.97
ST JOHNS RIVER WATER MGMT DST	0.1793	142,490	50,000	92,490	16.58
FLA INLAND NAVIGATION DIST	0.0288	142,490	50,000	92,490	2.66
ENV END LD/WTR LTD	0.0488	142,490	50,000	92,490	4.51
ENV END LD/WTR LTD(DBTP)	0.0163	142,490	50,000	92,490	1.51
N BREV REC D1/TTS (DBTP)	0.2128	142,490	50,000	92,490	19.68
N BREV REC DST 1/TTS	0.1728	142,490	50,000	92,490	15.98
TOTAL MILLAGE	18.0407			AD VALOREM TAXES	\$1,828.15

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		NON-AD VALOREM ASSESSMENTS			AMOUNT
114	STORMWATER TITUSVILLE				80.60
158	SOLID WASTE DISPOSAL				66.48
PAY ONLY ONE AMOUNT IN BOXES BELOW		NON-AD VALOREM ASSESSMENTS			\$147.08
If Paid By	Nov 30, 2023				
Please Pay	\$1,896.22				

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

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

Pay your taxes online at www.brevardtc.com

RETURN
WITH
PAYMENT

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

PAYING ONLINE VIA
E-CHECK IS FREE

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

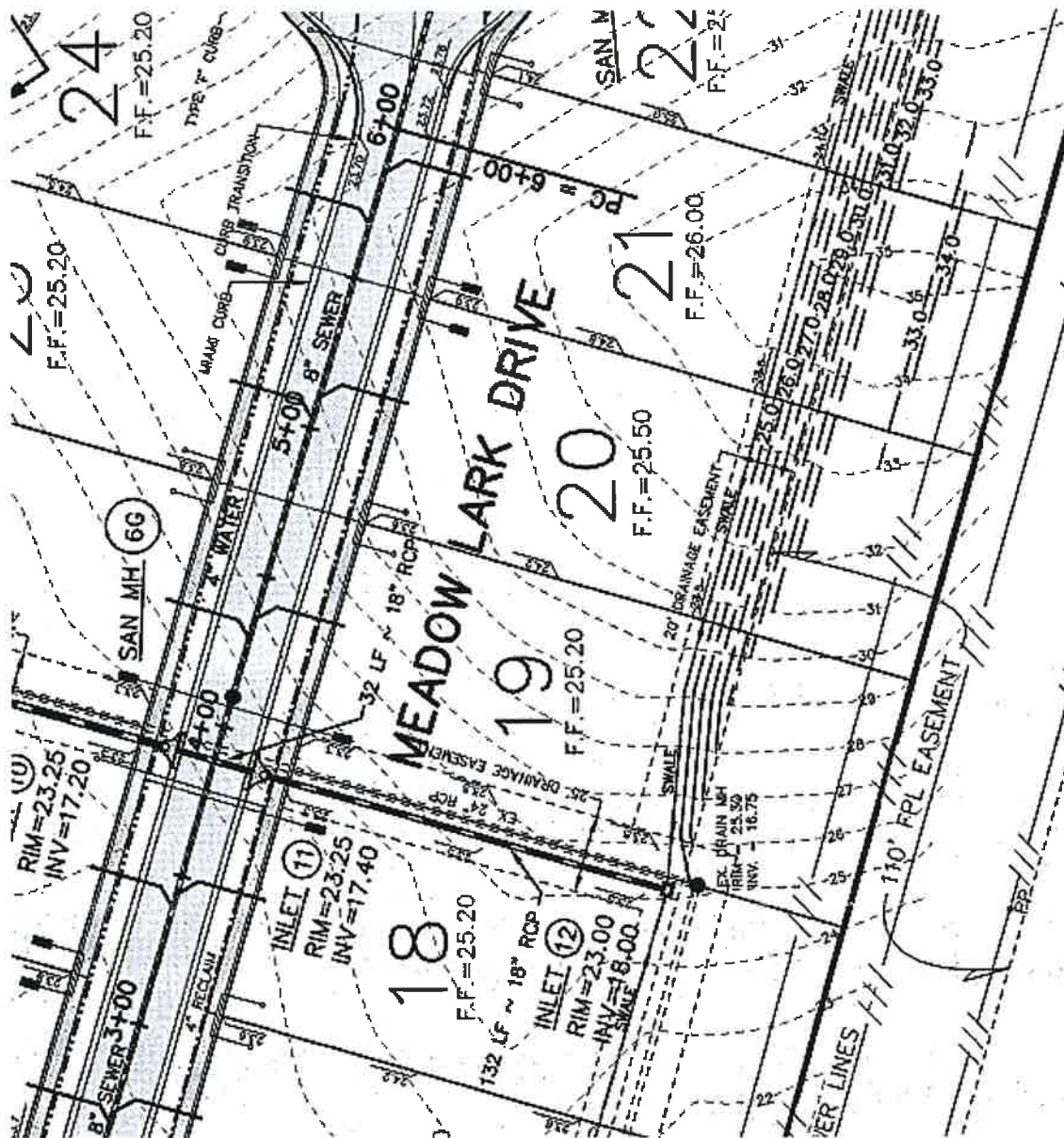
PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

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

11/28/2023
Paid

Receipt # 000-24-00092413

\$1,896.22 Paid By LAUNCH FEDERAL CREDIT UNION





SUBMITTAL CHECKLIST

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

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

Applicant/Owner Signature

Date

02/04/2023

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



Jason Kaufman
Geo Manager – Outside Plant Engineering

AT&T
712 Florida Ave
Cocoa, FL. 32922

T 386-795-1703
jk0276@att.com 

February 6, 2023

John E Dacko II
1558 Meadow Lark Dr
3212587583

Subject: Request to vacate the 20' Drainage Easement.

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

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

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

Sincerely,

Jason Kaufman

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





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

August 30, 2024

John Dacko
1558 Meadow Lark Dr
Titusville, FL 32780

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

Dear John Dacko

Request of portion to be vacated:

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

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

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

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

This request to vacate FPL facilities has been APPROVED with exhibit

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

Sincerely,

A handwritten signature in black ink that reads "Joel Beltran". The signature is written in a cursive, flowing style.

Joel Beltran
Area Planner



September 9, 2024

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

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

Dear Mr. Dacko:

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

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

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

Regards,

Gustavo Peña
Designer
Engineering Services



2/7/22

Mr. Dacko
1558 Meadow Lark Dr.
Titusville FL. 32780

Dear Sir

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

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

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

Sincerely,

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

Construction Coordinator II
Spectrum Communications LLC



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



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

January 26, 2023

Mr. John Dacko
1558 Meadowlark Drive
Titusville, FL 32780

RE: Request for Easement Vacation

Dear Mr. Dacko:

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

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

Sincerely,

Kevin Cook, P.E.
Public Works Director

KC:gg

Attachments

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

City of Titusville

"Gateway to Nature and Space"

WATER RESOURCES DEPARTMENT
2836 GARDEN STREET
TITUSVILLE, FLORIDA 32796



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

April 21, 2017

John Dacko
1558 Meadow Lark Drive
Titusville, FL 32780

RE: Vacating easement at 1558 Meadow Lark Drive

Dear Mr. Dacko,

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

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

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

Sincerely,

Ashleigh Smith

Ashleigh Smith
Interim Utility Engineering Manager

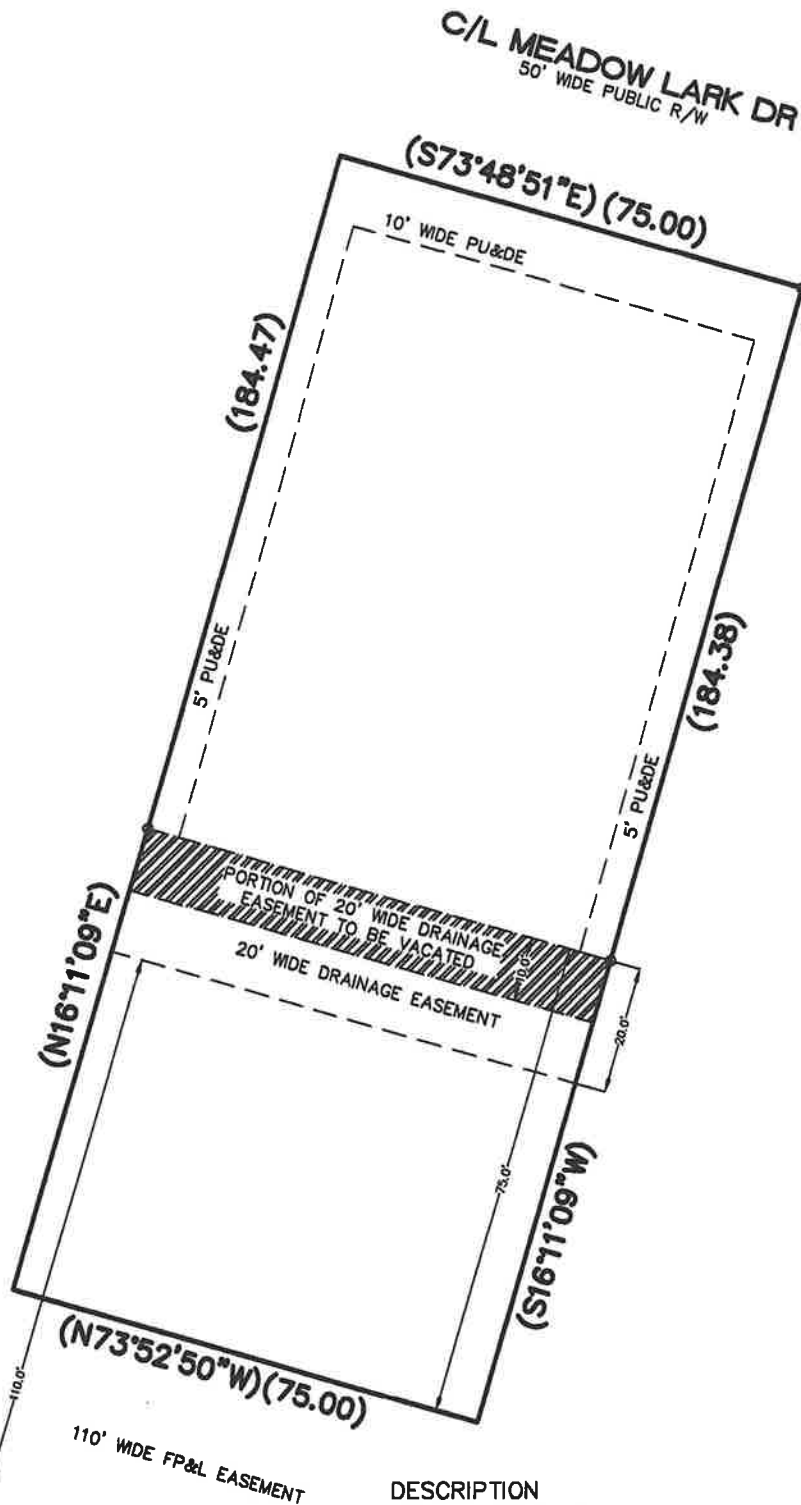
Attachments

CC: Kevin Cook, Public Works Director

Peggy Busacca, Department of Planning and Growth Management Director

MAP OF EASEMENT

THIS IS NOT A SURVEY OF THE SUBJECT PROPERTY



DESCRIPTION TO BE VACATED

BEING THE NORTHERLY 10.0' OF THE SOUTHERLY 75.0' OF LOT 20, BENT OAK AT MEADOWRIDGE, PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

JON E. BRUNNER, FLORIDA PSM 6431
STATE OF FLORIDA

B/P.	DATE: 7/9/24
DRAWN BY: JEB	SCALE: 1" = 30'
CHECKED BY: JEB	DWG. # 061-13

**BRUNNER
HAGEN**

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

LAND SURVEYORS
CONSULTING ENGINEERS

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

Nancy

CONC	CONCRETE
C/L	CENTRAL
PL	PLUMB
EDG	EDGE OF RAVINE
DOB	DATE OF RECORD BOOK
PG	PAGE
S/W	SIGHT OF THAT
-OH-	POWER POLE
O	OVERHEAD WIRE
PCIP	CORNER MARKER RECOVERED
PC	CORNER MARKER SET
PT	PERMANENT CONTROL POINT
PBC	POINT OF CURVE
PCC	POINT OF TANGENCY
P	POINT OF REVERSE CURVE
PC	POINT OF COMPOUND CURVE
INT	POINT OF INTERSECTION
IND	INDICATES
GRD	INDICATES SECOND DATA
GRD	INDICATES GROUND ELEVATION
SURF	INDICATES SURFACE ELEVATION
NAG	INDICATES NAIL OR NAIL HOLE
WFC	WOOD FENCE
WTF	WIRE WIRE FENCE
WM	WATER METER
SM	SANITARY SINKHOLE
UB	UTILITY BOX
S/W	SIDEWALK

ACDPI	ASPHALT COAT
ADP	NATIONAL CEMENT
ADP	NORTH AMERICAN
ADP	ADP
ADP	INDICATES PROJECT
ADP	PROFESSIONAL LAND SURVEY
ADP	RECORDED AND INDEXED
ADP	ELEVATION
ADP	BRANCH
ADP	POINT OF CORRECTION
ADP	POINT OF BEGINNING
ADP	BRANCH
ADP	CONCRETE BLOCK
ADP	CONCRETE MORTAR
ADP	FINISH
ADP	FOUND
ADP	GROW PIPE
ADP	IRON ROD
ADP	IDENTIFICATION
ADP	LICENSED BUSINESS
ADP	LENGTH OF ARC
ADP	MEASURE
ADP	PAVEMENT
ADP	REAR OF CURVE
ADP	RANGE
ADP	SECTION
ADP	TOWNSHIP
ADP	ENCLOSED
ADP	ARE CONSTRUCTION
ADP	NAIL AND DISK

1. THE LANDS SURVEYED LIE WITHIN FLOOD ZONE X
PER FLOOD INSURANCE RATE MAP NO. 12009C
COMMUNITY 125152, PANEL DT92C, DATED 11/14/89
THIS LOCATION IS BASED ON DATA PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, FINAL LOCATION AND FLOOD
ZONE DETERMINATION REST WITH SAID AGENCY. THIS SURVEYOR
HAS ASSUMED RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION
2. THERE MAY OR MAY NOT BE UNRECORDED OR UNRECORDED RIGHTS
OF WAY RESERVATIONS OR RESTRICTIONS AFFECTING THE LANDS SURVEYED.
3. UNLESS SHOWN OTHERWISE, THERE ARE NO ENCROACHMENTS, GAPS
OR OVERLAPS, FENCE OWNERSHIP, AND I DO NOT KNOW, FOUNDATIONS
UNDER THE SURFACE AND ARE LOCATED
4. UNLESS SHOWN OTHERWISE, DIMENSIONS AND DIRECTIONS SHOWN ARE
FIELD MEASURED AND ARE THE SAME AS RECORD DATA
5. THIS SURVEY DOES NOT HAVE A TITLE OR DEED OR EASEMENT
6. THIS SURVEY WAS MADE FOR THE PURPOSE DESCRIBED, AND SHALL BE
USED FOR NO OTHER PURPOSE WHATSOEVER. THIS SURVEY IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
SURVEYOR AND THE SIGNATURE OF THE SURVEYOR OR DELEGATION TO SURVEY
MAPS OR REPORTS BY ANY OTHER THAN THE SIGNING PARTY OR PARTIES
IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR
PARTIES
7. READINGS REFER TO THE LINE INDICATED BASED ON RECORD INFORMATION
OBTAINED FROM PLAT OR DEED
8. ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS, BASED ON THE
PROJECT BENCHMARK DATUM AS SHOWN. PROJECT BENCHMARK ELEVATION
ESTABLISHED BASED ON A LEVEL LOOP BENCH MARK REFERENCED TO DESCRIBED
CONTROL MONUMENT
9. THIS SURVEY WAS PREPARED FROM THE AVAILABLE DATA BASED
ON THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT UNDERSTOOD
SURVEYOR DID NOT CONDUCT A TITLE SEARCH AND DID NOT RECEIVE
ATTORNEY'S TITLE OPINION, UNLESS OTHERWISE NOTED HEREON. LANDS
DESCRIBED AND GRAPHICALLY SHOWN ON THIS SURVEY WERE NOT
DESIGNED FOR ANY INTENDED PURPOSE OTHER THAN THAT SHOWN. THIS
DRAWING IS THE PROFESSIONAL STATEMENT OF THE SIGNING SURVEYOR,
BASED ON FIELD AND DOCUMENTARY EVIDENCE
10. THIS SURVEY AND DRAWING IS MADE TO COMPLY WITH THE STATE OF FLORIDA
MAPPING TECHNICAL STANDARDS FOR SURVEYS IN THE STATE OF FLORIDA,
PURSUANT TO THE AUTHORITY GRANTED BY THE FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS SURVEY IS CERTIFIED TO
AND SPECIFICALLY MADE FOR

JOHN E. DACKO
CYNTHIA L. DACKO
FBC MORTGAGE, LLC
STEWART TITLE AND GUARANTY
FIDELITY NATIONAL TITLE
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
STEEL CITY TITLE, INC.

DATE OF F.O. SURVEY: APRIL 29, 2013

JOHN E. BRUNNER, FLORIDA FISH & WILDLIFE
STATE OF FLORIDA

GRAPHIC SCALE IN FEET

1 inch = 30 feet

REVISED 12/15/13 RECORD SURVEY.
REVISED 9/23/13 FOUNDATION SURVEY
REVISED 8/13/13 GARAGE LOCATION.

F.B.P.	528/65	DATE	5/2/13
DRAWN BY:	JEB	SCALE:	1" = 30'
CHECKED BY:	JEB	DRG. #	061-13

BRUNNER
HAGEN

801 Carolyn Street Melbourne VIC 3002
phone (321)728-1961 fax (321)728-1961
info@brunner-miller.com.au

LAND SURVEYORS
CONSULTING ENGINEERS

LB No. 7222
CA No. 2222

MAP OF RECORD SURVEY FOR
JOHN E. DACKO
CYNTHIA L. DACKO

PROJECT NO.	051-13
SEC.	34
7-17	22 S.

DESCRIPTION

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



DESCRIPTION
TO BE VACATED

BEING THE NORTHERLY 10.0' OF THE SOUTHERLY 75.0'
OF LOT 20, BENT OAK AT MEADOWRIDGE, PHASE III,
ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 53, PAGES 91 AND 92, OF THE PUBLIC
RECORDS OF BREVARD COUNTY, FLORIDA.



SUBJECT PROPERTY

MEADOW LARK DR



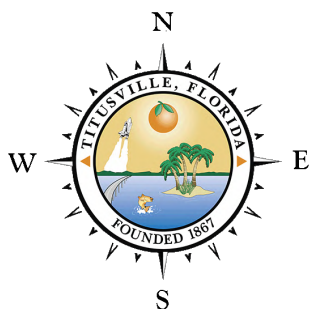
Aerial 2024
EAS #3-2024

0 35 70 140 Feet

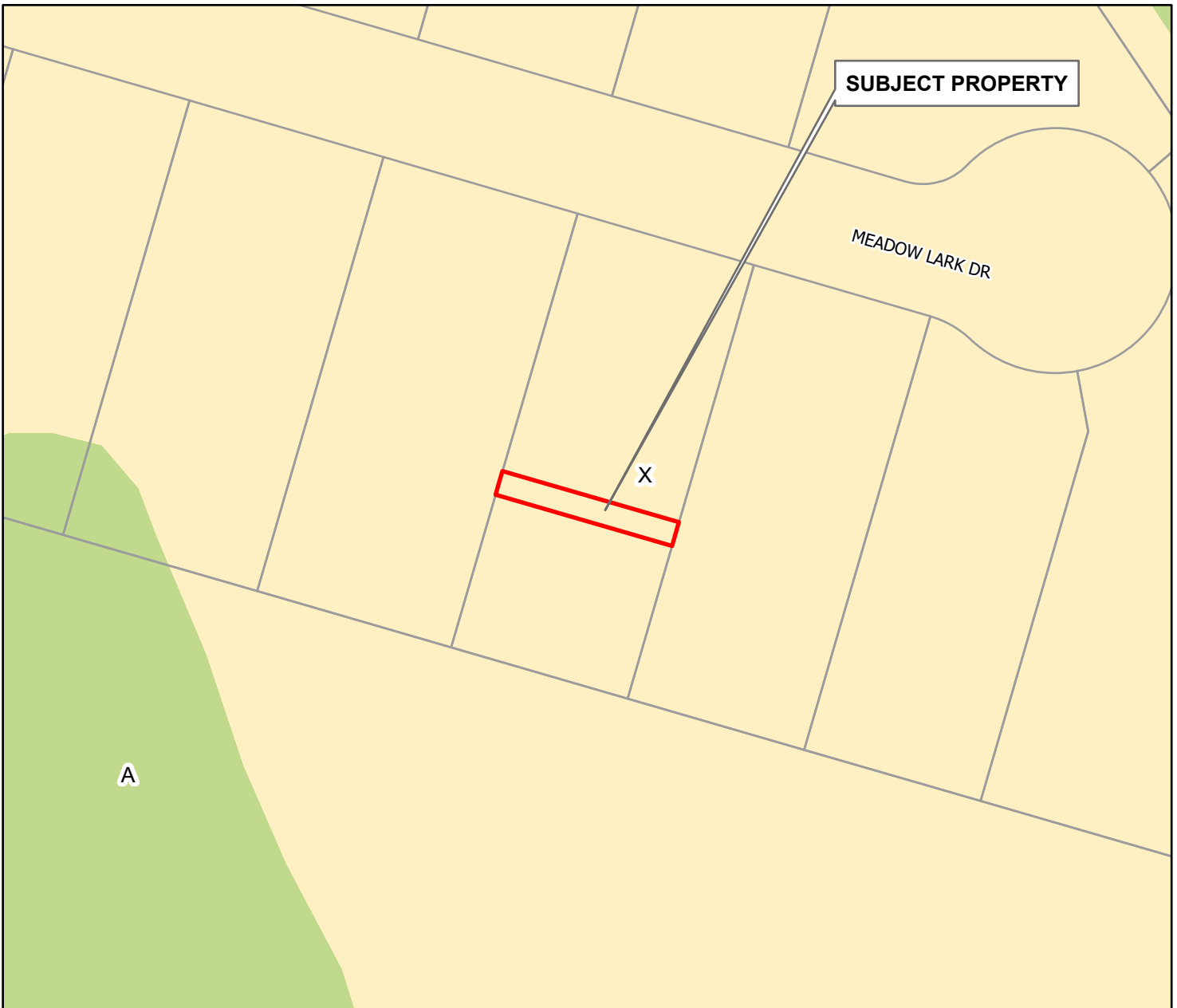
SUBJECT PROPERTY

VACATE EASEMENT

EAS#3-2024



0 10 20 40 Feet



FEMA FLOOD HAZARD AREAS

EAS #3-2024

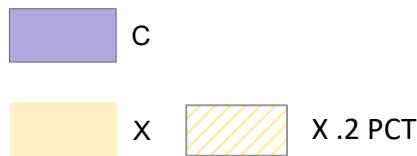
Special Flood Hazard Area Zones



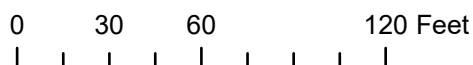
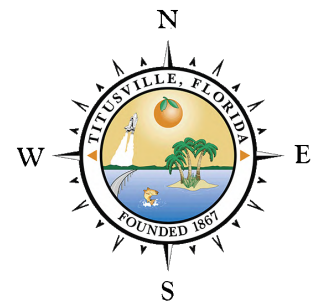
Moderate Flood Hazard Area Zone

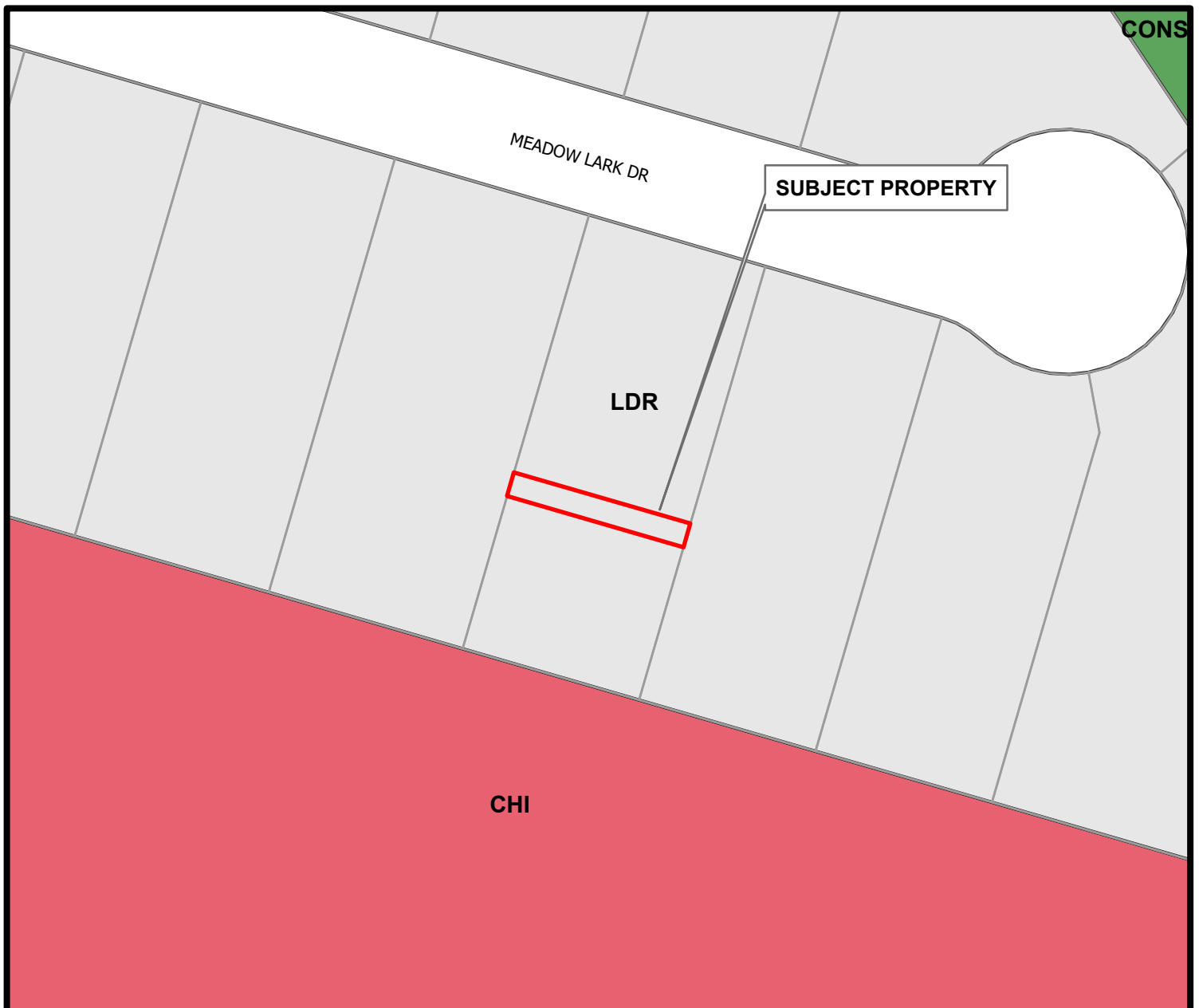


Minimal Flood Hazard Zones



Other Flood Zone Areas

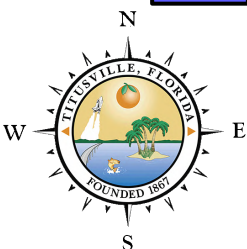




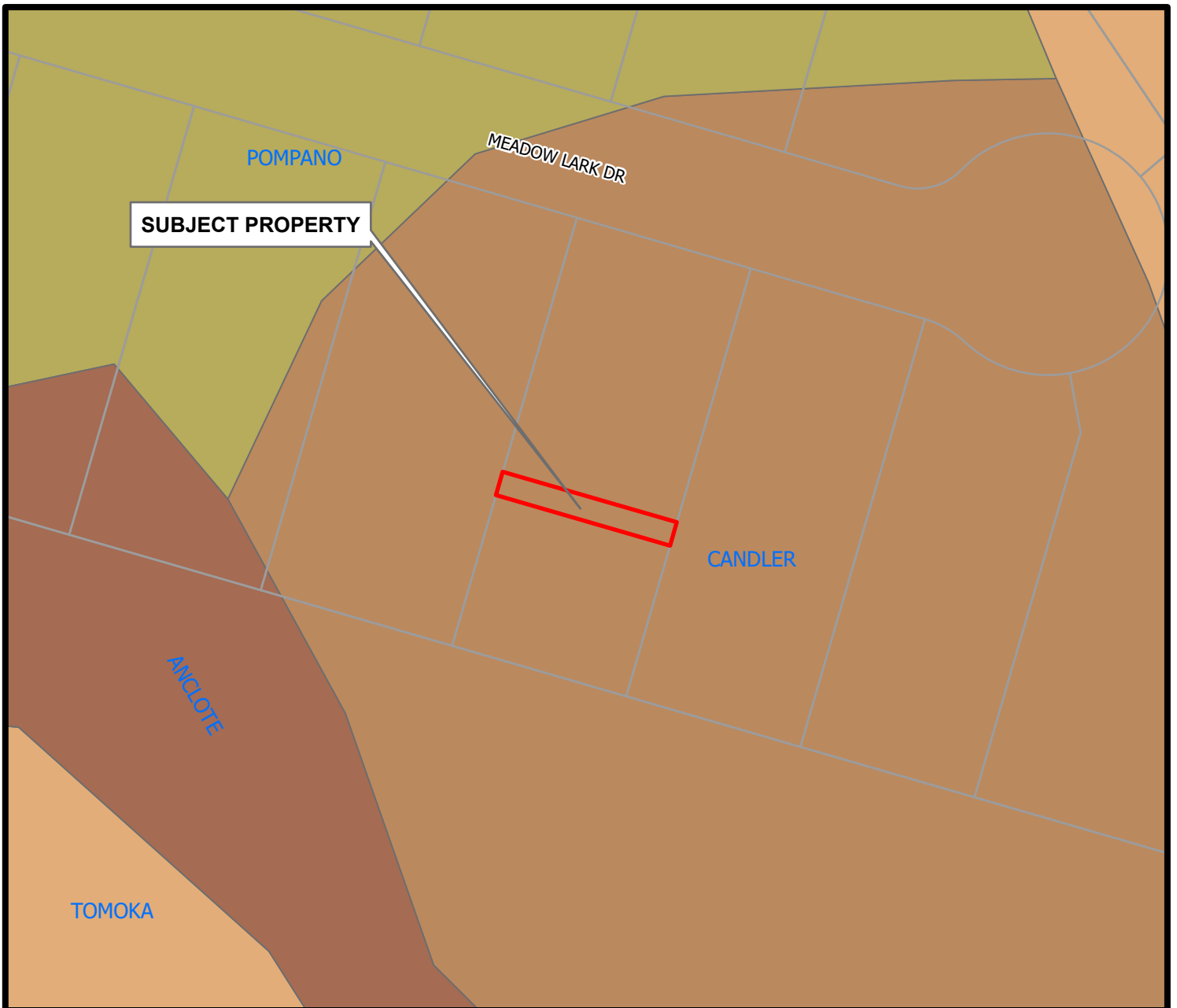
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

Subject



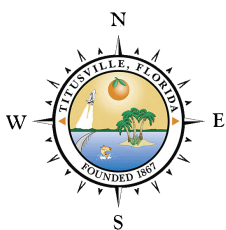
0 37.5 75 150 Feet



SOILS IN THE VICINITY OF SUBJECT PROPERTY EAS#3-2024

SoilName

- ANCLOTE
- CANDLER
- POMPANO
- TOMOKA

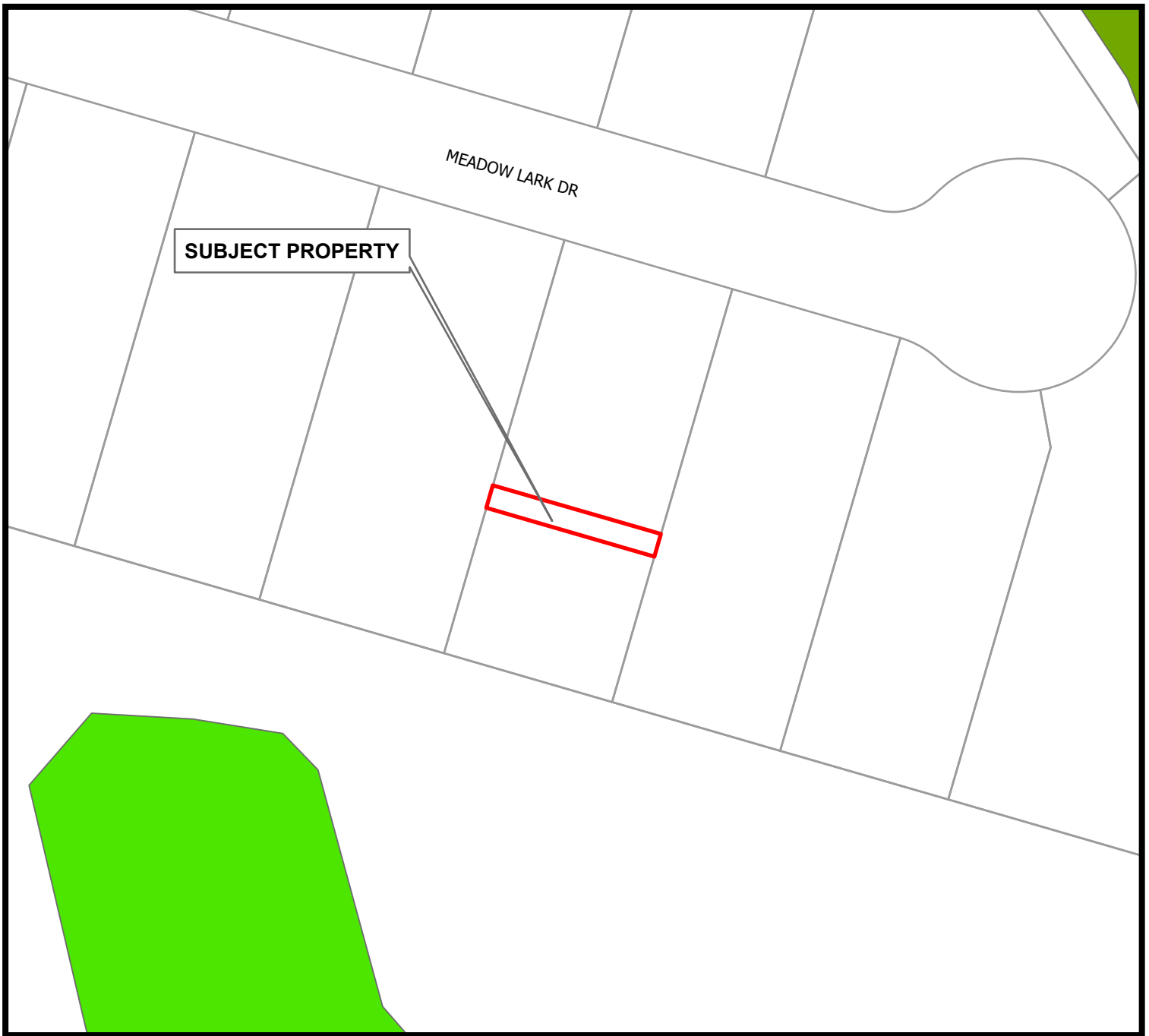


Community Development Department

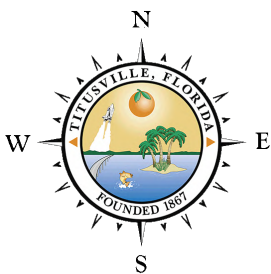
0 30 60 120 Feet

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

10/8/2024



WETLANDS IN VICINITY OF PROPERTY EAS#3-2024



WETLAND_TY

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

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

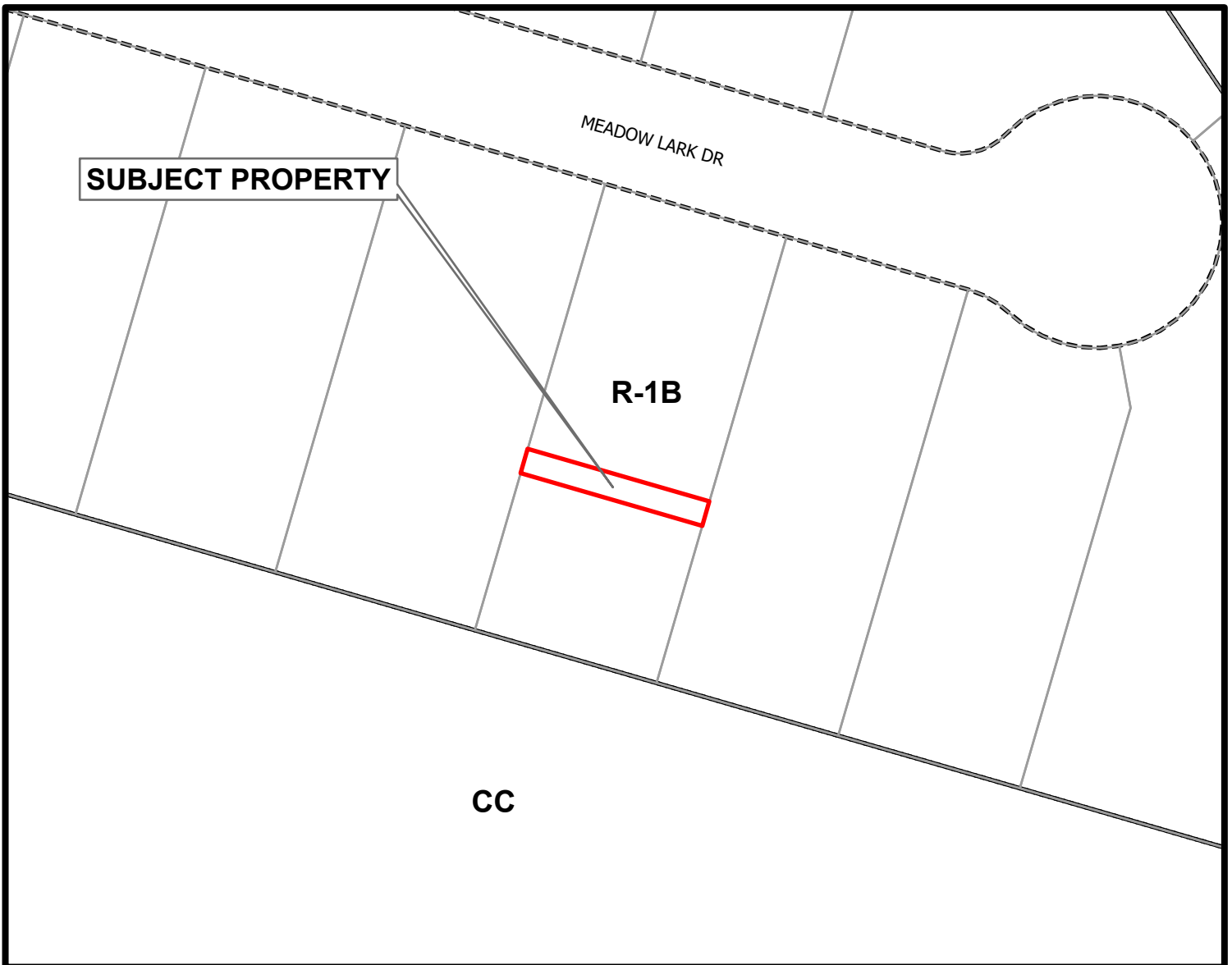
10/8/2024

Scale:1:750

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

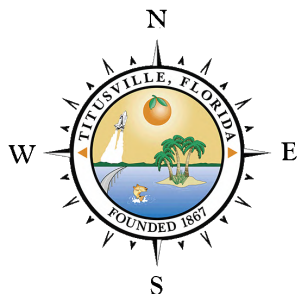
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRC-N	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRC-C	INDIAN RIVER CITY NEIGHBORHOOD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

Base Map

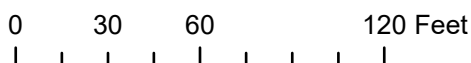
City Limits

Zoning

Subject



EAS#3-2024



RESOLUTION NO. XX-2025

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

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

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

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

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

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

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

PASSED AND ADOPTED, this 8th day of April, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

EXHIBIT A

BEING THE NORTHERLY 10.0' OF THE SOUTHERLY 75.0' OF LOT 20, BENT OAK AT MEADOWRIDGE, PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PLAT BOOK 53, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



City of Titusville Community Development

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

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

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

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

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

9 II. Background

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

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

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

28 III. Staff Analysis

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

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

Easement: EAS No. 3-2024

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

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

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

5 Email from Jason Kaufman 2/6/2023

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

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

11 **IV. Conclusion**

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



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

APPLICATION FOR EASEMENT VACATION

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

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

- **All applications shall require Planning Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department and officially logged in by 4:00 p.m. on deadline dates.
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission (P&Z)/City Council are not guaranteed placement on the schedule noted above.
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.
- Per Section 39-211 (a) of the Concurrency Management System: "Rezoning applications and annexation requests may be approved; however, such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development as provided in Section 39-212..." (See Acknowledgement statement #5 below)

ACKNOWLEDGEMENT

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

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

(Signature) _____

(Date) _____

02/04/2023

FOR OFFICE USE ONLY

DATE

RECEIVED: _____

ACCEPTED

BY: _____

PLANNING AND ZONING

COMMISSION DATE & TIME: _____

CASE NUMBER: _____

CITY

COUNCIL

DATE & TIME: _____

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

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

Pay your taxes online at www.brevardtc.com

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

1558 MEADOW LARK DR TITUSVILLE
FL 32780

BENT OAK AT MEADOWRIDGE PHASE
II LOT 20

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.0486	142,490	50,000	92,490	281.97
BREVARD LIBRARY DISTRICT	0.3467	142,490	50,000	92,490	32.07
BREVARD MOSQUITO CONTROL	0.1427	142,490	50,000	92,490	13.20
TI-CO AIRPORT AUTHORITY	0.0000	142,490	50,000	92,490	0.00
SCHOOL - BY STATE LAW	3.1350	142,490	25,000	117,490	368.33
SCHOOL - BY LOCAL BOARD	0.7480	142,490	25,000	117,490	87.88
BPS VOTED TEACHER PAY	1.0000	142,490	25,000	117,490	117.49
SCHOOL - CAPITAL OUTLAY	1.5000	142,490	25,000	117,490	176.24
CITY OF TITUSVILLE	6.7945	142,490	50,000	92,490	628.42
TITUSVILLE IND RVR ACQ	0.2234	142,490	50,000	92,490	20.66
REC DIST 1 MSTU INCL TITUS	0.4430	142,490	50,000	92,490	40.97
ST JOHNS RIVER WATER MGMT DST	0.1793	142,490	50,000	92,490	16.58
FLA INLAND NAVIGATION DIST	0.0288	142,490	50,000	92,490	2.66
ENV END LD/WTR LTD	0.0488	142,490	50,000	92,490	4.51
ENV END LD/WTR LTD(DBTP)	0.0163	142,490	50,000	92,490	1.51
N BREV REC D1/TTS (DBTP)	0.2128	142,490	50,000	92,490	19.68
N BREV REC DST 1/TTS	0.1728	142,490	50,000	92,490	15.98
TOTAL MILLAGE	18.0407			AD VALOREM TAXES	\$1,828.15

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		NON-AD VALOREM ASSESSMENTS			AMOUNT
114	STORMWATER TITUSVILLE				80.60
158	SOLID WASTE DISPOSAL				66.48
PAY ONLY ONE AMOUNT IN BOXES BELOW		NON-AD VALOREM ASSESSMENTS			\$147.08
If Paid By	Nov 30, 2023				
Please Pay	\$1,896.22				

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

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

Pay your taxes online at www.brevardtc.com

RETURN
WITH
PAYMENT

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

PAYING ONLINE VIA
E-CHECK IS FREE

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

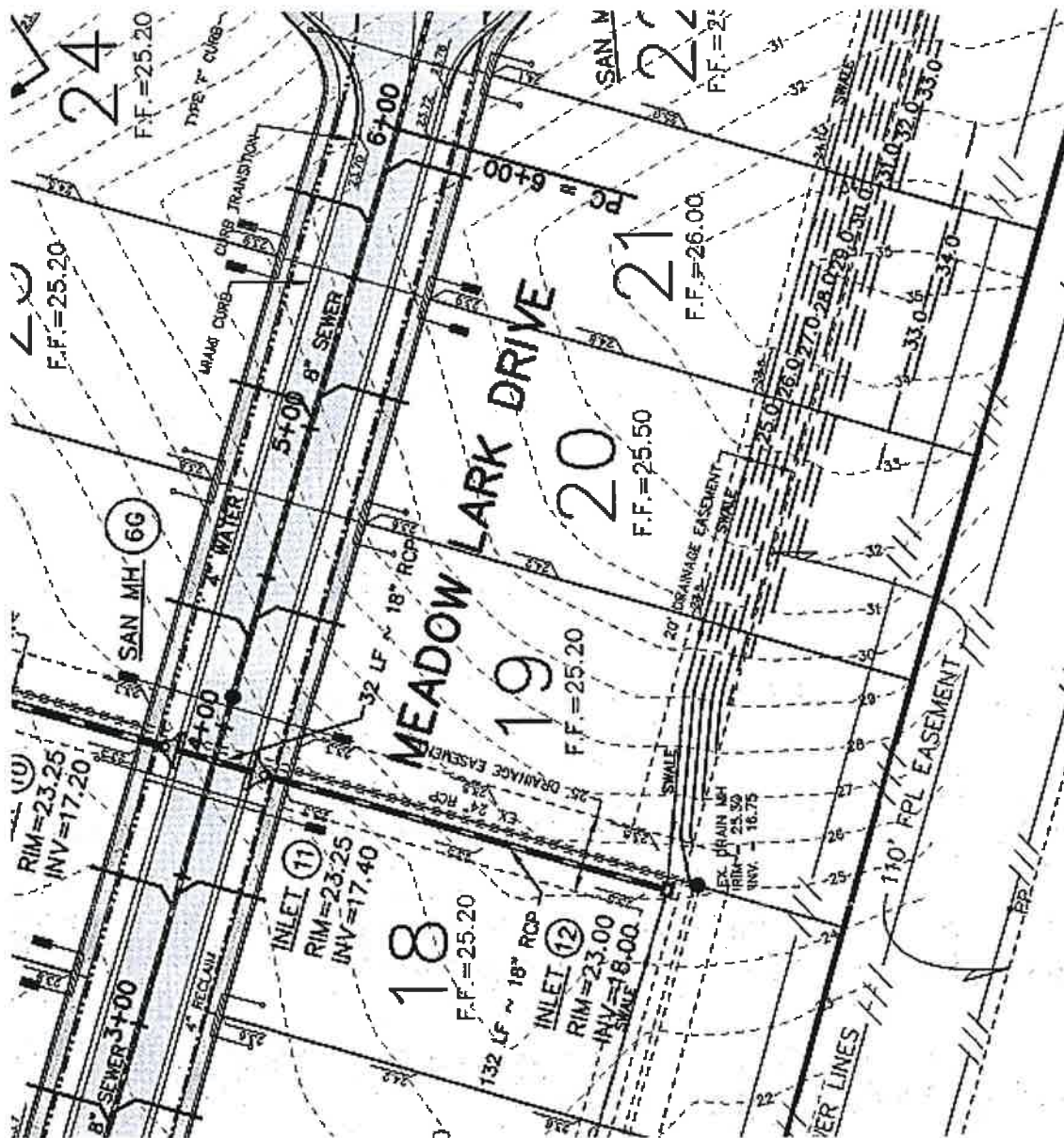
PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

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

11/28/2023
Paid

Receipt # 000-24-00092413

\$1,896.22 Paid By LAUNCH FEDERAL CREDIT UNION





SUBMITTAL CHECKLIST

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

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

Applicant/Owner Signature

Date

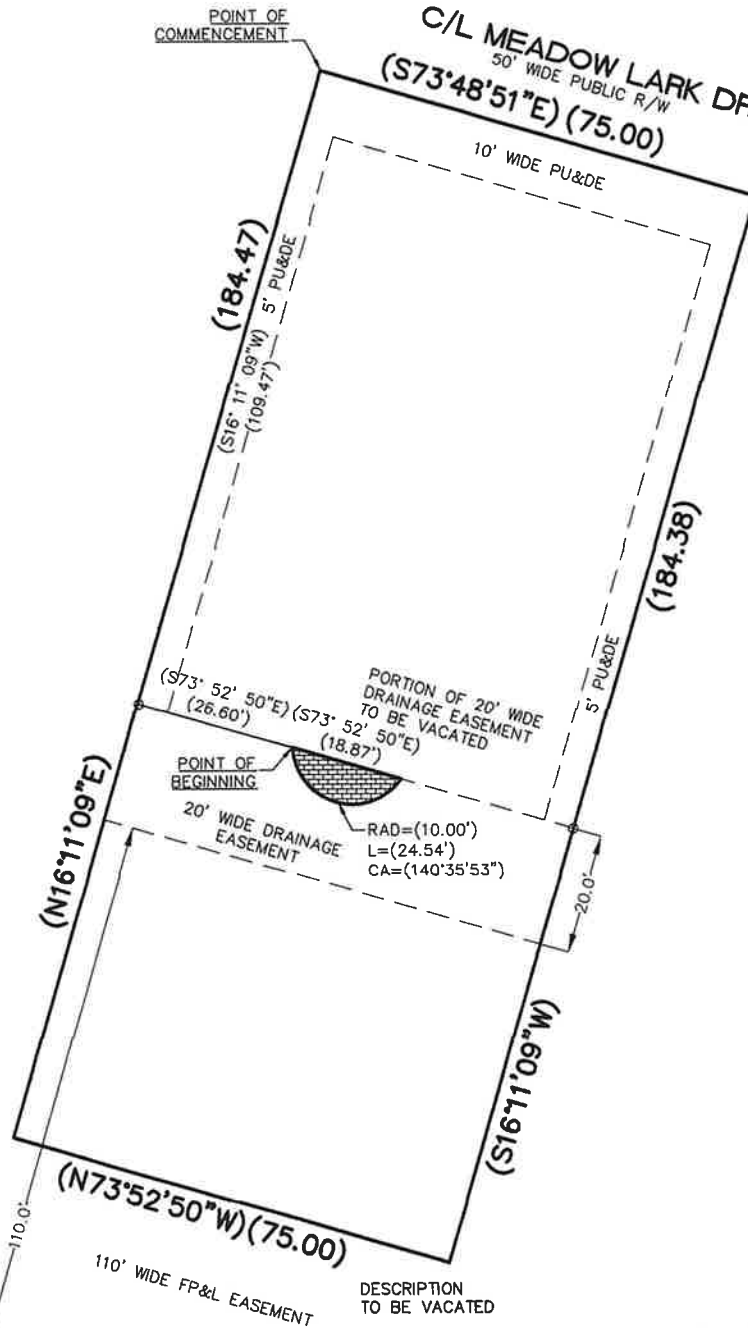
02/04/2023

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

EAS#3-2024 - 1558 Meadow Lark Drive

MAP OF EASEMENT

THIS IS NOT A SURVEY OF THE SUBJECT PROPERTY



DESCRIPTION TO BE VACATED

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

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



Jon Brunner

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

JON E. BRUNNER, FLORIDA PSM 6431
STATE OF FLORIDA

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

**BRUNNER
HAGEN**

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

LAND SURVEYORS
CONSULTING ENGINEERS

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



LEGEND

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

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

NOTES:

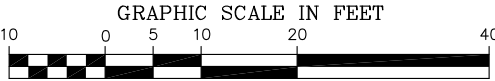
1. THE LANDS SURVEYED LIE WITHIN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 12009C, COMMUNITY 125152, PANEL 0220H, DATED JANUARY 29, 2021. THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SAID AGENCY. THIS SURVEYOR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

DESCRIPTION

THIS SURVEY IS CERTIFIED TO AND SPECIFICALLY MADE FOR

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

DATE OF FIELD SURVEY: APRIL 29, 2013



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

JON E. BRUNNER, FLORIDA PSM 6431
STATE OF FLORIDA

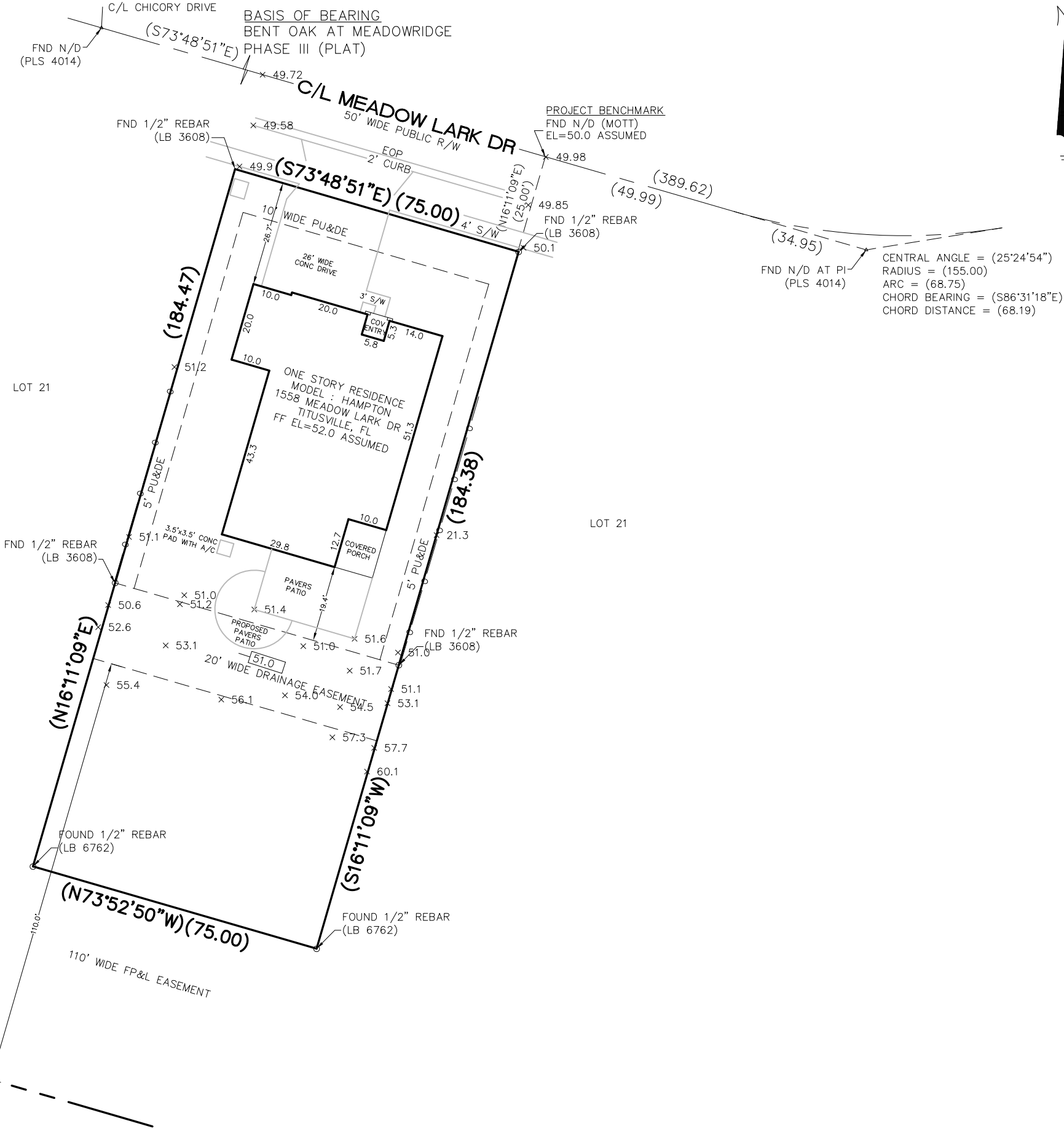
F.B/P. 528/65	DATE: 5/2/13
DRAWN BY: JEB	SCALE: 1"= 20'
CHECKED BY: JEB	DWG. # 061-13

BRUNNER
HAGEN

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

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

PROJECT NO:
061-13
SEC. 34
TWP. 22 S.
RNG. 35 E.
Page 20 of 107





Jason Kaufman
Geo Manager – Outside Plant Engineering

AT&T
712 Florida Ave
Cocoa, FL. 32922

T 386-795-1703
jk0276@att.com 

February 6, 2023

John E Dacko II
1558 Meadow Lark Dr
3212587583

Subject: Request to vacate the 20' Drainage Easement.

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

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

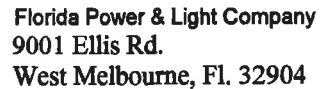
If you have any additional questions or comments on this matter, please feel free to contact me.

Sincerely,

Jason Kaufman

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





John Dacko
1558 Meadow Lark Dr
Titusville, FL 32780

Page 42 of 108



September 9, 2024

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

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

Dear Mr. Dacko:

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

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

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

Regards,

Gustavo Peña
Designer
Engineering Services



2/7/22

Mr. Dacko
1558 Meadow Lark Dr.
Titusville FL. 32780

Dear Sir

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

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

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

Sincerely,

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

Construction Coordinator II
Spectrum Communications LLC

City of Titusville

"Gateway to Nature and Space"

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



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

January 26, 2023

Mr. John Dacko
1558 Meadowlark Drive
Titusville, FL 32780

RE: Request for Easement Vacation

Dear Mr. Dacko:

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

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

Sincerely,

Kevin Cook, P.E.
Public Works Director

KC:gg

Attachments

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

City of Titusville

"Gateway to Nature and Space"

WATER RESOURCES DEPARTMENT
2836 GARDEN STREET
TITUSVILLE, FLORIDA 32796



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

April 21, 2017

John Dacko
1558 Meadow Lark Drive
Titusville, FL 32780

RE: Vacating easement at 1558 Meadow Lark Drive

Dear Mr. Dacko,

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

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

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

Sincerely,

Ashleigh Smith

Ashleigh Smith
Interim Utility Engineering Manager

Attachments

CC: Kevin Cook, Public Works Director

Peggy Busacca, Department of Planning and Growth Management Director

RESOLUTION NO. XX-2025

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

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

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

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

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

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

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

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

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

EXHIBIT A

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Verona Village C - Final Plat**
Department/Office: Community Development

Recommended Action:

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

Summary Explanation & Background:

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

The following are attached and require for approval:

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

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

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

The City Council will consider this item on April 8, 2025.

Alternatives:

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

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Verona Final Plat
2. Verona HOA
3. Verona Performance Bond
4. Verona Sidewalk Performance Bond

VERONA - VILLAGE C

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

LEGAL DESCRIPTION

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

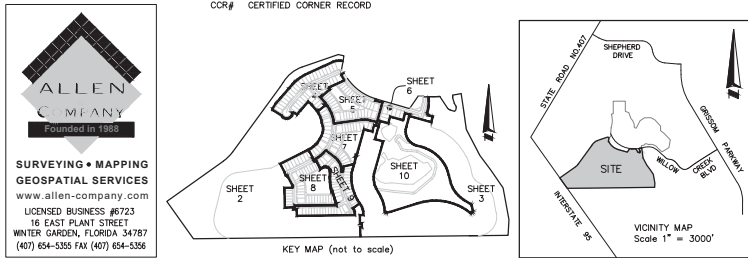
BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF AFORESAID SECTION 9; THENCE RUN NORTH 00°10'52" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 FOR A DISTANCE OF 1420.66 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°22'09" WEST FOR A DISTANCE OF 1153.84 FEET TO A POINT ON THE EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 70225; THENCE RUN NORTH 35°26'31" WEST ALONG SAID EAST LIMITED ACCESS RIGHT-OF-WAY LINE FOR A DISTANCE OF 651.89 FEET; THENCE DEPARTING SAID EAST LIMITED ACCESS RIGHT-OF-WAY RUN THE FOLLOWING COURSES: NORTH 54°33'29" EAST FOR A DISTANCE OF 987.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 572.00 FEET, WITH A CHORD BEARING OF NORTH 45°21'20" EAST, AND A CHORD DISTANCE OF 182.95 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 182°41'19" FOR A DISTANCE OF 183.74 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 36°09'11" EAST FOR A DISTANCE OF 1147.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 772.00 FEET, WITH A CHORD BEARING OF NORTH 33°22'38" EAST, AND A CHORD DISTANCE OF 74.77 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°33'08" FOR A DISTANCE OF 74.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF NORTH 50°44'33" EAST, AND A CHORD DISTANCE OF 344.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°16'57" FOR A DISTANCE OF 351.53 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 70°33'01" EAST FOR A DISTANCE OF 545.10 FEET; THENCE RUN SOUTH 77°14'19" EAST FOR A DISTANCE OF 83.79 FEET TO A POINT ON THE WEST LINE OF VERONA-VILLAGE "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 29 THROUGH 36 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID WEST LINE: SOUTH 09°20'06" WEST FOR A DISTANCE OF 70.41 FEET; THENCE RUN SOUTH 10°18'18" WEST FOR A DISTANCE OF 140.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VERONA-VILLAGE "B", AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF SOUTH 47°50'34" EAST, AND A CHORD DISTANCE OF 52.08 FEET; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING COURSES ALONG SAID SOUTHERLY LINE: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°37'51" FOR A DISTANCE OF 53.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 739.00 FEET, WITH A CHORD BEARING OF SOUTH 50°40'49" EAST, AND A CHORD DISTANCE OF 581.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°18'21" FOR A DISTANCE OF 597.25 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 73°49'59" EAST FOR A DISTANCE OF 499.17 FEET; THENCE RUN NORTH 34°42'39" EAST FOR A DISTANCE OF 219.94 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1989.88 FEET; THENCE RUN SOUTH 89°21'08" EAST FOR A CHORD DISTANCE OF 76.18 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'37" FOR A DISTANCE OF 76.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF SOUTH 08°52'36" EAST, AND A CHORD DISTANCE OF 6.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°19'17" FOR A DISTANCE OF 6.96 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 86°58'37" EAST FOR A DISTANCE OF 50.08 FEET; THENCE RUN NORTH 01°18'58" EAST FOR A DISTANCE OF 1.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 06°07'32" EAST, AND A CHORD DISTANCE OF 4.20 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1993.32 FEET, WITH A CHORD BEARING OF NORTH 89°29'01" EAST, AND A CHORD DISTANCE OF 178.96 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'45" FOR A DISTANCE OF 179.02 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 15°41'22" EAST FOR A DISTANCE OF 2.90 FEET; THENCE RUN SOUTH 33°33'40" EAST FOR A DISTANCE OF 200.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF SOUTH 49°07'08" EAST, AND A CHORD DISTANCE OF 18.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'17" FOR A DISTANCE OF 4.42 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 71°54'53" EAST FOR A DISTANCE OF 64°40'36" EAST FOR A DISTANCE OF 22.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF SOUTH 68°17'44" EAST, AND A CHORD DISTANCE OF 4.42 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'17" FOR A DISTANCE OF 4.42 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 71°54'53" EAST FOR A DISTANCE OF 62.21 FEET; THENCE RUN NORTH 36°46'11" EAST FOR A DISTANCE OF 32.37 FEET; THENCE RUN NORTH 05°08'30" EAST FOR A DISTANCE OF 29.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF NORTH 11°41'57" WEST, AND A CHORD DISTANCE OF 20.28 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'54" FOR A DISTANCE OF 20.57 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 28°32'24" WEST FOR A DISTANCE OF 45.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5.00 FEET, WITH A CHORD BEARING OF NORTH 22°31'04" WEST, AND A CHORD DISTANCE OF 1.05 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°02'41" FOR A DISTANCE OF 1.05 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 16°29'44" WEST FOR A DISTANCE OF 81.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 5.00 FEET, WITH A CHORD BEARING OF NORTH 08°00'00" WEST, AND A CHORD DISTANCE OF 1.48 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'27" FOR A DISTANCE OF 1.48 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°28'43" EAST FOR A DISTANCE OF 4.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF NORTH 01°19'04" WEST, AND A CHORD DISTANCE OF 2.21 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°37'34" FOR A DISTANCE OF 2.22 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 09°48'51" EAST FOR A DISTANCE OF 12.58 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2442.07 FEET, WITH A CHORD BEARING OF NORTH 79°57'50" EAST, AND A CHORD DISTANCE OF 122.72 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°54'56" FOR A DISTANCE OF 122.74 FEET TO A POINT ON THE WESTERLY LINE OF VERONA-VILLAGE "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 16 THROUGH 24 OF AFORESAID PUBLIC RECORDS; AND A NON TANGENT LINE, THENCE DEPARTING AFORESAID SOUTHERLY LINE OF VERONA-VILLAGE "B" RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE: SOUTH 08°34'10" EAST FOR A DISTANCE OF 193.76 FEET; THENCE RUN SOUTH 07°57'44" EAST FOR A DISTANCE OF 319.64 FEET; THENCE RUN SOUTH 27°28'40" EAST FOR A DISTANCE OF 417.26 FEET; THENCE RUN SOUTH 30°43'30" EAST FOR A DISTANCE OF 227.82 FEET; THENCE RUN SOUTH 34°33'09" EAST FOR A DISTANCE OF 308.78 FEET; THENCE RUN SOUTH 10°27'19" EAST FOR A DISTANCE OF 458.41 FEET; THENCE RUN SOUTH 02°55'36" WEST A DISTANCE OF 222.14 FEET TO THE SOUTHWESTERLY CORNER OF VERONA-VILLAGE "D"; THENCE DEPARTING SAID WESTERLY LINE OF VERONA-VILLAGE "D" RUN SOUTH 89°22'09" WEST FOR A DISTANCE OF 3316.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 184.87 ACRES MORE OR LESS.

LEGEND

PC	POINT OF CURVATURE	D.E.	DRAINAGE EASEMENT	●	SET NAIL AND DISK, STAMPED LB 6723
PRC	POINT OF REVERSE CURVATURE	O.A.	OVERALL	SLY	SOUTHERLY
PT	POINT OF TANGENCY	PRM	PERMANENT REFERENCE MONUMENT	NR	NON-RADIAL
PI	POINT OF INTERSECTION	■	SET 4" x 4" CONCRETE MONUMENT	R/W	RIGHT-OF-WAY
NT	NON-TANGENT	■	STAMPED PRM LB 6723	LB#	LICENSED BUSINESS NUMBER
RP	RADIUS POINT	■	PLAT BOOK	U.E.	UTILITY EASEMENT
OR	OFFICIAL RECORDS BOOK	○	FOUND 5/8" IRON ROD & CAP	R	RADIUS
PG(S)	PAGE(S)	○	STAMPED "HORIZON" PRM LB 6360	R.D.	RADIAL
CB	CHORD BEARING	○	CENTERLINE	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
C	CHORD DISTANCE	Δ	CENTRAL ANGLE	—	ARC LENGTH
W.E.	WALL EASEMENT	L	ARC LENGTH	—	LIMITED ACCESS RIGHT-OF-WAY LINE
		COR#	CERTIFIED CORNER RECORD		



THE PROPERTY IS ZONED PLANNED DEVELOPMENT (PD) BY ORDINANCE NUMBER #6-2025.

SHEET 1 OF 10

PLAT BOOK _____ PAGE _____

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST AS HAVING AN ASSUMED BEARING OF NORTH 00°10'52" WEST.
- ALL LOT LINES, INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED NR (NON-RADIAL).
- A 10.00' WIDE PUBLIC UTILITY, DRAINAGE, SIDEWALK, AND POWER EASEMENT IS HEREBY DEDICATED ALONG THE FRONT OF ALL LOTS AND TRACTS COINCIDENT WITH AND ADJACENT TO ALL PUBLIC RIGHT-OF-WAY FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITIES, SIDEWALKS, AND DRAINAGE FACILITIES.
- ALL SIDE LOT LINES SHALL HAVE A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (5' P.U.D.E.).
- ALL POWER, GAS, AND TELEPHONE UTILITIES SHALL BE UNDERGROUND.
- TRACTS STM-1, STM-2, STM-3, AND STM-4 (STORMWATER TRACTS) ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE WILLOW CREEK CDD (THE CDD). A BLANKET EASEMENT IS HEREBY DEDICATED OVER THE ENTIRETY OF THESE TRACTS TO THE CITY OF TITUSVILLE FOR EMERGENCY ACCESS AND FOR THE RIGHT, BUT NOT OBLIGATION, TO PERFORM MAINTENANCE OR EMERGENCY REPAIRS AT THE EXPENSE OF THE WILLOW CREEK CDD.
- TRACTS WC-1 AND WC-3 (WETLAND CONSERVATION, TREE CANOPY PRESERVATION TRACTS FOR VILLAGE C), TRACTS WC-1A, WC-1B, WC-4 (WETLAND CONSERVATION TRACTS), ARE DEDICATED TO AND SHALL BE OWNED BY THE CDD AND SUBJECT TO AN EASEMENT TO THE BENEFIT OF ST. JOHNS RIVER MANAGEMENT DISTRICT. THESE TRACTS ARE SUBJECT TO THE RESTRICTIONS FOUND IN THE RECORDED DECLARATIONS OF COVENANTS AND CONDITIONS FOR VERONA, NO ALTERATION OR FILLING IS ALLOWED WITHIN THESE TRACTS EXCEPT AS PROVIDED FOR IN AN APPROVED CONSTRUCTION PLANS. A BLANKET EASEMENT IS HEREBY DEDICATED OVER THE ENTIRETY OF THESE TRACTS TO THE CITY OF TITUSVILLE, AND THE CDD FOR THE PURPOSE OF DRAINAGE CONVEYANCE.
- TRACTS TT-1, TT-2, TT-4, TT-6, TT-9 THROUGH TT-11, TT-16 THROUGH TT-28, TT-30, TT-33, TT-36, TT-37 AND TT-39 INCLUSIVE (TREE PLANTING AND OPEN SPACE TRACTS) ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY "THE CDD". THESE TRACTS ARE FOR PERMANENT TREE CANOPY PLANTING AND PROTECTION.
- TRACTS FD-1 AND FD-2 INCLUSIVE (FUTURE DEVELOPMENT TRACTS) ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE OWNER.
- TRACTS DR-1, DR-5, DR-6, DR-8, DR-10 THROUGH DR-17, DR-20, DR-21, DR-26 AND DR-27 INCLUSIVE (DRAINAGE CONVEYANCE TRACTS) ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY "THE CDD".
- TRACTS SL-1, SL-2 AND SL-3 (SLOPE AND OPEN SPACE TRACTS) ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY "THE CDD".
- TRACTS UT-1 THROUGH UT-5 (UTILITY AND DRAINAGE TRACTS) AND UT-7, UT-10 AND UT-11 (UTILITY, WALLS AND DRAINAGE) ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY "THE CDD".
- FOR THE PROTECTIVE COVENANTS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK 8768, PAGE 2250, AS AMENDED BY OFFICIAL RECORDS BOOK 9323, PAGE 2477, AS AMENDED BY OFFICIAL RECORDS BOOK 9511, PAGE 2165, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- WHEN MORE THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY LINES SHALL CARRY SAID SIDEWALK EASEMENTS.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- IF ALL INFRASTRUCTURE IS NOT IN PLACE AT THE TIME OF RECORDING THE FINAL PLAT, A PERFORMANCE BOND SHALL BE POSTED, AT THE DEVELOPER'S EXPENSE, FOR THE COST OF ALL REMAINING INFRASTRUCTURE IN ACCORDANCE WITH THE CITY OF TITUSVILLE CODE OF ORDINANCES AND LAND DEVELOPMENT CODE.

SHEET INDEX	MINIMUM LOT WIDTH - 40.00 FEET
SHEET 1 OF 10 - LEGAL DESCRIPTION, NOTES, LEGEND AND DEDICATION	MINIMUM LOT SIZE - 4,800 SQUARE FEET
SHEET 2 AND 3 OF 10 - BOUNDARY AND TRACT GEOMETRY	SMALLEST LOT PROVIDED - 4,800 SQUARE FEET
SHEET 4-10 OF 10 - LOT AND TRACT GEOMETRY	MAXIMUM IMPERVIOUS LOT COVERAGE - 75%

PRIMARY BUILDING SETBACKS:

FRONT - 25 FEET
SIDE - 5 FEET
SIDE CORNER - 15 FEET
REAR - 20 FEET
BETWEEN BUILDINGS - 10 FEET
SWIMMING POOL REAR - 8 FEET
SWIMMING POOL SIDE - 13 FEET
POOL ENCLOSURE REAR - 5 FEET
POOL ENCLOSURE SIDE - 10 FEET

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF PLATTING SURVEYOR

I, JAMES L. RICKMAN, REGISTERED LAND SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON NOVEMBER 02, 2022, HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT THE BOUNDARY LINES OF THE PLATTED PARCEL ARE A TRUE AND CORRECT REPRESENTATION OF SUCH LINES IN ACCORDANCE WITH SAID BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF TITUSVILLE COUNCIL, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATED: _____

JAMES L. RICKMAN
REGISTRATION NUMBER 5633
ALLEN & COMPANY, LLC
16 EAST PLANT STREET
TITUSVILLE, FLORIDA 32781
AUTHORIZATION NUMBER LB 8627

VERONA - VILLAGE C DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KB HOME ORLANDO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC STREETS AND UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THE DATE SET FORTH BELOW

TRACTS LS-1 (LIFT STATION) IS DEDICATED TO THE CITY OF TITUSVILLE.

KB HOME ORLANDO, LLC
A DELAWARE LIMITED LIABILITY COMPANY
9120 SOUTH PARK CENTER LOP
SITE 100, ORLANDO, FL 32819

By: _____ Title: VP of Land Development
Printed Name: Stephen McConnell

Signed and sealed in the presence of:

Signature of witness: _____ Signature of witness: _____

Printed Name of witness: _____ Printed Name of witness: _____
State of Florida
COUNTY OF _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS DAY OF _____, 2025, BY STEPHEN MCCONN, VICE PRESIDENT OF LAND DEVELOPMENT, AS REPRESENTATIVE FOR KB HOME ORLANDO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

Notary Public

Printed Name: _____
Commission No.: _____

My Commission Expires: _____

IN WITNESS WHEREOF WILLOW CREEK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS EXECUTED THESE UNDER HIS RESPECTIVE SEAL ON THIS _____ DAY OF _____, 2025.

By: _____ Title: Chairman
Printed Name: Stephen McConnell

Signed and sealed in the presence of:

Signature of witness: _____ Signature of witness: _____

Printed Name of witness: _____ Printed Name of witness: _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS DAY OF _____, 2025, BY STEPHEN MCCONN, WHO [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

Notary Public

Printed Name: _____
Commission No.: _____

My Commission Expires: _____

CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

LYNN E. SANDERS, P.S.M. 4863
REVIEWING SURVEYOR FOR THE CITY OF TITUSVILLE

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2025,

TITUSVILLE, FLORIDA CITY COUNCIL, APPROVED THE FOREGOING PLAT:

MAYOR _____

CITY CLERK _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD

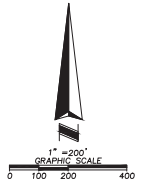
ON _____ AT _____
FILE NO. _____
SIGNED: _____
CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA

VERONA - VILLAGE C

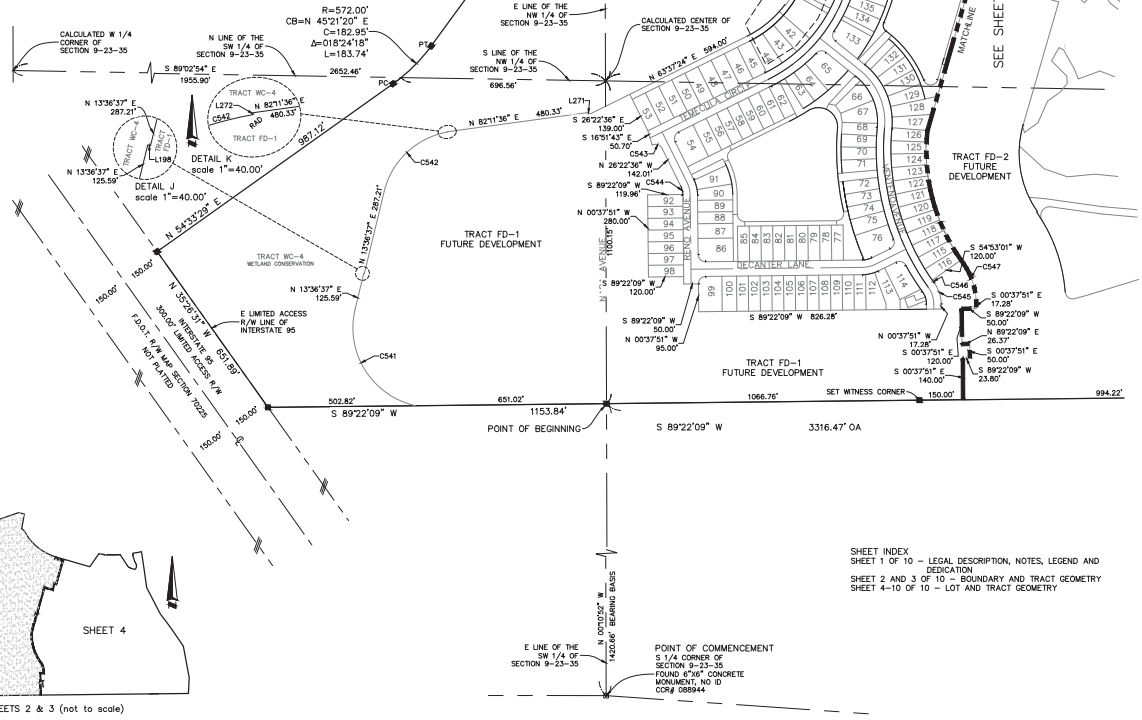
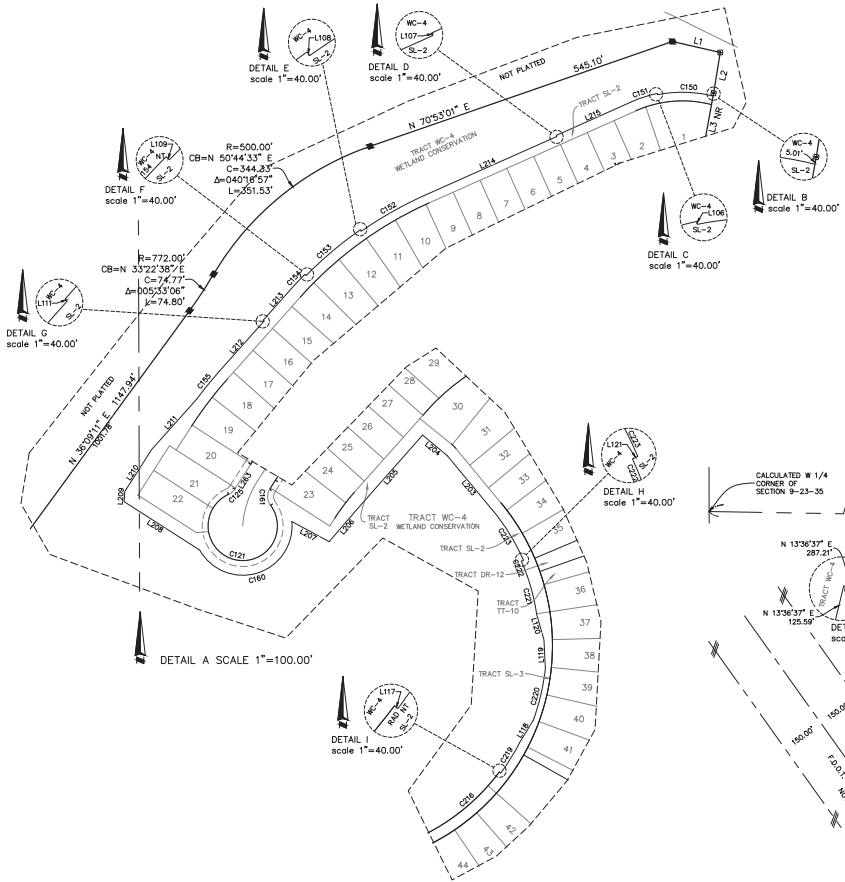
REPLATTING PORTIONS OF LOTS 184, 185, 192, 193, 200 AND 201 OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TOGETHER WITH AN UNPLATTED PORTION OF SECTION 9, TOWNSHIP 23 SOUTH,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

PLAT BOOK _____ PAGE _____

SHEET 2 OF 10

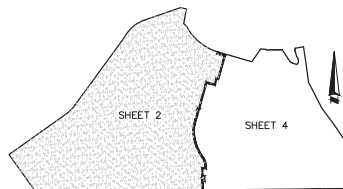


CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	S47°50'34"E	52.08'	040°37'51"	53.19'
C2	739.00'	S31°13'41"E	91.11'	007°04'06"	91.17'
C150	210.00'	N88°37'42"W	94.69'	026°03'31"	95.51'
C151	212.00'	S72°10'06"W	45.60'	012°20'52"	45.69'
C152	460.00'	S60°37'35"W	125.84'	019°06'27"	126.03'
C153	683.00'	S49°48'59"W	121.03'	010°28'27"	121.20'
C154	686.00'	S43°07'28"W	33.62'	002°33'33"	33.62'
C155	664.00'	S39°06'06"W	60.08'	001°11'11"	60.10'
C160	84.00'	N72°41'19"E	164.30'	155°54'33"	228.57'
C216	361.00'	N50°10'17"E	167.96'	026°54'13"	169.51'
C217	361.00'	N52°34'19"E	136.40'	022°06'11"	139.26'
C218	361.00'	N39°07'12"E	30.24'	004°48'03"	30.25'
C219	364.00'	N31°51'12"E	60.49'	009°31'50"	60.56'
C220	370.00'	N13°11'54"E	92.38'	014°20'32"	92.62'
C221	332.68'	N13°50'38"W	66.68'	011°30'08"	66.79'
C222	332.68'	N21°50'10"W	26.99'	004°38'56"	26.99'
C223	361.00'	N31°41'45"W	100.55'	018°00'37"	100.88'
C487	271.96'	S31°58'44"E	388.71'	091°13'36"	433.02'
C488	270.00'	S48°27'33"W	294.23'	066°01'52"	311.16'
C541	271.96'	S31°58'44"E	388.71'	091°13'36"	433.02'
C542	270.00'	S48°27'33"W	294.23'	066°01'52"	311.16'
C543	25.00'	N17°22'36"W	35.36'	090°02'00"	39.27'
C544	75.00'	N14°26'50"W	31.00'	023°29'29"	31.23'
C545	125.00'	N18°46'38"W	75.79'	035°17'36"	77.00'
C546	775.00'	S32°31'13"E	10.92'	000°48'28"	10.92'
C547	247.16'	N19°46'28"W	157.38'	037°07'51"	160.17'



LINE	BEARING	LENGTH
L1	S77°14'19"E	83.79'
L2	S59°20'06"W	70.41'
L3	S10°18'12"W	140.96'
L106	N17°39'28"W	2.00'
L107	S24°07'20"E	2.00'
L108	N34°56'41"W	3.01'
L109	N47°19'12"W	3.00'
L111	N48°19'19"W	2.00'
L117	S53°16'49"E	3.00'
L118	N31°33'32"E	44.05'
L119	N02°47'45"W	48.35'
L120	N10°57'59"W	46.00'
L121	N68°18'34"E	4.00'
L198	S78°23'23"E	2.00'
L199	S10°21'31"E	1.27'
L200	N82°11'36"E	480.33'

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



KEY MAP SHEETS 2 & 3 (not to scale)

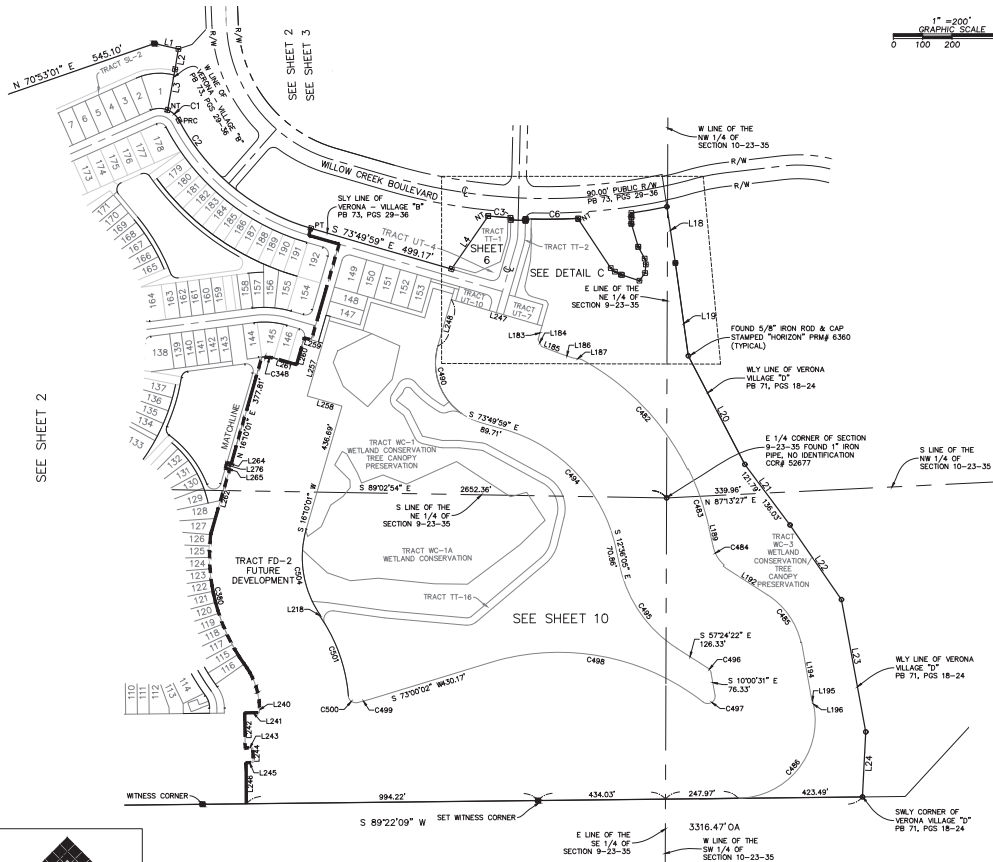
SHEET INDEX
SHEET 1 OF 10 - LEGAL DESCRIPTION, NOTES, LEGEND AND DEDICATION
SHEET 2 AND 3 OF 10 - BOUNDARY AND TRACT GEOMETRY
SHEET 4-10 OF 10 - LOT AND TRACT GEOMETRY

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SHEET 3 OF 10 | PLAT BOOK _____ PAGE _____

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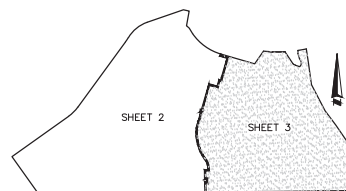
CURVE TABLE						
CURVE	RADIUS	CHORD	BENDING	CHORD	DELTA	LENGTH
C1	75.00'	547'93"04"	52.08'	403'79"51"	53.11'	631.1'
C2	73.00'	531'03"45"	91.11'	307'04"06"	46.11'	578.1'
C3	198.88'	585'21"25"	76.18'	321'31"37"	76.18'	761.8'
C4	30.00'	508'52"36"	61.95'	313'91"77"	61.95'	313.9'
C5	25.00'	506'07"35"	41.99'	309'57"03"	41.99'	309.5'
C6	194.32'	589'29"13"	178.96'	505'05"45"	178.96'	505.0'
C7	35.00'	549'07"08"	18.77'	310'56"08"	18.77'	310.5'
C8	35.00'	568'74"18"	4.42'	307'44"71"	4.42'	307.4'
C9	35.00'	511'45"79"	20.28'	303'45"94"	20.28'	303.4'
C10	50.00'	522'31"04"	1.05'	312'02"41"	1.05'	312.0'
C11	50.00'	508'00"02"	1.48'	316'09"92"	1.48'	316.0'
C12	35.00'	501'29"10"	2.21'	303'37"54"	2.21'	303.3'
C13	241.207'	975'79"59"	122.72'	602'34"56"	122.72'	602.3'
C21	361'	1137'31"15"	138.40'	622'06"11"	138.40'	622.0'
C34	156.05'	853'27"40"	91.85'	591'52"11"	91.85'	591.5'
C38	65.00'	510'71"21"	47.49'	339'58"38"	47.49'	339.5'
C42	85.11'	444'21"12"	52.74'	335'36"90"	52.74'	335.3'
C48	87.73'	449'72"39"	207.61'	610'59"06"	207.61'	610.5'
C49	110.49'	535'59"45"	72.35'	388'31"58"	72.35'	388.3'
C50	185.24'	584'31"45"	164.15'	500'01"35"	164.15'	500.0'
C56	288.00'	939'45"46"	604.15'	699'27"40"	604.15'	699.2'
C60	210.00'	919'36"05"	244.58'	671'11"34"	244.58'	671.1'
C49A	540.00'	1126'31"38"	550.02'	661'34"34"	550.02'	661.3'
C55	440.00'	1357'00"71"	335.38'	844'48"11"	335.38'	844.4'
C59	25.00'	559'50"71"	46.68'	318'01"31"	46.68'	318.0'
C48B	800.00'	1534'29"39"	739.00'	1055'05"08"	739.00'	1055.0'
C49B	640.00'	1575'41"02"	42.43'	803'46"16"	42.43'	803.4'
C50B	650.00'	1534'46"48"	57.97'	898'49"48"	57.97'	898.4'
C51	550.00'	1593'41"54"	289.60'	1003'31"45"	289.60'	1003.3'
C54	347.00'	509'24"49"	299.11'	051'33"38"	299.11'	509.2'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°14'19"E	83.79
L2	S09°20'06"W	70.41
L3	S10°18'18"W	140.99
L4	N34°42'39"E	219.04
L5	S86°58'37"E	50.08
L7	S16°41'22"E	9.08
L8	S39°01'17"E	200.04
L9	S64°40'36"E	70.41
L10	S71°51'33"E	62.21
L11	S36°46'11"E	32.37
L13	N05°08'30"E	29.50
L14	N28°32'24"W	45.20
L15	N16°29'44"W	81.48
L16	N00°29'43"E	20.18
L17	N00°48'51"E	12.58
L18	S08°34'10"E	193.76
L19	S07°57'44"E	319.64
L20	S02°28'40"E	417.26
L21	S36°41'30"E	257.82
L22	S34°33'08"E	308.78
L23	S10°27'19"E	458.41
L24	S03°05'36"E	222.14
L25	S10°17'17"E	275.04
L26	S10°17'17"E	86.71
L27	S10°17'17"E	13.13
L28	S73°55'72"E	19.07
L29	S64°12'04"E	13.57
L30	S73°49'59"E	50.06
L31	S89°47'27"E	13.27

LINE TABLE		
LINE	BEARING	LENGTH
1181	S161°00'W	76.77
1183	S161°00'W	48.01
1184	S25°40'NE	26.87
1185	S68°44'W	70.20
1186	S17°47'NE	44.33
1187	S81°32'W	37.06
1188	S12°30'W	76.98
1192	S55°30'W	163.64
1194	S10°05'W	202.84
1195	N79°59'20" S	3.00
1196	S10°31'N	21.71
1218	N55°06'22" S	3.00
L240	S50°37'N	17.28
L241	S89°22'00" S	50.00
L242	S50°37'N	120.00
L243	N89°22'00" S	26.37
L244	S50°37'N	50.00
L245	S89°22'00" S	23.80
L246	S50°37'N	140.00
L247	S34°59'NE	322.00
L248	S167°00'N	165.00
L257	N16°00'N	167.33
L258	N16°00'N	167.33
L259	S43°49'NE	65.00
L260	N16°00'N	95.00
L261	S43°49'NE	68.88
L262	N16°00'N	240.72
L264	S43°49'NE	15.00
L265	S43°49'NE	15.00
L276	N16°00'N	20.00



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KEY MAP SHEETS 2 & 3 (not to scale)

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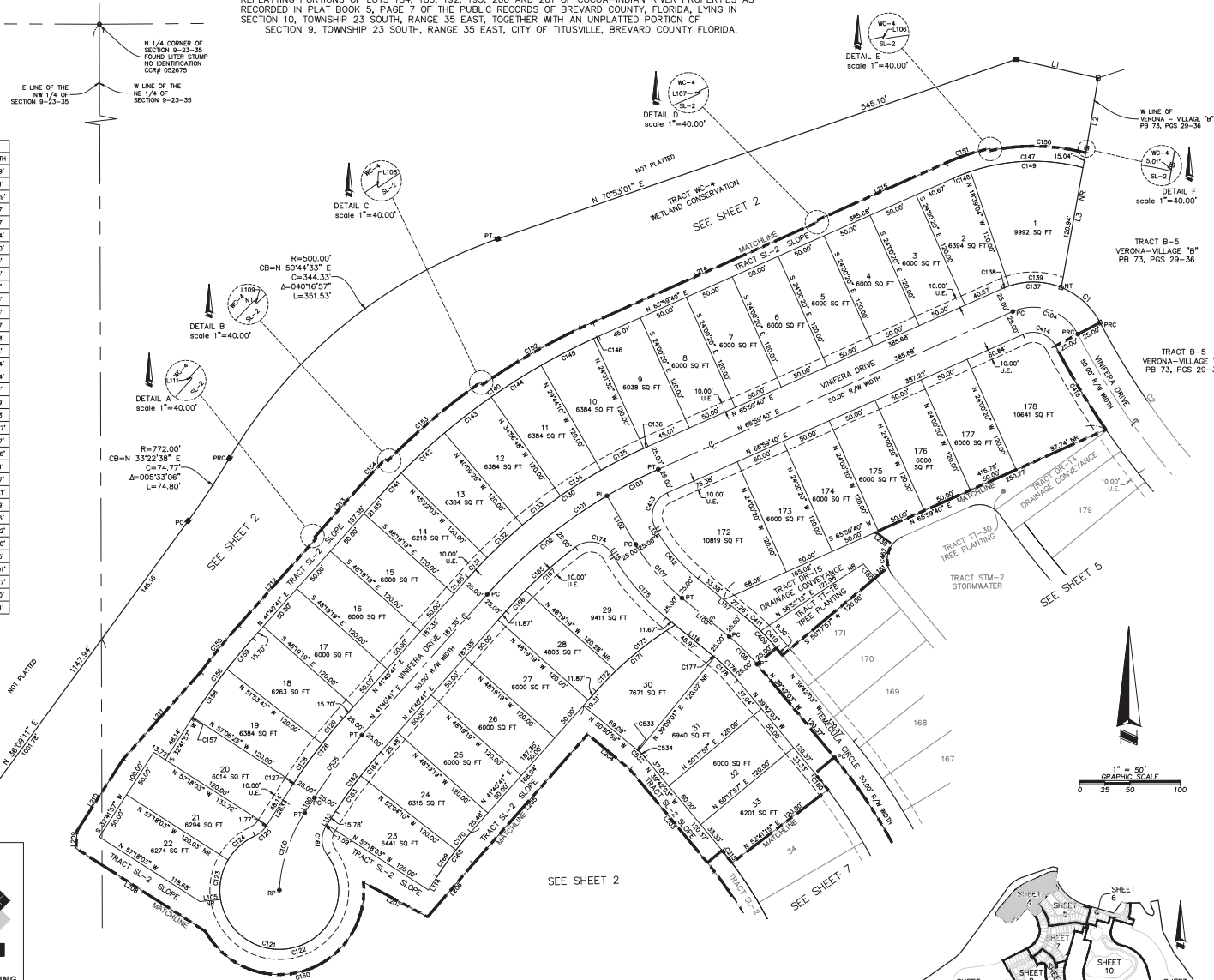
VERONA - VILLAGE C

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

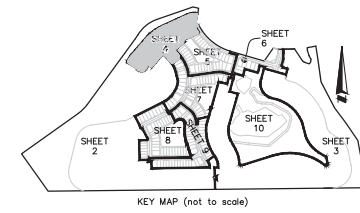
SHEET 4 OF 10

PLAT BOOK PAGE

LINE	BEARING	LENGTH
L1	S77°41'19"E	83.79'
L2	S09°20'06"W	70.41'
L3	S01°01'19"W	140.90'
L102	N32°41'53"E	17.77'
L103	N30°23'43"W	56.17'
L104	N50°50'59"W	60.64'
L105	S84°44'38"W	20.80'
L106	N11°39'28"W	2.00'
L107	S24°00'20"E	2.00'
L108	N34°56'41"W	3.01'
L109	N47°59'12"W	3.00'
L110	N48°19'19"W	2.00'
L111	N32°41'53"E	17.37'
L112	S32°41'53"W	15.78'
L113	N30°34'43"W	3.38'
L114	N50°50'59"W	60.64'
L115	N50°50'59"W	60.64'
L116	N50°50'59"W	60.64'
L117	N50°50'59"W	60.64'
L118	N30°34'43"W	3.38'
L119	S39°42'03"E	16.30'
L120	S00°17'03"W	16.83'
L121	N39°42'03"E	120.37'
L122	N50°50'59"W	54.87'
L123	S41°26'28"W	171.70'
L124	S40°42'30"W	69.81'
L125	N61°38'56"W	72.37'
L126	N07°18'03"E	153.21'
L127	N03°40'39"E	17.39'
L128	N32°41'53"E	84.76'
L129	N41°40'41"E	115.52'
L130	N41°40'41"E	115.70'
L131	N41°40'41"E	71.65'
L132	S65°59'40"W	245.01'
L133	S65°59'40"W	140.67'
L134	S33°08'48"E	20.80'
L135	S32°41'53"W	49.91'



CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	S47°50'34"E	52.08'	040°37'51"	53.19'
C2	738.00'	S33°03'41"E	91.11'	007°04'06"	91.17'
C100	160.82'	S18°09'34"W	80.75'	029°04'48"	81.62'
C101	500.00'	S53°50'11"W	210.61'	024°18'59"	212.20'
C102	500.00'	S50°32'56"W	154.20'	017°44'27"	154.82'
C103	500.00'	S62°42'24"W	57.35'	006°54'52"	57.38'
C104	50.00'	N70°48'59"W	68.50'	088°28'52"	75.47'
C107	200.00'	S40°42'51"E	70.39'	020°16'48"	70.76'
C108	200.00'	N48°46'31"W	38.85'	011°08'58"	38.92'
C121	59.00'	S75°19'41"E	73.86'	282°29'37"	280.90'
C122	59.00'	N67°06'25"E	114.65'	207°21'49"	213.53'
C123	59.00'	S10°40'21"W	40.13'	039°46'04"	40.95'
C124	59.00'	S48°41'16"W	35.84'	035°21'40"	36.41'
C125	25.00'	N49°18'33"E	14.29'	033°13'10"	14.49'
C126	525.00'	S37°11'19"W	82.19'	008°58'44"	82.27'
C127	525.00'	S32°47'46"W	1.78'	000°11'38"	1.78'
C128	525.00'	S35°29'54"W	47.73'	005°12'38"	47.74'
C129	525.00'	S39°53'27"W	32.75'	003°34'29"	32.75'
C130	525.00'	S53°50'11"W	221.14'	024°18'59"	222.81'
C131	525.00'	S43°09'19"W	27.07'	002°57'10"	27.07'
C132	525.00'	S47°14'19"W	47.73'	005°12'38"	47.74'
C133	525.00'	S52°58'53"W	47.73'	006°12'38"	47.74'
C134	525.00'	S57°39'31"W	47.73'	005°12'38"	47.74'
C135	525.00'	S62°52'09"W	47.73'	005°12'38"	47.74'
C136	525.00'	S65°54'04"W	4.76'	000°31'12"	4.76'
C137	75.00'	S88°50'00"W	58.43'	045°50'51"	60.01'
C138	75.00'	S68°40'18"W	7.01'	005°21'16"	7.01'
C139	75.00'	N88°24'17"W	51.91'	040°29'50"	53.01'
C140	645.00'	S53°50'11"W	271.89'	024°18'59"	273.74'
C141	645.00'	S43°09'19"W	33.25'	002°57'10"	33.30'
C142	645.00'	S47°14'19"W	58.64'	005°12'38"	58.66'
C143	645.00'	S52°58'53"W	58.64'	005°12'38"	58.66'
C144	645.00'	S57°39'31"W	58.64'	005°12'38"	58.66'
C145	645.00'	S62°52'09"W	58.64'	005°12'38"	58.66'
C146	645.00'	S65°54'04"W	5.85'	000°31'12"	5.85'
C147	195.00'	S85°21'20"W	128.29'	038°43'21"	131.79'
C148	195.00'	S68°40'18"W	18.22'	005°21'16"	18.22'
C149	195.00'	S88°10'15"W	111.87'	033°22'04"	113.56'
C150	210.00'	N88°37'42"W	94.80'	028°03'31"	95.51'
C151	212.00'	S72°10'56"W	45.65'	012°20'52"	45.99'
C152	660.00'	S60°31'28"W	125.84'	010°56'27"	126.03'
C153	663.00'	S49°48'59"W	121.03'	010°28'27"	121.20'
C154	666.00'	S43°07'28"W	33.62'	002°53'33"	33.62'
C155	664.00'	S39°05'06"W	6.00'	005°11'11"	6.01'
C156	645.00'	S37°11'19"W	100.88'	008°58'44"	101.08'
C157	645.00'	S32°47'46"W	2.18'	000°11'38"	2.18'
C158	645.00'	S35°29'54"W	58.64'	005°12'38"	58.66'
C159	645.00'	S39°53'27"W	40.23'	003°34'29"	40.24'
C160	84.00'	N72°41'19"E	164.30'	155°54'33"	228.57'
C161	25.00'	S01°56'16"E	28.42'	069°16'27"	30.23'
C162	475.00'	S37°11'19"W	78.36'	008°58'44"	78.44'
C163	475.00'	S35°16'54"W	43.20'	005°13'53"	43.27'
C164	475.00'	S39°48'16"W	31.06'	003°44'01"	31.07'
C165	475.00'	S47°31'31"W	84.03'	011°07'40"	84.19'
C166	475.00'	S43°22'33"W	28.10'	003°34'44"	28.10'
C167	475.00'	S49°03'23"W	65.98'	007°59'56"	66.04'
C168	355.00'	S37°11'19"W	55.58'	008°58'44"	55.63'
C169	355.00'	S35°16'54"W	32.40'	005°13'53"	32.41'
C170	355.00'	S39°48'16"W	23.22'	003°44'01"	23.22'
C171	355.00'	S49°58'53"W	102.53'	016°38'31"	102.89'
C172	355.00'	S43°57'03"W	28.16'	004°32'43"	28.16'
C173	355.00'	S52°15'15"W	74.59'	012°03'39"	74.73'
C174	25.00'	N78°46'11"W	37.27'	086°22'50"	42.05'
C175	225.00'	S40°42'51"E	79.19'	020°16'48"	79.60'
C176	175.00'	N45°16'31"W	34.00'	011°08'50"	34.05'
C177	175.00'	N50°35'28"W	1.58'	000°37'03"	1.58'
C178	175.00'	N45°01'00"W	32.43'	010°37'53"	32.47'
C180	500.00'	N36°30'54"W	20.84'	002°23'18"	20.84'
C215	380.00'	N38°20'15"W	15.84'	002°23'18"	15.84'
C409	225.00'	N45°16'31"W	43.71'	011°08'50"	43.78'
C410	225.00'	N42°38'25"W	23.07'	005°54'31"	23.08'
C411	225.00'	N48°12'52"W	20.89'	005°16'31"	20.70'
C412	175.00'	S40°42'51"E	61.59'	020°16'48"	61.91'
C413	25.00'	S17°42'28"W	37.32'	096°34'23"	42.14'
C414	25.00'	N70°45'59"W	34.25'	086°28'42"	37.73'
C416	789.00'	S33°03'41"E	97.27'	007°04'06"	97.33'
C462	25.00'	S09°53'43"W	22.66'	005°54'21"	23.52'
C532	55.00'	N45°16'31"W	12.60'	011°08'50"	10.70'
C533	55.00'	N50°01'35"W	1.58'	001°38'47"	1.58'
C534	55.00'	N44°27'08"W	9.11'	009°30'08"	9.12'



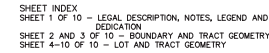
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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	S47°50'34"E	52.08'	040°35'51"	53.19'
C2	739.00'	S51°03'41"E	91.11'	007°04'06"	91.17'
C105	764.00'	S50°40'49"E	600.79'	046°18'21"	617.46'
C110	525.00'	N22°34'57"W	309.06'	034°14'12"	313.71'
C113	300.00'	N85°39'11"W	122.90'	023°38'24"	123.78'
C137	75.00'	S88°50'05"W	58.43'	045°50'51"	60.01'
C342	25.00'	S40°06'56"E	33.10'	083°00'04"	36.90'



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

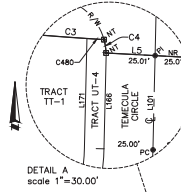
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VERONA - VILLAGE C

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

SHEET 6 OF 16 PLAT BOOK PAGE

LINE	BEARING	LENGTH
L4	N34°42'39"E	219.94'
L5	S86°58'37"E	50.00'
L6	N01°18'58"E	1.82'
L101	N01°18'58"E	48.20'
L163	N16°10'01"E	25.01'
L165	S73°49'59"E	70.00'
L166	N01°18'58"E	48.95'
L167	N01°18'58"E	48.95'
L168	S73°49'59"E	78.16'
L169	N86°50'42"E	94.15'
L170	N16°10'01"E	73.86'
L171	N01°18'58"E	56.16'
L172	N01°18'58"E	53.30'
L173	S04°33'20"E	27.62'
L174	S03°05'30"W	82.71'
L175	S12°11'26"W	91.70'
L176	S10°40'19"E	13.13'
L177	S35°17'27"E	19.57'
L178	S64°22'04"E	13.00'
L179	S73°49'59"E	50.06'
L180	S29°47'27"E	13.27'
L181	S16°10'01"W	76.77'
L182	N16°10'01"E	70.00'
L183	S16°10'01"W	48.01'
L216	N16°10'01"E	50.01'
L217	S16°10'01"W	40.01'

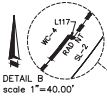


VERONA - VILLAGE C

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

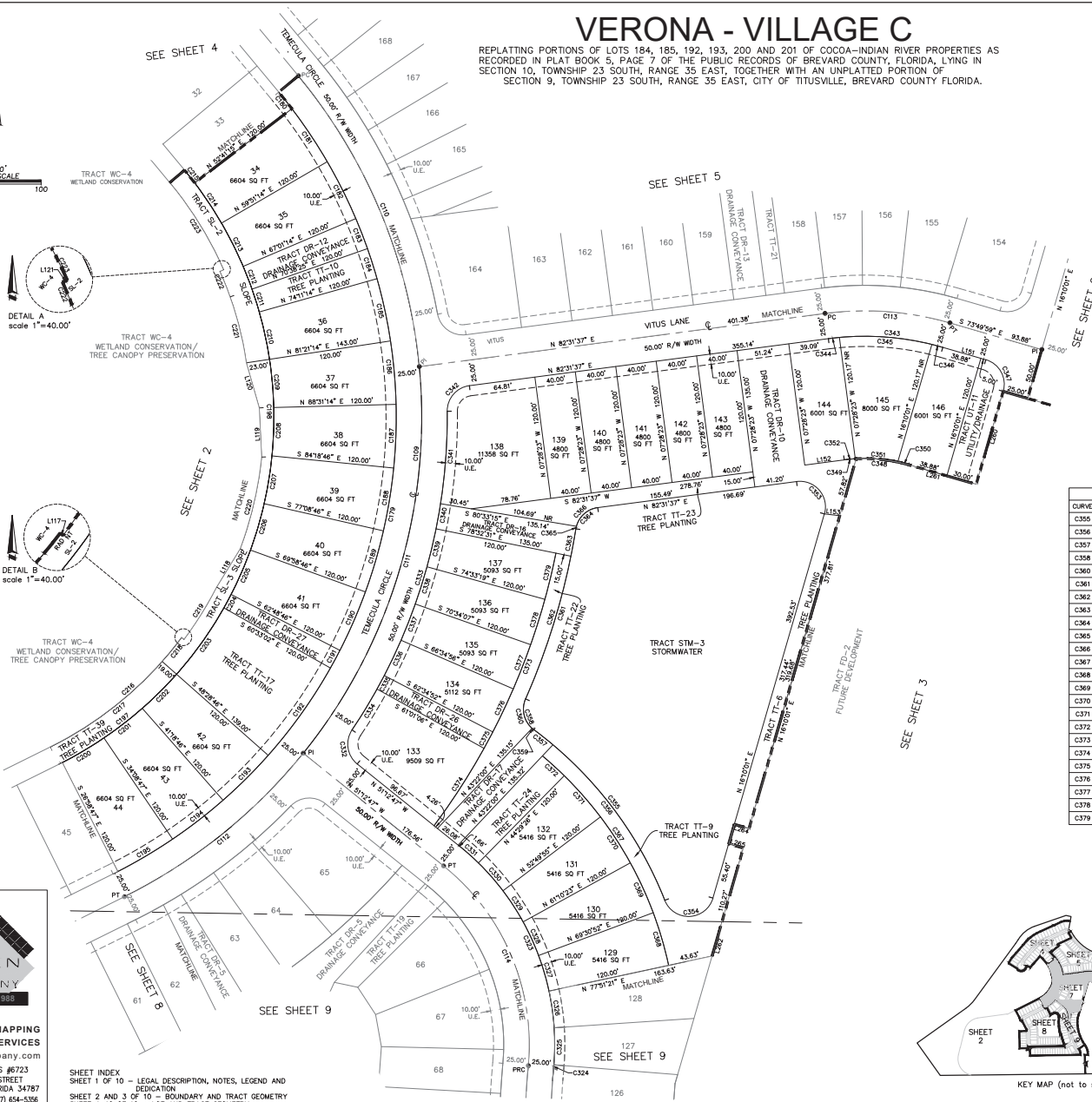
SHEET 7 OF 10

PLAT BOOK PAGE



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



LINE TABLE

LINE	BEARING	LENGTH
L117	S35°16'49"E	3.00'
L118	N30°36'32"E	44.05'
L119	N02°04'45"W	48.30'
L120	N15°57'59"W	46.00'
L121	N66°16'34"E	4.00'
L151	S73°49'59"E	43.88'
L152	N82°19'37"E	39.09'
L153	S83°30'12"E	15.22'
L203	N39°42'03"W	120.37'
L259	S73°49'59"E	65.00'
L260	N16°10'01"E	95.00'
L261	S73°49'59"E	68.88'
L262	N16°10'01"E	240.72'
L264	S73°49'59"E	15.00'
L265	S73°49'59"E	15.00'

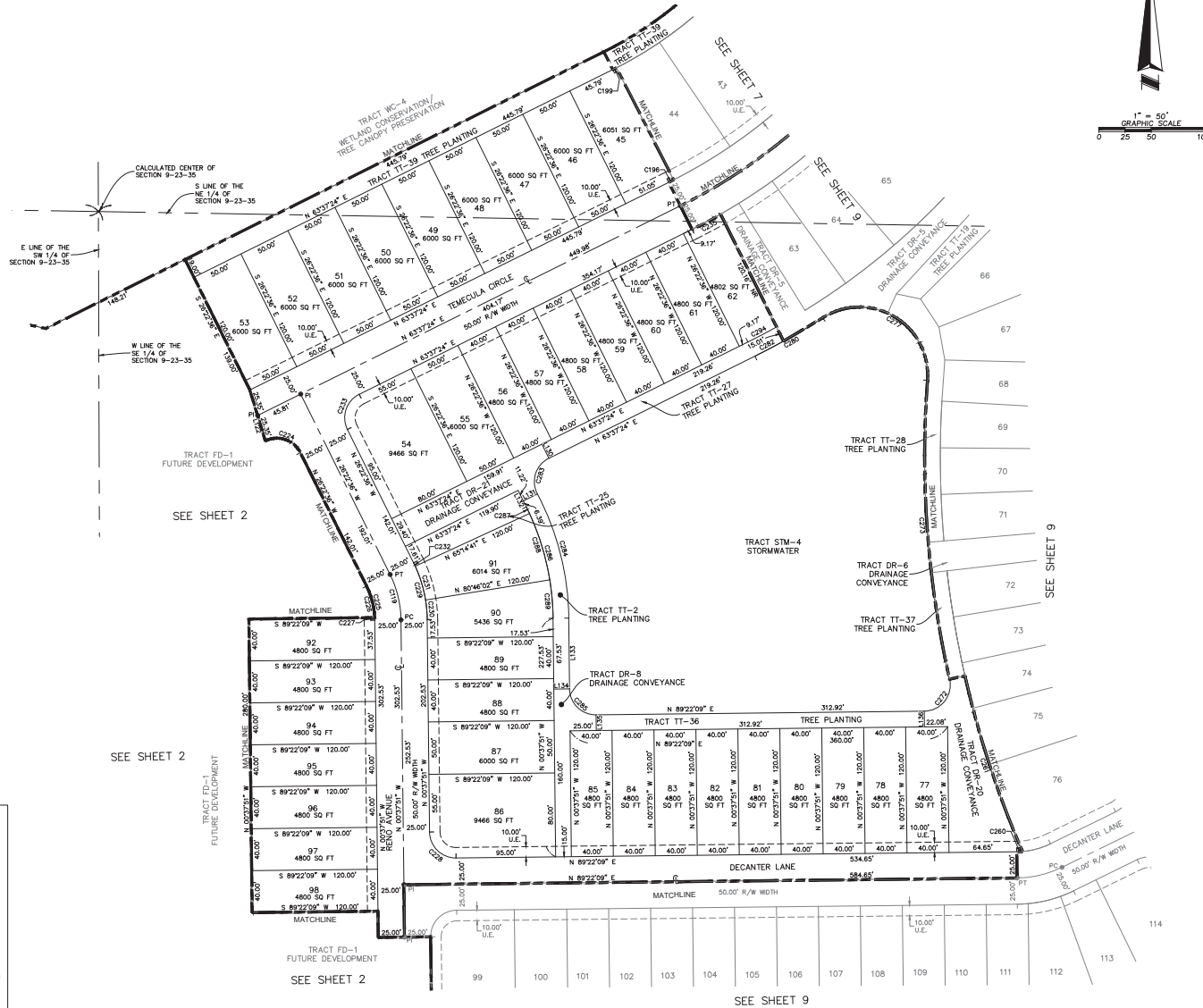
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C355	385.00'	N37°30'16"W	211.51'	031°49'53"	213.89'
C356	385.00'	N35°43'15"W	187.99'	028°15'46"	189.91'
C357	385.00'	N51°38'09"W	23.98'	003°34'07"	23.98'
C358	25.00'	S14°49'20"E	31.91'	077°11'45"	33.66'
C360	25.00'	S12°23'22"E	29.51'	072°19'50"	31.56'
C361	685.00'	N16°28'30"E	174.09'	014°36'05"	174.57'
C362	685.00'	N17°37'01"E	146.98'	021°19'04"	147.28'
C363	685.00'	N10°18'58"E	27.30'	002°17'01"	27.30'
C364	25.00'	S45°51'02"W	29.86'	073°21'09"	32.00'
C365	25.00'	S12°03'30"W	2.52'	005°46'03"	2.52'
C366	25.00'	S48°44'54"W	27.81'	06°73'05"	29.49'
C367	370.00'	N31°03'46"W	239.83'	037°50'17"	244.34'
C368	370.00'	N16°19'14"W	53.82'	006°20'28"	53.87'
C369	370.00'	N24°59'32"W	53.82'	006°20'28"	53.87'
C370	370.00'	N32°59'51"W	53.82'	006°20'28"	53.87'
C371	370.00'	N41°20'30"W	53.82'	006°20'28"	53.87'
C372	370.00'	N47°44'45"W	28.88'	004°28'22"	28.88'
C373	670.00'	N24°05'15"E	292.98'	025°15'32"	296.37'
C374	670.00'	N32°50'56"E	90.39'	007°44'07"	90.45'
C375	670.00'	N28°12'01"E	18.27'	001°33'46"	18.27'
C376	670.00'	N25°25'06"E	46.78'	004°00'04"	46.79'
C377	670.00'	N21°25'28"E	46.61'	003°59'12"	46.62'
C378	670.00'	N17°26'17"E	46.61'	003°59'12"	46.62'
C379	670.00'	N13°27'09"E	46.61'	003°59'12"	46.62'

VERONA - VILLAGE C

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

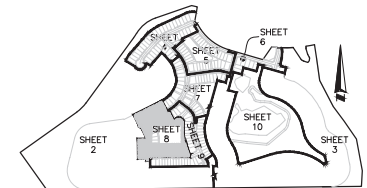
SHEET 8 OF 10

PLAT BOOK PAGE



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

LINE	BEARING	LENGTH
L122	S16°51'43"E	50.70'
L130	S29°22'36"E	15.00'
L131	N60°37'34"E	14.92'
L132	N89°22'36"W	17.61'
L133	N00°37'51"W	67.53'
L134	N89°22'59"E	15.00'
L135	S00°37'51"E	15.00'
L136	N00°37'51"W	15.00'



SHEET INDEX
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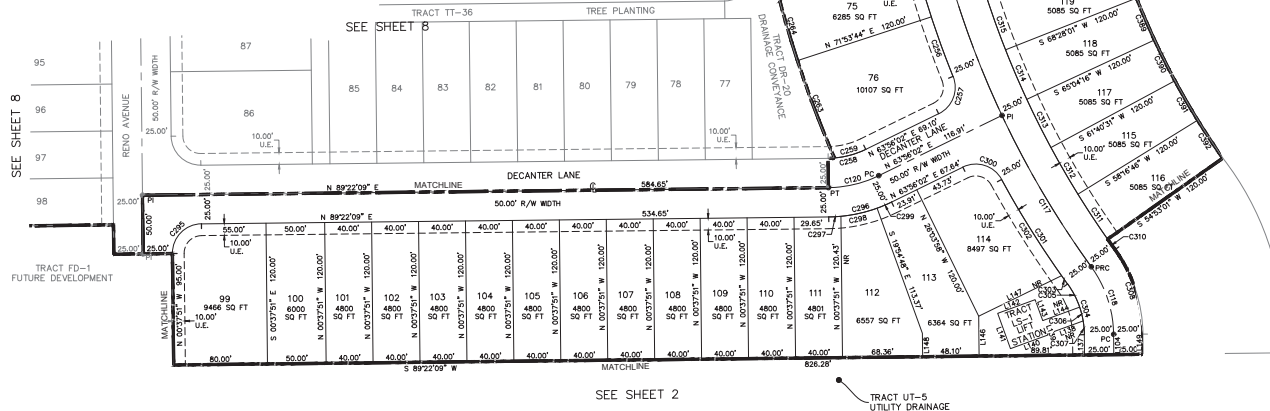
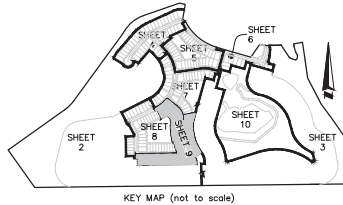
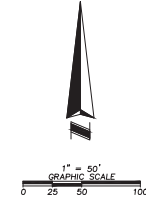
VERONA - VILLAGE C

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

SEE SHEET 7

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C315	775.00'	S19°50'07"E	45.93'	003°23'45"	45.93'
C316	775.00'	S16°26'22"E	45.93'	003°23'45"	45.93'
C317	775.00'	S13°02'37"E	45.93'	003°23'45"	45.93'
C318	775.00'	S09°38'52"E	45.93'	003°23'45"	45.93'
C319	775.00'	S06°15'07"E	45.93'	003°23'45"	45.93'
C320	775.00'	S02°51'22"E	45.93'	003°23'45"	45.93'
C321	775.00'	S00°27'22"W	45.93'	003°23'45"	45.93'
C322	775.00'	S03°44'54"W	40.67'	003°01'19"	40.67'
C324	250.00'	N04°53'56"E	3.15'	000°43'16"	3.15'
C325	250.00'	N07°23'54"E	36.36'	009°20'29"	36.40'
C326	250.00'	N07°58'29"E	36.36'	009°20'29"	36.40'
C381	655.00'	S03°33'28"W	30.17'	002°38'21"	30.17'
C382	655.00'	S00°32'22"W	38.81'	003°23'45"	38.82'
C383	655.00'	S02°51'22"E	38.81'	003°23'45"	38.82'
C384	655.00'	S06°15'07"E	38.81'	003°23'45"	38.82'
C385	655.00'	S09°38'52"E	38.81'	003°23'45"	38.82'
C386	655.00'	S13°02'37"E	38.81'	003°23'45"	38.82'
C387	655.00'	S16°26'22"E	38.81'	003°23'45"	38.82'
C388	655.00'	S19°50'07"E	38.81'	003°23'45"	38.82'
C389	655.00'	S23°13'52"E	38.81'	003°23'45"	38.82'
C390	655.00'	S26°37'37"E	38.81'	003°23'45"	38.82'
C391	655.00'	S30°01'22"E	38.81'	003°23'45"	38.82'
C392	655.00'	S33°25'06"E	38.81'	003°23'45"	38.82'

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



SEE SHEET 2

SHEET 9 OF 10

PLAT BOOK PAGE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C112	525.00'	N51°45'56"E	225.02'	024°44'57"	228.78'
C114	225.00'	N22°58'37"W	212.90'	056°28'21"	221.77'
C115	800.00'	S15°19'56"E	562.73'	041°11'00"	575.03'
C116	800.00'	S09°57'35"E	420.01'	030°26'17"	424.99'
C117	800.00'	S30°35'05"E	149.81'	010°44'43"	150.03'
C118	100.00'	N18°48'39"W	56.83'	035°51'36"	61.60'
C124	550.00'	N53°44'22"E	188.82'	019°44'04"	189.76'
C236	550.00'	N69°21'22"E	20.23'	002°06'28"	20.23'
C237	550.00'	N56°16'32"E	38.26'	003°59'12"	38.27'
C238	550.00'	N51°48'05"E	48.25'	002°01'42"	48.27'
C239	550.00'	N46°34'17"E	52.12'	002°25'54"	52.14'
C240	25.00'	S86°19'16"W	33.76'	064°55'53"	37.06'
C241	200.00'	N22°58'37"W	189.24'	056°28'21"	197.13'
C242	200.00'	N47°59'43"W	22.45'	006°26'09"	22.46'
C243	200.00'	N33°42'26"W	80.00'	023°04'26"	80.54'
C244	200.00'	N10°10'00"W	80.00'	023°04'26"	80.54'
C246	825.00'	S08°17'55"E	386.81'	027°06'58"	390.44'
C247	825.00'	S04°13'50"W	29.62'	002°03'27"	29.63'
C248	825.00'	S01°11'37"W	38.82'	002°41'47"	38.83'
C249	825.00'	S00°50'34"E	38.82'	002°41'47"	38.83'
C250	825.00'	S03°32'22"E	38.82'	002°41'47"	38.83'
C251	825.00'	S06°15'07"E	38.82'	002°41'47"	38.83'
C252	825.00'	S09°38'52"E	38.82'	002°41'47"	38.83'
C253	825.00'	S13°02'37"E	38.82'	002°41'47"	38.83'
C254	825.00'	S16°26'22"E	38.82'	002°41'47"	38.83'
C255	825.00'	S19°50'07"E	38.82'	002°41'47"	38.83'
C256	825.00'	S23°13'52"E	38.82'	002°41'47"	38.83'
C257	25.00'	N21°02'19"E	34.03'	080°47'26"	37.43'
C258	75.00'	N76°39'06"E	33.02'	025°26'07"	33.29'
C259	75.00'	N74°34'45"E	27.71'	021°17'27"	27.87'
C262	945.00'	S09°42'25"E	101.65'	006°09'57"	101.70'
C263	945.00'	S20°47'46"E	88.76'	005°23'00"	88.79'
C264	945.00'	S16°24'33"E	55.92'	003°23'28"	55.93'
C265	945.00'	S13°21'55"E	44.47'	002°41'47"	44.47'
C266	945.00'	S10°40'08"E	44.47'	002°41'47"	44.47'
C267	945.00'	S07°58'20"E	44.47'	002°41'47"	44.47'
C268	945.00'	S05°00'34"E	133.31'	008°55'22"	133.42'
C269	945.00'	S03°22'22"E	44.47'	002°41'47"	44.47'
C270	945.00'	S00°50'34"E	44.47'	002°41'47"	44.47'
C271	945.00'	S01°51'13"W	44.47'	002°41'47"	44.47'
C272	945.00'	S09°42'03"E	103.08'	006°09'57"	103.11'
C273	960.00'	S05°45'21"E	29.09'	001°44'11"	29.09'
C276	960.00'	S00°16'28"E	154.45'	009°15'40"	154.61'
C278	65.00'	N30°52'28"W	74.53'	069°57'48"	79.37'
C279	65.00'	S85°53'28"W	62.00'	056°58'21"	64.63'
C281	685.00'	N59°13'22"E	43.50'	003°38'22"	43.51'
C282	670.00'	N49°38'53"E	201.63'	017°18'30"	202.40'
C291	670.00'	N56°18'32"E	46.61'	003°59'12"	46.62'
C292	670.00'	N51°48'05"E	58.78'	005°01'42"	58.80'
C293	670.00'	N45°08'26"E	96.90'	008°17'37"	96.98'
C295	25.00'	S44°22'08"W	35.36'	090°00'00"	39.27'
C296	125.00'	N76°39'06"E	55.04'	025°26'07"	55.49'
C298	125.00'	N69°59'08"E	10.36'	004°45'05"	10.37'
C299	125.00'	N77°21'09"E	31.62'	014°51'52"	31.70'
C300	25.00'	N72°20'03"W	34.56'	087°27'51"	36.16'
C301	825.00'	S32°15'47"E	105.36'	007°19'19"	105.43'
C302	825.00'	S31°17'33"E	96.62'	006°45'20"	96.67'
C303	825.00'	S35°37'12"E	8.76'	003°06'29"	8.76'
C304	75.00'	N18°16'39"W	45.47'	035°17'36"	46.20'
C305	75.00'	N27°22'52"W	22.28'	017°05'09"	22.37'
C306	75.00'	N14°13'34"W	12.06'	009°13'27"	12.07'
C307	75.00'	N05°07'20"W	11.75'	008°58'59"	11.76'
C308	125.00'	N18°16'39"W	75.79'	035°17'36"	77.00'
C309	775.00'	S15°19'56"E	545.14'	041°11'00"	557.06'
C310	775.00'	S35°31'13"E	10.92'	000°48'28"	10.92'
C311	775.00'	S33°25'06"E	45.93'	003°23'45"	45.93'
C312	775.00'	S30°01'22"E	45.93'	003°23'45"	45.93'
C313	775.00'	S26°37'37"E	45.93'	003°23'45"	45.93'
C314	775.00'	S23°13'52"E	45.93'	003°23'45"	45.93'

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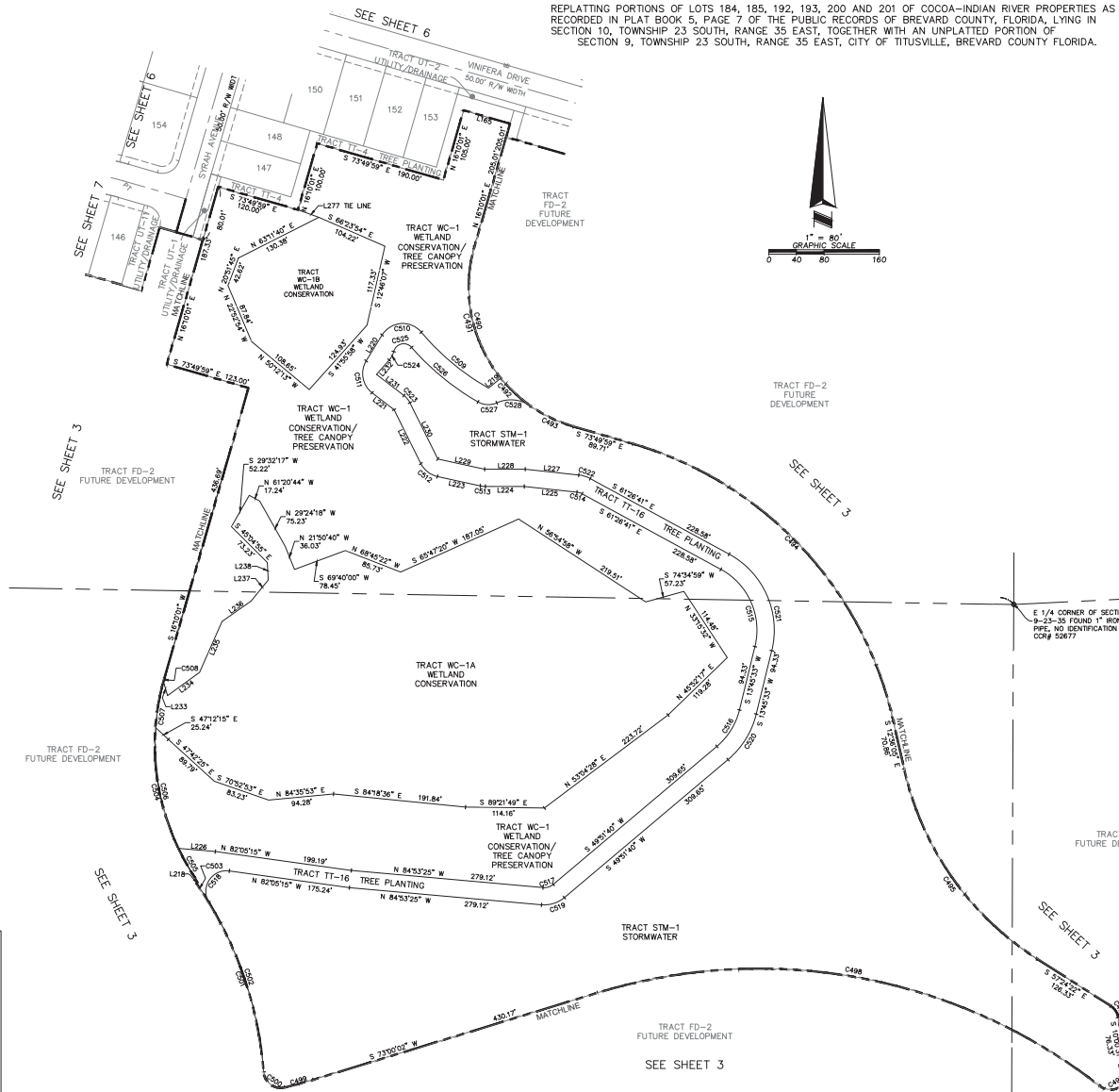
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VERONA - VILLAGE C

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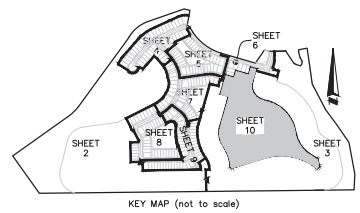
SHEET 10 OF 10

PLAT BOOK PAGE



LINE TABLE		
LINE	BEARING	LENGTH
L165	S73°49'59"E	70.00'
L219	N51°08'16"E	22.85'
L220	N31°35'29"E	43.99'
L221	S52°29'31"E	40.14'
L222	S28°23'38"E	87.15'
L223	S77°41'46"E	63.56'
L224	N80°00'00"E	56.18'
L225	S83°47'16"E	76.63'
L226	N85°07'49"W	53.58'
L227	S83°47'16"E	77.99'
L228	N80°00'00"E	58.61'
L229	S77°41'46"E	68.44'
L230	S28°23'38"E	90.79'
L231	S52°29'31"E	49.97'
L233	N16°22'27"W	21.16'
L234	S54°04'55"W	57.15'
L235	S23°48'54"W	80.50'
L236	S54°51'39"W	51.47'
L237	S30°07'13"W	38.05'
L238	S62°43'17"E	25.39'
L277	N70°13'05"W	32.16'

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



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

**ALLEN
COMPANY**
Founded in 1988

SURVEYING • MAPPING
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(407) 854-3355 FAX (407) 854-3356

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

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

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

WITNESSETH:

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

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

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

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

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

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

WITNESSES:

KB HOME ORLANDO LLC,
a Delaware limited liability company

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

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

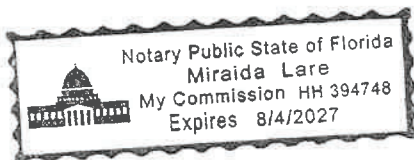
[Signature]
Name: AARON REID
Address:
9102 Southpark Center Loop, Suite 100
Orlando, FL 32819

(SEAL)

STATE OF FLORIDA
COUNTY OF Orange

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

[NOTARY SEAL]



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

EXHIBIT "A" – LEGAL DESCRIPTION

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

CONTAINS 184.87 ACRES MORE OR LESS.

SURETY PERFORMANCE BOND

BOND NO. 7901194244

KNOW ALL MEN BY THESE PRESENTS:

That **KB Home Orlando, LLC** having an address of **9201 Southpark Center Loop #100, Orlando, FL 32819**, hereinafter referred to as “Principal”, and **Nationwide Mutual Insurance Company**, a corporation licensed to transact surety business in the State of Florida, and having an address of **One West Nationwide Blvd., Columbus, OH 43215**, herein after referred to as “Surety”, are held and firmly bound unto the City of Titusville, Florida, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as “CITY” in the sum of **\$9,642,895.84**, lawful money of the United States of America, for the payment of which the Principal and the Surety, jointly and severally, bind themselves, their heirs, executors and successors and assigns, firmly by these presents.

WHEREAS, Principal has agreed to construct the improvements listed below in the **Verona, Village C subdivision** as shown on the preliminary plat/engineering plans (construction plans) approved **April 9, 2024** and on the proposed final plat. The improvements to be constructed are as follows: infrastructure improvements, to guarantee the proper installation of water lines, sewer lines, drainage, sidewalks, roads and other public improvements related to the development of said plat, as shown on the approved site plan, including the reconstruction, restoration and repair of all existing and future street paving, shoulders, drainage swales, water and wastewater utilities and other drainage structures damaged or subsequently affected by construction of said improvements as determined by the City.

NOW THEREFORE, the condition of this obligation is such that if Principal shall promptly and faithfully construct the improvements as stated herein without damaging any City road, facilities, utilities, property or easement and complete the work, acceptable to the City, according to approved plans, specifications and established standards within one (1) year from the date the final plat is approved, then this obligation shall be null and void, otherwise it shall remain in full force and effect. The City Administrator, for good cause shown by the Principal, may extend the time for installation of the public improvements for a period not to exceed six (6) months.

If the Principal shall be declared in default by the CITY for failure to construct the improvements or for damaging the City road, facilities, utilities, property or easement, the Surety shall have thirty (30) days from the date of said default within which to take whatever action it deems necessary to complete the work and/or repair damaged property if necessary. If, at the expiration of thirty (30) days from the date of said default, no arrangements have been made by the Principal or Surety satisfactory to the CITY for the corrective work required by the CITY, then the CITY shall have the right to perform such work and charge the cost thereof, including but not limited to, engineering, legal and other costs, together with any and all damages, which the CITY may sustain on account of the default. The CITY may, at its discretion, provide the Principal and

Surety with an estimate of costs of completing such work prior to completing such work, and the Principal and Surety shall be liable for the amount shown on such estimate prior to the CITY completing such work. After the expiration of the aforesaid grace period, the CITY shall have the additional right to contract for the completion of such work which the Principal has failed to perform or correct and upon the CITY's acceptance of the lowest responsible bid for the completion of said work, the Principal and Surety shall become immediately liable for the amount of said bid and in the event the CITY is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of twelve percent (12%) per annum beginning with the commencement of such legal proceedings. The CITY, at its discretion, may permit the Surety to complete such work in the event of the Principal's default. In such case, the Principal and Surety shall be jointly and severally liable hereunder to pay to indemnify the City, up to the amount of this bond, upon completion of said reconstruction, restoration or repair work, for the final total cost thereof, including but not limited to, engineering, legal and contingent costs together with any and all damages, which the City may sustain on account of the failure of the Principal to comply with all of the requirements thereof.

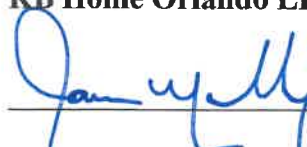
It is further agreed that the total amount of this bond shall be based on rates and/or unit costs as established in standards or other regulations currently in effect in the City of Titusville. In the event that the CITY commences suit for the collection of any sums due hereunder, the Principal agrees to pay all costs incurred by the CITY, including attorney's fees. No right or action shall accrue on this Bond to or for the use of any person or corporation other than the City names herein or the successors of the City. The Parties further expressly agree that any action on this Bond may be brought within the time allowed by Florida law for suit on contracts under seal.

The Surety hereby waives notice of and agrees that any changes or amendments to the Construction Plans, site plans or permits does not affect Surety's obligations under this Bond.

IN WITNESS HEREOF, the Principal and Surety has caused this Surety Performance Bond to be executed in its name and its respective corporate seal to be affixed, by its duly authorized officers,

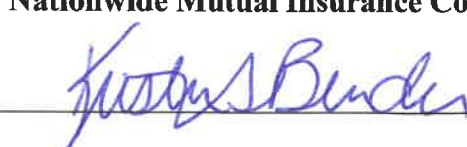
EXECUTED this 11th day of March, 2025.

PRINCIPAL:
KB Home Orlando LLC



Print name: James Makranchy
Title: VP of Finance

SURETY:
Nationwide Mutual Insurance Company

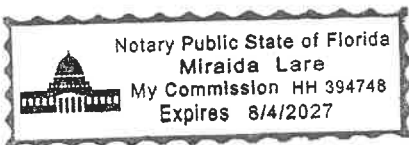


Print name: Kristin S. Bender
Title: Attorney-in-Fact
FL Non-Resident License No. W106984

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11th day of March 2025, by **PRINCIPAL** name, title VP of Finance, James Makransky by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Miraida Lare
Notary Public, State of Florida
Printed Name: Miraida Lare
My Commission expires: 8-4-2027

STATE OF New Jersey

COUNTY OF Morris

The foregoing instrument was acknowledged before me this 11th day of March 2025, by **Nationwide Mutual Insurance Company** name, title Kristin S. Bender, Attorney-in-Fact by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Jessica Iannotta
Notary Public, State of New Jersey
Printed Name: Jessica Iannotta
My Commission expires: 4/15/2026



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

**ANNETTE AUDINOT; APRIL D PEREZ; FRANCESCA PAPA; JANINE A KAPPEN;
JESSICA IANNOTTA; KELLY O'MALLEY; KIMBERLY LEONARD; KRISTIN S BENDER;
TERRY ANN GONZALES-SELMAN;**

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 1st day of April, 2024.



Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT



STATE OF NEW YORK COUNTY OF KINGS: ss

On this 1st day of April, 2024, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Sharon Laburda
Notary Public, State of New York
No. 01LA6427697
Qualified in Kings County
Commission Expires January 3, 2026



Notary Public
My Commission Expires
January 3, 2026

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 11th day of March 2025.


Assistant Secretary

NATIONWIDE MUTUAL INSURANCE COMPANY AND SUBSIDIARIES AND AFFILIATES

Consolidated Statutory Statements of Admitted Assets, Liabilities and Surplus

<i>(in millions)</i>	December 31,	
	2023	2022
Admitted assets		
Invested assets		
Bonds	\$ 20,643	\$ 21,716
Stocks	9,812	8,850
Mortgage loans, net of allowance	1,816	1,777
Owner occupied real estate, at cost (less accumulated depreciation of \$394 and \$408 as of December 31, 2023 and 2022, respectively)	282	296
Cash, cash equivalents and short-term investments	510	89
Other invested assets	7,085	6,731
Total invested assets	\$ 40,148	\$ 39,459
Premiums in course of collection	4,501	4,821
Corporate-owned life insurance	1,600	1,524
Deferred federal income tax asset	1,926	1,921
Other assets	1,652	1,760
Total admitted assets	\$ 49,827	\$ 49,485
Liabilities and surplus		
Liabilities		
Losses and loss expense reserves	\$ 17,821	\$ 17,247
Unearned premiums	8,488	8,908
Accrued expenses and taxes, other than federal income taxes	725	800
Agents' security compensation plan reserve	723	789
Other liabilities	3,099	2,829
Total liabilities	\$ 30,856	\$ 30,571
Surplus		
Surplus notes, net of unamortized issue discount of \$8 as of December 31, 2023 and 2022	\$ 3,546	\$ 3,546
Unassigned surplus	15,425	15,368
Total surplus	\$ 18,971	\$ 18,914
Total liabilities and surplus	\$ 49,827	\$ 49,485

See accompanying notes to the consolidated statutory financial statements.

Certification

I, Jamie Train, VP, Controller, do hereby certify that the foregoing is a true and correct statement of the statutory balance sheet of said Corporation as of December 31, 2023 and 2022 to the best of my knowledge and belief.

Jamie Train

Jamie Train

*Affirmed and Subscribed before me by Jamie Train
on March 15, 2024 at Franklin county Ohio*

Andrew Swartzel



ANDREW SWARTZEL
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2021-RE-839107
My Commission Expires Oct. 24, 2026

SURETY PERFORMANCE BOND**BOND NO. 024284514****KNOW ALL MEN BY THESE PRESENTS:**

That we **KB Home Orlando, LLC** having an address of **9201 Southpark Center Loop #100, Orlando, FL 32819**, hereafter referred to as "Principal", and **Liberty Mutual Insurance Company**, a corporation licensed to transact surety business in the State of Florida, and having an address of **175 Berkeley Street, Boston, MA 02116** hereinafter referred to as "Surety", are held and firmly bound unto the City of Titusville, Florida, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as "CITY" in the sum of **\$611,950.42** for payment of which we bind ourselves, our heirs, executors and successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, this Performance bond is being posted to delay the installation of sidewalks, throughout the **Verona, Village C** subdivision, except on lots obtaining a building permit, until two (2) years after the date of final plat approval for **Verona, Village C** subdivision. At the end of the two (2) years period, the Principal shall have installed all sidewalks pursuant to the approved final plat and Section 34-182 of the City's Land Development Regulations.

NOW THEREFORE, the condition of this obligation is such that if Principal shall promptly and faithfully perform the conditions set forth herein without damaging any City road or easement, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Principal shall be declared in default by the City for failure to install the improvements within the above time periods, the Surety shall have thirty (30) days from the date of said default within which to take whatever action it deems necessary to complete the work and/or repair damaged property if necessary. If, at the expiration of thirty (30) days from the date of said default, no arrangements have been made by the Principal or Surety satisfactory to the City for the corrective work required by the City, then the City shall have the right to perform such work and charge the cost thereof, including but not limited to, engineering, legal and other costs, together with any damages, either direct or consequential, which the City may sustain on account of the Principal's default. The City may, at its discretion, provide the Principal and Surety with an estimate of costs of completing such work prior to completing such work, and the Principal and Surety shall be liable for the amount shown on such estimate prior to the City completing such work. After the expiration of the aforesaid grace period, the City shall have the additional right to contract for the completion of such work which the Principal has failed to perform or correct and upon the City's acceptance of the lowest responsible bid for the completion of said permit, the Principal and Surety shall become immediately liable for the amount of said bid and in the event the City is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of twelve percent (12%) per annum beginning with the commencement of such legal proceedings. The City, at its discretion, may permit the Surety to complete such work in the event of the Principal's default.

In the event that the City commences suit for the collection of any sums due hereunder, the Principal agrees to pay all costs incurred by the City, including attorney's fees.

EXECUTED this 18th day of March, 2025.

PRINCIPAL:

SURETY:

KB Home Orlando, LLC

Liberty Mutual Insurance Company

Print: _____

Print: Kathy R. Mair

Title: _____

Title: Attorney-in-Fact

FL Non-Resident License No. W030066

STATE OF FLORIDA
COUNTY OF BREVARD

"See attached CA All-Purpose Acknowledgment"

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, by _____, who is personally known to be or who has produced _____ as identification and did/did not take an oath.

Notary Public, State of Florida
My Commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE§ 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)County of Orange)On MAR 18 2025 before me, Mechelle Larkin, Notary Public,
DATE [Name of Notary Public and Title "Notary Public"]personally appeared Kathy R. Mair -----
[Name(s) of Signer(s)]

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature of Notary Public Mechelle Larkin

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Kathy R. Mair

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☒ Attorney-in-Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney-in-Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8213111- 024017**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Tenzer V. Cunningham, Morgan Davis, Sokha Evans, Martha Gonzales, My Hua, Mechelle Larkin, Kathy R. Mair, Jeffrey Strassner, Marie Claire Trinidad, Brenda Wong

all of the city of Los Angeles state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 10th day of February, 2025.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 10th day of February, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 18th day of March, 2025.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Comprehensive Plan Future Land Use Element Policy 1.9.1.**
Department/Office: Community Development

Recommended Action:

Discuss the City Council's action.

Summary Explanation & Background:

On February 5, 2025, the Planning and Zoning Commission recommended the City change Comprehensive Plan Future Land Use Element Policy 1.9.1 related to the commercial land use category. Specifically, the motion was approved to change Policy 1.9.1 of the Future Land Use Element to embrace determining factors including functionality of a road to qualifiedly make it a collector or arterial by determination. Approval of the recommendation would have allowed the Commission and staff to evaluate the policy and propose changes to City Council. On February 19, 2025, the Commission further clarified their intent to add flexibility to the locational criteria so that, beyond roadway classifications, certain roadway characteristics and functionality; such as roadway width, traffic volume, or other characteristics; could be used to allow the commercial land use where appropriate. Changes to the text of the comprehensive plan could be incorporated into the Evaluation and Appraisal Report (EAR) related amendments.

On March 11, 2025, the City Council approved a motion to not consider the Planning and Zoning Commission's recommendation. Council included in their motion that if the Planning and Zoning Commission had specific language that the Commission would like to provide to the City Council, then staff can bring that language back for Council's consideration. The draft minutes from the City Council's March 23rd meeting are enclosed.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 03-11-25
2. draft City Council Minutes 3-11-25



CITY OF TITUSVILLE CITY COUNCIL SUMMARY OF ACTION

Regular Meeting
March 11, 2025 - 6:30 PM
Council Chamber at City Hall
555 South Washington Avenue, Titusville, FL 32796

Any person who decides to appeal any decision of the City Council 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.

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.

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

1. CALL TO ORDER

2. INVOCATION

A. Invocation

Chaplain Brienne Robertson from the Titusville Fire Department gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Minutes

Approve the minutes of the regular City Council meeting on February 11, 2025.

Approved as submitted.

5. SPECIAL RECOGNITIONS & PRESENTATIONS

A. Aetna Contracts and Plan Management Overview Presented by One Digital/Robinson Bush Consulting

There will be a presentation by One Digital/Robinson Bush Consulting.

No action.

6. BOARDS AND COMMISSIONS

A. Code Enforcement Special Magistrate

The Code Enforcement Special Magistrate's semi-annual written report is included in the agenda packet. No action is requested.

No action.

B. Student Advisory Council Membership Appointment

Confirm Mr. Kaden Ramos (Academic Community Enrichment - 11th grade representative) as a member of the 2024/2025 Student Advisory Council.

Confirmed Mr. Kaden Ramos (Academic Community Enrichment – 11th grade representative) as a member of the 2024/2025 Student Advisory Council, as requested.

C. Planning and Zoning Commission Recommendation

Consider the Planning and Zoning Commission's recommendation to change Policy 1.9.1 of the Future Land Use Element to embrace determining factors including functionality of a road to qualifiedly make it a collector or arterial by determination.

Approved to not consider the Planning and Zoning Commission's recommendation. Council included in their motion that if the Planning and Zoning Commission had specific language that the Commission would like to provide to the City Council, then staff can bring that language back for Council's consideration.

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)

Connie Milton requested Council consider allowing citizens to provide a presentation that is more than three minutes (30 minutes to 1 Hour) to eliminate additional speakers from the same group/neighborhood that desired speaking on the same agenda item. Discussion included that the speaker from the group needs to represent all other speakers, providing the presentation (powerpoint) in advance, allowing 20-30 minutes for the presentation, and that no policy change was needed. No motion was made by the City Council.

Sandra Ozone, volunteer of Keep Brevard Beautiful, requested a time frame that the City can maintain or remove the Park Avenue wall. Following Council's discussion, Public Works Director Kevin Cook stated that the wall was probably constructed with the subdivision and it was located in the right-of-way. Public Works Director Cook recommended providing notification to property owners prior to removing the wall and coming back to Council with a schedule of events for removing of the wall.

Kay St. Onge requested Council appropriate funding in the amount of \$367.50 to plant trees and Coonties in the Space View Park. The following trees will be planted (1) 8-10 Live Oaks, 1 gallon

(Free); (2) 11 Coonties, 3 gallons at \$27.50 (\$302.50); (3) Pine Bark mulch (\$40.00); and (4) Bark Protectors (\$25). Council requested this item be added to the agenda for the regular City Council meeting on March 27, 2025 at 6:30 p.m. or the regular City Council meeting on April 8, 2025 at 6:30 p.m.

No additional action items.

8. CONSENT AGENDA

A. Student Advisory Council Scholarship Policy Expenditure

Approve Titusville Student Advisory Council Scholarship Policy expenditure not to exceed \$3,000 and direct staff to forward pending disbursement forms to the City Manager and Finance Department, for the preparation of three individual scholarship checks, as prescribed by the policy. Pending this request, the scholarships will be awarded at the regular City Council meeting on April 22, 2025 (6:30 p.m.).

Approved in accordance with recommendations.

B. Advisability - Acceptance of Brevard County Fire Rescue Emergency Medical Services Grant and Budget Amendment

Accept the Brevard County Fire Rescue Emergency Medical Services grant award contract number NASPO #4615100-NASPO-21-ACS for the purchase of six (6) Point Blank FRK 720 plate carrier, Includes BII-5 front, back, and side armor, midnight navy with white Medic ballistic vest units for a total cost of \$5,100.48. Also, approve the associated budget amendment recognizing the grant value of \$5,100.48.

Approved in accordance with recommendations.

C. 2025 Red, White, and Boom! July 4th Celebration

Approve efforts of City staff to commence planning and carry out the 2025 Red, White, & Boom! event, and to authorize the City Manager to execute contracting instruments necessary for this event.

Approved in accordance with recommendations.

D. Skillbridge Training Memorandum of Understanding (MOU) between Florida for Veterans, Inc. and City of Titusville

Authorize City Manager Scott Larese to sign Memorandum of Understanding between Florida is for Veterans Inc. and City of Titusville & Skillbridge Training Memorandum of Understanding between Florida is for Veterans, Inc. and City of Titusville.

Approved in accordance with recommendations.

E. Advisability - Acceptance of Jess Parrish Medical Foundation Grant and Budget Amendment

Accept the Jess Parrish Medical Foundation funding award in the amount of \$7,861.99 through

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Bound Tree, pricing reflects Brevard County EMS Medical Supplies contract B-7-23-56, for one (1) AirSim Combo X Advanced Airway Management Manikin (\$4,700.00), and one (1) AirSim Airway Management Training, Airway and Nasal Cavity (\$3,161.99). Also, approve the associated budget amendment recognizing the funding value of \$7,861.99.

Approved in accordance with recommendations.

F. Purchase of Replacement Shade Structures

Recommend to City Council to authorize the OEM purchase of the fabric replacement for the shade structures in both Julia and Nevins Courts in an amount not to exceed \$82,481.50 from Rep Services, Inc. of Longwood Florida, the original equipment manufacturer (OEM).

Approved in accordance with recommendations.

G. Harry T. Moore Neighborhood Services Center Siding Replacement

Approve the siding replacement at the Harry T. Moore Social Services Center in the amount of \$180,500 to Doug Wilson Enterprises, Inc. of Merritt Island, FL and also approve an increase in the annual authorized amount of contract SV23B039LR to an amount, not to exceed \$250,000. Additionally, approve associated budget amendment.

Approved in accordance with recommendations.

H. State of Florida Department of Transportation Interlocal Agreement for Creation of the Metropolitan Planning Organization, i.e. the Space Coast Transportation Planning Organization

Approve the State of Florida Department of Transportation Interlocal Agreement for Creation of the Metropolitan Planning Organization, which is the Space Coast Transportation Planning Organization.

Approved in accordance with recommendations.

I. Community Survey to Measure Local Government Services

Approve and award Governance Sciences Group, Inc. in the amount of \$13,900 to provide FlashVote survey services and approve the associated budget amendment.

Approved in accordance with recommendations.

J. Approve Easement to Florida Power and Light at 101 North Singleton Avenue

Approve the easement to Florida Power and Light at 101 N Singleton Avenue for an overhead electrical facility serving the City facility. Additionally, authorize the City Manager to execute the easement.

Approved in accordance with recommendations.

9. ORDINANCES – SECOND READING, PUBLIC HEARING AND RELATED ACTION

THE FOLLOWING ITEMS ARE SUBJECT TO QUASI-JUDICIAL RULES OF PROCEDURE. ANYONE WISHING TO SPEAK ON AN ITEM MUST FIRST COMPLETE AN AGENDA SIGN-UP CARD AND SIGN THE OATH CONTAINED THEREON. THOSE SPEAKING IN FAVOR OF A REQUEST WILL BE HEARD FIRST. IF YOU HAVE PHOTOGRAPHS, SKETCHES, OR DOCUMENTS THAT YOU DESIRE FOR CITY COUNCIL TO CONSIDER, THEY MUST BE SUBMITTED INTO EVIDENCE AND WILL BE RETAINED BY THE CITY. SUBMIT THESE EXHIBITS TO THE CITY CLERK.

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

Conduct the public hearing and final reading of Ordinance Nos. 2-2025 and 3-2025 related to Small Scale Comprehensive Plan Amendment (SSA) 8-2024.

Ordinance No. 2-2025 - An ordinance of the City of Titusville, Florida, amending the Code of Ordinances by amending Ordinance No. 60-1988, which adopted the Comprehensive Plan of the City of Titusville, by amending the future land use designation on land located at the northeast corner of the intersection of Barna Avenue and Day Street from Low Density Residential to Medium Density Residential on 5.74+/- acres of property having parcel ID nos. 22-35-09-03*-21.02 and 22-35-09-03*-21.03; providing for severability; repeal of conflicting ordinances, and providing for an effective date. (This Ordinance is a legislative item.)

and

Ordinance No. 3-2025 - An ordinance amending Ordinance No. 5-1993 of the City of Titusville, Florida, by amending the zoning map made a part of said ordinance by reference by changing the zoning classification on land located at the northeast corner of the intersection of Barna Avenue and Day Street from the Single-Family Medium Density (R-1B) zoning district to the Multifamily High Density Residential (R-3) zoning district on 5.74+/- acres of property; having parcel ID nos. 22-35-09-03*-21.02 and 22-35-09-03*-21.03; providing for severability; repeal of conflicting ordinances; and providing for an effective date. (This Ordinance is a quasi-judicial item.)

On December 4, 2024, the Planning and Zoning Commission recommended a motion to deny the Future Land Use Map Amendment. The motion to deny passed with a 5 - yes, 2 - no vote. The denial was based on Future Land Use Element Policy 1.1.4. The Planning and Zoning Commission made a motion to deny the rezoning because it does not comply with the Future Land Use. The motion to deny passed with a 7-0 vote. The developer distributed a new concept plan at the January 14, 2025, City Council meeting. Council made a motion to send this item back to the Planning and Zoning Commission for reconsideration. This item was re-advertised and re-noticed.

On March 5, 2025, the Planning and Zoning Commission, acting as the Local Planning Agency, recommended the following:

SSA#8-2024 – Royal Manor Townhomes - The Planning and Zoning Commission made a motion recommending approval of the Small Scale Comprehensive Plan Amendment (Land Use). This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Approved with a 6 yes 1 no vote. One member voted no as he does not think it fits the Future Land Use in the area.

SSA#8-2024 – Royal Manor Townhomes - The Planning and Zoning Commission made a motion recommending approval of the rezoning from the Single-Family Medium Density (R-1B) to the Multifamily Medium Density (R-2) zoning district consistent with the Small Scale Amendment. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Also included in the motion is a minimum property lot width of 24 feet. Approved with a 7-0 vote.

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

Tabled to the regular City Council meeting on March 27, 2025 at 6:30 p.m., as requested by the applicant.

10. ORDINANCES - FIRST READING

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

Conduct the first reading of Ordinance Nos. 10-2025 and 11-2025 for Small Scale Comprehensive Plan Amendment (SSA) No. 11-2024:

Ordinance No. 10-2025, an ordinance of the City of Titusville, Florida, amending the Code of Ordinances by amending Ordinance No. 60-1988, which adopted the Comprehensive Plan of the City of Titusville, by amending the future land use designation on 3.14+/- acres of land located at 2960 Columbia Boulevard from Low Density Residential to Commercial High Intensity; providing for severability; repeal of conflicting ordinances; and providing for an effective date. This is a legislative item.

and

Ordinance No. 11-2025, an ordinance amending Ordinance No. 5-1993 of the City of Titusville, Florida, by amending the zoning map made a part of said ordinance by reference by changing the zoning classification on 3.14+/- acres of land located at 2960 Columbia Boulevard from the Single-Family Medium Density (R-1b) zoning district to the Community Commercial (CC) zoning

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district; providing for severability; repeal of conflicting ordinances; and providing for an effective date. This is a quasi-judicial item.

The public hearing is scheduled for the regular City Council meeting on March 27, 2025 at 6:30 p.m.

At their regular meeting on March 5, 2025, the Planning and Zoning Commission, acting as the Local Planning Agency, recommended the following:

SSA#11-2024 – 2960 Columbia Blvd - The Planning and Zoning Commission made a motion recommending approval to amend the FLUM by changing the land use designation from Low Density Residential to Commercial High Intensity on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Approved with a 7-0 vote.

SSA#11-2024 – 2960 Columbia Blvd - The Planning and Zoning Commission made a motion recommending approval to amend the zoning designation from Single Family Medium Density (R-1B) to Community Commercial (CC) on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Approved with a 7-0 vote.

Read by title only. The public hearing was scheduled for the regular City Council meeting on March 27, 2025 at 6:30 p.m.

11. OLD BUSINESS

A. Selection of City Manager Search Firm

Staff recommends that City Council approve the rankings of firms responding to RFP SV25P025LR, Executive Search & Recruiting Services; and authorize staff to negotiate the terms and conditions of the contract with the #1 ranked firm, Colin Baenziger & Associates at a cost not to exceed \$ 34,500. Should the City be unable to negotiate a satisfactory contract with the #1 ranked firm, staff shall undertake negotiations with the #2 ranked firm, and so forth in accordance with Procurement Policy until a contract can be entered into between the City and a firm. Additionally, authorize the City Manager to execute the pertinent agreement subject to the approval of the agreement terms by Human Resources Department Director, City Manager and City Attorney and approve the associated budget amendment.

Approved as recommended with the contract terms consistent with the Request for Proposal (RFP) and to include Community Engagement.

12. NEW BUSINESS

A. Code Enforcement Lien Reduction Request for 195 Roosevelt Street

Approve the Special Magistrate's recommendation for a code enforcement lien reduction to be denied in the amount of the daily fine amount of \$13,100. This is for the property located at 195 Roosevelt Street. The Magistrate has based his findings on the requirements of City Code Section 31-71(g).

Council approved reducing the code enforcement lien to \$0 based on the information provided by the Code Enforcement Manager and the property owner; therefore, the property owner will only pay the City's cost of recovery in the amount of \$216.58.

Council requested an update on the Request for Proposal (RFP) to outsource the registry of foreclosed property in a more efficient manner. This was a request from a previous meeting.

B. Titusville Community Service Award

Council discuss the Titusville Community Service Award.

Council requested the Titusville Community Service Award Recipient be recognized at a City Council meeting and at the Boards and Commissions Ceremony in lieu of the Flag Day Celebration. In addition, City Council requested the top five nominations be invited to the Boards and Commissions Ceremony. Staff will revise the resolution for the Titusville Community Service Award (Resolution No. 23-2013) and bring back to the City Council for review and approval.

C. Natural Resources Public Engagement

Review and accept the Natural Resources Report and recommended strategies.

Tabled to the regular City Council meeting on March 27, 2025 at 6:30 p.m., as requested by staff.

D. Water and Sewer Impact / Connection Fees

Approve the water and sewer impact fee study and provide direction for implementation as outlined in the presentation. Additionally, provide advisability on the implementation of the proposed code-related changes and authorize the City Attorney to utilize outside counsel Thomas Cloud, pursuant to his retainer agreement with the City, as needed to assist in the review of ordinances.

Approved as recommended.

13. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)

No action.

14. MAYOR AND COUNCIL REPORTS

A. Mayor's Report

City Council Regular- March 11, 2025 (6:30 p.m.)

The Mayor's Report is included in the agenda packet.

Mayor Connors submitted his written report.

Mayor Connors requested a Council Member attend the next Space Coast Transportation Planning Organization meeting on his behalf. Member Moscoso volunteered to attend this meeting.

No additional action items.

B. Council Reports

Council Members will provide their individual reports.

Council requested the City Attorney consolidate the rules of City Council into one document including procedures for violating the rules and sanctions. Discussion included consolidating Resolution No. 19-2010 and other rules including using more than 2 hours of staff time, Council's role versus staff's role, public engagement, etc.

Member Stoeckel requested an advisability for applicants to be able to file an appeal to the City Council for decisions (denials) made by the Board of Adjustments and Appeals. Council approved the advisability.

Member Stoeckel requested having discussion at a future City Council meeting regarding the process of whether to hire an Interim City Manager. There was no objection from Council.

15. CITY MANAGER'S REPORT

A. City Manager's Report

The City Manager's Report is included in the agenda packet.

City Manager Larese submitted his written report.

Council scheduled the Fiscal Year 2026 Budget Workshop and Public Hearing Dates for the following: Budget Workshop – Thursday, August 7, 2025 at 5:00 p.m.; First Budget Public Hearing – Thursday, September 11, 2025 at 5:30 p.m.; and Final Budget Public Hearing – Thursday, September 18, 2025 at 5:30 p.m.

City Manager Larese requested Council schedule the Council/Senior Staff Fiscal Year 2026 Strategic Planning Workshop on the following date: Thursday, April 10, 2025 from 5:00 p.m. to 8:00 p.m. or Tuesday, April 15, 2025 from 5:00 p.m. to 8:00 p.m. Council requested additional dates to review that will allow all of Council to be present at the meeting.

16. CITY ATTORNEY'S REPORT

No action.

City Council
Regular Meeting
March 11, 2025

The City of Titusville City Council met in regular session on Tuesday, March 11, 2025, at Titusville City Hall, second floor, Council Chamber, 555 South Washington Avenue, Titusville, Florida 32796.

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Mayor Connors called the City Council meeting to order at 6:40 p.m. Those present in the Council Chamber included Mayor Andrew Connors, Vice-Mayor Herman Cole, Jr. Col USAF Retired and City Council Members Megan Moscoso, Jo Lynn Nelson, and Dr. Sarah Stoeckel. Also present were City Manager Scott Larese, City Attorney Richard Broome, and City Clerk Wanda Wells. Sr. Administrative Assistant Emily Campbell completed the minutes.

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Chaplain Brienne Robertson from the Titusville Fire Department gave the invocation. Mayor Connors led those present in the *Pledge of Allegiance to the Flag*. Additionally, City Clerk Wanda Wells read the procedure for public comment and participation.

XXX

City Attorney Broome read the *Rules of Decorum*.

XXX

City Manager Larese advised that the applicant requested to table Item 9A - Small Scale Comprehensive Plan Map Amendment (SSA) No. 8-2024 - 1717 Barna Avenue - Royal Manor Townhomes to the regular City Council meeting on March 27, 2025 at 6:30 p.m.

Motion: Member Nelson moved to table Item 9A - Small Scale Comprehensive Plan Map Amendment (SSA) No. 8-2024 - 1717 Barna Avenue - Royal Manor Townhomes to the regular City Council meeting on March 27, 2025 at 6:30 p.m., as requested by the applicant. Member Stoeckel seconded the motion. The motion carried unanimously.

XXX

City Manager Larese advised that staff requested to table Item 12C - Natural Resources Public Engagement to the regular City Council meeting on March 27, 2025 at 6:30 p.m.

Motion: Member Nelson moved to table Item 12C - Natural Resources Public Engagement to the regular City Council meeting on March 27, 2025 at 6:30 p.m., as requested by staff. Member Stoeckel seconded the motion. The motion carried unanimously.

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APPROVAL OF MINUTES – City Manager Larese advised the request was to approve the minutes of the regular City Council meeting on February 11, 2025.

Motion: Member Nelson moved to approve the minutes of the regular City Council meeting on February 11, 2025. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

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SPECIAL RECOGNITIONS & PRESENTATIONS –

Aetna Contracts and Plan Management Overview Presented by One Digital/Robinson Bush Consulting – City Manager Larese advised there was a presentation by One Digital/Robinson Bush Consulting.

Gina Liccini, the City's benefits consultant, provided a presentation that highlighted as follows:

- Aetna Contracts & Plan Management Overview
- Today's Objectives
- The City of Titusville's Consulting Team
- Employee Benefits RFP History
- RFP #19-P-030: Health Plan ASO Services
- RFP #23-P-009: Group Dental Plan & COBRA Administration
- Employee Assistance Program (EAP)
- Current Benefits Contracts
- Aetna Benefit Contracts
- PBM Compliance
- 10/1/2024 Medical & Rx Renewal
- Continuous Evaluation of Aetna
- Actionable Opportunities
- Questions & Answers

Mayor Connors asked about the scope of work.

Gina Liccini, the City's benefits consultant, stated that One Digital/Robinson Bush Consulting were primarily engaged on an as-needed basis. They were also involved for the annual review and Affordable Care Act (ACA) reporting services.

Member Stoeckel asked if it was normal to have a three year contract with auto renewals.

Gina Liccini, the City's benefits consultant, stated that it was common in the public sector to have a ten year contract.

Discussion ensued. This was a presentation only and no formal action was requested.

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BOARDS AND COMMISSIONS

Code Enforcement Special Magistrate - The Code Enforcement Special Magistrate's semi-annual written report was included in the agenda packet. No action was requested.

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Student Advisory Council Membership Appointment – City Manager Larese advised the request was to confirm Mr. Kaden Ramos (Academic Community Enrichment - 11th grade representative) as a member of the 2024/2025 Student Advisory Council.

Mr. Kaden Ramos (Academic Community Enrichment) was selected to serve as the 11th grade representative to replace London Hopping. If agreeable, City Council action was requested to confirm Mr. Kaden Ramos membership to the 2024/2025 Student Advisory Council.

Motion: Member Moscoso moved to confirm Mr. Kaden Ramos (Academic Community Enrichment - 11th grade representative) as a member of the 2024/2025 Student Advisory Council. Member Nelson seconded the motion. The motion carried unanimously.

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Planning and Zoning Commission Recommendation – City Manager Larese advised the request was to consider the Planning and Zoning Commission's recommendation to change Policy 1.9.1 of the Future Land Use Element to embrace determining factors including functionality of a road to qualifiedly make it a collector or arterial by determination.

On February 5, 2025, the Planning and Zoning Commission recommended the City change Comprehensive Plan Future Land Use Element Policy 1.9.1 related to the commercial land use category. Specifically, the motion was approved to change Policy 1.9.1 of the Future Land Use Element to embrace determining factors including functionality of a road to qualifiedly make it a collector or arterial by determination.

Approval of the recommendation would allow the Commission and staff to evaluate the policy and propose changes to City Council. On February 19, 2025, the Commission further clarified their intent to add flexibility to the locational criteria so that, beyond roadway classifications, certain roadway characteristics and functionality; such as roadway width, traffic volume, or other characteristics; could be used to allow the commercial land use where appropriate. Changes to the text of the comprehensive plan could be incorporated into the Evaluation and Appraisal Report (EAR) related amendments.

Member Stoeckel advised that she was not interested in pursuing the recommendation at this time. She stated that she felt comfortable enough to interpret the comprehensive plan as it stands.

Member Nelson stated that she was in support of hearing the recommendation for clarification on the policy.

Member Moscoso stated that she agreed with Member Stoeckel.

Motion: Member Stoeckel moved to approve to not consider the Planning and Zoning Commission's recommendation and if the Planning and Zoning Commission had specific language that the Commission would like to provide to the City Council, then staff can bring that language back for Council's consideration. Vice-Mayor Cole seconded the motion.

Stan Johnston stated that he was not in support of changing regulations to accommodate a specific project. He stated that if a particular project would be developed differently than how it was initially approved, that was not fair.

Connie Milton stated that she was an electrical engineer that retired from NASA. She stated that she owned five homes in the City of Titusville and was not in support of Comprehensive Plan Future Land Use Element Policy 1.9.1 being revised. Ms. Milton also stated that she was in support of City Council being the group to evaluate or vote on changes to the road classifications. Ms. Milton reviewed the different types of roads, etc.

Kristine Boland stated that she agreed with Member Stoeckel and believed that the City should maintain Comprehensive Plan Future Land Use Element Policy 1.9.1 as it was currently written.

Lindsey Grizzle stated that changing the Comprehensive Plan Future Land Use Element Policy 1.9.1 would affect a lot of people in Titusville. She stated that any modifications to the policy for high density commercial access could affect the high density residential properties. She was not in support of council changing Comprehensive Plan Future Land Use Element Policy 1.9.1.

Sandra Clinger stated that she agreed with Member Stoeckel and supported the current policy for Comprehensive Plan Future Land Use Element Policy 1.9.1.

Ron Voll expressed concern for the proposed changes to the Comprehensive Plan that affects the classification of a road. He stated that the current plan defined requirements for an arterial or collector road, but the proposed changes introduced vague criteria to determine the road's classification. Mr. Voll stated that he was not in support of changing the current policy for Comprehensive Plan Future Land Use Element Policy 1.9.1.

Abby Hollis stated that she agreed with Member Stoeckel and was not in support of changing the current policy for Comprehensive Plan Future Land Use Element Policy 1.9.1. She believed that every road should be reviewed individually because there were a lot of things to be considered.

Kathleen O'Rourke stated that she was not in support of changing the current policy for Comprehensive Plan Future Land Use Element Policy 1.9.1. She stated that changing the current policy would make it easier to change a local road to a collector or arterial road by determination. Ms. O'Rourke expressed concern for the citizens if this policy was changed.

Claudia Quintero stated that she was not in support of changing the current policy for Comprehensive Plan Future Land Use Element Policy 1.9.1. She stated that the policy protected Titusville residents and subdivisions.

Elizabeth Parker stated that reclassifying roads lacked evidence of functionality and could be overturned in an administrative hearing. She stated that citizens deserved the protection that the comprehensive plan provided them. She was not in support of changing the current policy for Comprehensive Plan Future Land Use Element Policy 1.9.1.

The motion carried unanimously.

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PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NONAGENDA ITEMS) –

Stan Johnston discussed dams in the City of Titusville. He stated that dams violated the drainage laws and he was not in support of the dams. Mr. Johnston stated that there was no boundary survey completed to show the 100-year flood plan before and after, etc.

Jesse Wright stated that he was a developer of a \$20 million dollar mixed-zone project and he was not in support of changing the current policy for Comprehensive Plan Future Land Use Element Policy 1.9.1. Mr. Wright discussed a letter he prepared for the Florida Department of Environmental Protection (FDEP). Mr. Wright also stated that he was in support of the City charter being updated.

Connie Milton requested Council consider allowing citizens to provide a presentation that was more than three minutes (30 minutes to 1 Hour) to eliminate additional speakers from the same group/neighborhood that desired speaking on the same agenda item. Council's discussion included that the speaker from the group needed to represent all other speakers, providing the presentation (powerpoint) in advance, allowing 20-30 minutes for the presentation, and that no policy change was needed. No motion was made by the City Council.

Christina Michelle discussed the shooting of Trimarea Charles. She also discussed unsolved shootings in the City of Titusville, etc.

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Mayor Connors called for a recess from 8:00 p.n. to 8:20 p.m.

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Sandra Ozone, a volunteer from Keep Brevard Beautiful, requested a time frame that the City could maintain or remove the Park Avenue wall. Following Council's discussion, Public Works Director Kevin Cook stated that the wall was probably constructed with the subdivision and it was located in the right-of-way. Public Works Director Cook recommended providing notification to

property owners prior to removing the wall and coming back to Council with a schedule of events for removing of the wall.

Kay St. Onge requested Council appropriate funding in the amount of \$367.50 to plant trees and Coonties in the Space View Park. The following trees would be planted (1) 8-10 Live Oaks, 1-gallon (Free); (2) 11 Coonties, 3 gallons at \$27.50 (\$302.50); (3) Pine Bark mulch (\$40.00); and (4) Bark Protectors (\$25). Council requested this item be added to the agenda for the regular City Council meeting on March 27, 2025 at 6:30 p.m. or the regular City Council meeting on April 8, 2025 at 6:30 p.m.

Motion: Member Nelson moved to approve advisability for Council to appropriate funding in the amount of \$367.50 to plant trees and Coonties in the Space View Park. The following trees would be planted (1) 8-10 Live Oaks, 1-gallon (Free); (2) 11 Coonties, 3 gallons at \$27.50 (\$302.50); (3) Pine Bark mulch (\$40.00); and (4) Bark Protectors (\$25). Vice-Mayor Cole seconded the motion. The motion carried unanimously.

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A citizen discussed the shooting of Trimarea Charles and asked when the video would be released. He stated that in other Cities, it did not take six weeks for a body cam video to be released. He discussed the replacement of the City Manager, the Community Development Block Grant (CDBG) funding, etc.

Stel Bailey spoke about the Titusville Police Department and the rights of the City's residents. She emphasized that the government must protect all citizens equally and stated that the government served the people.

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CONSENT AGENDA

City Clerk Wanda Wells advised that three speaking cards were submitted.

City Manager Larese read Consent Agenda items A, B, C, D, E, F, G, H, I and J as followed:

- A. Student Advisory Council Scholarship Policy Expenditure - Approve Titusville Student Advisory Council Scholarship Policy expenditure not to exceed \$3,000 and direct staff to forward pending disbursement forms to the City Manager and Finance Department, for the preparation of three individual scholarship checks, as prescribed by the policy. Pending this request, the scholarships will be awarded at the regular City Council meeting on April 22, 2025 (6:30 p.m.).
- B. Advisability - Acceptance of Brevard County Fire Rescue Emergency Medical Services Grant and Budget Amendment - Accept the Brevard County Fire Rescue Emergency Medical Services grant award contract number NASPO #4615100-NASPO-21-ACS for the purchase of six (6) Point Blank FRK 720 plate carrier, Includes BII-5 front, back, and

side armor, midnight navy with white Medic ballistic vest units for a total cost of \$5,100.48. Also, approve the associated budget amendment recognizing the grant value of \$5,100.48.

- C. 2025 Red, White, and Boom! July 4th Celebration - Approve efforts of City staff to commence planning and carry out the 2025 Red, White, & Boom! event, and to authorize the City Manager to execute contracting instruments necessary for this event.
- D. Skillbridge Training Memorandum of Understanding (MOU) between Florida for Veterans, Inc. and City of Titusville - Authorize City Manager Scott Larese to sign Memorandum of Understanding between Florida is for Veterans Inc. and City of Titusville & Skillbridge Training Memorandum of Understanding between Florida is for Veterans, Inc. and City of Titusville.
- E. Advisability - Acceptance of Jess Parrish Medical Foundation Grant and Budget Amendment - Accept the Jess Parrish Medical Foundation funding award in the amount of \$7,861.99 through Bound Tree, pricing reflects Brevard County EMS Medical Supplies contract B-7-23-56, for one (1) AirSim Combo X Advanced Airway Management Manikin (\$4,700.00), and one (1) AirSim Airway Management Training, Airway and Nasal Cavity (\$3,161.99). Also, approve the associated budget amendment recognizing the funding value of \$7,861.99.
- F. Purchase of Replacement Shade Structures - Recommend to City Council to authorize the OEM purchase of the fabric replacement for the shade structures in both Julia and Nevins Courts in an amount not to exceed \$82,481.50 from Rep Services, Inc. of Longwood Florida, the original equipment manufacture (OEM).
- G. Harry T. Moore Neighborhood Services Center Siding Replacement - Approve the siding replacement at the Harry T. Moore Social Services Center in the amount of \$180,500 to Doug Wilson Enterprises, Inc. of Merritt Island, FL and also approve an increase in the annual authorized amount of contract SV23B039LR to an amount, not to exceed \$250,000. Additionally, approve associated budget amendment.
- H. State of Florida Department of Transportation Interlocal Agreement for Creation of the Metropolitan Planning Organization, i.e. the Space Coast Transportation Planning Organization - Approve the State of Florida Department of Transportation Interlocal Agreement for Creation of the Metropolitan Planning Organization, which is the Space Coast Transportation Planning Organization.
- I. Community Survey to Measure Local Government Services - Approve and award Governance Sciences Group, Inc. in the amount of \$13,900 to provide FlashVote survey services and approve the associated budget amendment.
- J. Approve Easement to Florida Power and Light at 101 North Singleton Avenue - Approve the easement to Florida Power and Light at 101 N Singleton Avenue for an overhead electrical facility serving the City facility. Additionally, authorize the City Manager to execute the easement.

Stan Johnston stated that he was a registered professional engineer and a licensed surveyor. Mr. Johnston discussed Consent Agenda Item 8J, he stated that he was not in support of an overhead electric facility serving the City facility.

Kay St. Onge discussed Consent Agenda Item 8F. She stated that she did not realize how expensive canopies were to replace and asked why they needed to be replaced every eight years. She recommended planting live oaks for shade in the court yards located in Titusville.

Toni Shifalo discussed Consent Agenda Item 8I. She stated that there was not a community workshop for their opinions on the budget last year, but there was a survey that 83 people answered. Ms. Shifalo discussed a survey that the Historic Preservation Board completed for the Joynerville & Beyond project.

Motion: Member Nelson moved to approve Consent Agenda items A, B, C, D, E, F, G, H, I and J in accordance with recommendations. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

XXX

ORDINANCES – SECOND READING, PUBLIC HEARING AND RELATED ACTION –

Small Scale Comprehensive Plan Map Amendment (SSA) No. 8-2024 - 1717 Barna Avenue - Royal Manor Townhomes – This item was tabled to the regular City Council meeting on March 27, 2025 at 6:30 p.m., as requested by the applicant.

XXX

ORDINANCES-FIRST READING

Small Scale Comprehensive Plan Amendment (SSA) No. 11-2024 - 2960 Columbia Blvd – City Manager Larese advised the request was to conduct the first reading of Ordinance Nos. 10-2025 and 11-2025 for Small Scale Comprehensive Plan Amendment (SSA) No. 11-2024:

City Attorney Broome read Ordinance No. 10-2025, an ordinance of the City of Titusville, Florida, amending the Code of Ordinances by amending Ordinance No. 60-1988, which adopted the Comprehensive Plan of the City of Titusville, by amending the future land use designation on 3.14+/- acres of land located at 2960 Columbia Boulevard from Low Density Residential to Commercial High Intensity; providing for severability; repeal of conflicting ordinances; and providing for an effective date. This was a legislative item.

and

Ordinance No. 11-2025, an ordinance amending Ordinance No. 5-1993 of the City of Titusville, Florida, by amending the zoning map made a part of said ordinance by reference by changing the

zoning classification on 3.14+/- acres of land located at 2960 Columbia Boulevard from the Single-Family Medium Density (R-1b) zoning district to the Community Commercial (CC) zoning district; providing for severability; repeal of conflicting ordinances; and providing for an effective date. This was a quasi-judicial item.

The public hearing was scheduled for the regular City Council meeting on March 27, 2025 at 6:30 p.m.

At their regular meeting on March 5, 2025, the Planning and Zoning Commission, acting as the Local Planning Agency, recommended the following:

SSA#11-2024 – 2960 Columbia Blvd - The Planning and Zoning Commission made a motion recommending approval to amend the FLUM by changing the land use designation from Low Density Residential to Commercial High Intensity on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation was based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Approved with a 7-0 vote.

SSA#11-2024 – 2960 Columbia Blvd - The Planning and Zoning Commission made a motion recommending approval to amend the zoning designation from Single Family Medium Density (R-1B) to Community Commercial (CC) on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation was based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Approved with a 7-0 vote.

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

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

The property was currently vacant and was physically separated from the surrounding single-family residential subdivision by a drainage easement to the west, a preservation tract to the north, and a retention tract to the southeast. There were wetlands on-site, which appear to be part of a larger wetland located off-site to the north, on the 3.06-acre preservation tract of the Cathedral Pines plat. Developing single-family residences on the site, as permitted by the current zoning

district, would most likely require access onto Columbia Boulevard, an arterial road; however, direct driveway access onto arterial streets was prohibited by Land Development Regulations Section 30-226. – Access to arterial streets. It was likely that the location along Columbia Boulevard has made the site undesirable for single-family residences.

Kay St. Onge stated that the Florida Fish and Wildlife Conservation Commission's (FWC) environmental report on the property indicated that most of the property was a potential habitat for endangered species. Ms. St. Onge stated that the City's comprehensive plan and policies established by the City stated that the City should protect endangered species to the best of their ability. Ms. St. Onge recommended that the Titusville Environmental Commission reviewed this item before it went before council.

XXX

OLD BUSINESS

Selection of City Manager Search Firm – City Manager Larese advised that staff recommended that City Council approve the rankings of firms responding to RFP SV25P025LR, Executive Search & Recruiting Services; and authorize staff to negotiate the terms and conditions of the contract with the #1 ranked firm, Colin Baenziger & Associates at a cost not to exceed \$ 34,500. Should the City be unable to negotiate a satisfactory contract with the #1 ranked firm, staff shall undertake negotiations with the #2 ranked firm, and so forth in accordance with Procurement Policy until a contract can be entered into between the City and a firm. Additionally, authorize the City Manager to execute the pertinent agreement subject to the approval of the agreement terms by Human Resources Department Director, City Manager and City Attorney and approve the associated budget amendment.

As the first step in the selection process for a new City Manager, Staff issued a Request for Proposal (RFP) SV25-P-025 LR on February 6, 2025, to solicit proposals from Search Firms to identify, evaluate and submit potential candidates for this position. The solicitation was broadcast to 218 vendors and 18 planholders. The City received ten (10) proposals which were opened on February 28, 2025. On March 5, 2025, a City Committee comprised of Joe Denaro, Human Resources Department Director; Kevin Cook, Public Works Department Director; and Brad Parrish, Community Development Department Director, met to evaluate, score and rank all responsive proposals on the following criteria: Litigation history, firm's experience, staff's experience, engagement approach, schedule for completion and compensation. The rankings were as follows:

1. Colin Baenziger & Associates
2. MGT Impact Solutions
3. Government Professional Solutions
4. Slavin Management Consultants - *tie ranking
5. Strategic Government Resources - *tie ranking
6. Raftelis Financial Consultants
7. S. Renee Narloch & Associates
8. Adelphi Medical Staffing LLC

9. Kinetic Staffing LLC
10. Sunshine Enterprise Consulting

Stan Johnston stated that he was not in support of this item. He discussed an email he sent to staff on February 17, 2025. Mr. Johnston discussed the hiring process that occurred when City Manager Larese was hired. He recommended that council hired someone internally.

Toni Shifalo discussed citizens input on the selection of the City Manager. She recommended that the City hold a public engagement with citizens, businesses, stakeholders and nonprofits to review the hiring process and gather their insights. Ms. Shifalo suggested that the City conduct a survey to gather citizens' input on the qualities they wanted in a City Manager.

Member Nelson stated that she was in support of Colin Baenziger & Associates. She stated that they seemed to complete a better background check and reference check.

Member Stoeckel stated that she was also in support of Colin Baenziger & Associates.

Motion: Member Nelson moved to approve the rankings of firms responding to RFP SV25P025LR, Executive Search & Recruiting Services; and authorize staff to negotiate the terms and conditions of the contract with the #1 ranked firm, Colin Baenziger & Associates at a cost not to exceed \$ 34,500. Should the City be unable to negotiate a satisfactory contract with the #1 ranked firm, staff shall undertake negotiations with the #2 ranked firm, and so forth in accordance with Procurement Policy until a contract can be entered into between the City and a firm. Additionally, authorize the City Manager to execute the pertinent agreement subject to the approval of the agreement terms by Human Resources Department Director, City Manager and City Attorney and approve the associated budget amendment. Vice-Mayor Cole seconded the motion.

Discussion: Member Stoeckel stated that she wanted to ensure that Community Engagement was included.

The motion carried unanimously.

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NEW BUSINESS

Code Enforcement Lien Reduction Request for 195 Roosevelt Street – City Manager Larese advised the request was to approve the Special Magistrate's recommendation for a code enforcement lien reduction to be denied in the amount of the daily fine amount of \$13,100. This was for the property located at 195 Roosevelt Street. The Magistrate based his findings on the requirements of City Code Section 31-71(g).

On November 11, 2024, the property achieved compliance and was verified by Code Department personnel. The total daily fine accrued was \$13,100, and the City's cost of recovery of \$216.58, for a total of \$13,316.58

On November 26, 2024, the Code Enforcement Department received an application for a lien reduction from the property owner (Mr. Matthew Meyers) for the property located at 195 Roosevelt Street. The application was presented in accordance with Titusville Code Section 31-71 for the Special Magistrate's consideration.

At the January 13, 2025, meeting, Special Magistrate Don Nguyen heard the request for reduction and the owner was not present at the hearing. After reviewing the request, Special Magistrate Nguyen recommended denial of the reduction in the fine amount of \$13,100.

Code Enforcement Manager Glenn Tolleson reviewed the Lien Reduction Request for 195 Roosevelt Street.

Matthew Meyers stated that he was unaware of the January 13, 2025 Special Magistrate meeting and had no knowledge of the lien on the property. Mr. Meyers asked council to reduce the lien.

Motion: Member Nelson moved to approve reducing the code enforcement lien to \$0 based on the information provided by the Code Enforcement Manager and the property owner; therefore, the property owner would only pay the City's cost of recovery in the amount of \$216.58. Member Moscoso seconded the motion. The motion carried unanimously.

Council requested an update on the Request for Proposal (RFP) to outsource the registry of foreclosed property in a more efficient manner. This was a request from a previous meeting.

xxx

Titusville Community Service Award – City Manager Larese advised the request was for Council discuss the Titusville Community Service Award.

At their regular City Council meeting on February 25, 2025, Mayor Connors requested the recipient of the Titusville Community Service Award (previously known as the Harry R. Lee Titusville Unity Award) be recognized at the Boards and Commissions Ceremony versus the Flag Day Event hosted by the Flag and Memorial Committee. At this meeting, Council provided an advisability to bring the item back to a future City Council meeting for further discussion.

Vice-Mayor Cole stated that he previously served on the Titusville Community Service Award Board and he believed the award was diluted by Flag Day. He stated that this was a prestigious award and he believed it should be awarded in the Council Chambers at City Hall or at the Boards and Commissions Recognition Ceremony.

Member Stoeckel stated that she agreed with Member Cole.

Member Nelson stated that she was in support of recognizing the award at both the Boards and Commissions Recognition Ceremony and at a City Council meeting in the Council Chambers.

Mayor Connors stated that Resolution 23-2013 stated that all nominees were invited to the award ceremony. He recommended that the top five be invited to the Boards and Commissions Ceremony.

Motion: Member Nelson moved to approve that the Titusville Community Service Award Recipient be recognized at a City Council meeting and at the Boards and Commissions Ceremony in lieu of the Flag Day Celebration. In addition, City Council requested the top five nominations be invited to the Boards and Commissions Ceremony. Member Stoeckel seconded the motion. The motion carried unanimously.

Staff would revise the resolution for the Titusville Community Service Award (Resolution No. 23-2013) and bring it back to the City Council for review and approval.

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Natural Resources Public Engagement – This item was tabled to the regular City Council meeting on March 27, 2025 at 6:30 p.m., as requested by staff.

xxx

Water and Sewer Impact / Connection Fees – City Manager Larese advised the request was to approve the water and sewer impact fee study and provide direction for implementation as outlined in the presentation. Additionally, provide advisability on the implementation of the proposed code-related changes and authorize the City Attorney to utilize outside counsel Thomas Cloud, pursuant to his retainer agreement with the City, as needed to assist in the review of ordinances.

It was recommended that the City Council approve the water and sewer impact fee study and provide direction for implementation as outlined in the presentation. Additionally, provide advisability on the implementation of the proposed code-related changes and authorize the City Attorney to utilize outside counsel Thomas Cloud, pursuant to his retainer agreement with the City, as needed to assist in the review of ordinances.

Public Works Director Kevin Cook provided a presentation that highlighted as follows:

- Water and Wastewater Impact Fee Study
- Overview
- Existing and Proposed Impact Fees
- Existing Assets Included in Impact Fees
- Capital Improvement Plan
- Water and Wastewater Plant Capacity
- Impact Fee Calculations and Comparison
- Implementation
- Next Steps

Mayor Connors stated that he was not in support of increasing fees for single-family homes, but he was in support of offsetting that cost by increasing the fees for large scale developments.

Member Stoeckel stated that the fee structure should align with the vision of the City. She asked if the impact fees went into the general fund or had to be used for a specific item.

Public Works Director Kevin Cook stated that they could only be used for water and sewer treatment and transmission.

Motion: Member Nelson moved to approve the water and sewer impact fee study and provide direction for implementation as outlined in the presentation. Additionally, provide advisability on the implementation of the proposed code-related changes and authorize the City Attorney to utilize outside counsel Thomas Cloud, pursuant to his retainer agreement with the City, as needed to assist in the review of ordinances, as recommended. Vice-Mayor Cole seconded the motion.

xxx

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS) – None.

xxx

MAYOR AND COUNCIL REPORTS

Mayor's Report – Mayor Connors submitted his written report.

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Mayor Connors advised that Sustainability Planner Lily Galleo was appointed to the Beach Improvement Committee, a subcommittee Brevard County Tourism Development Council.

xxx

Mayor Connors advised that Public Information Officer Amy Matthews was appointed to the Marketing Committee, a subcommittee Brevard County Tourism Development Council.

xxx

Mayor Connors advised that he was unable to attend the Space Coast Transportation Planning Organization Governing board meeting on Thursday, March 13, 2025 at 1:30 p.m.

Member Moscoso stated that she could attend, but would need to leave early.

xxx

Council Reports –

Motion: Member Nelson moved to request the City Attorney consolidate the rules of City Council into one document including procedures for violating the rules and sanctions. Discussion included consolidating Resolution No. 19-2010 and other rules including using more than 2 hours of staff time, Council's role versus staff's role, public engagement, etc. Vice-Mayor Cole seconded the motion.

Stan Johnston stated that he has attended many City Council meetings and there were currently problems with the City of Titusville. Mr. Johnston discussed laws in the City and his arrest, etc.

Member Moscoso questioned the amount of staff time that was spent on filming the Mayor's Minute and who approved of him recording them, etc.

Vice-Mayor Cole stated that Council needed to ensure that they spoke as a five member board and not as one. He stated that as elected officials, council represented the City as a whole.

The motion carried unanimously.

xxx

Motion: Member Stoeckel moved to request advisability for applicants to be able to file an appeal to the City Council for decisions (denials) made by the Board of Adjustments and Appeals. Member Moscoso seconded the motion.

Stan Johnston stated that he was in support of justice. He stated that he was licensed by the state to protect the health and safety of the public. Mr. Johnston discussed the sewage spill that occurred in December 2020 at Sand Point Park, etc.

The motion carried unanimously.

xxx

Member Stoeckel requested having discussion at a future City Council meeting regarding the process of whether to hire an Interim City Manager. There was no objection from Council.

xxx

Motion: Member Nelson moved to extend the meeting until 10:40 p.m. Member Stoeckel seconded the motion. The motion carried unanimously.

xxx

Member Moscoso discussed Apollo Gardens and stated that the only option the surrounding neighbors had to appeal the project was to go before the Board of Adjustments and Appeals, and the board did not want to hear it. Member Moscoso stated that she was in support of an applicant being able to appeal decisions made by the Board of Adjustments and Appeals to the City Council.

xxx

City Managers Report – City Manager Larese submitted his written report.

xxx

FY 26 Budget Workshop and Public Hearing Dates – City Manager Larese advised that staff was requesting Council’s direction in scheduling a budget workshop and public hearings for the FY 26 budget. Public hearings have only a primary date listed due to advertising and potential conflict with School board and/or County dates. The following dates were available and did not conflict with Brevard County or School Board hearing dates:

Budget Workshop:

Primary: Thursday, August 7 at 5:00 pm

Secondary: Thursday, August 14 at 5:00 p.m.

First Public Hearing:

Primary: Thursday, September 11 at 5:30 p.m.

Final Public Hearing:

Primary: Thursday, September 18 at 5:30 p.m.

Council scheduled the Fiscal Year 2026 Budget Workshop and Public Hearing Dates for the following: Budget Workshop – Thursday, August 7, 2025 at 5:00 p.m.; First Budget Public Hearing – Thursday, September 11, 2025 at 5:30 p.m.; and Final Budget Public Hearing – Thursday, September 18, 2025 at 5:30 p.m.

xxx

Council/Senior Staff FY26 Strategic Plan Workshop – City Manager Larese advised that staff was requesting Council direction in scheduling a facilitated FY 26 strategic planning session to receive Council input regarding revisions to the current City Strategic Plan based on citizen feedback received during the recent round of Council-Citizen Public Engagement sessions. This workshop would be facilitated by Kristin Bakke of LEAD Brevard. The following time/dates were available:

Primary: Thursday, April 10 from 5:00 pm – 8:00 p.m.

Secondary: Tuesday, April 15 from 5:00 pm – 8:00 p.m.

Member Stoeckel stated that she was not available on April 10.

Member Moscoso stated that she was not available on April 15.

City Manager Larese requested Council schedule the Council/Senior Staff Fiscal Year 2026 Strategic Planning Workshop on the following date: Thursday, April 10, 2025 from 5:00 p.m. to 8:00 p.m. or Tuesday, April 15, 2025 from 5:00 p.m. to 8:00 p.m. Council requested additional dates to review that would allow all of Council to be present at the meeting.

xxx

City Attorneys Report – None.

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With no further business to discuss, the meeting adjourned at 10:38 p.m.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk