



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

April 16, 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. April 2, 2025 Minutes

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Rezoning (REZ) #4-2024 Verona (AKA Willow Creek) PD Master Plan Amendment

- A. Staff recommends denial of the request to amend the master plan by reducing the rear setback from twenty (20) feet to fourteen (14) feet for designated lots within Village C. On April 10, 2025, the applicant amended the request to 15-feet. The staff's recommendation has not changed.
- B. Staff recommends approval of the request to reduce the minimum lot width from forty (40) feet to twenty (20) feet for multifamily Village E.
- C. Staff recommends denial of the proposed amendment to allow model home clusters of up to four (4) model homes in each development phase of Villages A, B, C, & E with each model home cluster including a real estate sales office and an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office. The city does not have process or procedures in place to approve the number of model homes prior to plating. The city is currently working on developing procedures consistent with the new state law. The city currently does not have procedures in place to issue a temporary certificate of occupancy prior to final plat. Real estate sales offices are currently regulated as a temporary accessory use under LDR Sec. 28-366. - Real estate office. Staff is providing the following recommendation consistent with LDR Sec. 28-366 and Section 177.073, Florida Statutes.
- D. Staff recommends the approval of allowing one (1) model home with a real estate sales office and one (1) ancillary stabilized temporary parking area within each residential village. Additional permits may be issued consistent with Section 177.073, Florida Statutes. It should be noted that the city does not have procedures in place to issue a temporary certificate of occupancy prior to final plat.

Several conditions of approval from the current master plan were carried over to the amended master plan and are located in the draft PD rezoning ordinance. The new proposed conditions of approval include the following items:

- 1. Accessory building and structures setback standards be incorporated in the conditions of approval.
- 2. Townhouse and multifamily developments shall have a minimum distance between structures of twenty (20) feet and a maximum of six (6) dwelling units shall be allowed in a building group of townhouse units. Townhouse building groups shall also have staggered setbacks to lessen the straight row effect.
- 3. One (1) model home with a real estate sales office and one (1) ancillary stabilized temporary parking area within each residential village. Additional permits may be issued consistent with Section 177.073, Florida Statutes.

A public hearing will be held by City Council on May 13, 2025.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

- A. **City Staff**
- B. **City Attorney**
- C. **Chairman**
- D. **Members**

12. ADJOURNMENT

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **April 2, 2025 Minutes**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

April 2, 2025 Minutes

Alternatives:

Modify the Minutes

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 04.02.25 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 April 2, 2025 at 6:00 p.m.

XXX

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

XXX

Vice-Chairman Childs made a motion to approve the minutes from the March 19, 2025, meeting as presented. Member Fayson seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

None

XXX

Old Business

None

XXX

New Business

Easement Vacate Application (EAS) No. 3-2024 – 1558 Meadow Lark Drive

Planner Tabitha Armstrong gave an overview of this item.

Community Development Engineer Kwabena Ofosu gave an overview of the drainage in the area from the approved subdivision plans.

Assistant City Attorney Farrell stated to clarify you are describing the lot this property sits on. She asked if he could describe how the swale and berm are intended to operate in the backyard of the subject property.

Mr. Ofosu stated yes and continued to describe the drainage as shown on the subdivision plans.

Assistant City Attorney Farrell asked if all board members received the questions and answers regarding this specific agenda item. All members stated yes.

Assistant City Attorney Farrell stated the answers were provided by Mr. Ofosu who is describing the engineering of the subject property, so if you have any questions about the email or any of the answers that were provided, now would be a good time to ask Mr. Ofosu about those responses.

The Planning and Zoning Commission members had a lengthy discussion with staff regarding the swale and berm.

John Dacko, 1558 Meadow Lark Drive, spoke in favor of the item. Mr. Dacko passed out a packet for the commission.

Chairman Aton stated as he understands it, they need an engineered plan that takes a 10 foot wide swale that is on the subdivision plan that affects the drainage across multiple lots and across this lot and they want to narrow that to eight feet but make sure the eight feet is still in the easement that is maintained and they vacate the part where the eight feet is not, so it is going to require a swale that is within the ten feet of the remaining easement.

Assistant City Attorney Farrell stated the Board would not detail all of that in the motion that would be captioned with staff review of the permit which is why staff recommends if the Board is inclined to approve this request that there be a condition that the vacate will not be recorded until the applicant obtains a permit showing how the swale will be realigned within the remaining 10 foot easement for the flow to be maintained and also put a timeline within one (1) year in the condition so the vacate does not stand open and unrecorded indefinitely.

Chairman Alton stated there is an option on the table to make a motion with some conditions.

XXX

Member Rogers made a motion to do what Assistant City Attorney Farrell said.

Assistant City Attorney Farrell stated for the record that it would be the City's recommendation to include a condition that the vacation will not be recorded until the applicant obtains a permit showing how the swale will be realigned within the remaining 10 feet of the easement for the flow to be maintained and should be done within one (1) year.

Member Rogers stated given that, he recommends approval.

Member Gelin seconded.

Roll call was as follows:

Member Fayson	Yes
Vice-Chairman Childs	Yes

Secretary Grant	Yes
Member Gelin	Yes
Member Rogers	Yes
Member Scully	Yes
Chairman Aton	Yes

Motion passed.

XXX

Verona Village C – Final Plat

Principal Planner Eddy Galindo gave an overview of this item.

Stephen White, 9102 Southpark Center Loop, Suite 100, Orlando, Florida, spoke in favor of the item.

The Planning & Zoning Commission discussed this item.

XXX

Vice-Chairman Childs made a motion to recommend approval of the final plat, covenants and bonds for Verona Village C Subdivision.

Secretary Grant seconded.

Roll call was as follows:

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

Motion passed.

Mr. Galindo asked Member Rogers to share his intent for recommending denial, for not voting for the motion.

Member Rogers stated the entire development should not have happened because they lost all the trees, the lots are very small, there is no affordable housing, it was based on building around commercial development that went away and he thinks it is urban sprawl and has established a total for more urban sprawl.

XXX

Petitions & Requests from the Public Present

XXX

Reports

Mr. Galindo gave an overview of Item 11.A.1., Comprehensive Plan Future Land Use Element recommendations for Policy 1.9.1.

Mr. Galindo stated that the Commission voted to forward a recommendation to City Council to review what classifications of roadways related to Policy 1.9.1 could be expanded. He stated on March 11, 2025, that the City Council approved the motion not to consider the P & Z's recommendation at this time. Council included in their motion that if the Planning and Zoning Commission had specific language the Commission would like to provide to the City Council then Staff can bring that language back for the Council's consideration. He stated it is brought back as a report, not necessarily an agenda item, so the Commission could not consider this item further or Staff needs to hear if the Commission thinks this is worth while to move forward with and if so Staff will create it as an agenda item on a future agenda where they can get into more of the language drafting.

The Planning and Zoning Commission had discussion on this item.

Chairman Aton asked when they reviewed the Comp Plan changes for the year.

Mr. Galindo stated it would be before the end of this year.

Chairman Aton suggested maybe 60 days before they are going to see it again and put it on their agenda to bring as a discussion point so they can talk about it again.

XXX

Adjournment 7:24 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Rezoning (REZ) #4-2024 Verona (AKA Willow Creek) PD Master Plan Amendment**
Department/Office: Planning

Recommended Action:

- A. Staff recommends denial of the request to amend the master plan by reducing the rear setback from twenty (20) feet to fourteen (14) feet for designated lots within Village C. On April 10, 2025, the applicant amended the request to 15-feet. The staff's recommendation has not changed.
- B. Staff recommends approval of the request to reduce the minimum lot width from forty (40) feet to twenty (20) feet for multifamily Village E.
- C. Staff recommends denial of the proposed amendment to allow model home clusters of up to four (4) model homes in each development phase of Villages A, B, C, & E with each model home cluster including a real estate sales office and an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office. The city does not have process or procedures in place to approve the number of model homes prior to plating. The city is currently working on developing procedures consistent with the new state law. The city currently does not have procedures in place to issue a temporary certificate of occupancy prior to final plat. Real estate sales offices are currently regulated as a temporary accessory use under LDR Sec. 28-366. - Real estate office. Staff is providing the following recommendation consistent with LDR Sec. 28-366 and Section 177.073, Florida Statutes.
- D. Staff recommends the approval of allowing one (1) model home with a real estate sales office and one (1) ancillary stabilized temporary parking area within each residential village. Additional permits may be issued consistent with Section 177.073, Florida Statutes. It should be noted that the city does not have procedures in place to issue a temporary certificate of occupancy prior to final plat.

Several conditions of approval from the current master plan were carried over to the amended master plan and are located in the draft PD rezoning ordinance. The new proposed conditions of approval include the following items:

1. Accessory building and structures setback standards be incorporated in the conditions of approval.
2. Townhouse and multifamily developments shall have a minimum distance between structures of twenty (20) feet and a maximum of six (6) dwelling units shall be allowed in a building group of townhouse units. Townhouse building groups shall also have staggered setbacks to lessen the straight row effect.
3. One (1) model home with a real estate sales office and one (1) ancillary stabilized temporary parking area within each residential village. Additional permits may be issued consistent with Section 177.073, Florida Statutes.

A public hearing will be held by City Council on May 13, 2025.

Summary Explanation & Background:

The applicant, Rodney M. Honeycutt, PE, on behalf of the owner of KB Home Orlando LLC, owner of properties, is requesting to amend the Willow Creek Planned Development (PD) Master Plan on a property located west of Grissom Parkway, east of Challenger Parkway (SR 407) and Interstate 95, at the western terminus of Willow Creek Boulevard. The request proposes to amend the existing PD Master Plan by reducing the rear setback from twenty (20) feet to fourteen (14) feet for designated lots within Village C and to reduce the minimum lot width from forty (40) feet to twenty (20) feet for Village E. The request also proposes to allow model home clusters of up to eight (8) model homes in each development phase of Villages A, B, C & E. Each model home cluster may include a real estate sales office and include an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office.

The Willow Creek Master Plan (also known as Verona) was approved through the City's Planned Unit Development procedures under Comprehensive Plan Amendment (CPA) No.1-2016 in February 2017. The approved development has a maximum allowable density of 1,277 residential units. The master plan was amended in February 2024 in which the light industrial/commercial area and transition zone were removed and replaced with a large lake with recreational amenities and a fifth residential village (Village E) consisting of 126+/- multifamily units. The amendment also added the following allowable use: "one model home per single-family residential village." Ancillary parking lots are prohibited." The approved development has a maximum allowable density of 1,151 single family residential units and 126 multifamily units for a total of 1,277 residential units.

Alternatives:

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

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Application
3. REZ Ordinance
4. Master Plan - Exhibit B
5. Survey
6. MAPS
7. Applicant Response -Setback
8. Applicant Response - Model Homes



City of Titusville

Planning Department Staff Report

1 **Planned Development Rezoning REZ #4-2024 Verona (AKA Willow Creek) PD** 2 **Master Plan Amendment**

3 **Meeting Dates:**

Commission/Council	Meeting dates
Planning and Zoning Commission	April 16, 2025
City Council First Ordinance Reading	April 22, 2025
City Council Public Hearing	May 13, 2025

4 **Prepared by:** Christie Anderson, AICP - Senior Planner

5 **Applicant(s):** Rodney M. Honeycutt, P.E. on behalf of KB Home Orlando
6 LLC.

7 **Subject Request:** The applicant is requesting to amend the Willow Creek master
8 plan to reduce the rear setbacks from twenty (20) feet to
9 fourteen (14) feet for designated lots within Village C; to reduce
10 the minimum lot width from forty (40) feet to twenty (20) feet
11 for Village E; and to allow model home clusters consisting of
12 up to eight (8) model homes within each development phase
13 of Villages A, B, C, and E. Each model home cluster may also
14 include a real estate sales office, and ancillary parking.

15 **The applicant subsequently amended the request to One**
16 *(1) model home with real estate office and up to four (4)*
17 *decorated "model show homes" and one ancillary stabilized*
18 *temporary parking area within each residential village.*

19 **Staff Recommendation:** Staff has provided recommendations of both approval and a
20 denial of the rezoning request to amend the master plan. See page 19.

21 **BACKGROUND INFORMATION**

22 The applicant Rodney M. Honeycutt, PE, on behalf of the owner of KB Home Orlando
23 LLC, owner of properties, is requesting to amend the Willow Creek PD Master Plan on a
24 property located west of Grissom Parkway, east of Challenger Parkway (SR 407) and
25 Interstate 95, at the western terminus of Willow Creek Boulevard. The request proposes

to amend the existing PD master plan by reducing the rear setback from twenty (20) feet to fourteen (14) feet for designated lots within Village C and to reduce the minimum lot width from forty (40) feet to twenty (20) feet for Village E. The request also proposes *One (1) model home with real estate office and up to four (4) decorated "model show homes" and one ancillary stabilized temporary parking area within each residential village.* Each model home cluster may include a real estate sales office and include an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office.

The Willow Creek Master Plan (also known as Verona) was approved through the City's Planned Unit Development procedures under Comprehensive Plan Amendment (CPA) No.1-2016 in February 2017. The approved development has a maximum allowable density of 1,277 residential units. The master plan was amended in February 2024 in which the light industrial/commercial area and transition zone were removed and replaced with a large lake with recreational amenities and a fifth residential village (Village E) consisting of 126+/- multifamily units. The amendment also added the following allowable use *"one model home per single-family residential village. Ancillary parking lots are prohibited."* The approved development has a maximum allowable density of 1,151 single family residential units and 126 multifamily units for a total of 1,277 residential units.

Comprehensive Plan Amendment (CPA) No. 1-2016		February 28, 2017
Text Amendment to maximum 1,277 residential units in the Planned Unit Development land use category		Ordinance 7-2017 adopted
Comprehensive Plan Future Land Use Map Amendment to Planned Unit Development		Ordinance 8-2017 adopted
Rezoning to Planned Unit Development zoning district		Ordinance 9-2017 adopted
Development Order with conditions of approval		Council approved with the above ordinances
Master Plan describing residential villages A, B, C & D, the light industrial/commercial area, a transition zone, and open space (wetlands)		Council approved with the above ordinances
Verona (AKA Willow Creek) Master Plan Amendment (REZ) No. 5-2023		February 27, 2024
Light industrial/commercial area and transition zone removed. A large lake with recreational amenities, Village E (126 multifamily units) and the allowance of model homes were added.		Ordinance 6-2024 adopted
Development Order with conditions of approval		Council approved with the above ordinance

The status of the most current development of the PD is as follows: The sketch plat of Village A (349+/- single family units) is under review. Village B (173 single family units) is under construction. The final plat for Village C (536+/- single family units) is under review. Village D (72 single family units) is currently under construction and Village E (126+/- multifamily units) and the large recreational lake and trails are under sketch plat review.

Master Plan (CPA 1-2016)		Status (2025)
Village A. 349+/- lots		Sketch plat in review
Village B. 173 lots		Under construction
Village C. 536+/- lots		Final plat under review
Village D. 72 lots		Under construction

Village E. Multifamily. 126+/- lots	Sketch plat in review
Recreational lake with trails	Sketch plat in review
Willow Creek Blvd	Under construction

1 Pursuant to LDR Section 34-62, amendments to an approved Master Plan shall follow the
2 procedures in the Development Review Procedures Manual, Section 6.3.3. Modifications
3 involving any change in the location of open space or recreational uses and any other
4 modifications that affect the area depicted on the development concept plan are
5 determined to be substantial modifications. Substantial modifications are considered non-
6 administrative and shall require approval from the City Council with recommendation from
7 the Planning and Zoning Commission through the Rezoning process as an amendment
8 to the master plan.

9 The request is a substantial modification requiring an amendment to the master plan
10 through the City's rezoning process. Approval of the amendment will reduce the rear
11 setback from twenty (20) feet to fourteen (14) feet for designated lots within Village C.
12 Building setbacks define the required distance between structures, property lines, and
13 natural features in order to help to protect safety and privacy while also creating aesthetic
14 uniformity within the surrounding built environment. Setbacks are also important to
15 maintain adequate access to utilities. The city's standard rear setback for detached single
16 family or townhome development is a minimum of twenty five (25) feet. The majority of
17 past planned development approvals require a minimum rear setback of twenty (20) feet.
18 The Downtown Mixed Use zoning district allows a fifteen (15) foot rear setback, and the
19 Residential Manufactured Housing zoning district allows a seven and one half (7.5) foot
20 rear setback. If approved, the proposed fourteen (14) rear setback would be the narrowest
21 rear setback for detached single family/townhomes permitted within the city.

22 Lot designated with a reduced fourteen (14) foot rear setback will primarily abut open
23 space areas which include stormwater ponds and tree planting tracts. The designated
24 lots do not abut preserved wetlands. Decreasing the rear setback would reduce the
25 available area for accessory structures. This could potentially lead to an increase in
26 variance requests in order to accommodate residential accessory structures such as
27 pools and screen enclosures that are typical of a detached single family residence. Staff
28 recommends denial of the request to amend the master plan by reducing the rear setback
29 to from twenty (20) feet to fourteen (14) feet for designated lots within Village C. The
30 applicant has responded to staff's recommendation of denial and has provided additional
31 documentation in support of the applicant's request which has been attached for
32 reference.

33 The development standards for the Verona Planned Unit Development do not include
34 standards for accessory structures. Land Development Regulations Section 28-12 state
35 that *'Properties located within an overlay district shall be developed in accordance with*
36 *the underlying zoning district or the provisions of the overlay zone, whichever is stricter'*.
37 The previous zoning district was Single Family Medium Density (R-1B). The proposed
38 lots within the development are smaller and more compact than standard detached
39 single-family subdivisions which limit the ability to accommodate accessory structures.

1 Staff recommend that accessory building and structures setback standards be
2 incorporated in the conditions of approval within the Draft PD Rezoning Ordinance to
3 consolidate all setback requirements for the development in one document. This will help
4 streamline reviews for future development.

5 The request also proposes reducing the minimum lot width from forty (40) feet to twenty
6 (20) feet for Village E. The approved master plan currently allows for townhomes or other
7 multifamily uses with Village E. This amendment will allow for smaller, more compact
8 townhome lots. Twenty (20) foot wide lots are consistent with a typical townhome
9 development. Twenty (20) feet is the minimum lot width for a townhome unit within the
10 Multifamily High Density Residential (R-3) zoning district. Staff recommend the following
11 language consistent with the R-3 zoning standards be incorporated in the conditions of
12 approval within the Draft PD Rezoning Ordinance, *townhouse and multifamily*
13 *developments shall have a minimum distance between structures of twenty (20) feet and*
14 *a maximum of six (6) dwelling units shall be allowed in a building group of townhouse*
15 *units. Townhouse building groups shall also have staggered setbacks to lessen the*
16 *straight row effect.*

17 The approved master plan currently allows for one (1) model home per single-family
18 residential village and prohibits ancillary parking lots. Approval of the amendment will
19 allow *One (1) model home with real estate office and up to four (4) decorated “model*
20 *show homes” and one ancillary stabilized temporary parking area within each residential*
21 *village.* Each model home cluster may include a real estate sales office and include an
22 adjacent ancillary stabilized temporary parking area for the model home cluster/real
23 estate sales office. Real estate sales offices are currently regulated as a temporary
24 accessory use under LDR Sec. 28-366. - Real estate office. Real estate offices are
25 permitted provided that there is only one (1) such sales office for each subdivision or unit
26 in the process of being developed. A real estate office may be in a temporary structure
27 within the development area for a period not to exceed one (1) year, or may be located
28 within a model home or dwelling being offered for sale for a period not to exceed two (2)
29 years. Real estate offices shall also be limited to only for the sale of dwellings within the
30 development or project in which the sales office exist.

31 Florida Legislature adopted Chapter 210-2024 Laws of Florida requiring that local
32 governments establish a program for expedited residential building permits in within
33 subdivisions to allow for permits approved by a preliminary plat if certain conditions are
34 met prior to approval of the final plat. This would potentially allow permits for additional
35 model homes within each development phase if the expedited permitting process is
36 utilized. Staff recommend the following change to the existing condition within Section
37 1.4(c) of the PD Rezoning Ordinance; *one (1) model home with a real estate sales office*
38 *and one (1) ancillary stabilized temporary parking area within each residential village.*
39 *Additional permits may be issued consistent with Section 177.073, Florida Statutes.*

40 The city does not have process or procedures in place to approve the number of model
41 homes prior to platting. The city is currently working on developing procedures consistent
42 with the new state law. The draft ordinance language is tentatively scheduled as follows,

Planning and Zoning Commission on May 7th, 2025, City Council first reading on April 22nd, 2025, and City Council public hearing on May 13th, 2025. The city also does not have procedures in place to issue a temporary certificate of occupancy prior to final plat.

The applicant has provided a response to staff's recommendation. The applicant offered the following language in lieu of their original request. *"One (1) model home with real estate office and up to four (4) decorated "model show homes" and one ancillary stabilized temporary parking area within each residential village."* Additional documentation in support of the applicant's request has been attached for reference.

Conditions of approval from the original development order will be updated to reflect the changes resulting from traffic impacts, access needs, concurrency, environmental impacts, and fire response times.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning	Max Density
Wetland preservation areas, single-family subdivisions under construction, future multifamily subdivision, model homes, recreational lake, and planned trails.	Planned Unit Development	Planned Unit Development	1,277 residential units

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning	Max Density
Wetland preservation areas, single-family subdivisions under construction, future multifamily subdivision, model homes, recreational lake, and planned trails.	Planned Unit Development	Planned Unit Development	1,277 residential units

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Vacant Woodlands (Airport owned)	Planned Industrial Park,	Planned Industrial Development (PID),
		Industrial,	Industrial (M-2),
		Residential Low Density,	Single Family Medium Density (R-1B),

Location	Use	Future Land Use	Zoning
		Conservation	Open Space and Recreation (OR)
South	High Voltage Transmission Lines (OUC)	Low Density Residential,	Single Family Medium Density (R-1B),
		Conservation	Open Space and Recreation (OR)
East	Vacant Woodlands (Grissom Parkway)	Conservation,	Open Space and Recreation (OR),
		Commercial High Intensity	Light Industrial Services and Warehousing (M-1), Regional Commercial (RC), Community Commercial (CC)
West	S.R. 407, Single Family Residential (Windover)	Residential 4 (Brevard County)	Rural Residential (RR-1) (Brevard County)

STAFF ANALYSIS

Zoning Review Criteria

Chapter 34 Procedures, Article II Legislative & Quasi-judicial, Division 2 Rezoning, Section 34-40 lists the criteria upon which the Planning and Zoning Commission and the City Council review applications. Staff have made the following findings:

1. Whether the application is consistent with the adopted Comprehensive Plan and associated elements.

Staff Comment: The amendment's proposed residential density of 1,277 units does not exceed the maximum residential density of 1,277 units consistent with FLUE Policy 1.19.12. The development provides the preservation of common open space, recreational facilities, and natural features including woodlands and wetland areas [FLUE Policy 1.19.8]. The development also proposes a combination of housing types including single family and multifamily dwellings consistent with FLUE Policy 1.19.6.

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

Staff Comment: Public utilities are available near the eastern boundary of the development and installation of significant infrastructure including roads, water lines, sewer lines, sewer lift stations and reclaimed water lines are required for the proposed development.

Potable Water and Wastewater. The master utility plan was reviewed by Water Resources and no concurrent related issues were provided regarding the proposed amendment.

1 Transportation impact. The development has access to Grissom Parkway via
2 an extension of Willow Creek Boulevard. Grissom Parkway is considered an
3 Arterial roadway pursuant to Sec. 9.3 of the Transportation Technical Manual.
4 Willow Creek Boulevard will provide full access to the development. The
5 boulevard has been designed to be environmentally compatible while
6 providing safe and unencumbered access for emergency and utility vehicles.
7 An updated traffic study will be submitted along each development phase to
8 ensure adequate site access. Pursuant to the conditions of the existing
9 master plan "Willow Creek Blvd will be a minor collector road. A minimum of
10 two vehicular access points is required on the segment of Willow Creek Blvd
11 between Grissom Parkway and the Connector Road as illustrated on the
12 Master Plan. The second access point must be established prior to the final
13 plat approval of the last remaining residential subdivision, single-family or
14 multifamily.

15 Solid Waste. The City's Public Works Department provided no concerns
16 related to the proposed amendment and solid waste utility service capacity.

17 Recreation. The project will include multiuse pathways to promote "walking
18 and biking" within the project and local communities. These multiuse
19 pathways will also provide visual access to the environmentally protected
20 areas during leisurely walks, exercising and/or environmental education
21 benefit. A large lake is being developed in the northwest portion of the site
22 that will include a trail along the lake's perimeter. There will be amenities
23 along the trial including benches and lake access. The lakes edge will
24 meander around wetlands with the perimeter trail providing visual access to
25 environmentally sensitive areas.

26 Open Space. The amendment proposes no change to the Master Plan's
27 proposed open space. The development is providing 285 acres of open space
28 which is 45% of the total gross acreage of the master plan. The
29 development's proposed open space includes all preserved wetlands and the
30 preserved/planted buffer tracts; ponds/lakes that include
31 amenities/improvements such as trails, fountains, benches, boat launch area,
32 etc.; improved amenity sites such as a clubhouse, pool, and recreational
33 areas; trail/pathways with enhancements such as pavilions, benches,
34 educational panels; and all tree preservation and planting tracts.

- 35
36 b. Adequate existing improved public streets are available and/or the applicant
37 has made provisions for installation of said improvements.

38 Staff Comment: Willow Creek Boulevard is proposed to provide full access to
39 the development. The boulevard has been designed to be environmentally
40 compatible while providing safe and unencumbered access for emergency
41 and utility vehicles. An updated traffic study will be submitted along each
42 development phase to ensure adequate site access. Pursuant to the
43 conditions of the existing master plan "Willow Creek Blvd will be a minor
44 collector road. A minimum of two vehicular access points is required on the
45 segment of Willow Creek Blvd between Grissom Parkway and the Connector

1 *Road as illustrated on the Master Plan. The second access point must be*
2 *established prior to the final plat approval of the last remaining residential*
3 *subdivision, single-family or multifamily.*

- 4
5 c. The land will support the proposed development and will not be subject to
6 flooding or other physical constraints so as not to support the development.

7 *Staff Comment: This property is in Flood Zone X and Flood Zone A. All*
8 *development will be required to meet all flood related mitigation measures as*
9 *specified in Chapter 30, Article II, Division 7 "Flood Management" of the Land*
10 *Development Regulations. The City Engineer has confirmed that the*
11 *stormwater assumptions for impervious will remain valid and the proposed*
12 *rear setback reduction will not allow an increase in impervious cover in excess*
13 *of that which was provided for in the Verona Village C drainage study.*

- 14 d. The environmental impact of the proposed rezoning.

15 *Staff Comment: The amendment does not propose any change to the PD's*
16 *approved open space and will not create any additional impact on wetlands.*
17 *The applicant provided the following narrative describing the environmental*
18 *conditions of the site:*

19 *"The wetland boundaries shown on the concept plan were originally*
20 *flagged by Toland Environmental Consulting (TEC) several years ago as*
21 *part of a large area environmental survey. The wetland boundaries were*
22 *located by field survey. There were 32 wetland systems identified by TEC*
23 *on the large area survey. TEC stated in their report that all onsite*
24 *wetlands appear to be hydrologically isolated. The TEC environmental*
25 *survey noted the onsite presence of Florida scrub-jay and gopher tortoise*
26 *during the large area survey. Before development started, an*
27 *environmental survey in the area found that the scrub-jays and gopher*
28 *tortoise have largely left the site because it is no longer desirable habitat.*
29 *The Environmentally Endangered Lands (EELS) of Brevard County have*
30 *recognized this migration away from the area. Updated environmental*
31 *surveys are completed along with the Master Development planning and*
32 *permitting phases of the project."*

33 *In order to ensure that adjacent conservation lands will not be negatively*
34 *impacted, updated environmental surveys and reports will continue to be*
35 *submitted with each phase of development.*

- 36
37 2. The existing zoning, if deemed consistent with the Comprehensive Plan, shall be
38 presumed correct unless substantial change in the area has occurred since the
39 original zoning.

40 *Staff Comment: The existing Planned Unit Development (PD) zoning includes*
41 *detached single-family residential, multifamily, club house, pools, playground and*

1 athletic courts, recreational parks, trails and amenities. The governing master plan
2 was approved to allow single-family homes and townhomes or other multifamily uses
3 not to exceed the maximum density and intensity thresholds of 1,277 units consistent
4 with FLUE Policy 1.19.12 and the Willow Creek CPA #1-2016. The existing zoning
5 allows for a minimum twenty (20) foot rear setback, a minimum lot width of forty (40)
6 feet and allows one (1) model home within each residential village with prohibited
7 ancillary parking lots. No substantial changes in the area have occurred since the
8 original zoning.

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

10 a. The development in the area; and

11 Staff Comment: The total residential density of the development will equal
12 1,277 units, which does not exceed the maximum allowable density of 1,277
13 residential units. The maximum density of the development is two (2) dwelling
14 units per acre.

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

16 Staff Comment: The staff does not believe property values in the area will
17 depreciate. While the proposed lots may be smaller in comparison to other
18 surrounding single-family, the development is providing a community club
19 house, pools, playground and athletic courts, recreational parks, trails and
20 amenities to serve the recreational needs of the residents.

21 4. That the application is consistent with zoning in the area.

22 Staff Comment: The development is located near concentrations of industrial uses
23 and the Space Coast Regional Airport. The overall maximum density of the
24 development is two (2) dwelling units per acre which is consistent with the low-
25 density residential zoning district (R-1B) to the north as well as the Windover
26 Single Family Residential neighborhood to the west, which is Rural Residential
27 (RR-1) Brevard County).

28
29 5. That the application will protect the public health, safety, morals or welfare of the
30 general public.

31 Staff Comment: The amendment to the master plan will continue to allow the
32 development of single-family and multifamily homes, which is similar in density
33 and generally lower in intensity to development on surrounding properties. Staff
34 do not believe the proposed change will create a nuisance to the public.
35

36 6. Whether the applicant has sufficiently protected adjacent land uses and zoning
37 districts with adequate buffering and screening.

38 Staff Comment: The existing Planned Unit Development zoning places
39 residential uses near concentrations of industrial uses including the Space Coast
40 Regional Airport. The development does not include any industrial uses. The

existing Planned Industrial Development (PID) zoning to the north will be buffered by a large lake shown on the master plan (Exhibit B). Village E multifamily is located along the northern boundary of the property which abuts vacant property to the north, zoned Single-Family Medium Density (R-1B). A buffer with a minimum width of twenty (20) feet is required along the perimeter of the proposed development. Any internal buffering, other than what is depicted on the master plan, will be determined at the time of development.

7. There are substantial reasons why the property cannot be used in the existing zoning district.

Staff Comment: There are no substantial reasons why the property cannot be used for its intended purpose as described in the governing master plan. Applicant is desiring to amend the existing PD master plan by reducing the rear setback to from twenty (20) feet to fourteen (14) feet for designated lots within Village C and to reduce the minimum lot width from forty (40) feet to twenty (20) feet for Village E. The applicant is also requesting One (1) model home with real estate office and up to four (4) decorated "model show homes" and one ancillary stabilized temporary parking area within each residential village in each development phase of Villages A, B, C & E; with each model home cluster to include a real estate sales office and include an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office. The existing zoning allows for a minimum twenty (20) foot rear setback, a minimum lot width of forty (40) feet and allows one (1) model home within each residential village with prohibited ancillary parking lots. No substantial changes in the area have occurred since the original zoning.

Modifications involving any change in the location of open space or recreational uses and any other modifications that affect the area depicted on the master plan are determined to be substantial modifications. Substantial modifications are considered non-administrative and shall require approval from the City Council with recommendation from the Planning and Zoning Commission through the Rezoning process as an amendment to the master plan.

PLANNED DEVELOPMENT (PD) REVIEW CRITERIA

The purpose of a PD district is to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; provide an environment within the layout of a site that contributes to a sense of community and coherent living style; encourage the preservation and enhancement of natural amenities and cultural resources, and to provide for a minimum amount of open space; provide for a more efficient arrangement of land uses, buildings, circulation systems, and infrastructure; and, encourage infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, or natural features [Sec. 34-53]. Sections 33-4, 33-5, 33-6, and 33-8 of the LDR lists the review criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to Planned Development (PD) applications. Staff have made the following findings:

1. The minimum land area shall be five (5) acres.

Staff Comment: The planned development is greater than five (5) acres at approximately 637± acres. The amendment does not propose any change to the total land area of the planned development.

2. The applicant is responsible for demonstrating the project protects the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations.

Staff Comment: The proposal does not exceed the maximum density and intensity thresholds of 1,277 units consistent with FLUE Policy 1.19.12 and Willow Creek CPA #1-2016. The PD includes 285 acres of open space which is 45% of the total gross acreage of the PD. The provided open space exceeds the 35% minimum of parks and open space required for a PD. The PD's open space areas include all preserved wetlands and the preserved/planted buffer tracts; ponds/lakes that include amenities/improvements such as trails, fountains, benches, boat launch area, etc.; improved amenity sites such as a clubhouse, pool, and recreational areas; trail/pathways with enhancements such as pavilions, benches, educational panels. All new trails shall include a shade tree, pavilion, bench, educational panel, and picnic table at regular intervals of no less than 400 feet.

3. Provide access without creating traffic along local streets in residential areas or clusters outside the PD.

Staff Comment: The development has access to Grissom Parkway via an extension of Willow Creek Boulevard. Grissom Parkway is considered an Arterial roadway pursuant to Sec. 9.3 of the Transportation Technical Manual. Willow Creek Boulevard will provide full access to the development. An updated traffic study will be submitted along each development phase to ensure adequate site access. Pursuant to the conditions of the existing master plan "Willow Creek Blvd will be a minor collector road. A minimum of two vehicular access points is required on the segment of Willow Creek Blvd between Grissom Parkway and the Connector Road as illustrated on the Master Plan. The second access point must be established prior to the final plat approval of the last remaining residential subdivision, single-family or multifamily.

4. Infrastructure connectivity and reducing the need for increased public cost or earlier public costs.

Staff Comment: The master utility plan (Exhibit B, sheet 4 of 4) has been reviewed by staff to ensure the existing and proposed facilities will not exceed any required Level of Service standards. Extended infrastructure and utilities will be dedicated to the city for future maintenance during the acceptance of the final plat.

5. The developer shall place all utility lines underground.

Staff Comment: Pursuant to LDR Sec 33-5(a)(4), the developer shall place all utility lines underground.

6. Separation from industrial uses.

1 *Staff Comment: The amended planned development does not include any*
2 *industrial uses. The existing Planned Industrial Development (PID) zoning to the*
3 *north of the development will be buffered by a large lake shown on the master plan*
4 *(Exhibit B). Buffers will be required pursuant to Land Development Regulations*
5 *Chapter 30, Article III, Division 10. - Landscaping.*

6 7. Access

- 7 a. The right-of-way and pavement width for roadways shall be consistent with the
8 City's Land Development Regulations and all primary and secondary impacts
9 shall be subject to concurrency as provided in the City's Comprehensive Plan
10 and the concurrency requirements set forth per Chapter 30 Development
11 Standards, Article IV Concurrency of the Land Development Regulations.

12 *Staff Comment: The master plan is currently governed by conditions of*
13 *approval. The conditions include both general master plan conditions and*
14 *concurrency related conditions. The concurrency related conditions include*
15 *the requirement to provide a traffic study analyzing the impacts of the*
16 *proposed residential development. The conditions require a utilities*
17 *masterplan for all water, sewer, re-use (as available), and lift station facilities*
18 *acceptable to the Water Resources Department.*

19 *Due to the extended fire response time to this development, existing*
20 *conditions of the PD include Fire Department requirements in order to reduce*
21 *the side setbacks from 15' to 5'. The five-foot (5') side yard setbacks and a*
22 *minimum ten feet (10') building separation will remain. The minimum five-*
23 *foot (5') side yard setbacks/ten foot (10') building separation may be*
24 *increased for fire safety purposes and shall adhere to the Florida Building*
25 *Code. Minimum lot sizes for the Willow Creek Planned Development are*
26 *determined during the plating and site plan stages of the development.*

27 *The conditions also require that the developer provides an environmental*
28 *report, a geotechnical report, and an updated traffic study. Staff have*
29 *incorporated these exiting conditions with modifications based on the*
30 *proposed amendment. The amended master plan conditions have been*
31 *provided as Exhibit A, contained within the attached draft ordinance.*

- 32 b. Dedicated streets and roadways shall be subject to all design criteria of the
33 state, county, or City dependent upon which jurisdiction maintains control of the
34 roadway.

35 *Staff Comment: Willow Creek Boulevard is proposed to provide full access*
36 *to the development. The boulevard has been designed to be*
37 *environmentally compatible while providing safe and unencumbered access*
38 *for emergency and utility vehicles. An updated traffic study will be submitted*
39 *along each development phase to ensure adequate site access. Pursuant*
40 *to the conditions of the existing master plan "Willow Creek Blvd will be a*
41 *minor collector road. A minimum of two (2) vehicular access points is*
42 *required on the segment of Willow Creek Blvd between Grissom Parkway*
43 *and the Connector Road as illustrated on the Master Plan. The second*

access point must be established prior to the final plat approval of the last remaining residential subdivision, single-family or multifamily.

8. Parks and Open Space

- a. The minimum percentage of parks and open space required for a PD is thirty-five (35) percent of the total gross acreage of the PD. The open space shall meet the minimum standards set forth per Chapter 30, Development standards, Article III, Improvements, Division 3, Open space. Dedicated streets and roadways shall be subject to all design criteria of the state, county, or City dependent upon which jurisdiction maintains control of the roadway.

Staff Comment: The request proposes no change to the approved open space areas existing of 285 acres (45% of the total gross acreage of the PD). The amendment's proposed open space includes all preserved wetlands and the preserved/planted buffer tracts; ponds/lakes that include amenities/improvements such as trails, fountains, benches, boat launch area, etc.; improved amenity sites such as a clubhouse, pool, and recreational areas; trail/pathways with enhancements such as pavilions, benches, educational panels. All new trails shall include a shade tree, pavilion, bench, educational panel, and picnic table at regular intervals of no less than 400 feet.

- b. All parks and open space shall be preserved for its intended purpose as expressed in the Master Plan. The developer shall choose a method of administering open space as specified in Chapter 30, Development standards, Article I, General provisions, Division 3, Operations and maintenance.

Staff Comment: The Willow Creek Community Development District is responsible for the maintenance of all common open space.

9. Minimum lot size.

Staff Comment: The amendment proposes to revise the previously adopted Planned Development (PD) setbacks, and zoning standards. The amendment proposes reducing the rear setback to from twenty (20) feet to fourteen (14) feet for designated lots within Village C and to reduce the minimum lot width from forty (40) feet to twenty (20) feet for multifamily Village E. Lots designated with reduced rear setbacks of fourteen (14) feet will primarily back up to open space areas. The five-foot (5') side yard setbacks and a minimum ten feet (10') building separation will remain. The minimum five-foot (5') side yard setbacks/ten foot (10') building separation may be increased for fire safety purposes and shall adhere to the Florida Building Code. Decreasing the rear setback would reduce the available area for accessory structures. This could potentially lead to an increase in variance requests in order to accommodate residential accessory structures such as pools and screen enclosures that are typical of a detached single family residence.

10. Frontage.

Staff Comment: The planned development proposes minimum lot widths of forty (40) feet for single family detached lots and twenty (20) feet for multifamily lots.

Twenty (20) foot wide lots are consistent with a typical townhome development. Twenty (20) feet is the minimum lot width for a townhome unit within the Multifamily High Density Residential (R-3) zoning district.

11. Minimum living areas.

Staff Comment: Homes sizes for the Willow Creek Planned Development are determined during the platting and site plan stages of the development.

12. Maximum building height.

Staff Comment: The development has a maximum building height of thirty-five (35) feet for single family use and fifty (50) feet for multifamily use. The property is located within the Airport Impact Area Overlay. The height and location of the proposed multifamily uses have a maximum building height of 100 feet and will not have the potential to cause airfield obstructions.

13. Time schedule and appropriate surety.

Staff Comment: The sketch plat of Village A (349+/- single family units) is under review. Village B (173 single family units) is under construction. The final plat for Village C (536+/- single family units) is under review. Village D (72 single family units) is currently under construction and Village E (126+/- multifamily units) and the large recreational lake and trails are under sketch plat review. Expected time schedules will be dependent on bonding timelines.

14. Maximum residential density.

Staff Comment: The maximum residential density of 1,277 units is consistent with the Willow Creek CPA #1-2016 maximum density and intensity thresholds.

15. Consistency with the Comprehensive Plan and any other small area plan.

Staff Comment: The amendment is consistent with the Comprehensive Plan. The amendment's proposed residential density of 1,277 units does not exceed the maximum residential density of 1,277 units consistent with FLUE Policy 1.19.12. The development provides the preservation of common open space, recreational facilities, and natural features including woodlands and wetland areas [FLUE Policy 1.19.8]. The development also provides a combination of housing types including single family and multifamily dwellings consistent with FLUE Policy 1.19.6.

16. Internal Compatibility and Design.

- a. The streetscape pattern shall provide for pedestrian and bicycle pathways, as well as an interesting vista that includes street trees, sidewalk treatments, and lighting.

Staff Comment: The planned development proposes a system of interconnected sidewalks and trails internal to the site along Willow Creek Boulevard to the intersection of Grissom Parkway. The project will include multiuse pathways to promote "walking and biking" within the project and local communities. These multiuse pathways will also provide visual access

1 to the environmentally protected areas during leisurely walks, exercising
2 and/or environmental education benefit. Multi-use pathways with the ability
3 to accommodate both pedestrians and cyclists shall be located parallel to
4 Willow Creek Blvd. All other recreational trails shall be 8 feet wide with a
5 stabilized surface. A bicycle shelter to serve the long-term parking needs of
6 the multifamily residents will also be provided. A traffic study will be
7 submitted with each phase of development.

- 8 b. The overall development shall make use of existing natural features and
9 interesting topography.

10 Staff Comment: The development makes use of natural features by
11 preserving wetlands and some upland areas. The developer will also
12 preserve and incorporate as much of the existing native vegetation as
13 reasonably possible into the buffers [Sec 33-8(a)(2)b].

- 14 c. In commercial and residential PDs, a variety of residential designs and
15 commercial spaces shall be included, and the mix of land uses should be
16 designed to be compatible and complimentary.

17 Staff Comment: No commercial uses are proposed.

- 18 d. Building designs shall provide for architectural styles that are compatible with
19 surrounding development or design standards that apply to the area.

20 Staff Comment: The development is located near concentrations of
21 industrial uses and the Space Coast Regional Airport. The overall maximum
22 density of the development is two (2) dwelling units per acre which is
23 consistent with the low-density residential zoning to the north and west.

- 24 e. Open space shall provide for quality recreational amenities including fountains
25 and passive recreational amenities, such as benches and lighting.

26 Staff Comment: The development provides two hundred and eighty five
27 (285) acres of open space, which is 45% of the total gross acreage of the
28 PD. The development's open space includes all preserved wetlands and
29 the preserved/planted buffer tracts; tree preservation and planting tracts,
30 ponds/lakes that include amenities/improvements such as trails, fountains,
31 benches, boat launch area, etc.; improved amenity sites such as a
32 clubhouse, pool, and recreational areas; trail/pathways with enhancements
33 such as pavilions, benches, and educational panels. All new trails shall
34 include a shade tree, pavilion, bench, educational panel, and picnic table at
35 regular intervals of no less than 400 feet. A multi-use path to accommodate
36 both pedestrians and bicyclists shall be located parallel to Willow Creek
37 Blvd. All other recreational trails shall be eight (8) feet wide with a stabilized
38 surface. A bicycle shelter to serve the long-term parking needs of the
39 multifamily residents shall also be included within the development.

- 1 f. Projects in existing urban contexts shall provide urban amenities, such as
2 structured automobile parking, amenities for bicycle users, and public meeting
3 areas.

4 *Staff Comment: The project is not in an urban setting. The proposed*
5 *amenities are consistent with the suburban development pattern. The*
6 *proposed lake will include a trail along the lake's perimeter. The*
7 *development proposes a large lake with three benches along the trail*
8 *including lake access and three benches. The type of "lake access"*
9 *amenities has not been specified by the proposed master plan amendment.*
10 *Lake access amenities typically include docks, boat ramps, and/or canoe*
11 *launching areas. All new trails shall include a shade tree, pavilion, bench,*
12 *educational panel, and picnic table at regular intervals of no less than four*
13 *hundred (400) feet.*

14 17. External Compatibility

- 15 a. The proposed development shall not negatively impact the quality of life for any
16 adjacent residential uses. Negative impacts can include a decrease in property
17 values and any substantial increase in noise or traffic. Any traffic impacts shall
18 be demonstrated with a traffic analysis and the developer, in accordance with
19 the Comprehensive Plan, shall mitigate the impacts.

20 *Staff Comment: The development has access to Grissom Parkway via an*
21 *extension of Willow Creek Boulevard. Grissom Parkway is considered an*
22 *Arterial roadway pursuant to Sec. 9.3 of the Transportation Technical*
23 *Manual. Willow Creek Boulevard will provide full access to the development.*
24 *An updated traffic study will be submitted along with each development*
25 *phase to ensure adequate capacity. Traffic calming design must also be*
26 *provided for Village A and Village C to eliminate the long straight of ways in*
27 *those subdivisions at the time of the submittal of the engineering plans.*

28 *In order to enhance the quality of life of the residents and to reduce the*
29 *potential for negative impacts associated with increased traffic along Willow*
30 *Creek Blvd and Grissom Parkway, Willow Creek Blvd will be considered a*
31 *minor collector road and a minimum of two (2) vehicular access points is*
32 *required on the segment of Willow Creek Blvd between Grissom Parkway*
33 *and the Connector Road as illustrated on the Master Plan. The second*
34 *access point must be established prior to the final plat approval of the last*
35 *remaining residential subdivision, single-family or multifamily.*

- 36 b. The proposed development shall not negatively impact any adjacent
37 conservation lands.

38 *Staff Comment: There are adjacent properties within the Conservation*
39 *future land use designation. Within the development the majority of the land*
40 *abutting the adjacent conservation areas are proposed as open space*
41 *buffering residential uses from the adjacent conservation lands. Any*
42 *clearing or development of this property shall be subject to the regulations*
43 *of Chapter 30, Article II, of the Code of the City of Titusville relating to*

environmental protection and conservation. In order to ensure that adjacent conservation lands will not be negatively impacted, updated environmental surveys and reports will continue to be submitted with each phase of development.

- c. The proposed development shall provide bikeway and trails to be consistent and compatible with the Brevard Metropolitan Planning Organization's overall Greenways and Trails program.

Staff Comment: The planned development proposes a system of interconnected sidewalks and trails internal to the site along Willow Creek Boulevard to the intersection of Grissom Parkway.

- d. Access and street patterns of the development shall complement and be compatible with the existing street system of the surrounding development.

Staff Comment: Willow Creek Boulevard will provide full access to the development. An updated traffic study will be submitted along with each development phase to ensure adequate capacity. Traffic calming design must also be provided for Village A and Village C to eliminate the long straight of ways in those subdivisions at the time of the submittal of the engineering plans.

In order to enhance the quality of life of the residents and to reduce the potential for negative impacts associated with increased traffic along Willow Creek Blvd and Grissom Parkway, Willow Creek Blvd will be considered a minor collector road and a minimum of two (2) vehicular access points is required on the segment of Willow Creek Blvd between Grissom Parkway and the Connector Road as illustrated on the Master Plan. The second access point must be established prior to the final plat approval of the last remaining residential subdivision, single-family or multifamily.

- e. Commercial and industrial uses within the development shall be adequately buffered from any adjacent residential uses.

Staff Comment: No commercial or industrial uses are proposed.

MASTER PLAN REVIEW CRITERIA

1. Master Plan Required. A Master Plan is a land-use plan focused on one or more sites within an area that identifies site access and general improvements and is intended to guide growth and development over a number of years or in several phases. A Master Plan is required with a PD rezoning. [Sections 34-51 and 34-52(b)].

Staff Comment: The proposed master plan amendment includes the location of proposed changes, a detailed listing of existing and proposed uses, and detailed documentation of acreage. The proposed amendments do not affect the approved density/intensity, critical design features, land allocation percentages, roadway design/traffic circulation, utilities/fire, natural resources, or buffering/screening requirements. The proposed amendments are considered a substantial modification pursuant to Sec. 6.3.3 Development Review Procedures Manual:

1 *Modification Classification Table. Substantial modifications require a*
2 *recommendation from the Planning and Zoning Commission and approval from*
3 *the City Council [Sec. 6.3.2]. The proposed master plan is provided on sheet 3 of*
4 *4 (Exhibit B).*

5 2. Sketch Plat. [Sections 34-60 and 34-151]

6 Staff Comment: *Each village subdivision and multifamily/townhome development*
7 *will require a sketch plat prior to the submittal of a preliminary plat.*

8 3. Unified control. All land included in a Master Plan shall be under the legal control of
9 the applicant, whether the applicant is an individual, partnership, corporation, or group
10 of individuals. [Sec 34-54]

11 Staff Comment: *The property is under ownership by KB Home Orlando LLC and*
12 *will be maintained by The Willow Creek Community Development District.*

13 4. Concurrency. Concurrency for potable water, sewer, stormwater, and solid waste are
14 required by the State. Concurrency for transportation, parks and schools are required
15 by the City's comprehensive plan. [Section 34-55(a) (10)]

16 Staff Comment: *Concurrency determinations have been made pursuant to FLUE*
17 *Policy 1.19.12 and the Willow Creek CPA #1-2016. The proposed amendment*
18 *does not exceed the PD's approved maximum density and intensity thresholds.*

19
20 **COMMUNITY ENGAGEMENT MEETING** LDR Section 34-13.

21 Staff Comment: *A community engagement meeting was held by the applicant on*
22 *March 10, 2052.*

23 **FINDINGS**

24 1) The master plan amendment is consistent with the City's comprehensive plan and
25 the Land Development Regulations, including amendment procedures described
26 in Section 34-62 of the Code.

27 2) Decreasing the rear setback would reduce the available area for accessory
28 structures. This could potentially lead to an increase in variance requests in order
29 to accommodate residential accessory structures such as pools and screen
30 enclosures that are typical of a detached single family residence.

31 3) Twenty (20) foot wide lots are consistent with a typical townhome development.
32 Twenty (20) feet is the minimum lot width for a townhome unit within the
33 Multifamily High Density Residential (R-3) zoning district.

34 4) Florida Legislature adopted Chapter 210-2024 Laws of Florida requiring that local
35 governments establish a program for expedited residential building permits in
36 within subdivisions to allow for permits approved by a preliminary plat if certain
37 conditions are met prior to approval of the final plat. This would potentially allow
38 permits for additional model homes within each development phase if the
39 expedited permitting process is utilized.

- 1 5) Real estate sales offices are currently regulated as a temporary accessory use
2 under LDR Sec. 28-366. - Real estate office. Real estate offices are permitted
3 provided that there is only one (1) such sales office for each subdivision or unit in
4 the process of being developed. The city does not have process or procedures in
5 place to approve the number of model homes prior to plating. The city is currently
6 working on developing procedures consistent with the new state law. The city also
7 does not have procedures in place to issue a temporary certificate of occupancy
8 prior to final plat.
- 9 6) Accessory building and structures setback standards be incorporated in the
10 conditions of approval within the Draft PD Rezoning Ordinance to consolidate all
11 setback requirements for the development in one document.

12 **RECOMMENDATION**

- 13 A. Based on the above analysis, staff recommends **denial** of the request to amend
14 the master plan by reducing the rear setback to from twenty (20) feet to fourteen
15 (14) feet for designated lots within Village C.
- 16 B. Staff recommends **approval** of the request to reduce the minimum lot width from
17 forty (40) feet to twenty (20) feet for multifamily Village E.
- 18 C. Staff is unable to provide a recommendation of approval or denial of the proposed
19 amendment to allow *One (1) model home with real estate office and up to four (4)*
20 *decorated "model show homes" and one ancillary stabilized temporary parking*
21 *area within each residential village* in each development phase of Villages A, B, C,
22 & E with each model home cluster including a real estate sales office and an
23 adjacent ancillary stabilized temporary parking area for the model home
24 cluster/real estate sales office. The city does not have process or procedures in
25 place to approve the number of model homes prior to plating. The city is currently
26 working on developing procedures consistent with the new state law. The city
27 currently does not have procedures in place to issue a temporary certificate of
28 occupancy prior to final plat. Real estate sales offices are currently regulated as a
29 temporary accessory use under LDR Sec. 28-366. - Real estate office. Staff is
30 providing the following recommendation consistent with LDR Sec. 28-366 and
31 Section 177.073, Florida Statutes.
- 32 D. Staff recommend the **approval** of allowing one (1) model home with a real estate
33 sales office and one (1) ancillary stabilized temporary parking area within each
34 residential village. Additional permits may be issued consistent with Section
35 177.073, Florida Statutes. It should be noted that the city does not have
36 procedures in place to issue a temporary certificate of occupancy prior to final plat.

37 **CONDITIONS OF APPROVAL**

38 Several conditions of approval from the current master plan were carried over to the
39 amended master plan and are located in the draft PD rezoning ordinance described in

Exhibit A and illustrated on the amended master plan in **Exhibit B**. The new conditions of approval include the following items:

- 1) Accessory building and structures setback standards be incorporated in the conditions of approval.
- 2) Townhouse and multifamily developments shall have a minimum distance between structures of twenty (20) feet and a maximum of six (6) dwelling units shall be allowed in a building group of townhouse units. Townhouse building groups shall also have staggered setbacks to lessen the straight row effect.
- 3) One (1) model home with a real estate sales office and one (1) ancillary stabilized temporary parking area within each residential village. Additional permits may be issued consistent with Section 177.073, Florida Statutes.



Gateway to Nature & Space



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

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

1. Project Information	Project Name		Property Address/Location Description	
2. Type of Request	Rezoning (REZ) ☐ Planned Development (PD) ☐ Master Plan (MP) ☐			
2. Applicant/ Owner	Name of Applicant/Contact		Name of Owner	
	Street Address		Street Address	
	City	State	Zip	City State Zip
	Telephone #		Telephone #	
	Fax #		Fax #	
	E-Mail Address		E-Mail Address	
3. Applicant Status	☐ Owner ☐ Tenant ☐ Agent ☐ Other			
4. Parcel ID			Tax Acct.	
5. Site Size	Acres: _____ Square Feet: _____			
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.: SUBJECT SITE: _____			
	NORTH: _____			
	SOUTH: _____			
	EAST: _____			
	WEST: _____			

7. Current Future Land Use Designation	Future Land Use: Planned Unit Development			
8. Existing Zoning District				
9. Proposed Zoning District				
10. Building Status	Existing Building(s) on the site?		New Buildings Proposed?	
11. Note any previous rezonings on the site				
12. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☐
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/Plat ☐	Other: ☐
13. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary)			

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

ACKNOWLEDGEMENT

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

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

/s/ _____ (Signature*)
(Date)

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

Date received: _____

Accepted by: _____



Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)



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

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

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

THE CONCEPTUAL SITE PLAN SHALL INCLUDE THE FOLLOWING:

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

ORDINANCE NO. ____-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING ORDINANCE NO. 6-2024, BY AMENDING THE MASTER PLAN OF THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT IMPOSED ON APPROXIMATELY 638+/- ACRES OF PROPERTY LOCATED WEST OF GRISSOM PARKWAY, EAST OF CHALLENGER PARKWAY (SR 407) AND INTERSTATE 95, AT THE WESTERN TERMINUS OF WILLOW CREEK BOULEVARD, HAVING BREVARD COUNTY PARCEL ID NOS. 23-35-09-00-1, 23-35-04-00-2, 23-35-09-YR-*-B.10, and 23-35-10-BB-*-179.; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville received an application for a master plan amendment rezoning from certain property owners; and

WHEREAS, a first and second public hearing has been held on the rezoning before the Local Planning Agency and the local governing body and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the Comprehensive Plan and that sufficient, competent, and substantial evidence supports the master plan amendment set forth hereunder consistent with the City's Land Development Regulations; and

WHEREAS, the City of Titusville finds that said rezoning has been processed in accordance with the applicable law and desires to amend the Willow Creek Master Plan (now known as Verona).

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

SECTION 1: RECITALS. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2. Ordinance No. 6-2024 and associated Willow Creek Master Plan (now known as Verona) are hereby amended by adopting the conditions of approval attached hereto in **Exhibit A** and the master plan in **Exhibit B** for the property described therein.

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

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

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

PASSED AND ADOPTED this ____ day of _____ 2025.

Andrew Conners, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A - Conditions of Approval

Verona (AKA Willow Creek)

1.1 DESCRIPTION:

Willow Creek ~~PUDZ-PD~~ is being developed to promote an economic and efficient use of the 640+/- acre residential site located west of Willow Creek Commercial Center and south of the Spaceport Commerce Park. The site is surrounded by residential development to the south and west, commercial development to the east and industrial development to the north. The site contains as much as 35% environmental sensitive lands. The site will contain 4 single family villages and 1 multifamily village.

1.2 LEGAL DESCRIPTION:

PARCEL SW:

A PARCEL OF LAND BEING LOTS LOTS 184, 185, 186, 191, 192, 193, 200, 201, 208, 209, 216 AND 217 TOGETHER WITH PORTIONS OF LOTS 177, 178, 179, 182, 183, 187, 190, 194, 195, 199, 202, 207, 210, 215, 218, 223 AND 224 AS SHOWN ON THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE NORTH 3/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA LYING EAST OF THE EASTERLY RIGHT OF WAY LINE INTERSTATE 95 AND STATE ROAD NO. 407.

ALSO TOGETHER WITH:

A PORTION OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 407.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, THENCE N.00°11'12"E., ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1327.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF SAID SECTION 10; THENCE CONTINUE N.00°11'12"E., ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 101.45 FEET; THENCE S.89°22'09"W., 316.46 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S.89°22'09"W., 1608.67 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°22'09"W., 7192.35 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE ALONG THE RIGHT OF WAY LINES OF INTERSTATE 95 AND STATE ROAD NO.407, THE FOLLOWING SEVEN COURSES AND DISTANCES; THENCE N.35°26'31"W., 1079.54 FEET; THENCE N.31°25'51"W., 461.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1819.86 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°53'59", 917.93 FEET TO THE POINT OF TANGENCY; THENCE N.02°31'52"W., 1179.02 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1342.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'46", 758.24 FEET TO THE POINT OF TANGENCY;

THENCE N.29°49'54"E., 198.99 FEET; THENCE N.30°59'13"E., 268.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE OF INTERSTATE 95 ON A BEARING OF N.89°52'19"E., 4576.61 FEET TO A POINT LYING ON THE EAST LINE OF THE SE.1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND THE WEST LINE OF THE PLAT OF COCOA- INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.00°24'39"E., ALONG SAID LINE, 731.37 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 4 AND SAID POINT BEING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND SAID POINT BEING THE NORTHWEST CORNER OF LOT 224 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES; THENCE S.89°50'05"E., ALONG THE NORTH LINE OF SAID SECTION 10 AND ALONG THE NORTH LINE OF SAID LOT 224, A DISTANCE OF 1188.04 FEET; THENCE S.31°01'11"E., 4254.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 636.761 ACRES MORE OR LESS.

1.3 REFERENCE TO GENERAL DEVELOPMENT PLAN

The Verona development will be implemented in accordance with the approved Master Plan attached as Exhibit B. Wherever there is a conflict, the conditions of Exhibit A of this ordinance shall prevail.

1.4 PERMITTED USES

- (a) Detached single-family residential subdivisions.
- (b) Multifamily.
- (c) ~~One model home per single-family residential village. Ancillary parking lots are prohibited.~~ Model home clusters consisting of up to eight (8) model homes within each development phase of Villages A, B, C, and E. Each model home cluster may include a real estate sales office, and ancillary parking.
- (d) Club house, pools, playground and athletic courts.
- (e) Recreational parks, trails and amenities.

1.5 DENSITY / INTENSITY MINIMUMS AND MAXIMUMS

- (a) The maximum number of single family residential units is 1,151.
- (b) The maximum number of multifamily residential units is 126.

1.6 CRITICAL DESIGN FEATURES

- (a) The site contains as much as 35% environmental sensitive lands. The site will contain 4 single family villages and 1 multifamily village. The single family residential component will contain a variety of housing based upon market demands.
 - 1. Submit a geotechnical report including preliminary layouts showing pervious and impervious surfaces plus detention/retention areas.
- (b) The project will include multiuse pathways to promote "walking and biking" within the project and local communities. These multiuse pathways will also provide visual access to the environmentally protected areas during leisurely walks, exercising and/or environmental education benefit. A large lake will be developed in the northwest portion of the site to include a trail along the lake's perimeter. There will be amenities along the

trial including lake access. The lakes edge will meander around wetlands with the perimeter trail providing visual access to these environmentally sensitive areas.

1. All new trails shall include a shade tree, pavilion, bench, educational panel, and picnic table at regular intervals of no less than 400 feet.

1.7 LAND USE ALLOCATION TABLE

- (a) Total Project Acreage: 638+/- Acres
- (b) Open Space/Recreation: 45%

1.8 AREA, HEIGHT, BULK & OPEN SPACE REQUIREMENTS

- (a) The Development and all amenities will be in general conformance with the master plan.
- (b) Maximum Building Height.

1. Single-family and club house. 35 feet.
2. Multifamily. 50 feet.

- (c) Setbacks. (Village A, B, C, D, and E)

1. Minimum lot width: 40 feet. (Village A, B, C, D)
2. Minimum lot width: 20 feet. (Village E)
3. Minimum front yard: 25 feet.
4. Minimum rear yard: 20 feet.
5. Minimum rear yard: 14 feet. (For designated lots.)
6. Minimum side yard: 5 feet. (See Section 1.10(e) below.)
7. Minimum building separation: 10 feet.

- (d) Setbacks. (Accessory buildings and structures)

1. Minimum rear: 5 feet.
2. Minimum side: 5 feet.
3. Minimum side corner: 15 feet.
4. Attached porches with roofs shall meet the minimum setbacks of the principal structure.

- ~~(d)~~(e) No metal buildings shall be allowed.

1.9 ROADWAY DESIGN / TRAFFIC CIRCULATION

- (a) Prior to any residential development, a traffic study analyzing the impacts of the proposed residential development shall be submitted.
- (b) Willow Creek Blvd will be a minor collector road. A minimum of two vehicular access points is required on the segment of Willow Creek Blvd between Grissom Parkway and the Connector Road as illustrated on the Master Plan. The second access point must be established prior to the final plat approval of the last remaining residential subdivision, single-family or multifamily.
- (c) Provide a detailed plan of all proposed streets.
- (d) A multi-use path to accommodate both pedestrians and bicyclists shall be located parallel to Willow Creek Blvd. All other recreational trails shall be 8-feet wide with a stabilized surface.
- (e) A bicycle shelter to serve the long-term parking needs of the multifamily residents shall be included with the site plan.

- (f) A traffic calming design be provided for Village A and Village C to eliminate the long straight of ways in those subdivisions at the time of the submittal of the engineering plans.

1.10 UTILITIES/FIRE

- (a) Site plans will be consistent with the Utilities Master Plan. Provide utility plans for all water, sewer, re-use (as available), and lift station facilities that addresses the comments from the Water Resources Department in 1.1 on page 104 of the City Council February 28, 2017 agenda. On-site improvements shall be included in site plans. Site plans for off-site improvements shall be required before exceeding any off-site capacity.
- (b) The potable water and sanitary sewer service will be provided by the City of Titusville.
- (c) Electricity will be supplied by the local power company/companies. Gas will be provided by the local gas company/companies. All utilities will be placed underground consistent with Chapter 33, Article I Planned Development, Section 33-5(a)(4) "Standards for Planned Development zoning."
- (d) Lift stations will be fenced and gated with a locking mechanism and generally screened from view with landscape materials such as bushes, hedges, and small trees, except where operational requirements limit such screening. An emergency generator shall be installed with lift stations.
- (e) Due to the extended fire response time to this development, the side setbacks shall be 15'. However, any one of the following shall allow the side setbacks to decrease to 5' as proposed:
 - 1. Installation of an NFPA 13D fire sprinkler system in each residential unit.
 - 2. Another form of mitigation approved by authority having jurisdiction.
 - 3. Elimination of the extended fire response time to this development by other means.

1.11 NATURAL RESOURCES

- (a) The developer shall work with the City to adjust the layout of the master plan to achieve the preservation of upland scrub, pine and oaks where feasible. Heritage trees should to the extent possible be preserved. The removal of protected trees shall be consistent with the criteria and requirements of Chapter 30, Article II, Division 2 Trees and Vegetation (Preservation and Mitigation) of the Land Development Regulations.
- (b) Wetlands shall generally be preserved as illustrated on the master plan with minimal impact to the environment.
- (c) Submit an environmental study with each new site plan.
- (d) Burning of vegetation as part of the site construction is prohibited.

1.12 BUFFERING / SCREENING

- (a) All development will adhere to the landscape yard (buffer) and screening requirements described in Chapter 30, Article III, Division 10 Landscaping of the City's Land Development Regulations.

1.13 AMENDMENT PROCEDURES AND APPROVAL TIMEFRAME

- (a) Amendment procedures shall be in accordance with City of Titusville Land Development Regulations Chapter 33, Article I Planned Development.
- (b) The timeframe for the approval of this Planned Development shall be consistent with the regulations established in Chapter 33 – Development Options, Article I – Planned Development, Sec. 33-9 – Procedure for securing approval of a Planned Development.
- (c) Modifications to this Planned Development ordinance or master plan shall be reviewed consistent with Table 6.3.3 of the Development Review Procedures Manual.

Exhibit B – Master Plan

SECTIONS 4 & 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, TITUSVILLE, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOTS LOTS 184, 185, 186, 191, 193, 200, 201, 208, 209, 216 AND 217 TOGETHER WITH PORTIONS OF LOTS 177, 178, 179, 182, 183, 187, 190, 194, 195, 199, 202, 207, 210, 215, 218, 223 AND 224 AS SHOWN ON THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

A PORTION OF THE NORTH ¼ OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA LYING EAST OF THE EASTERLY RIGHT OF WAY LINE INTERSTATE 95 AND STATE ROAD NO. 407.

A PORTION OF THE SOUTH ¼ OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 407.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, THENCE N.00°11'12"E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1327.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH ¼ OF SAID SECTION 10; THENCE CONTINUE N.00°11'12"E, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 101.45 FEET; THENCE S.89°22'09"W, 316.46 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S.89°22'09"W, 7192.35 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE ALONG THE RIGHT OF WAY LINES OF INTERSTATE 95 AND STATE ROAD NO. 407, THE FOLLOWING SEVEN COURSES AND DISTANCES; THENCE N.35°26'31"W, 1079.54 FEET; THENCE N.31°25'51"W, 461.53 FEET TO THE POINT OF CURVATURE OF THE CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1819.86 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°53'59", 917.93 FEET TO THE POINT OF TANGENCY; THENCE N.02°31'52"W, 1179.02 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1342.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'46", 758.24 FEET TO THE POINT OF TANGENCY; THENCE N.29°49'54"E, 198.99 FEET; THENCE N.30°59'13"E, 268.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE OF INTERSTATE 95 ON THE BEARING OF N.89°52'19"E, 4576.61 FEET TO A POINT LYING ON THE EAST LINE OF THE SE.¼ OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND THE WEST LINE OF THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.00°24'39"E, ALONG SAID LINE, 731.37 FEET TO A SOUTHEAST CORNER OF SAID SECTION 4 AND SAID POINT BEING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND SAID POINT BEING THE NORTHWEST CORNER OF LOT 224 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES; THENCE S.89°50'05"E, ALONG THE NORTH LINE OF SAID SECTION 10 AND ALONG THE NORTH LINE OF SAID LOT 224, A DISTANCE OF 1188.04 FEET; THENCE S.31°01'11"E, 4254.20 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:
K B HOME ORLANDO LLC
9201 SOUTHPARK CENTER LOOP #100
ORLANDO, FLORIDA 32819

ENGINEER:
RODNEY M. HONEYCUTT, P.E.
HONEYCUTT & ASSOCIATES, INC.
3700 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32780
PHONE: (321) 267-6233
FAX: (321) 269-7847

CITY OF TITUSVILLE
COMPANY: ENGINEERING INSPECTIONS
ADDRESS: 555 S. WASHINGTON AVE
TITUSVILLE, FL. 32796
NAME: CHRIS ENRIGHT
PHONE: (321) 383-5716
FAX: (321) 383-5700
EMAIL: N/A

FLORIDA POWER & LIGHT
COMPANY: FLORIDA POWER & LIGHT
ADDRESS: 9001 ELLIS ROAD
MELBOURNE, FLORIDA 32904
NAME: PHILIP DOHML0, CONST PROJ MNG
PHONE: (321) 383-7268
FAX: (321) 383-7258
EMAIL: N/A

BRIGHTHOUSE (CABLE)
COMPANY: BRIGHTHOUSE
ADDRESS: 720 MAGNOLIA AVENUE
MELBOURNE, FLORIDA 32935
NAME: ROBERT WALTON, CONST MGR
PHONE: (321) 254-3300
FAX: (321) 254-1307
EMAIL: N/A

CITY OF TITUSVILLE
COMPANY: WATER RESOURCES
ADDRESS: 2836 GARDEN STREET
TITUSVILLE, FL. 32796
NAME: ASHLEIGH SMITH
PHONE: (321) 383-5864
FAX: (321) 383-5653
EMAIL: N/A

AT&T (PHONE)
COMPANY: BELLSOUTH TELECOMMUNICATIONS, INC.
ADDRESS: 712 FLORIDA AVENUE
COCOA, FLORIDA 32922
NAME: MARK G. LOCASTRO, DIRECTOR-PROVISIONING
PHONE: (321) 690-2067
FAX: (321) 636-0233
EMAIL: N/A

CITY GAS
COMPANY: NUI CITY GAS COMPANY
ADDRESS: 4180 SOUTH U.S. 1
ROCKLEND, FLORIDA 32955
NAME: JERROLD PIERCE, DISTRIBUTION SUPERINTENDENT
PHONE: (321) 636-4644
FAX: (321) 636-2521
EMAIL: N/A



The project will include multiuse pathways to promote “walking and biking” within the project and local communities. These multiuse pathways will also provide visual access to the environmentally protected areas during leisurely walks, exercising and/or environmental education benefit. By this amendment, a large lake is being developed in the northwest portion of the site that will include a trail along the lake’s perimeter. There will be amenities along the trail including lake access. The lakes edge will meander around wetlands with the perimeter trail providing visual access to these environmentally sensitive areas.

The wetland boundaries shown on the concept plan were originally flagged by Toland Environmental Consulting (TEC) several years ago as part of a large area environmental survey. The wetland boundaries were located by field survey. There were 32 wetland systems identified by TEC on the large area survey. TEC stated in their report that all onsite wetlands appear to be hydrologically isolated.

FEMA INFORMATION

ZONE X

ZONE A

PHASE I

ZONE A

ZONE A

COMPOSITE OF:
 NFIP PANEL #0215G
 NFIP PANEL #0220G
 NFIP PANEL #0310G
 NFIP PANEL #0325G



2 ANCLE SAND, DEPRESSIONAL
4 CANDLE FINE SAND
6 BASINGER SAND, DEPRESSIONAL
7 BASINGER SAND
17 EAU GALLIE SAND
36 MYAKKA SAND
38 MYAKKA SAND, DEPRESSIONAL
44 PAULA FINE SAND, 5 TO 12%
SLOES
49 PONELLO SAND
51 POWPANO SAND
55 ST. JOHNS SAND, DEPRESSIONAL
62 SAMSULA MUCK, DEPRESSIONAL
67 TOMOKA MUCK, UNDRAINED
70 VALKARIA SAND
91 ANCLE SAND
99 WATER

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



EXISTING CONDITIONS/AERIAL

VERONA PLANNED UNIT DEVELOPMENT
(AKA WILLOW CREEK)

CITY OF TITUSVILLE
BREVARD COUNTY
FLORIDA



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

DATE	JOB NO.	F.B. NO.	SCALE	DRAWN	APPR.	SUBMITTAL DATE
DATE			AS SHOWN			
			REVISION			
						CITY
						COUNTY
						SURVMD
						FDOP
						FOOT
						CLIENT
						OTHER
						OTHER
						OTHER

SHEET NO.	2 OF 4
CADD FILE:	
FILE NO.	

S.R. 407 A.K.A.
CHALLENGER
MEMORIAL PARKWAY

CONCEPTUAL FUTURE
CONNECTOR ROAD

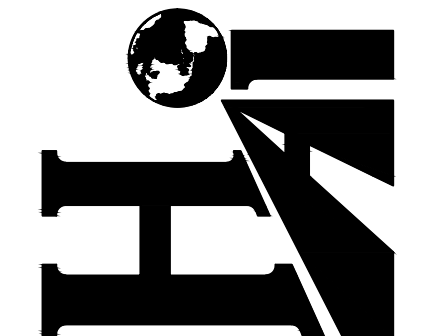


LOTS WITH MINIMUM
REAR SETBACK 14'

PUD DATA		
UNITS		
SINGLE FAMILY		1151 MAX
MULTIFAMILY		126
OVERALL MAXIMUM DENSITY		2 UNITS/ACRE
MAXIMUM HEIGHT	SINGLE FAMILY	35'
	MULTIFAMILY	50'
ACREAGES		
PROJECT AREA		636.8 ACRES
SINGLE FAMILY		338 ACRES
MULTIFAMILY		13.8 ACRES
OPEN SPACE*		285 ACRES
PERCENT OPEN SPACE		45 %
USE BY VILLAGE		
VILLAGE A		SINGLE FAMILY
VILLAGE B		SINGLE FAMILY
VILLAGE C		SINGLE FAMILY
VILLAGE D		SINGLE FAMILY
VILLAGE E		MULTIFAMILY
LOT PARAMETERS		
MINIMUM WIDTH (SINGLE FAMILY)		40'
MINIMUM WIDTH (MULTIFAMILY)		20'
MINIMUM SIDE SETBACK		5'
MINIMUM FRONT SETBACK		25'
MINIMUM REAR SETBACK EXCEPT AS BELOW		20'
MINIMUM REAR SETBACK FOR DESIGNATED LOTS		14'
*OPEN SPACE SHALL INCLUDE THE FOLLOWING:		
1. ALL PRESERVED WETLANDS AND THE PRESERVED/PLANTED BUFFER TRACTS		
2. PONDS/LAKES THAT INCLUDE AMENITIES/IMPROVEMENTS SUCH AS TRAILS, FOUNTAINS, BENCHES, BOAT LAUNCH AREA, ETC.		
3. IMPROVED AMENITY SITES SUCH AS CLUBHOUSE, POOL AND RECREATIONAL AREAS		
4. TRAIL/PATHWAYS WITH ENHANCEMENTS SUCH AS PAVILIONS, BENCHES, EDUCATIONAL PANELS		
5. ALL TREE PRESERVATION AND PLANTING TRACTS		
AN UPDATED TRAFFIC STUDY WILL BE SUBMITTED ALONG WITH EACH DEVELOPMENT PHASE TO ADDRESS THE SITE ACCESS		
REVISED SPECIAL NOTE:		
MODEL HOME CLUSTERS WITH UP TO 8 DIFFERENT FLOOR PLANS MAY BE CONSTRUCTED IN EACH PHASE OF EACH VILLAGE. EACH MODEL HOME CLUSTER MAY INCLUDE A REAL ESTATE SALES OFFICE IN ONE OF THE MODEL HOMES AND AN ADJACENT ANCILLARY STABILIZED PARKING AREA. REAL ESTATE SALES OF DWELLINGS SHALL BE LIMITED ONLY TO THOSE IN THE DEVELOPMENT OR PROJECT WHICH THE SALES OFFICE EXIST.		



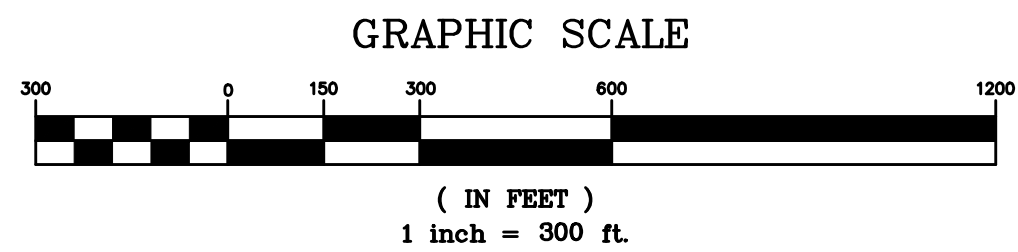
Honeycutt &
Associates, Inc.
ENGINEERS•SURVEYORS•PLANNERS
3700 South Washington Avenue
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MASTER SITE PLAN
VERONA PLANNED UNIT DEVELOPMENT
(AKA WILLOW CREEK)
CITY OF TITUSVILLE
BREVARD COUNTY
FLORIDA

SHEET NO: 3 OF 4
CADD FILE:
FILE NO:

FLORIDA POWER AND LIGHT RW



LEGAL DESCRIPTION:

PARCEL SW:

A PARCEL OF LAND BEING LOTS 184, 185, 186, 191, 192, 193, 200, 201, 208, 209, 216 AND 217 TOGETHER WITH PORTIONS OF LOTS 177, 178, 179, 182, 183, 187, 190, 194, 195, 199, 202, 207, 210, 215, 218, 223 AND 224 AS SHOWN ON THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE NORTH 3/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA LYING EAST OF THE EASTERLY RIGHT OF WAY LINE INTERSTATE 95 AND STATE ROAD NO. 407.

ALSO TOGETHER WITH:

A PORTION OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 407.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, THENCE N.00°11'12"E., ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1327.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF SAID SECTION 10; THENCE CONTINUE N.00°11'12"E., ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 101.45 FEET; THENCE S.89°22'09"W., 316.46 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S.89°22'09"W., 1608.67 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°22'09"W., 7192.35 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE ALONG THE RIGHT OF WAY LINES OF INTERSTATE 95 AND STATE ROAD NO.407, THE FOLLOWING SEVEN COURSES AND DISTANCES; THENCE N.35°26'31"W., 1079.54 FEET; THENCE N.31°25'51"W., 461.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1819.86 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°53'59", 917.93 FEET TO THE POINT OF TANGENCY; THENCE N.02°31'52"W., 1179.02 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1342.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'46", 758.24 FEET TO THE POINT OF TANGENCY; THENCE N.29°49'54"E., 198.99 FEET; THENCE N.30°59'13"E., 268.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE OF INTERSTATE 95 ON A BEARING OF N.89°52'19"E., 4576.61 FEET TO A POINT LYING ON THE EAST LINE OF THE SE.1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND THE WEST LINE OF THE PLAT OF COCOA- INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.00°24'39"E., ALONG SAID LINE, 731.37 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 4 AND SAID POINT BEING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND SAID POINT BEING THE NORTHWEST CORNER OF LOT 224 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES; THENCE S.89°50'05"E., ALONG THE NORTH LINE OF SAID SECTION 10 AND ALONG THE NORTH LINE OF SAID LOT 224, A DISTANCE OF 1188.04 FEET; THENCE S.31°01'11"E., 4254.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 636.761 ACRES MORE OR LESS.

SURVEY NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983.
2. THE PARCEL DESCRIBED HEREIN IS IN ZONE "X" AND ZONE "A" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP #120090 0215 G DATED 3-17-14, COMMUNITY #125152 (BREVARD COUNTY) FOR ZONE "X", FLOOD INSURANCE RATE MAP #120090 0325 G DATED 3-17-14, COMMUNITY #125152 (BREVARD COUNTY) FOR ZONE "A".
3. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS-OF-WAY OR RESERVATIONS OF RECORD.
4. BEARINGS AND DISTANCES REFLECT BOTH MEASURED AND PLAT UNLESS OTHERWISE NOTED.
5. FENCE TIES SHOWN HEREON ARE AS MEASURED BY PERPENDICULAR TO BOUNDARY LINES.
6. UNDERGROUND UTILITIES ARE NOT DEPICTED ON THIS MAP OF SURVEY.
7. WETLAND FLAGS SHOWN HEREON ARE AS SET BY BIO-TECH CONSULTING INC. ON 6/17/2020, THE ABSENCE OF SOME CLOSING LINES DOES NOT ALLOW ACREAGE TO BE SHOWN. ADDITIONAL WETLANDS MAY BE REQUIRED TO BE FLAGGED.

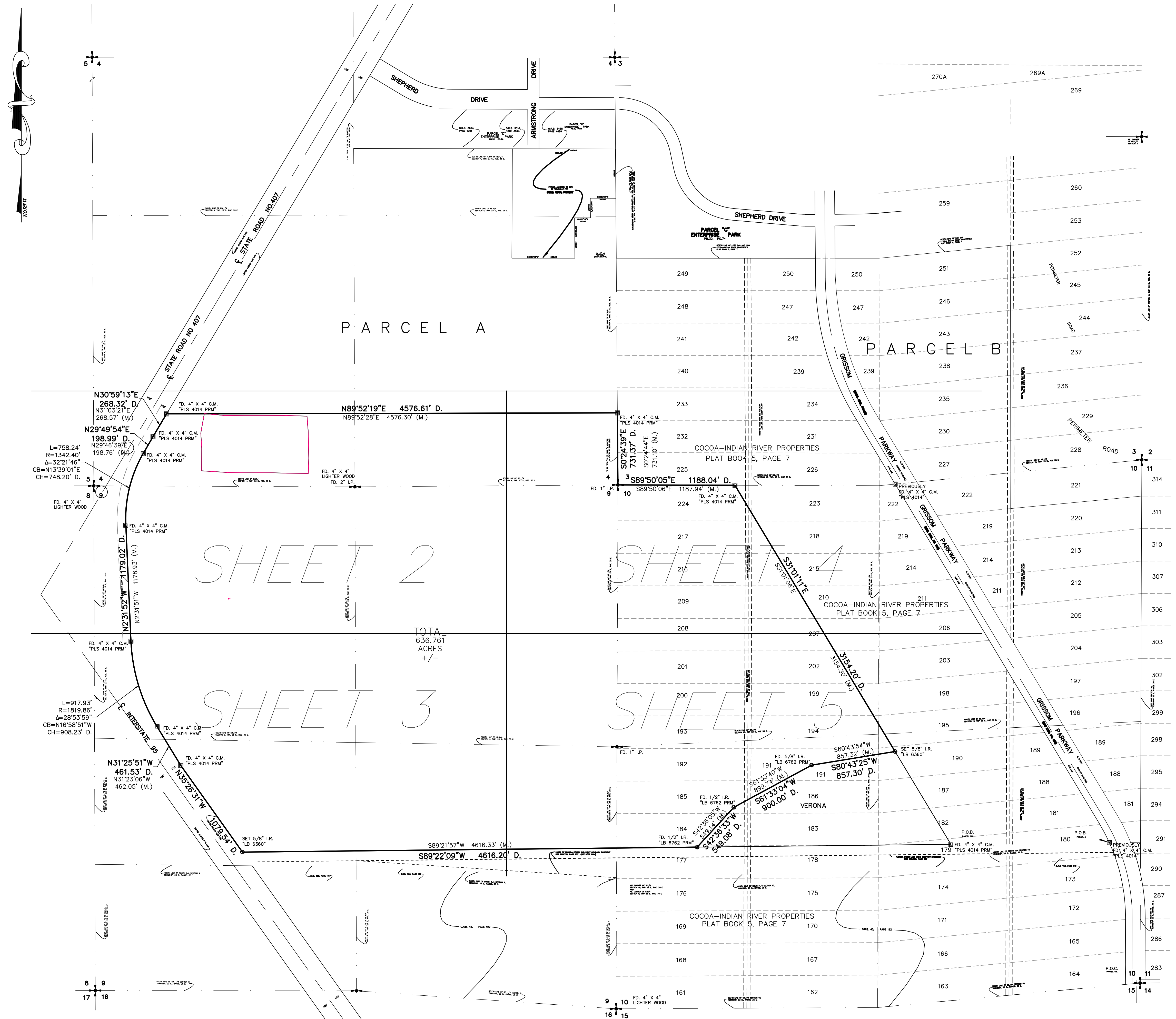
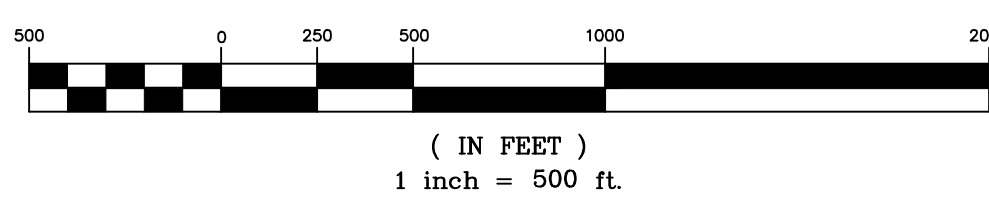
LEGEND OF ABBREVIATIONS

BRG	= BEARING
C	= CURVE DESIGNATION
CBRG	= CHORD BEARING
CH	= CHORD
C.M.	= CONCRETE MONUMENT
D.	= DEED
Δ	= DELTA (CENTRAL ANGLE)
E.O.A.	= E.O.A.
ESMT	= EASEMENT
FD.	= FOUND
FLPL	= FLORIDA POWER & LIGHT COMPANY
I.R.	= IRON ROD
L	= LENGTH OF ARC
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
M	= MEASURED
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
NOVD	= NORTH AMERICAN VERTICAL DATUM
N/D	= NAIL & DISK
NR	= NON RADIAL
NTC	= NON TANGENT CURVE
NTL	= NON TANGENT LINE
O.R.B.	= OFFICIAL RECORDS BOOK
PC	= POINT OF CURVATURE
POP	= PERMANENT CONTROL POINT
PI	= PERMANENT IDENTIFIER
P.O.	= POINT OF INTERSECTION
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
PROP.	= PROPOSED
PRC	= POINT OF REVERSE CURVATURE
PR.D.E.	= PRIVATE DRAINAGE EASEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
P.U.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
P.U. & D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
R	= RADIUS
RNG	= RANGE
R/W	= RIGHT OF WAY
SSMH	= SANITARY SEWER MANHOLE
TWP	= TOWNSHIP

UTILITY LEGEND

	= COMMUNICATIONS MANHOLE
	= CABLE TV RISER
	= CLEAN OUT
	= DRAINAGE MANHOLE
	= ELECTRICAL BOX
	= FIRE HYDRANT
	= FLOOD LIGHT
	= GAS VALVE
	= GUY ANCHOR
	= HANDICAPPED SIGN/SPACE
	= IRRIGATION CONTROL VALVE
	= LIGHT IN GROUND
	= PHONE RISER
	= POWER POLE, CONCRETE
	= POWER POLE, WOOD
	= SEWER MANHOLE
	= SIGN POLE
	= SIGN DOUBLE POLE
	= SPEED LIMIT SIGN
	= STOP SIGN
	= TRAFFIC BOX
	= TURN ARROW, RIGHT
	= TURN ARROW, LEFT
	= WATER METER
	= WATER STUB-OUT
	= WATER VALVE
	= WELL

GRAPHIC SCALE



HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 254-8133

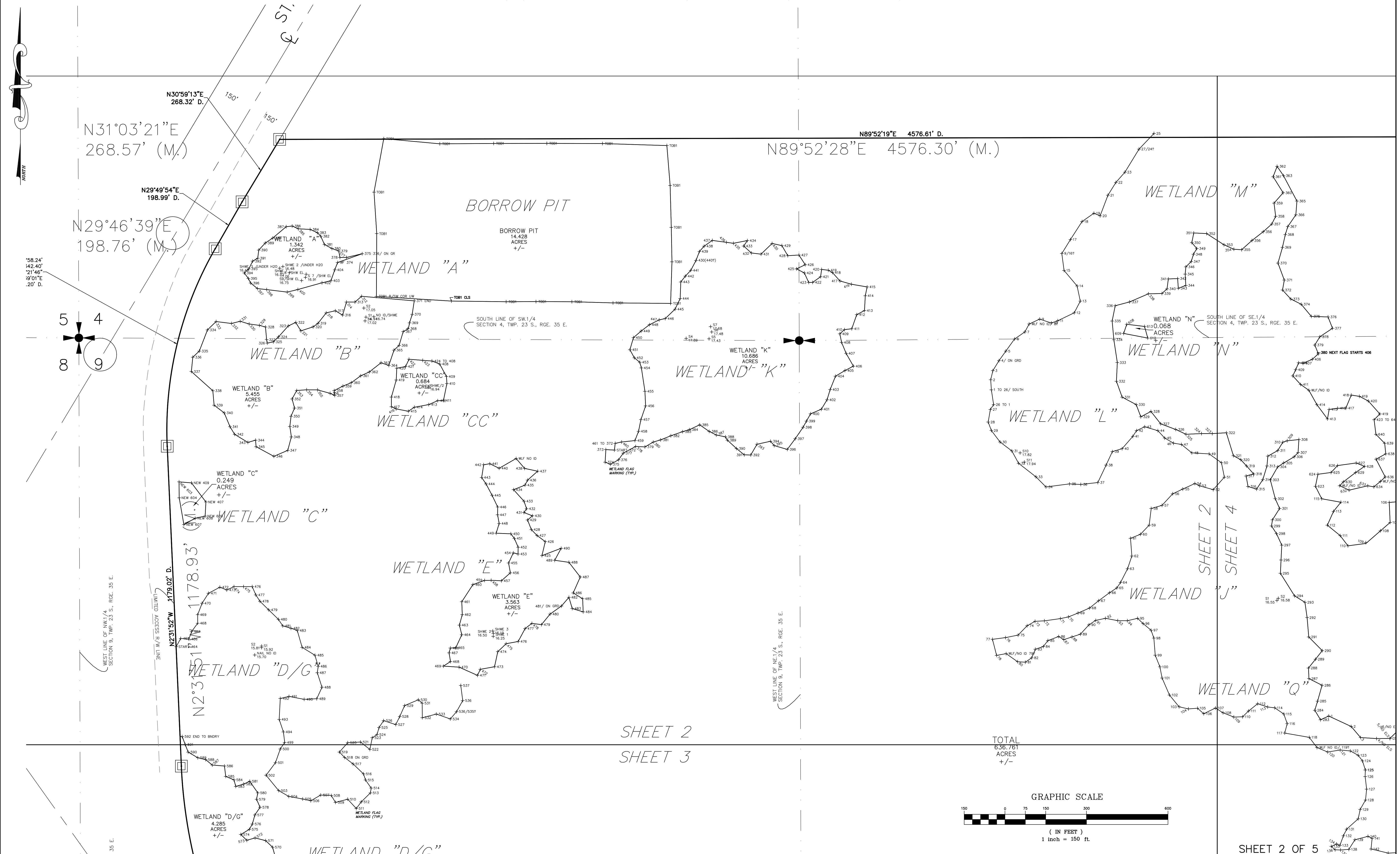
SCALE	1" = 500'	REVISION TABLE
DATE	9-22-20	DATE DESCRIPTION BY APVD
FIELD BOOK	241	
& PAGE	38	
FIELD DATE	7-30-20	

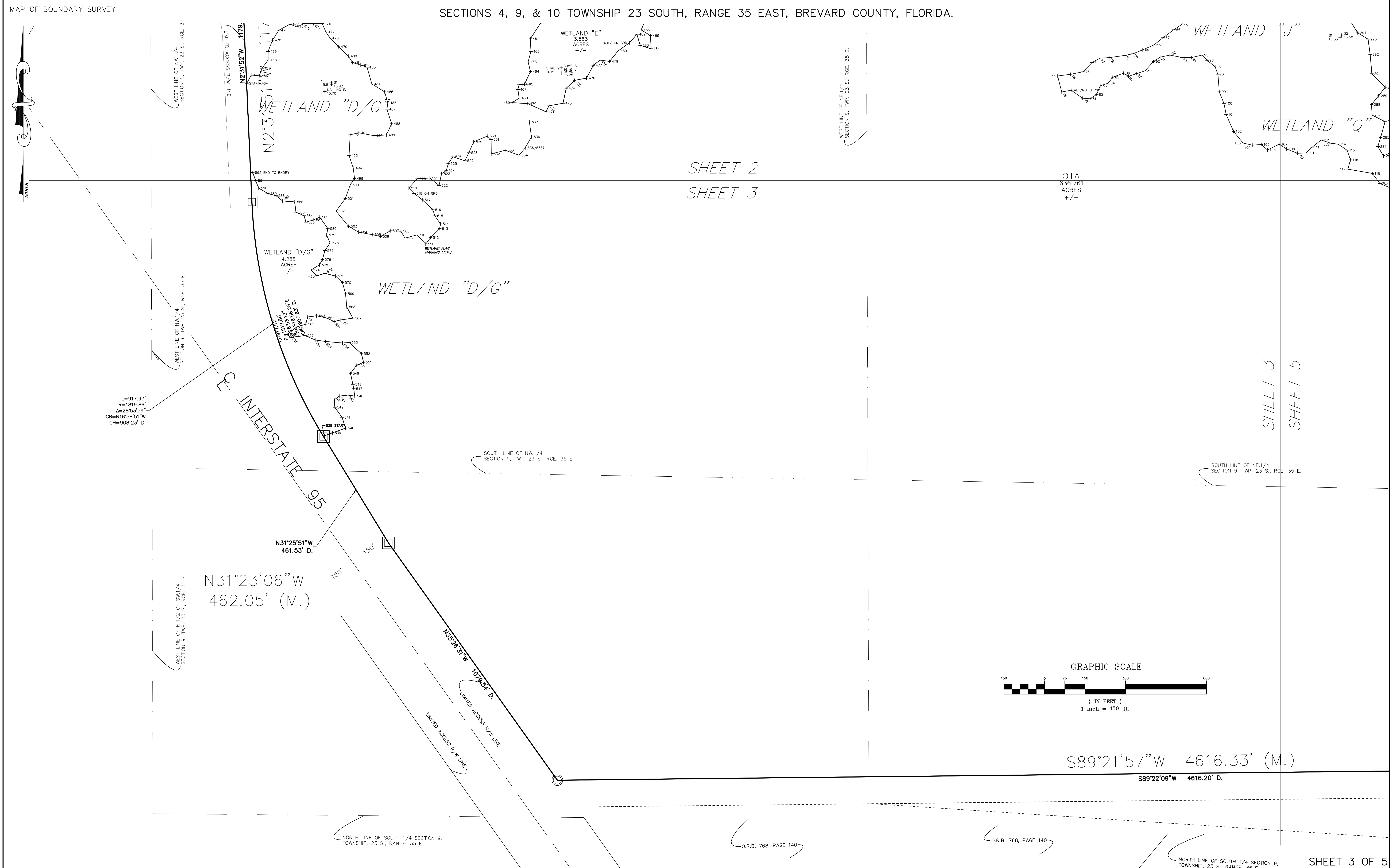
PREPARED FOR THE EXCLUSIVE USE OF:
HONEYCUTT & ASSOCIATES, INC.
KB HOMES

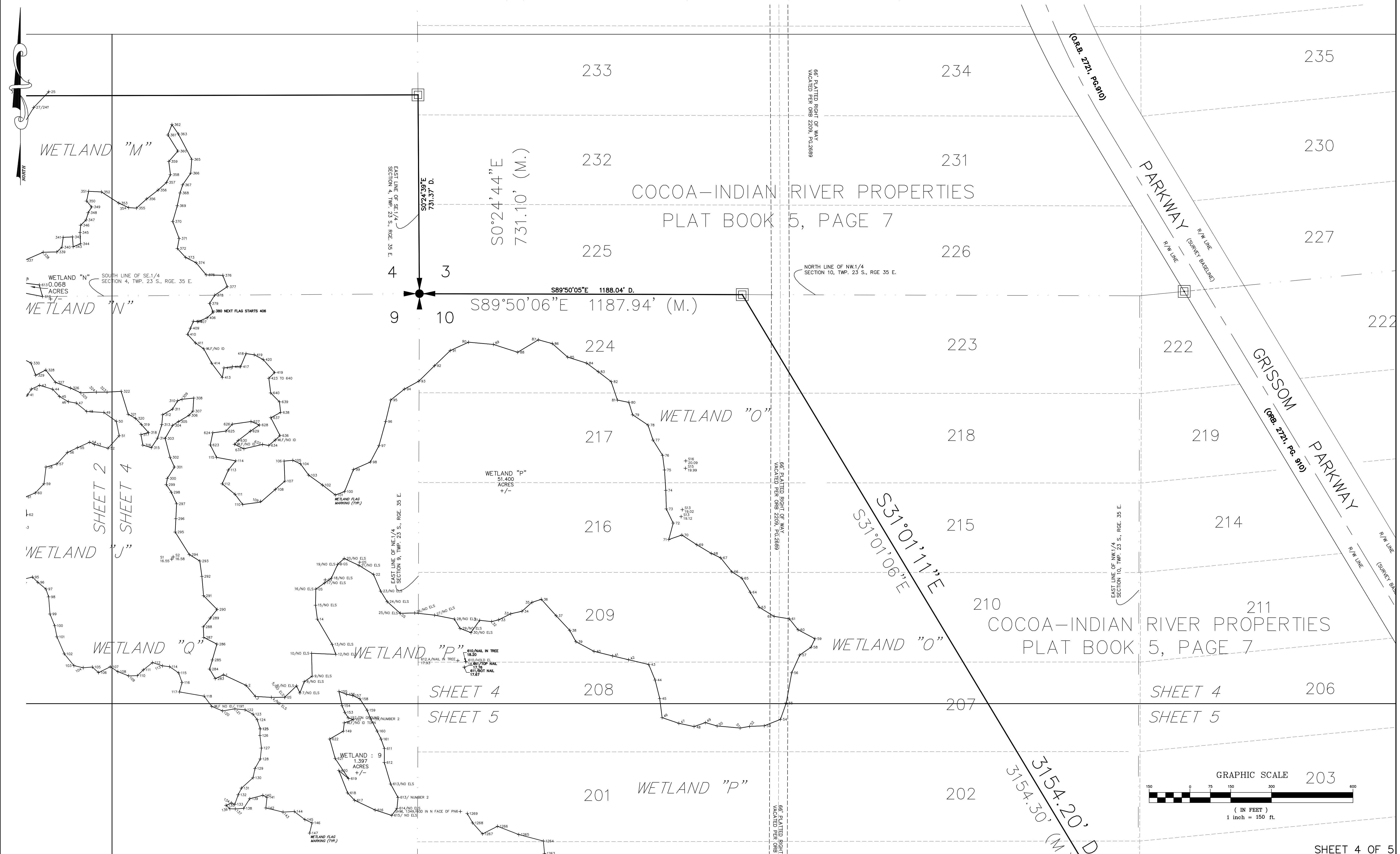
I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SHEET 1 OF 5

SURVEY FOR:
KB HOMES
DRAWING NUMBER:
6563







SHEET 4 OF 5

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 254-8133

SCALE 1" = 150'	REVISION TABLE			
DATE 9-22-20	DATE	DESCRIPTION	BY	APV
FIELD BOOK 241				
& PAGE 38				
FIELD DATE 7-30-20				

SURVEY FOR: KB HOMES
DRAWING NUMBER: 6563

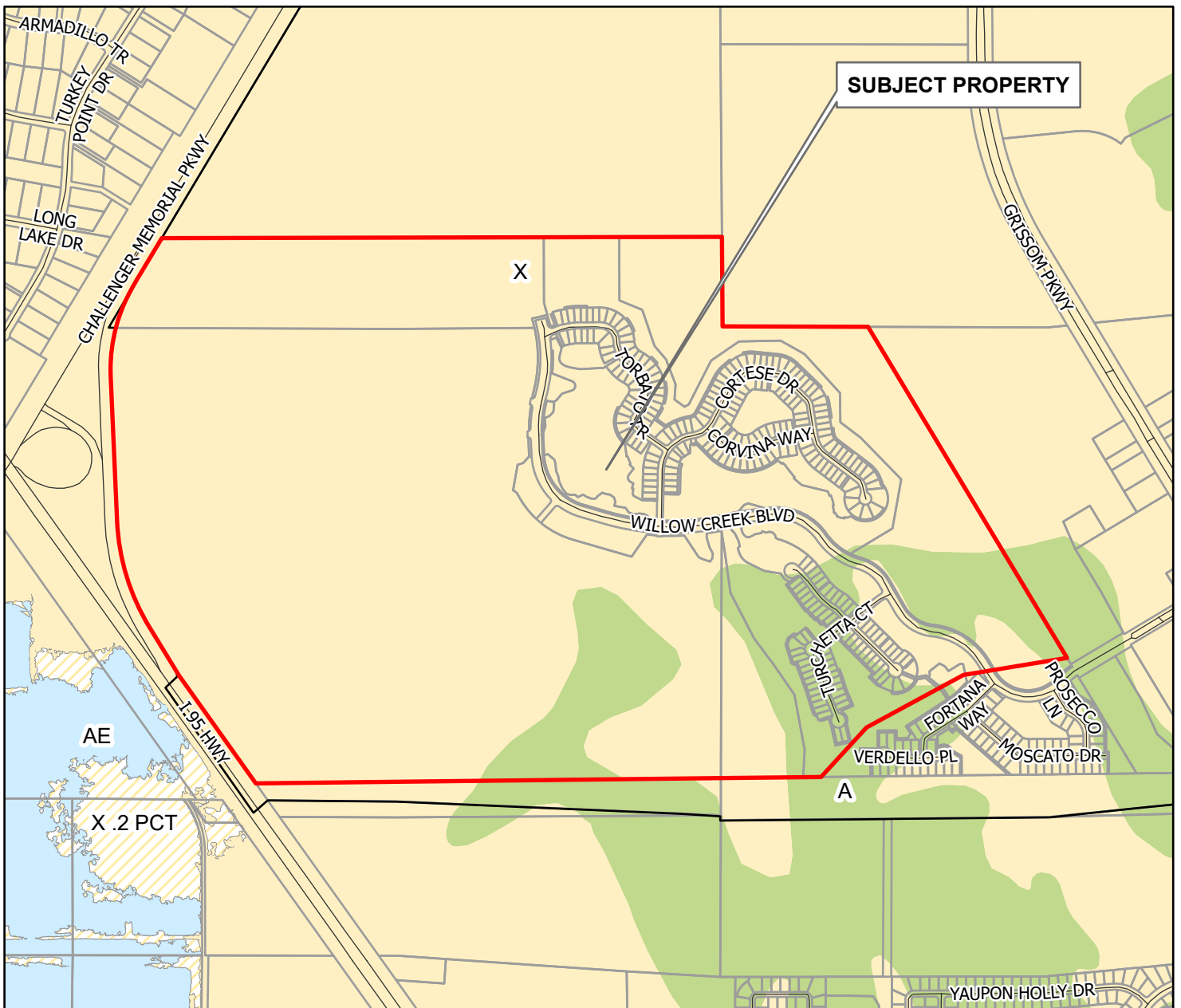


	SURVEY FOR: KB HOMES
	DRAWING NUMBER: 6563



Aerial 2024 REZ #4-2024

0 500 1,000 2,000 Feet



FEMA FLOOD HAZARD AREAS

REZ #4-2024

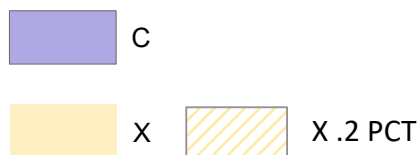
Special Flood Hazard Area Zones



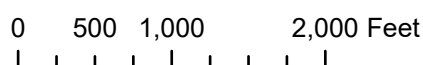
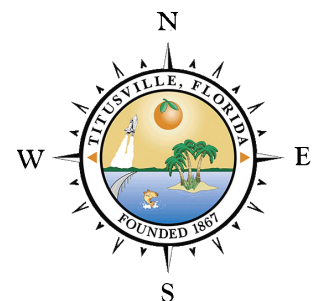
Moderate Flood Hazard Area Zone

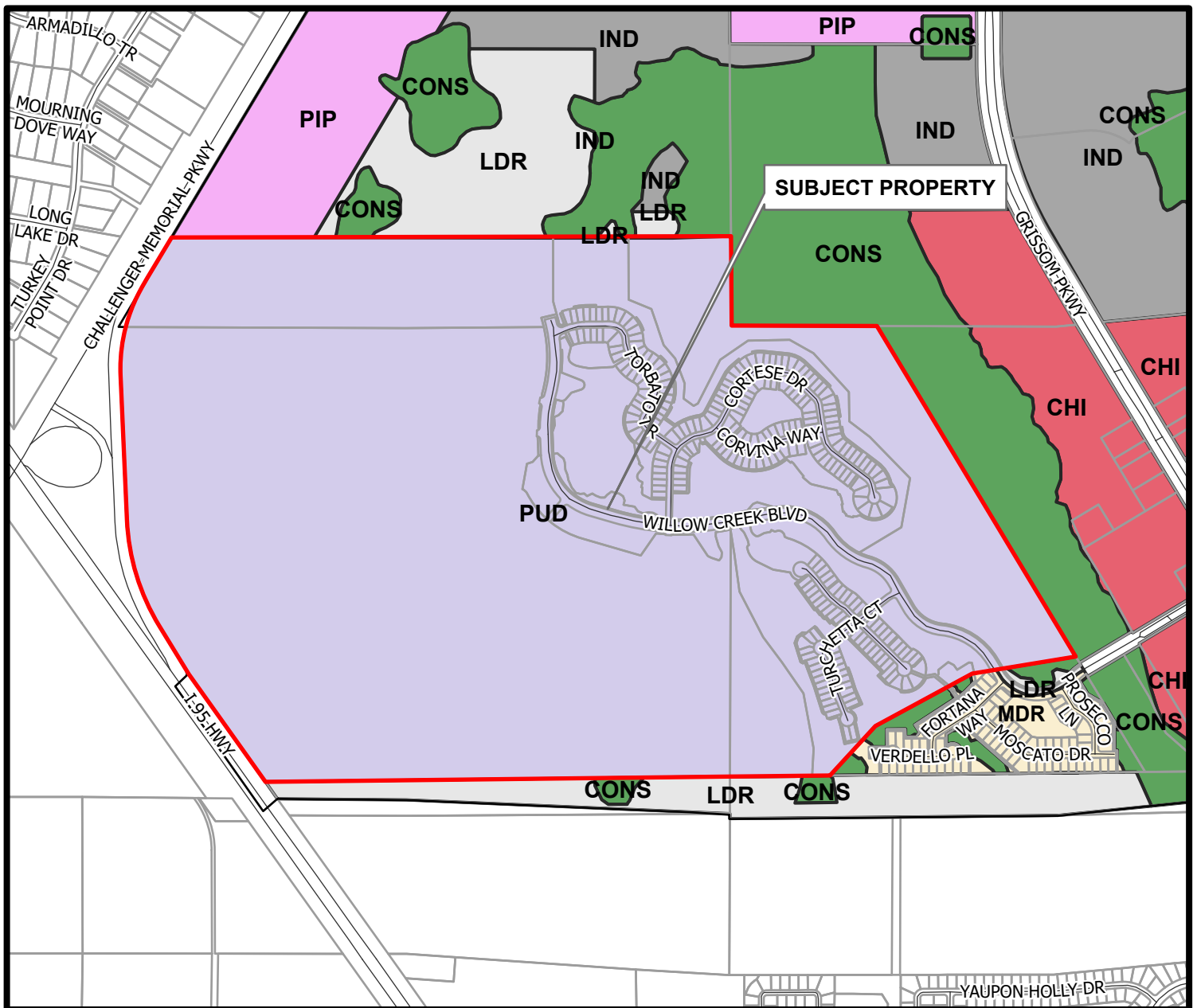


Minimal Flood Hazard Zones



Other Flood Zone Areas

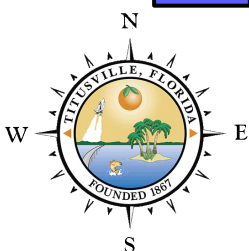




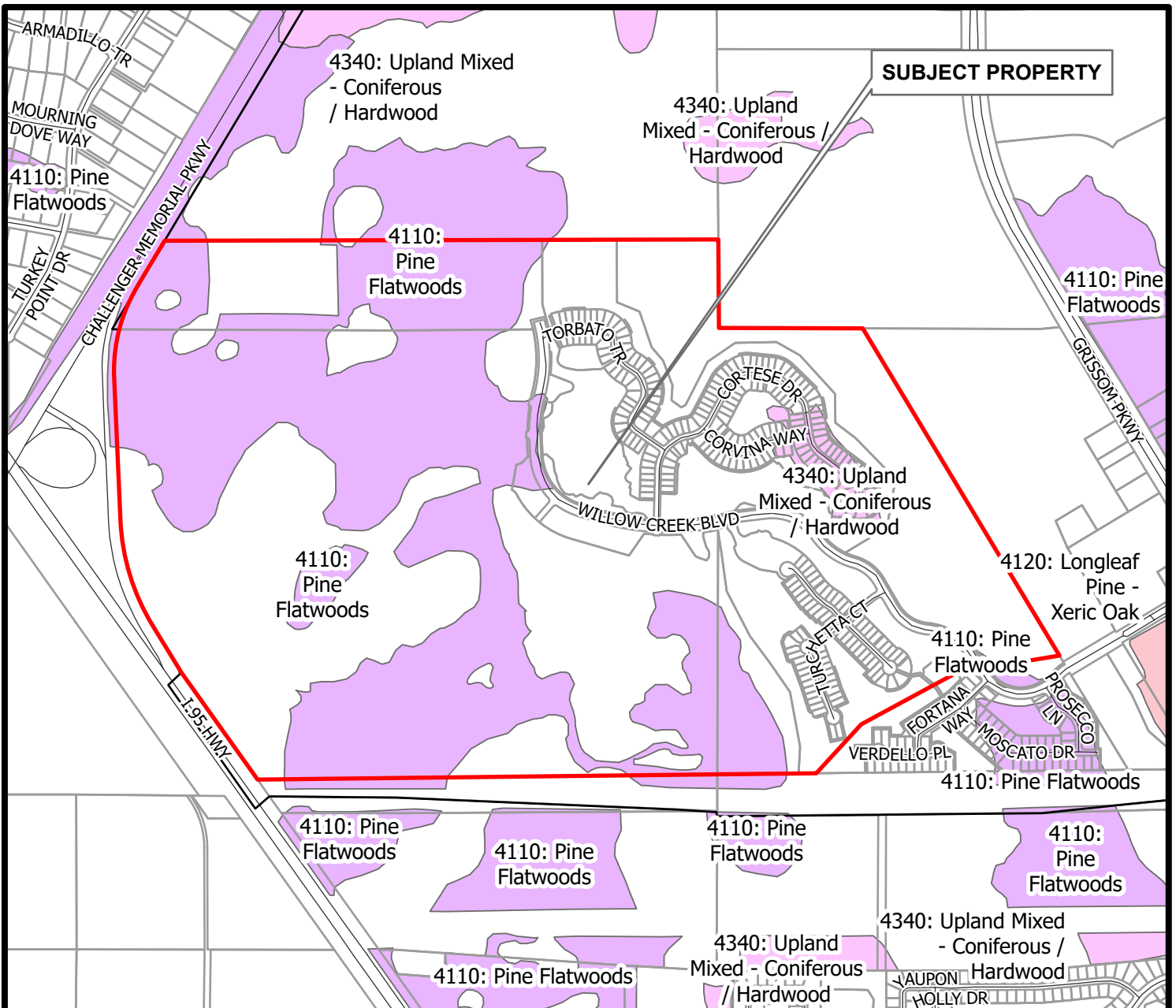
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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



0 500 1,000 2,000 Feet



SJRWMD Florida Land Use Cover Classification System **Upland Forests - 4000 Series** **REZ #4-2024**

LANDCOVER DESCRIPTION

- 4110: Pine Flatwoods
- 4120: Longleaf Pine - Xeric Oak
- 4340: Upland Mixed - Coniferous / Hardwood

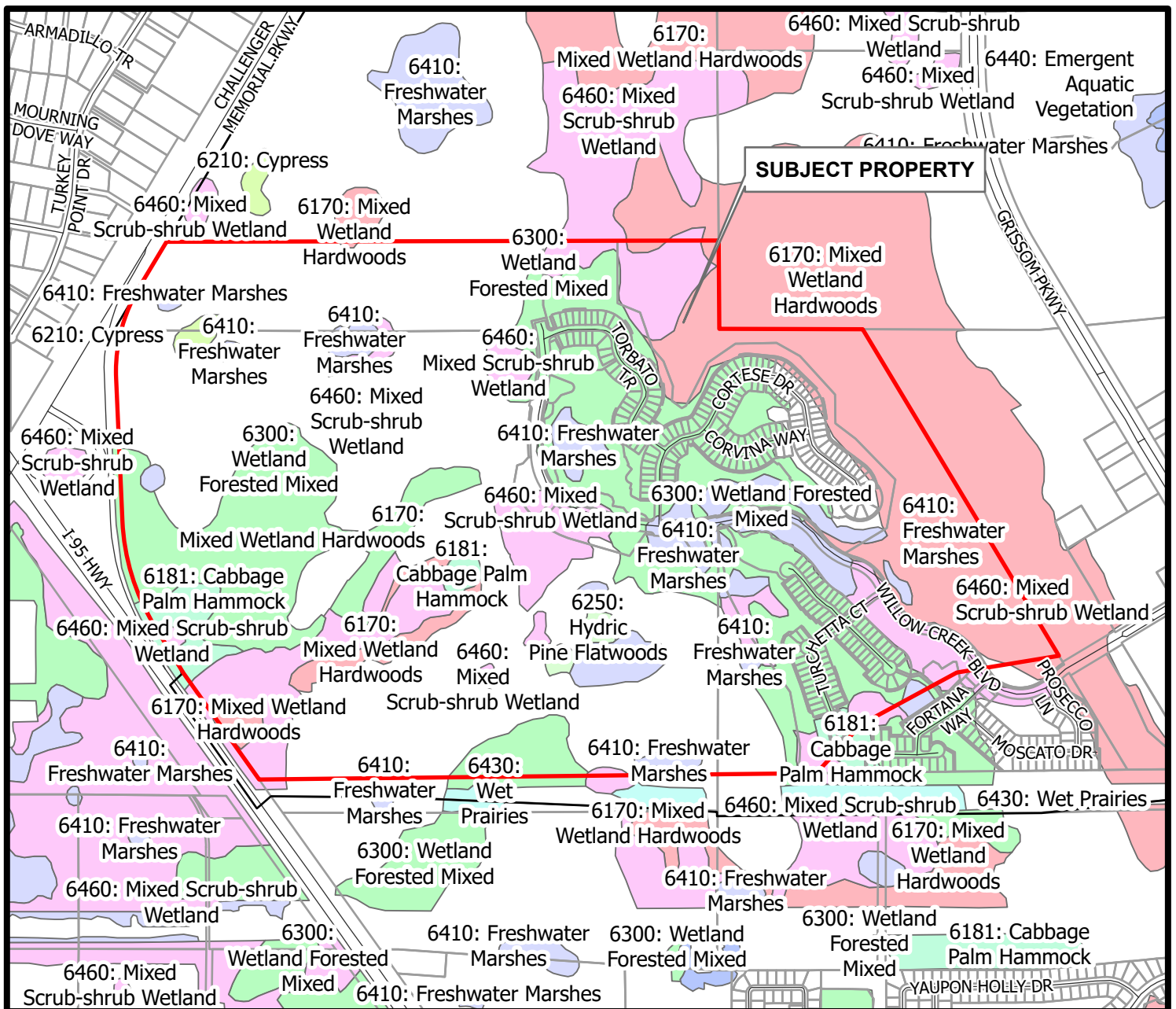


Community Development Department

0 500 1,000 2,000 Feet

1/28/2025

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



SJRWMD Florida Land Use Cover Classification System Wetlands - 6000 Series

REZ #4-2024

SJRWMD Land Cover 6000 Series

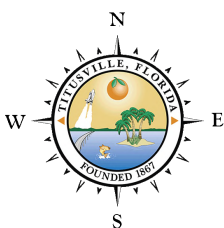
LANDCOVER DESCRIPTION

- 6170: Mixed Wetland Hardwood
- 6181: Cabbage Palm Hammoc
- 6210: Cypres
- 6250: Hydric Pine Flatwood
- 6300: Wetland Forested Mixe

- 6410: Freshwater Marshe
- 6430: Wet Prairie
- 6440: Emergent Aquatic Vegetatio
- 6460: Mixed Scrub-shrub Wetlan

Base Ma

- Parcels
- Subject



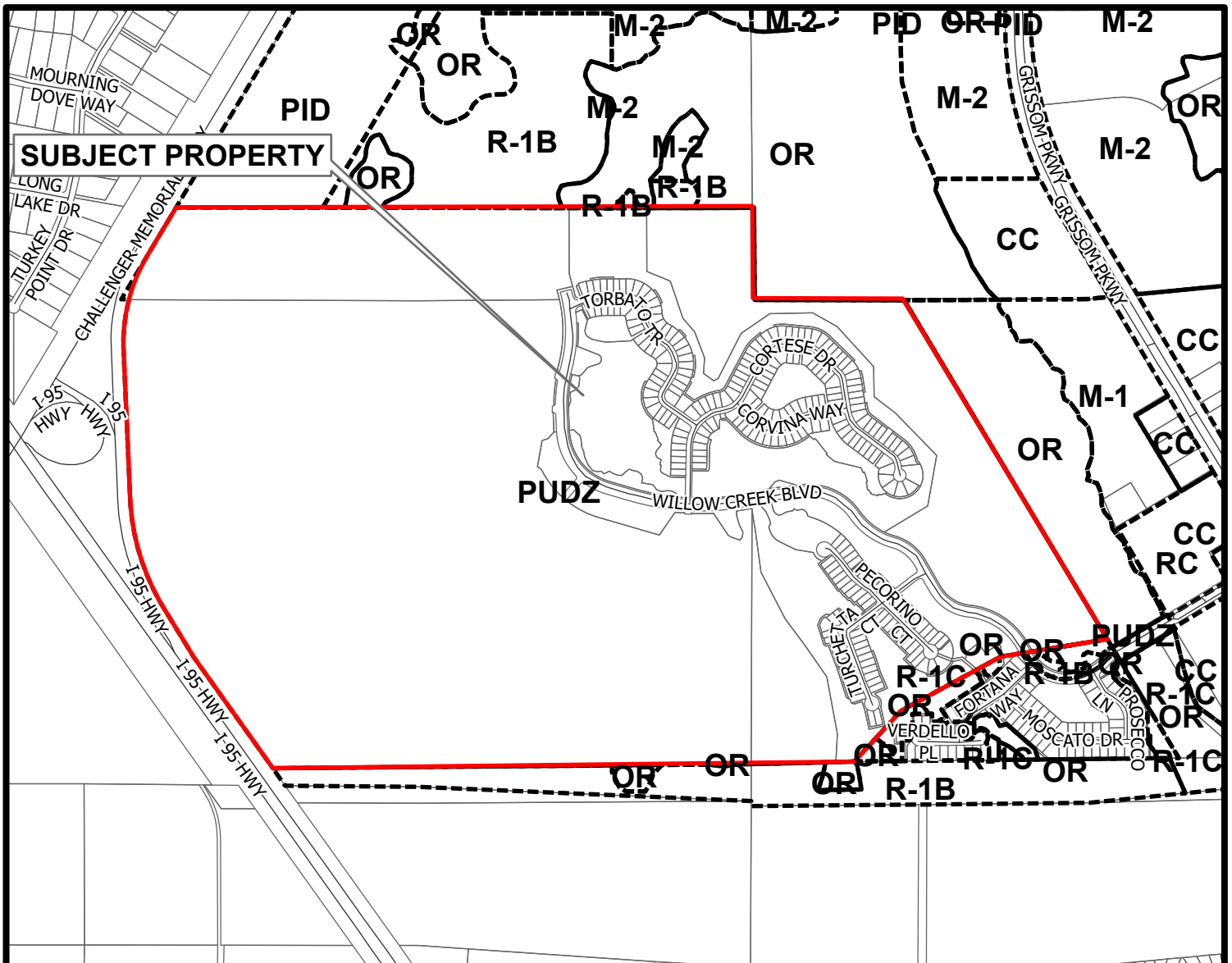
0 500 1,000 2,000 Feet

Community Development Department

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

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1/28/2025



PROPOSED ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

HM	HOSPITAL MEDICAL
T	TOURIST
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
OP	OFFICE PROFESSIONAL

SPECIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

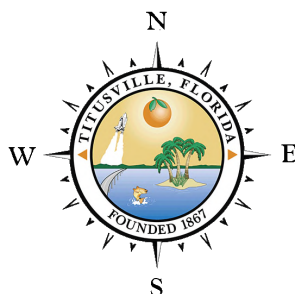
TSA	TITUSVILLE SHORELINE AREA
AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREA
ACC	AREA OF CRITICAL CONCERN
HPA	HISTORIC PRESERVATION AREA

Proposed Zoning

Parcels

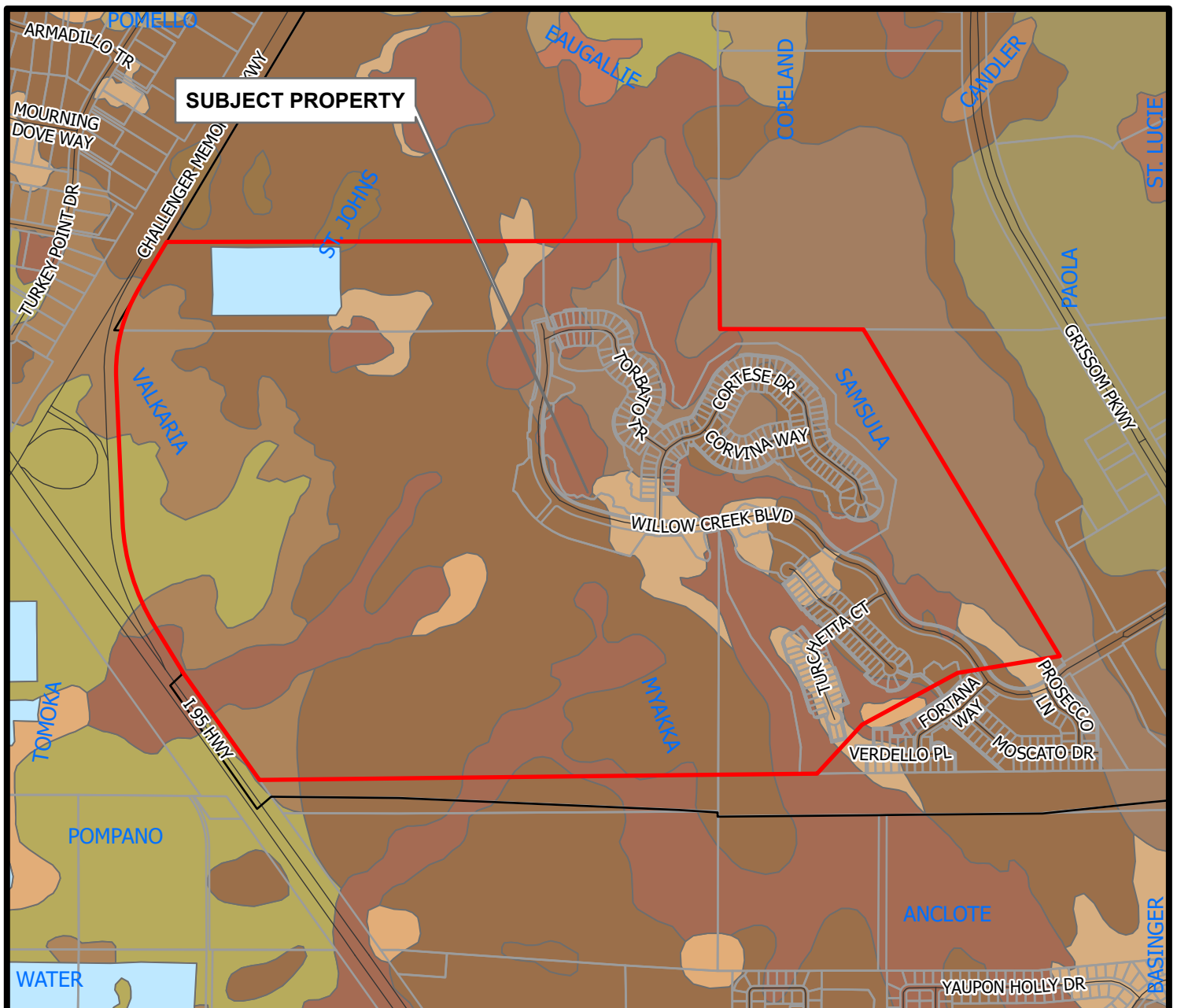
Subject

Local Roads



REZ #4-2024

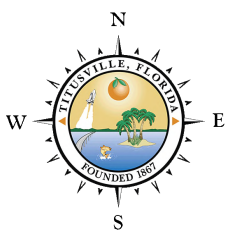
0 500 1,000 2,000 Feet



SOILS IN THE VICINITY OF SUBJECT PROPERTY

REZ #4-2024

SoilName	MYAKKA	ST. LUCI
ANCLOTE	PAOLA	TOMOKA
BASINGER	POMELLO	VALKARIA
CANDLER	POMPANO	WATER
COPELAND	SAMSULA	
EAUGALLIE	ST. JOHN	

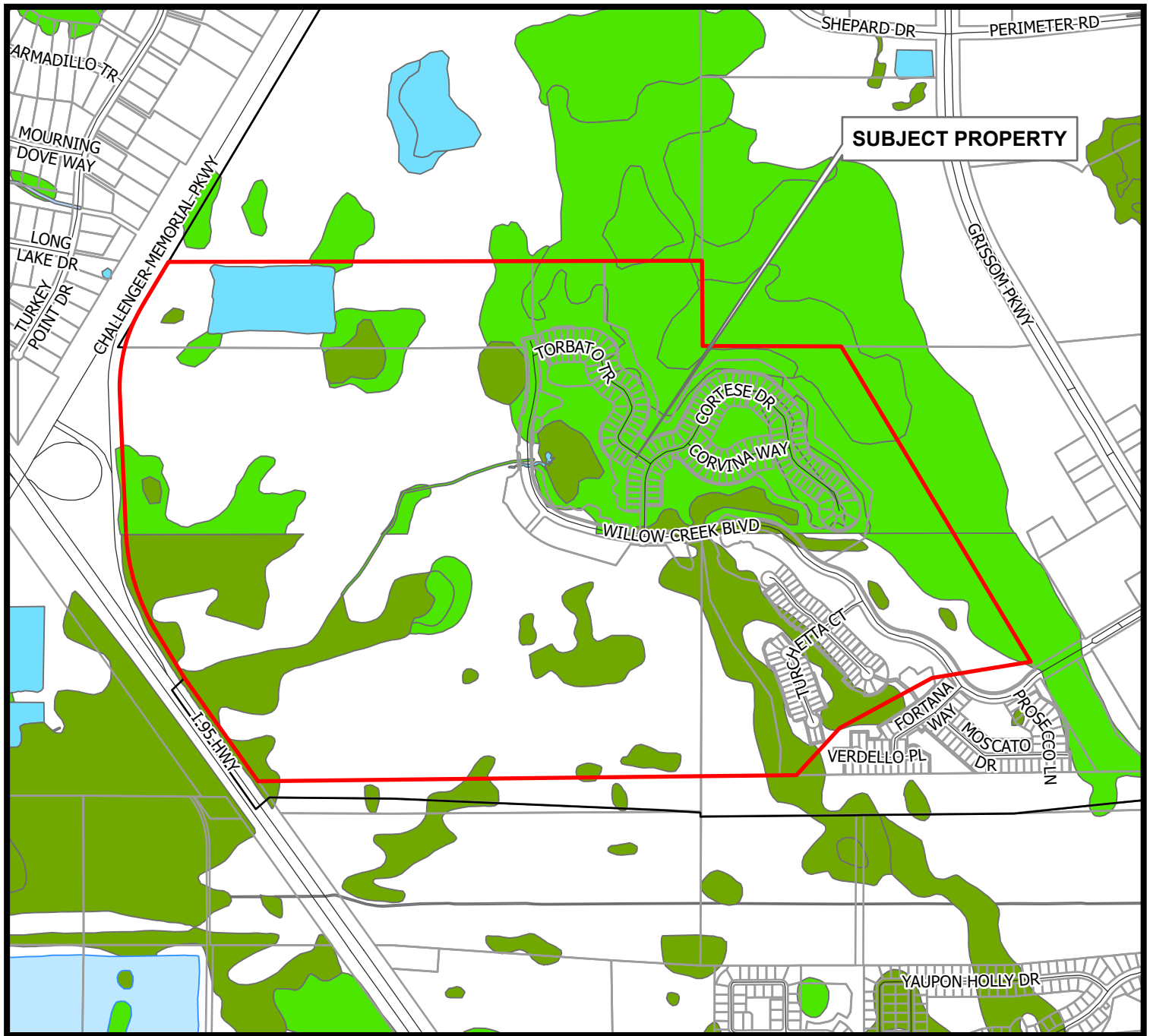


Community Development Department

0 500 1,000 2,000 Feet

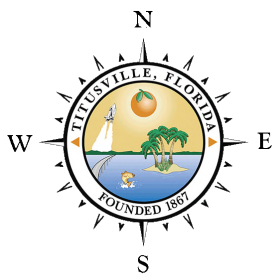
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

1/28/2025



WETLANDS IN VICINITY OF PROPERTY

REZ #4-2024



WETLAND_TY

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

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

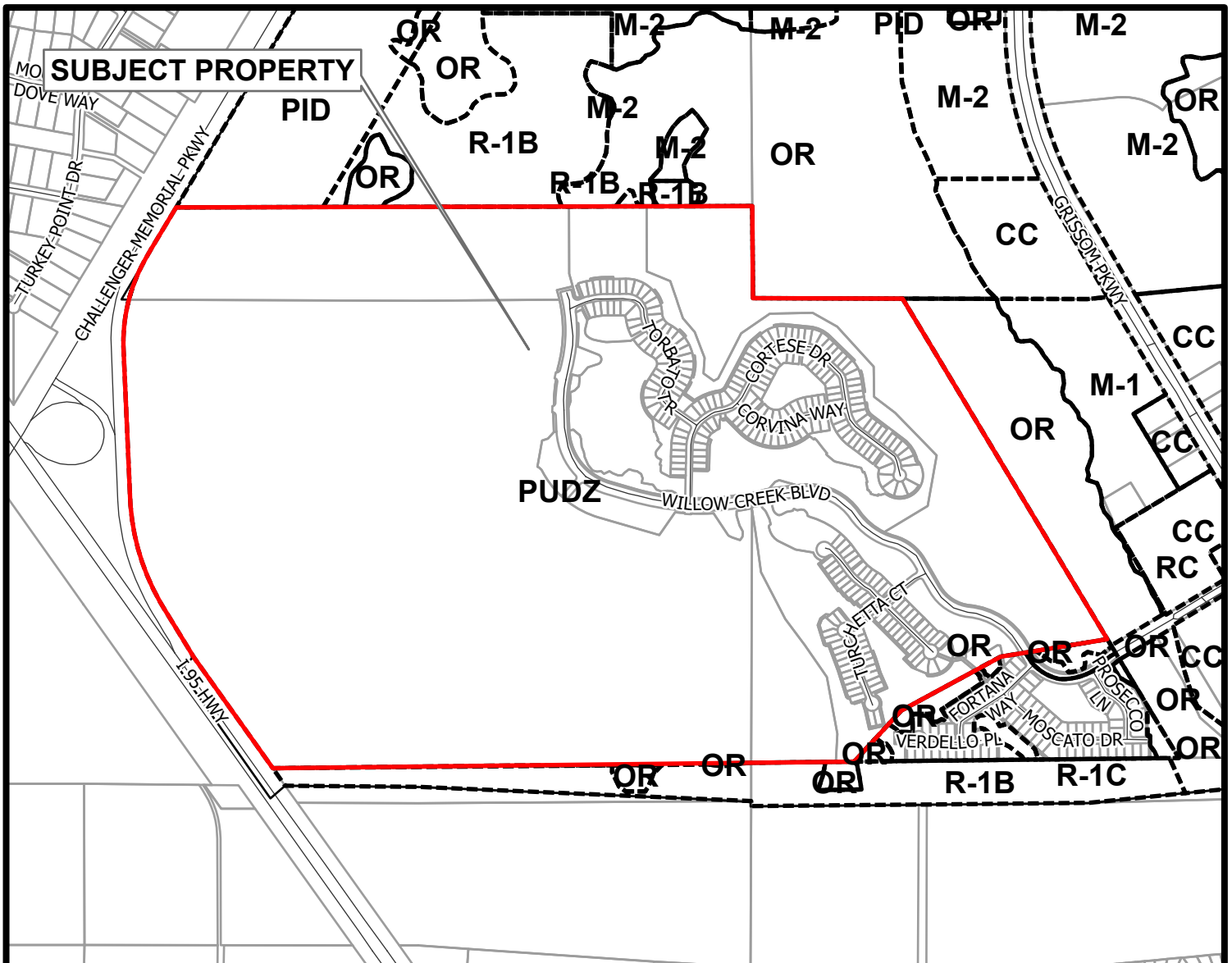
1/28/2025

Scale:1:15,000

Community Development Department
Source: USFWS NWI (2023)

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

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ZONING MAP

RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
RR	RURAL RESIDENTIAL
R-1A	SINGLE FAMILY, LOW DENSITY
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HM	HOSPITAL MEDICAL
T	TOURIST
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
OP	OFFICE PROFESSIONAL

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

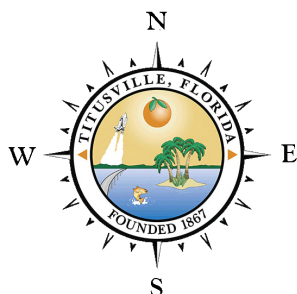
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD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

Base Map

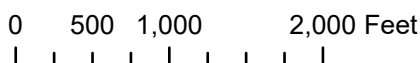
City Limits

Zoning

Subject



REZ #4-2024



Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	April 16, 2025
City Council First Ordinance Reading	April 22, 2025
City Council Public Hearing	May 13, 2025

Prepared by: Christie Anderson, AICP - Senior Planner

Applicant(s): Rodney M. Honeycutt, P.E. on behalf of KB Home Orlando LLC.

Subject Request: To amend the Willow Creek master plan to reduce the rear setbacks from twenty (20) feet to fourteen (14) feet for designated lots within Village C

Staff Recommendation: denial of the request to amend the master plan by reducing the rear setback to from twenty (20) feet to fourteen (14) feet for designated lots within Village C. Decreasing the rear setback would reduce the available area for accessory structures. This could potentially lead to an increase in variance requests in order to accommodate residential accessory structures such as pools and screen enclosures that are typical of a detached single family residence.

Response and clarification for Staff approval of this amendment:

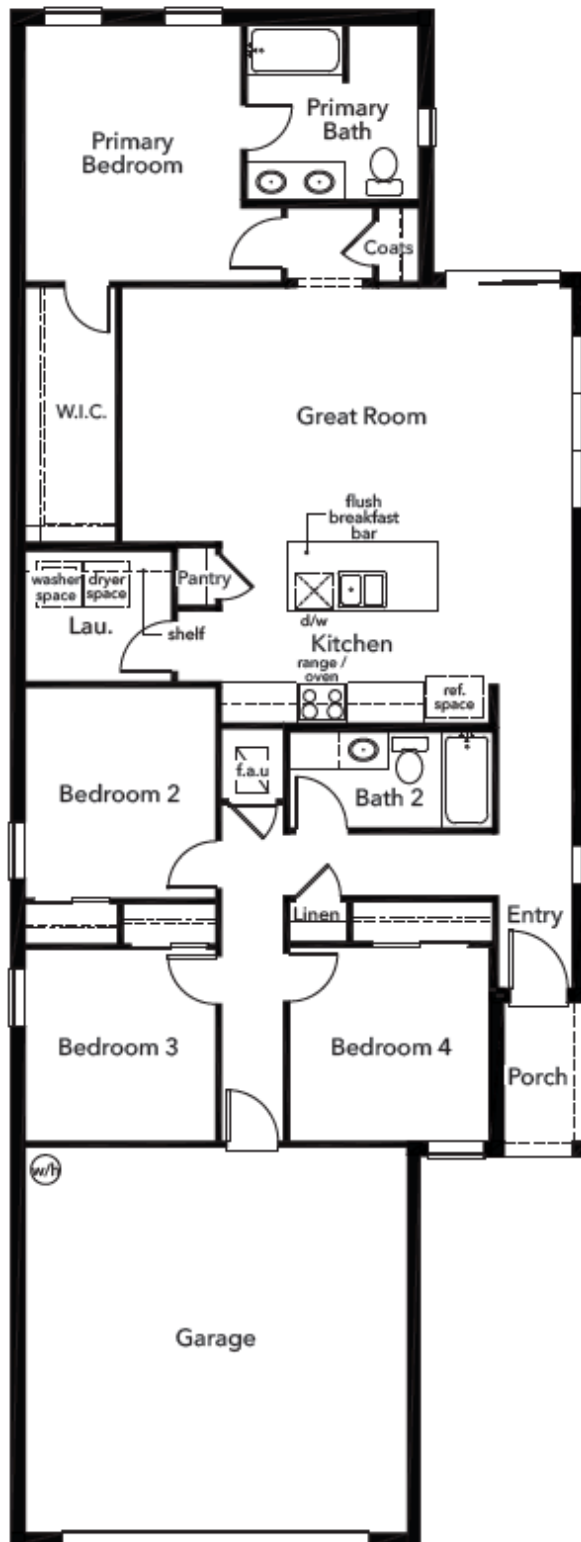
KB HOME requests this setback adjustment to accommodate an 80’ pad size for our “1637” plan. Please see included plan sheet. To accommodate a 4 Bedroom home that has 2 bathrooms and is 1-story, we need the 80’ pad to fit the length of the home. To accomplish that, a 14’ rear setback is required.

Due to previous Staff concerns with the number of lots requested, we decreased the initial number of lots from 1000+ to 126 in the current revised request. We also ensured no homes back up to other homes and we changed lot configuration for this request to ensure all the impacted homes adjoin water/conservation areas of the Verona community.

The “1637” would be a new, more attainable product offering in the Verona Community. The product is 1637 square feet and retains livability while providing choice to buyers who need a home office or customers who do not want a 2nd floor (e.g. no stairs) at a more affordable price. Our residents are a mix of retiree and working residents, who work at companies like SpaceX, Blue Origin, Amazon, NASA, and other businesses in the local Titusville community as well as commuters into Orlando.

In response to the concern Staff brought up regarding an increase in variance requests, the 14’ setback will allow for a tot lot, small shed and lap pool without any need for variance review by staff. Also, we currently have 206 residents in Verona and to date the HOA management company has processed six (6) play structures, six (6) sheds, and twelve (12) pools. Additionally, only one (1) pool and one (1) play structure have been requested in Village B, which was active after we opened the amenity center.

Verona has an 8000 SF amenity center that includes a resort style pool with splashpad, clubhouse / cabana and meeting hall, children’s playground, and two (2) pickleball courts. As stated above, due to this amenity and the significant cost of adding pools to homes, we anticipate very few future residents will likely install pools on their homes. (See Verona Amenity pictures included in this response.)



Verona Amenity Center Front



Verona Amenity Rear View_ Pool



Verona Amenity w/ Tot Lot



Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	April 16, 2025
City Council First Ordinance Reading	April 22, 2025
City Council Public Hearing	May 13, 2025

Prepared by: Christie Anderson, AICP - Senior Planner

Applicant(s): Rodney M. Honeycutt, P.E. on behalf of KB Home Orlando LLC.

Subject Request: To allow model home clusters consisting of up to eight (8) model homes within each development phase of Villages A, B, C, and E. Each model home cluster may also include a real estate sales office, and ancillary parking.

Staff Recommendation: Staff recommend denial of the amendment to allow model home clusters of up to eight (8) model homes in each development phase of Villages A, B, C, & E. Each model home cluster may include a real estate sales office and include an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office; however, Staff recommend approval of allowing one (1) model home with a real estate sales office and one ancillary stabilized temporary parking area within each residential village. Ancillary parking lots are prohibited. Additional permits may be issued consistent with Section 177.073, Florida Statutes, as described in the Planned Development (PD) rezoning ordinance.

Response and clarification for Staff approval of this amendment:

We request approval of one (1) model home with real estate office and up to four (4) decorated “model show homes” and one ancillary stabilized temporary parking area within each residential village. This is a reduction by three from the original request. Please see Model Park example picture that is included in this response. Allowing one sales office and up to four model show homes in a Model Park improves the overall customer experience and allows us to submit model site plans with enhanced landscaping, connected sidewalks between homes, and contiguous fencing that is shown on a model site plan that would differ than the process adopted in Chapter 210-2024 (SB 812) regarding expedited residential building permits.

A multiple show home “model park” will:

1. Allow homebuyers to make more informed decisions because we can showcase different home designs and product options available for them to purchase in their home to better fit their personal needs (e.g. 1-story homes versus 2-story homes).
2. Help ensure customers and their families and friends are protected from having to walk on the road with vehicles.
3. Reduce street congestion by ensuring adequate parking for all models is accessible from one ADA compliant parking area.
4. Better protect Kb HOME Team Members by allowing us to focus security resources in one area.
5. Enhance the customer experience by demonstrating how homes might ‘live together’ on a streetscape with multiple homes constructed together along the Model row versus a single stand alone sales office home.
6. Give a destination for other agencies in the Titusville community with whom we can partner to use the models for their business purposes (e.g. Homebuilder association events like Parade of Homes, law enforcement, fire departments, realtor offices, etc).

Additionally, all our sales office models and show homes will be converted to residential homes for future residents; these homes are designed to be incorporated into the community once we don’t need to sell from them.

Model Park Example (Reserve at Forest Lake community, City of Lake Wales)

