



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

July 2, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes May 21, 2025 Regular meeting and June 4, 2025 Special Workshop minutes.

Approve both minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Rezoning (REZ) No. 2-2025 - Brooks Landing Dog Park

Conduct the public hearing and make a recommendation on Rezoning (REZ) No. 2-2025 Brooks Landing Dog Park.

Amend the Planned Development (PD) ordinance and associated master plan of the Brooks Landing subdivision applied by Ordinance No. 24-2019, to add a fenced dog park recreational amenity, for property located approximately 1,500 feet east of U.S. Highway 1 on the North side of Jay Jay Road, also identified by Brevard County Tax I.D. No. 3034198.

The City Council will hold a public hearing on this item on July 22, 2025.

B. Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning (SSA) No. 2-2025 – 5320 South Washington Avenue

Conduct the public hearing and make a recommendation on Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning (SSA) No. 2-2025 – 5320 South Washington Avenue.

Approve the annexation of the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a legislative item.

Approve the comprehensive plan future land use small scale map amendment from the Brevard County Community Commercial Future Land Use category to the City of Titusville Commercial High Intensity Future Land Use category for the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a legislative item.

Approve the rezoning without concept plan, from the Brevard County BU-1 General Retail Commercial zoning district to the City of Titusville Community Commercial (CC) zoning district for the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a quasi-judicial item.

A public hearing will be held by City Council on July 22, 2025.

C. Fence Permit Ordinance

Recommend approval of the Ordinance amending fence permit requirements.

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: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Minutes May 21, 2025 Regular meeting and June 4, 2025 Special Workshop minutes.**
Department/Office: Planning

Recommended Action:

Approve both minutes

Summary Explanation & Background:

Minutes May 21, 2025 Regular meeting and June 4, 2025 Special Workshop minutes.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 05.21.25 Minutes Draft P&Z
2. 06.04.25 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 May 21, 2025 at 6:00 p.m.

XXX

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

XXX

Member Fayson made a motion to approve the minutes from the May 7, 2025 meeting as presented. Member Scully seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

Toni Shifalo of Titusville, Florida came to inform the Planning and Zoning Commission that the Historic Preservation Board is having their annual workshop tomorrow night, May 22, 2025 at 5:30pm. Ms. Shifalo invited the Commission to come and hear the presentations on Joynerville etc.

Stan Johnston of Titusville, Florida came to speak in regard to his concerns with the SNJ Oaks plans.

XXX

Old Business

None

XXX

New Business

Ordinance No. 21-2025 – Artificial Turf

Planner Tabitha Armstrong stated that the Planning and Zoning Commission members were provided a hardcopy of tonight's Ordinance No. 21-2025 on the dais which has a change of removing the word "developed" from the language *developed single family lot* in the Ordinance.

Member Garrod provided lengthy comments regarding his concerns with Section 30-325 (d), Section 30-325 (j) and Section 30-321 (f).

Assistant City Attorney Farrell provided feedback to Member Garrod with his concerns about engineering requirements.

Toni Shifalo of Titusville, Florida came to speak against the use of any artificial plant material and harm to the environment.

The Planning and Zoning Commission members had discussion.

Assistant City Attorney Farrell advised the Commission that staff would like to see an ordinance in place to provide clarity and standards for when artificial turf is being used.

Secretary Grant asked why there are restrictions placed to only allow in the side and rear yards. Ms. Armstrong stated that the feedback from citizens during the Board of Adjustment and Appeals meetings has been strongly opposed to any use of artificial turf in the front yard.

Assistant City Attorney Farrell added that the ordinance has been created to compromise between those who want the artificial turf and those who do not want to see it.

The Planning and Zoning Commission had additional discussions with staff and amongst themselves.

XXX

Member Garrod made a motion to recommend approval of Ordinance No. 21-2025 that was provided as a hard copy during the meeting with the following changes: in Section 30-325. Artificial Turf. Remove part (d) completely. Section 30-325 Artificial Turf. (j) – This language should be changed to make this a conditional use instead of a variance going to the Board of Adjustments and Appeals. Section 30-321. Plant materials – (f) – remove from the language ***“when concealed from view from the adjacent right-of-way and consistent with the requirements of Section 30-325 “Artificial Turf”***. Secretary Grant seconded.

Roll call was as follows:

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

Motion passed with a 5 yes, 1 no vote.

Member Scully voted no because he likes Section (j) as it is currently written.

XXX

Conditional Use Permit CUP#1-2025 – 5195 S. Washington Avenue

Planner Tabitha Armstrong gave an overview of this item.

Member Gelin disclosed that she spoke to Assistant City Attorney Farrell about a conflict of interest and it was determined that there was not a conflict of interest.

Lakeisha Brown, applicant, of Titusville, Florida came to speak in favor of this item.

Tommie Hicks Jr. came to speak in favor of this item.

Seamone Evans of Titusville, Florida came to speak in favor of this item.

The Planning and Zoning Commission had discussion relating to the lighting.

XXX

Secretary Grant made a motion to recommend approval of Conditional Use Permit CUP#1-2025 – 5195 S. Washington Avenue as presented by staff. Member Fayson seconded.

Roll call was as follows:

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

Motion passed.

XXX

Odyssey Ridge – Final Plat

Principal Planner Eddy Galindo gave an overview of this item.

XXX

Member Fayson made a motion to recommend approval of the Odyssey Ridge Final Plat as presented. Member Gelin seconded.

Roll call was as follows:

Member Fayson	Yes
Member Gelin	Yes

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

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Principal Planner Eddy Galindo informed the Planning and Zoning Commission members that on June 4, 2025 at 5:00pm there will be a public workshop to discuss and get feedback on the City of Titusville’s Evaluation Appraisal Report (EAR).

XXX

Adjournment 7:32pm

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in special session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday June 4, 2025 at 5:00 p.m.

XXX

Chairman Aton called the workshop to order at 5:00 p.m. Present were, Member John Scully, Member Theodore Garrod, Alternate Member John Rogers. Also, in attendance were Principal Planner Eddy Galindo, Community Development Director Brad Parrish, and Recording Secretary Laurie Dargie.

XXX

Workshop

Evaluation and Appraisal Report (EAR)

Eliza Juliano and Emily Thomas with Kimley-Horn came to provide a presentation on the Evaluation and Appraisal Report (EAR).

Member Rogers had brief discussion with Ms. Juliano regarding the bike trail and stormwater ponds.

Member Garrod spoke of his familiarity of the EAR process. Member Garrod made comments relating to road widening, transportation, and the financial costs that come with meeting the goals that are set forth to obtain.

Stan Johnston of Titusville came to speak about an email he sent to the Planning and Zoning Commission at 2:00am. Mr. Johnston spoke of his concerns on the incorrect flood plain information, dams, freshwater management study, and sea level rise.

Toni Shifalo of Titusville came to request that there be policies for protection of historic abandoned cemeteries in place. Ms. Shifalo also spoke about protecting the undeveloped land in Titusville and the sanitary sewer issues.

Member Rogers suggested bumping the Level of Service (LOS) from 8 acres per 1,000 residents to 10 or 15 acres per 1,000 residents.

A citizen came to share her concerns regarding not having enough freshwater for the projected growth in Titusville. She stated that Titusville should not be promoting growth and there is not enough potable water. She also stated that there is a lack of a good bus transit system in Titusville.

Laurilee Thompson of Mims came to speak and made reference to the Titusville 20/20 Plan. Ms. Thompson said Titusville should value what we have and work to protect it. Ms. Thompson said that the Titusville Environmental Commission could help with reviewing the EAR.

Lisa came to speak about the need for smart growth and mid-density growth. She stated that Titusville is lacking in townhomes and multi-family communities that promote walkability. She stated there is too much single-family development.

Member Rogers spoke about the Downtown and how the desire is to have it a vibrant walkable area.

Chairman Aton said he agrees with Member Garrod regarding the need to budget the funds to meet the goals. Chairman Aton said it is a balance of having the funds to meet the infrastructure needs.

Principle Planner Eddy Galindo went over the summary slide from the presentation to ask if anyone had additional feedback on Kimley-Horns summary.

Mr. Galindo said the next steps would be to take feedback, bring text changes back before the Planning and Zoning Commission and City Council, then provide to the State for their comments.

Member Garrod made comments about parking lots that don't have proper connectivity that allow access to other businesses without having to enter and exit the road again.

XXX

Adjournment 6:24pm

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Rezoning (REZ) No. 2-2025 - Brooks Landing Dog Park**
Department/Office: Planning

Recommended Action:

Conduct the public hearing and make a recommendation on Rezoning (REZ) No. 2-2025 Brooks Landing Dog Park.

Amend the Planned Development (PD) ordinance and associated master plan of the Brooks Landing subdivision applied by Ordinance No. 24-2019, to add a fenced dog park recreational amenity, for property located approximately 1,500 feet east of U.S. Highway 1 on the North side of Jay Jay Road, also identified by Brevard County Tax I.D. No. 3034198.

The City Council will hold a public hearing on this item on July 22, 2025.

Summary Explanation & Background:

The applicant is requesting an amendment to the Planned Development (PD) ordinance and associated master plan of the Brooks Landing subdivision (Ord. No. 24-2019) to accommodate a request by the subdivision residents to add a fenced dog park recreational amenity. The property is located approximately 1,500 feet east of U.S. Highway 1 on the North side of Jay Jay Road. A new dog park amenity is proposed within Buffer/Landscape Tract I of the current Master Plan.

The property was annexed into the City in 2006. At the time, the property was assigned the Planned Unit Development and Conservation future land use designations and rezoned to the Planned Unit Development (PUDZ) and Open Space and Recreation (OR) zoning districts with a master plan (Ordinance No. 58-2006, No. 59-2006, and No. 60-2006) to allow a single-family residential subdivision with up to 112 units.

In 2019 the City Council approved Comprehensive Plan Amendment No. 1-2018 – Brooks Landing which replaced the Planned Unit Development and Conservation future land use designations with the Residential Two future land use designation and replaced the Planned Unit Development Zoning (PUDZ) and Open Space and Recreation (OR) zoning to the Planned Development (PD) zoning with a maximum of 143 single-family residential units, common open, and associated infrastructure.

The Brooks Landing Subdivision PD Ordinance No. 24-2019, Exhibit A, Section 1.6 requires that “a playground and/or 30x30 foot pavilion will be included within Tract I across the street from the pavilion in Tract E.” A playground has been constructed within Tract I and the proposed dog park will be adjacent to the playground. An amendment to the PD ordinance is requested to permit a dog park.

The proposed dog park is an additional recreational amenity which has the potential to introduce nuisances such as noise and odor. The City’s Code of Ordinances Section 5-4. – Animals creating nuisance prohibited states, “Any person that owns, keeps or harbors any animal which is found to have done any of the following acts shall be deemed in violation of this section, and shall be punished as provided in section 5-7 et seq. The following are the offenses that are deemed to create a nuisance:

(1) Any animal or bird which:

- a. Frequently and for continued duration howls, barks, meows, squawks or makes other sounds;
- b. Endangers or injures the safety or health of humans;
- c. Annoys or disturbs a reasonable person of normal sensitivities across residential real property boundaries;
- d. By its own condition or the condition of its confinement creates obnoxious odors.

The dog park is proposed to be located adjacent to Lot 1 of the Brooks Landing subdivision, which is currently developed with an existing single family residence. If any of the surrounding property owners experience nuisances related to noise or odor, these can be addressed by the City through the issuance of Code Enforcement violations.

A residential subdivision and associated open space or recreational amenities (including the requested dog park) are consistent with the Residential Two future land use designation.

Alternatives:

1. Recommend approval of the rezoning
2. Recommend approval of the rezoning with conditions
3. Recommend denial of the rezoning

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Application
3. Ordinance
4. MAPS
5. Dog Park Details



City of Titusville

Planning Department Staff Report

REZONING (REZ) No. 2-2025 – BROOKS LANDING DOG PARK

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	July 2, 2025
City Council First Ordinance Reading	July 8, 2025
City Council Public Hearing	July 22, 2025

Prepared By: Eddy Galindo, AICP – Principal Planner

Applicant(s): Chrissie Inosencio, on behalf of BL Homeowners Association, Inc., owner

Applicant's Request: Amend the Planned Development (PD) ordinance (Ord. No. 24-2019) and associated master plan of the Brooks Landing subdivision, located approximately 1,500 feet east of U.S. Highway 1 on the North side of Jay Jay Road, also identified by Brevard County Tax I.D. No. 3034198, to add a recreational dog park use in the PD.

Staff Recommendation: Approve the request to amend the Planned Development (PD) ordinance (Ord. No. 24-2019).

BACKGROUND INFORMATION

The applicant is requesting an amendment to the Planned Development (PD) ordinance and associated master plan of the Brooks Landing subdivision (Ord. No. 24-2019) to accommodate a request by the subdivision residents to add a fenced dog park recreational amenity. The property is located approximately 1,500 feet east of U.S. Highway 1 on the North side of Jay Jay Road. A new dog park amenity is proposed within Buffer/Landscape Tract I of the current Master Plan.

The property was annexed into the City in 2006. At the time, the property was assigned the Planned Unit Development and Conservation future land use designations and rezoned to the Planned Unit Development (PUDZ) and Open Space and Recreation (OR) zoning districts with a master plan (Ordinance No. 58-2006, No. 59-2006, and No. 60-2006) to allow a single-family residential subdivision with up to 112 units.

In 2019 the City Council approved Comprehensive Plan Amendment No. 1-2018 – Brooks Landing which replaced the Planned Unit Development and Conservation future land use designations with the Residential Two future land use designation and replaced the Planned Unit Development Zoning (PUDZ) and Open Space and Recreation (OR) zoning to the Planned Development (PD) zoning with a maximum of 143 single-family residential units, common open, and associated infrastructure.

The Brooks Landing Subdivision PD Ordinance No. 24-2019, Exhibit A, Section 1.6 requires that "a playground and/or 30x30 foot pavilion will be included within Tract I across the street from the

pavilion in Tract E.” A playground has been constructed within Tract I and the proposed dog park will be adjacent to the playground. An amendment to the PD ordinance is requested to permit a dog park.

The proposed dog park is an additional recreational amenity which has the potential to introduce nuisances such as noise and odor. The City’s Code of Ordinances Section 5-4. – Animals creating nuisance prohibited states, “Any person that owns, keeps or harbors any animal which is found to have done any of the following acts shall be deemed in violation of this section, and shall be punished as provided in section 5-7 et seq. The following are the offenses that are deemed to create a nuisance:

(1) Any animal or bird which:

- a. Frequently and for continued duration howls, barks, meows, squawks or makes other sounds;
- b. Endangers or injures the safety or health of humans;
- c. Annoys or disturbs a reasonable person of normal sensitivities across residential real property boundaries;
- d. By its own condition or the condition of its confinement creates obnoxious odors.

The dog park is proposed to be located adjacent to Lot 1 of the Brooks Landing subdivision, which is currently developed with an existing single family residence. If any of the surrounding property owners experience nuisances related to noise or odor, these can be addressed by the City through the issuance of Code Enforcement violations.

A residential subdivision and associated open space or recreational amenities (including the requested dog park) are consistent with the Residential Two future land use designation.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Single family residential subdivision	Residential Two	Planned Development (PD Ord. No. 24-2019)

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning
Single family residential subdivision	Residential Two	Planned Development (PD Ord. No. 24-2019, as amended)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Single Family Residential (Brady Grove Park)	RES 2 (Brevard County)	Single Family Mobile Home TR-2 (Brevard County)
			Rural Residential Mobile Home RRMH-1 (Brevard County)
			Single Family Residential RU-1-9
South	Single Family Residential (unplatted)	Residential Two	Rural Residential (RR),
		Residential 2 Units Per Acre (Brevard County)	Agricultural Residential AU (Brevard County)
			Rural Residential Mobile Home RRMH-2.5 (Brevard County)
			Rural Residential Mobile Home RRMH-1 (Brevard County)
	Office and Vacant	Community Commercial (Brevard County)	General Retail Commercial BU-1 (Brevard County)
West	Light Industrial and Vacant	Residential 2 Units Per Acre (Brevard County)	Agricultural Residential AU (Brevard County)
		Community Commercial (Brevard County)	General Retail Commercial BU-1 (Brevard County)
East	Single Family Residential (unplatted)	RES 2 (Brevard County)	Rural Residential Mobile Home RRMH-1 (Brevard County)
			Single Family Mobile Home TR-1 (Brevard County)

STAFF ANALYSIS

General Information:

The homeowner's association for the Brooks Landing subdivision, BL Homeowners Association, Inc., is proposing to add a dog park recreational amenity to the northeast corner of Tract I, adjacent to the existing playground. The applicant states the request is in response to feedback from the residents of the subdivision in support of a dog park. The dog park is located outside of the 10-foot wide utility easement located within Tract I, along the boundary between Tract I (open space) and Tract A (50' private road).

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

The following are staff's findings.

1. Comprehensive Plan Consistency Statement. *The requested amendment to the Planned Development (PD) ordinance of the Brooks Landing single family residential subdivision to add a recreational dog park to the list of permitted uses is consistent with the current Residential Two future land use designation.*

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

Staff Comment: *The subdivision is served by city utilities; however, no new connection to city utilities is anticipated with the addition of the proposed dog park.*

Transportation impact.

Staff Comment: *The proposed dog park is a privately owned recreational amenity, within an existing single family residential subdivision. No new transportation impacts are anticipated.*

Solid Waste.

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

1.2. Public streets are adequate to access the property.

Staff Comment: *The dog park is proposed to be located within a portion of Tract I which has frontage on Landing Drive. The dog park location is adjacent to existing sidewalks, which connect to the remaining sidewalk network within the subdivision.*

1.3. The land will support the proposed development.

Staff Comment: *The location of the proposed dog park does not contain wetlands as shown on the National Wetlands Inventory Map and is not within a special flood hazard area.*

1.4. Environmental impact.

Staff Comment: *The dog park is proposed to be located within a vacant portion of Tract I, which is dedicated to open space. The addition of fencing, signage, and seating will not require impacts to wetlands, floodplains, or tree removal.*

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

Staff Comment: *The Brooks Landing Subdivision PD Ordinance No. 24-2019, Exhibit A, Section 1.6 requires that "a playground and/or 30x30 foot pavilion will be included within Tract I across the street from the pavilion in Tract E." A playground has been constructed within Tract I and a dog park is proposed to be located adjacent to the existing playground.*

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

3.1. The development in the area;

Staff Comment: *No changes to the maximum density of the subdivision are proposed. The request is to add a recreational amenity.*

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

1 *Staff Comment:* The addition of a recreational amenity within the subdivision is not
2 anticipated to depreciate the property values of the surrounding area. The proposed
3 dog park has the potential to introduce nuisances such as noise and odor. If any of the
4 surrounding property owners experience nuisances related to noise or odor, these can
5 be addressed by the City through the issuance of Code Enforcement violations, such
6 as to Code of Ordinances Section 5-4. – Animals creating nuisance prohibited.

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

8 *Staff Comment:* The request does not propose a new zoning district on the property.
9 The request is to amend the existing Planned Development (PD) ordinance, previously
10 approved by City Council in 2019, to allow an additional recreational amenity within the
11 single family residential subdivision.

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

14 *Staff Comment:* The addition of a recreational amenity within an existing single family
15 residential subdivision is not expected to impact the public safety and welfare of the
16 general area.

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

19 *Staff Comment:* The proposed dog park is internal to a Planned Development single
20 family residential subdivision and does not encroach on any required landscape yards.

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

22 *Staff Comment:* The Brooks Landing Subdivision PD Ordinance No. 24-2019, Exhibit
23 A, Section 1.6 requires that “a playground and/or 30x30 foot pavilion will be included
24 within Tract I across the street from the pavilion in Tract E.” A playground has been
25 constructed within Tract I and the proposed dog park will be adjacent to the playground.
26 An amendment to the PD ordinance is requested to permit a dog park.

27 **COMMUNITY ENGAGEMENT MEETING - LDR Section 34-14**

28 *Staff Comment:* This application is exempt from community engagement
29 requirements.

30 **RECOMMENDATION:**

31 Approve the request to amend the Planned Development (PD) ordinance (Ord. No. 24-2019) and
32 associated master plan of the Brooks Landing subdivision to add a recreational dog park in the
33 PD on property located approximately 1,500 feet east of U.S. Highway 1 on the North side of Jay
34 Jay Road, as described in Exhibit A of the ordinance.

35 This recommendation is based upon the staff analysis, information and evidence presented, and
36 in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land
37 Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the
38 provisions of Chapter 163 and 166, Florida Statutes.



Gateway to Nature & Space



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

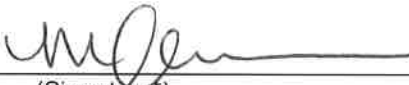
Please submit electronically a completed application including to the Planning Department for payment and meeting scheduling. Chapter 34 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

1. Project Information	Project Name Brooks Landing	Property Address/Location Description 2904 Landing Dr.- Common Area
2. Type of Request	Rezoning (REZ) ☒ Planned Development (PD) ☐ Master Plan (MP) ☐	
2. Applicant/ Owner	Name of Applicant/Contact Chrissie Inosencio	Name of Owner Brooks Landing HOA
	Street Address 1000 Legion Pl #800	Street Address 3601 Rigby Rd # 300
	City State Zip Orlando FL 32801	City State Zip Miamisburg FL 45342
	Telephone # 4074160392 Fax #	Telephone # 772-284-2248 Fax #
	E-Mail Address chrissie.inosencio@ddcmgmt.com	E-Mail Address megan.willbur@ddcmgmt.com
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other	
4. Parcel ID	21-35-21-YX-*-I	Tax Acct.
5. Site Size	Acres: 3 Square Feet: 130680	
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:	Common Area Open Space
	SOUTH:	Common Area Open Space
	EAST:	Common Area Open Space- Playground
	WEST:	Common Area Open Space & Homesite

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*)

4/11/25
(Date)

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

Date received: _____

Accepted by: _____



Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)



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

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

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.	☐



CONCURRENCY

City of Titusville Preliminary Concurrency Assessment

Project Name: Brooks Landing
Project Location: _____
Submitted By: _____ Date: _____
Company Name: _____ Email: _____

Concurrency Assessment Requirements

1. Project Developer/Engineer: _____

Address: **21-35-21-YX-*-I**

City: Orlando State: FL 45342 Zip: _____

Email: _____ Phone: _____ Fax: _____

2. Property Owner: _____

Address: _____

City: Miamisburg State: FL Zip: _____

Email: _____ Phone: _____ Fax: _____

3. Size of proposed development (acres): _____

4. Parcel ID Number: _____

5. Tax Account Number: _____

6. Name of Primary Access Point(s): **Common Area Open Space**

Common Area Open Space

7. Name of Secondary Access Point(s): _____

Common Area Open Space- Playground

8. Are there any existing structures or improvements on the site. Yes: ☐ No: ☒

If yes please describe: _____

Common Area Open Space & Homesite

NA

9. Proposed Use(s):

Residential Uses ☐ Single Family Number of Lots: _____

☐ Multi-family Number of Units: _____

No. of Buildings: _____ Bldg. Height: _____ (ft)

Non-Residential Use Use: _____ Area: _____ (ft²)

Use: _____ Area: _____ (ft²)

Use: _____ Area: _____ (ft²)

Use: _____ Area: _____ (ft²)

(For non-residential uses include type from list below with square footage of each type proposed.)

Medical Office	Retail Under 50,000 GSF	Auto Repair	General Recreation	College
Hospital	Retail 50,000 to 99,999 GSF	Car Wash	Day Care Center	Office Park
Veterinary Clinic	Retail 100,000 to 299,999 GSF	Convenience Market (24hr)	Church	Office under 10,000 GSF
Service Stations	Retail 300,000 to 499,999 GSF	Convenience Market w/gas & fast food	Movie Theater	Office over 10,000 GSF
New & Used Auto Sales	Retail over 500,000 GSF	Golf Course	School (Elementary)	Furniture Store
Manufactureing	Quality Restaurant	Racquet Club/Health Spa	School (Middle/Jr.)	Supermarket
Warehouse	Restaurant	Tennis Court	School (High)	Bank
Mini-Warehouse	Fast Food Restaurant w/Drive thru	Marina	Junior College	Bank w/Drive-In
General Industrial				

For uses not listed contact the Planning Department at (321) 567-3782.

Email completed application form to the City of Titusville Planning Department for evaluation/assessment.

ORDINANCE NO. XX-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING ORDINANCE NO. 24-2019, AMENDING THE MASTER PLAN AND CONDITIONS ASSOCIATED WITH THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT ON APPROXIMATELY 3.00 ACRES, HAVING TAX ID NUMBER 3034198, LOCATED APPROXIMATELY 1,500 FEET EAST OF U.S. HIGHWAY 1 ON THE NORTH SIDE OF JAY JAY ROAD, TO INCLUDE A DOG PARK USE; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville received an application from certain property owners to amend the Master Plan associated with the Planned Development zoning district approved by Ordinance No. 24-2019; and

WHEREAS, a first and second public hearing has been held on the rezoning before the Local Planning Agency and the local governing body and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder 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 its Zoning Map to change the zoning designation on said properties; and

WHEREAS, the City Council of the City of Titusville desires to amend its Zoning Map.

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

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

SECTION 2. Ordinance No. 24-2019 and the associated Master Plan are hereby amended by approving the amended Master Plan and associated conditions attached hereto as Exhibit A with a dog park use as described in Exhibit B.

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]th day of [Month], 2025.

ATTEST:

Andrew Connors, Mayor

Wanda F. Wells, City Clerk

Exhibit A - Planned Development Ordinance

Brooks Landing Subdivision

1.1 DESCRIPTION:

The Brooks Landing Subdivision has a total project area of approximately 71.76 Acres and consists of single-family homes, common open space, and associated infrastructure.

1.2 LEGAL DESCRIPTION:

Parcels - 2,3,4,5 on map

Commencing at the Southeast corner of Section 20, Township 21, Range 35 East; Thence N. 00°42'27" W. along the East line of said Section 20 a distance of 20 feet to the point of beginning; Thence S. 89°45'46" W. a distance of 653.78 feet to a point; Thence N. 00°42'27" W., A distance of 437.50 feet; Thence S. 89°45'47" W. a distance of 47.32 feet to an intersection with the West line of that certain parcel described in Deed Book 901, page 172, Public Records of Brevard County, FL; Thence N. 00°42'27" W. along said West line, a distance of 472.50 feet to the North line of said certain parcel; Thence N. 89°45'47" E. along said North line, a distance of 236.09 feet; Thence N. 00°42'27" W. a distance of 402.70 feet to the South line of Brady Grove Park Subdivision, first and second addition, as recorded in Plat Book 28, Page 58 Public Records of Brevard County, FL.; Thence N. 89°44'53" E. along said South line, a distance of 465 feet to an intersection with the said East line of section 20; Thence continue along said South line and along the South line of Brady Grove Park Subdivision as recorded in Plat Book 25, page 43 of the Public Records of Brevard County, FL N. 89°57'03" E., a distance of 1,339.88 feet; Thence N. 89°57'24" E. along the North line of the South½ of the Southwest¼ of Section 21, Township 21, Range 35 East, a distance of 806.97 feet to the East line of that certain parcel as described in Deed Book 66, page 418 Public Records of Brevard County, FL; Thence S. 00°33'55" E. along said East line, a distance of 525.70 feet to a intersection with the South line of said certain parcel described in Deed Book 66, Page 418; Thence S. 89°56'01" W. along said South line, a distance of 808.81 feet to an intersection with the East line of that certain parcel described in Deed Book 44, page 418 of the public records of Brevard County, FL; Thence S. 00°28'53" E. along said East line a distance of 787.90 feet to a point said point being 20 feet North of as measured perpendicular to the South line of said Section 21; Thence West and parallel with the said South Line of Section 21 a distance of 1,333.68 feet to the point of Beginning. Containing 2,984,515.14 Sq. Ft. or 68.5150 acres More or less.

Parcel - 1 on map

Commencing at the Southwest corner of Section 20, Township 21, Range 35 East; Thence N. 00°42'27" W. along the East line of said Section 20 a distance of 20 feet; Thence S. 89°45'46", a distance of 653.78 feet to a point; Thence N. 00°42'27" W., a distance of 437.50 feet; Thence S. 89°45'47" W. a distance of 47.32 feet to an intersection with the West line of that certain parcel described in Deed Book 90, Page 172, Public Records of Brevard County, FL.; Thence N. 00°42'27" along said West line, a distance of 472.50 feet to the North line of said parcel and the point of beginning; Thence continue N. 00°42'27" W. a distance of 12.70 feet; Thence S. 89°45'47" W. a distance of 144.36 feet to a West line of that certain parcel described in Deed Book UU, Page 193, Paragraph 786, Township 21 South, Range 35 East, Section 20, Brevard County, FL. Thence N. 00°42'27" along said West line a distance of 389.93 feet to an intersection with the South line of Brady Grove Park Subdivision, First and Second addition, as recorded in Plat Book 28, Page 58, Public Records of Brevard County, FL.; Thence N. 89°44'53" E. along said South line a distance of 380.46 feet to an intersection with the West line of that certain parcel described in Deed Book 90,

Page 172, Public Records of Brevard County, FL; Thence South along said West line a distance of 402.70 feet; Thence S. 89°45'47" W. a distance of 236.09 feet to a point of beginning. Containing 141,570 Sq. Ft. or 3.25 Acres, More or Less

1.3 REFERENCE TO GENERAL DEVELOPMENT PLAN:

The Brooks Landing Subdivision shall be implemented in accordance with the approved Master Plan.

1.4 PERMITTED USES:

Single-Family Detached Dwellings
Parks and common recreational areas

1.4.1 PERMITTED ACCESSORY USES:

Private swimming pools including screen enclosures
Detached accessory structures
Home based businesses as permitted by the City of Titusville

1.4.2 PROHIBITED USES:

Accessory Dwelling Units

1.5 DENSITY/INTENSITY MINIMUMS AND MAXIMUMS:

Maximum of one-hundred forty-three (143) single-family residential units.

1.6 CRITICAL DESIGN FEATURES:

Critical features of this project are the preservation of existing wetlands; preservation of the 100-year floodplain; and the provision of common recreational facilities in the form of ADA accessible, improved walking trails in Tracts B, and G, and a pavilion and fountain in Tract E. Additionally, a playground, dog park, and/or 30x30 foot pavilion will be included within Tract I across the street from the pavilion in Tract E.

Due to the extended response time for emergency services and narrow side yard setbacks allowed by this PD, a fire suppression system acceptable to the Fire Marshal shall be installed in each home.

LAND USE ALLOCATION TABLE: (Based on associated master plan)

(Values are approximate and may be adjusted to meet engineering requirements through the site plan review process, consistent with Section 1.12 of this Ordinance)

Total project	71.97 AC
Residential	21.18 AC
Open Space	26.09 AC
Stormwater, road and perimeter buffers	24.70 AC

1.7 AREA, HEIGHT, BULK & OPEN SPACE REQUIREMENTS:

Min. Lot Area	6,000 Sq. Ft.
Min. Lot Width	50 Ft. (Lot width shall be defined as the distance between the side lot lines at the front yard setback as shown on the Recorded Plat)
Min. Floor Area	1200 Sq. Ft.

Max. Building Height	35 Ft., Except homes on lots 97-103 as shown on the Master Plan shall be limited to one (1) story
Max. Building Coverage	45% per lot
Maximum Impervious Coverage	65% per lot
Principal Structure Setbacks	
Front	20 Ft.
Rear	20 Ft.
Side	5 Ft.
Side Corner	10 Ft. (Lots 107, 131, and 143 as illustrated on the master plan)
Accessory Structure Setbacks	
Rear	5 Ft.
Side	5 Ft.
Side corner	20 Ft.
No accessory structure shall be placed in the front yard	

1.8 ROADWAY DESIGN/ TRAFFIC CIRCULATION

Roadway layout and traffic circulation internal to the site is illustrated on the Master Plan. The project will be provided with public road meeting the minimum standards for a local road right-of-way with pavement, curb, and sidewalks meeting the standards of the City of Titusville as depicted in the Master Plan. The roadway will provide sufficient space for emergency vehicles.

Internal streets shall be built to the standards specified in the City's Transportation Infrastructure Technical Manual, unless a waiver is granted by the Development Review Committee (DRC). The length of the cul-de-sac in the northeast corner of the property shall be reduced from the length depicted on the master plan to be adjacent to lots 107 and 108.

The 10-foot wide right-of-way dedication located on the north side of Jay Jay Road that is illustrated on the master plan may be in the form of an easement to the City.

1.9 UTILITIES:

Potable water and sanitary sewer service to be provided by the City of Titusville. The water main lines shall be extended to create a loop from the terminus of the existing water main on U.S. 1 and extending north to the intersection with Jay Jay Road, and then east of Jay Jay Road connecting to the existing water main that extends through the Chain of Lakes Park.

1.10 NATURAL RESOURCES:

Conservation areas to be owned and maintained by the Homeowners Association with a maintenance plan based on best management practices. Open Space Areas, including buffers and publicly accessible recreation areas, to be owned and maintained by the Homeowners Association in accordance with the requirements of the City of Titusville. The declarations and covenants governing the Homeowners Association shall be in a form and provide detail acceptable to the City.

All wetland areas to be preserved on site, as depicted by the Master Plan and described as wetlands# 1, 2, 3, 4, 5, and 9 on the survey dated 8/1/2018, shall be protected by a conservation easement.

1.11 BUFFERING /SCREENING:

A twenty (20) foot perimeter landscaped buffer will be established consistent with City of Titusville Land Development Regulations as illustrated on the master plan. A minimum seventy (70) foot buffer, which includes the twenty (20) foot required perimeter landscape buffer and the twenty (20) foot rear lot setback, to the property line along the north and east property boundaries, with the exception of lots 30 and 31. Pools and screen enclosures shall be permitted within the rear yard setback provided they meet the accessory structure setbacks setback in Section 1.7, Area, Height, Bulk & Open Space Requirements.

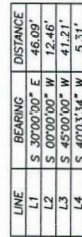
1.12 PROCEDURES:

~~The sketch plat for this development shall be in conformance with the attached master plan to the greatest extent possible.~~

Amendments will follow the procedures set forth in Chapter 34, Article II, Division 3 Master Plans of the Code.

PLOT PLAN FOR /
CERTIFIED TO: Ryan
Homes/NVR Inc.

EXHIBIT B



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	07°11'12"	500.00'	31.84'	63.50'	63.55'	S 60°01'24" E
C2	81°23'12"	35.00'	30.10'	48.75'	45.64'	N 22°50'50" W
C3	83°22'44"	103.96'	41.43'	78.65'	76.98'	S 08°06'46" E
C4	52°42'11"	340.00'	168.74'	313.56'	302.29'	S 35°05'35" E
C5	35°25'21"	295.00'	86.97'	169.15'	166.84'	N 73°02'11" E
C6	46°51'03"	175.00'	25.92'	51.47'	51.82'	N 48°29'05" E
C7	30°00'00"	42.00'	12.25'	24.62'	24.53'	N 45°00'00" W
C8	30°02'00"	42.00'	12.25'	24.62'	24.53'	N 45°00'00" W

GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

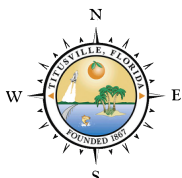
[illegible][illegible]

SCALE	1" = 100'	DRAWN BY:	
DATE	11-21-2024	ORDER NO.	24-10561
	REVISED 11-12-2024		

TOM X GRISMAN/CYR R.I.S. # 4714
 JAMES W SCOTT R.I.S. # 4801
 MAP # 12097002306; 06-18-2013
 ZONE "A"
 DATE EXPIRED: 00 YEAR FLOOD PLANE AS PER FORM

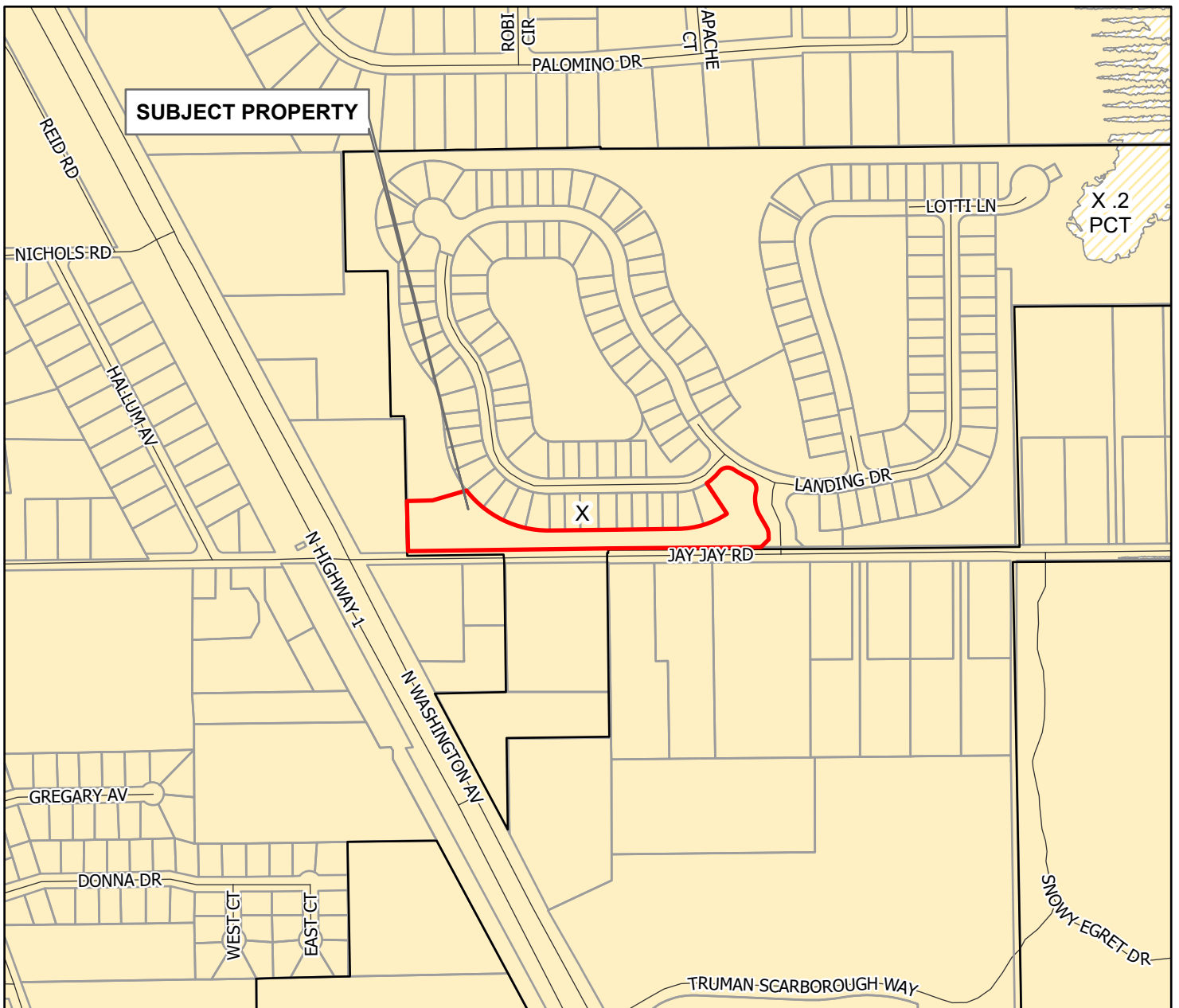


SUBJECT PROPERTY



**Aerial 2024
REZ #2-2025**

0 250 500 1,000 Feet



FEMA FLOOD HAZARD AREAS

REZ #2-2025

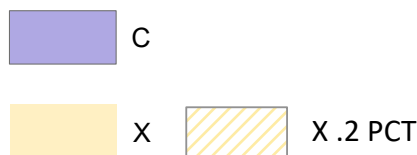
Special Flood Hazard Area Zones



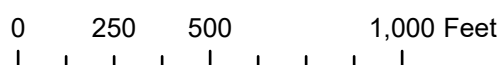
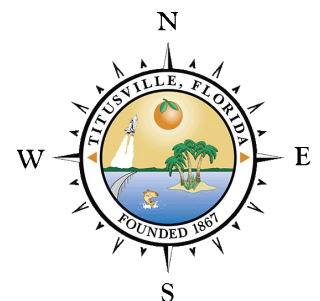
Moderate Flood Hazard Area Zone

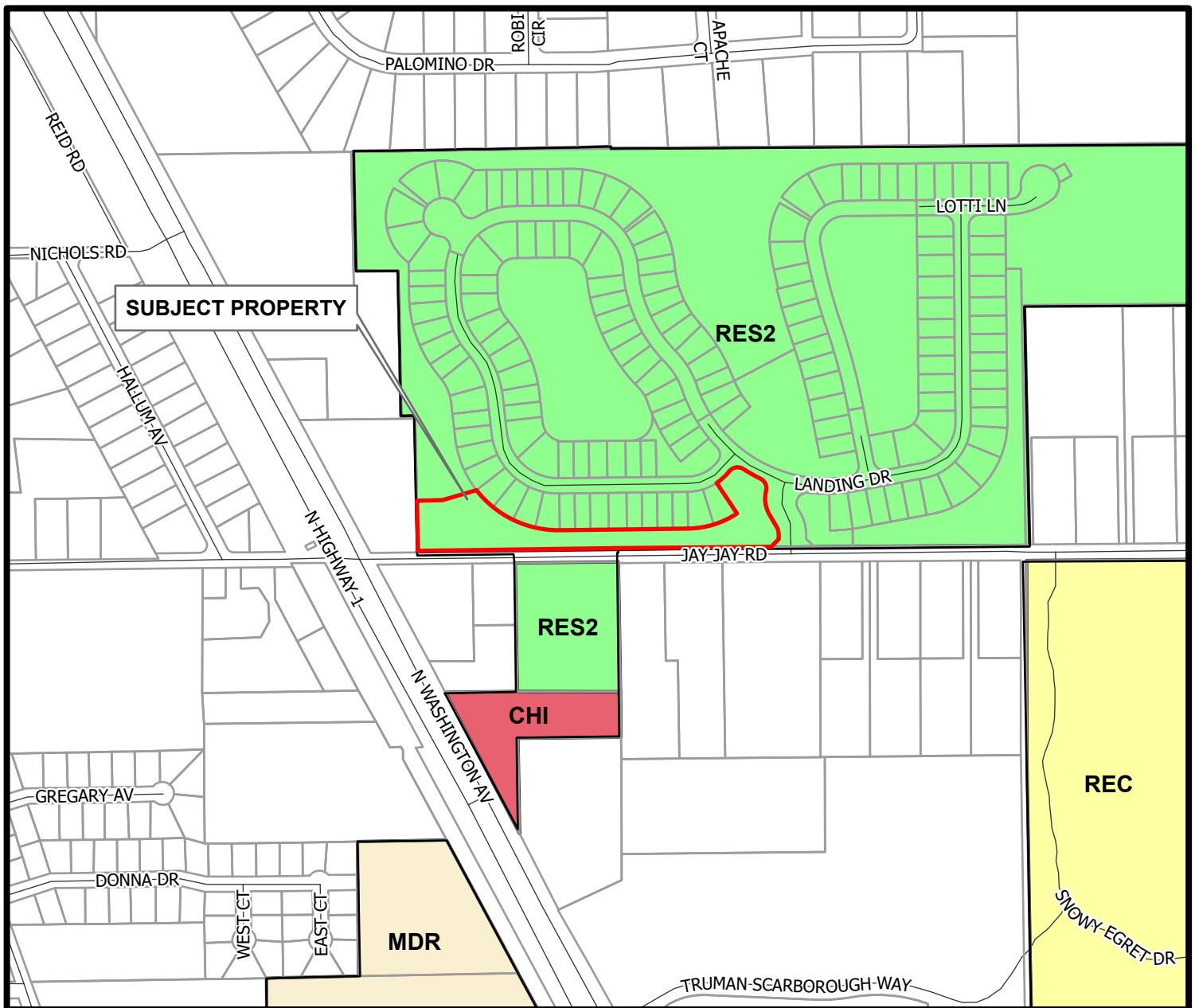


Minimal Flood Hazard Zones



Other Flood Zone Areas

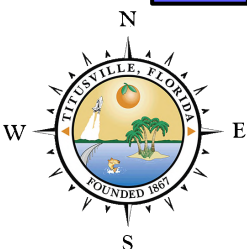




LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

Subject

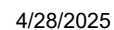


0 250 500 1,000 Feet

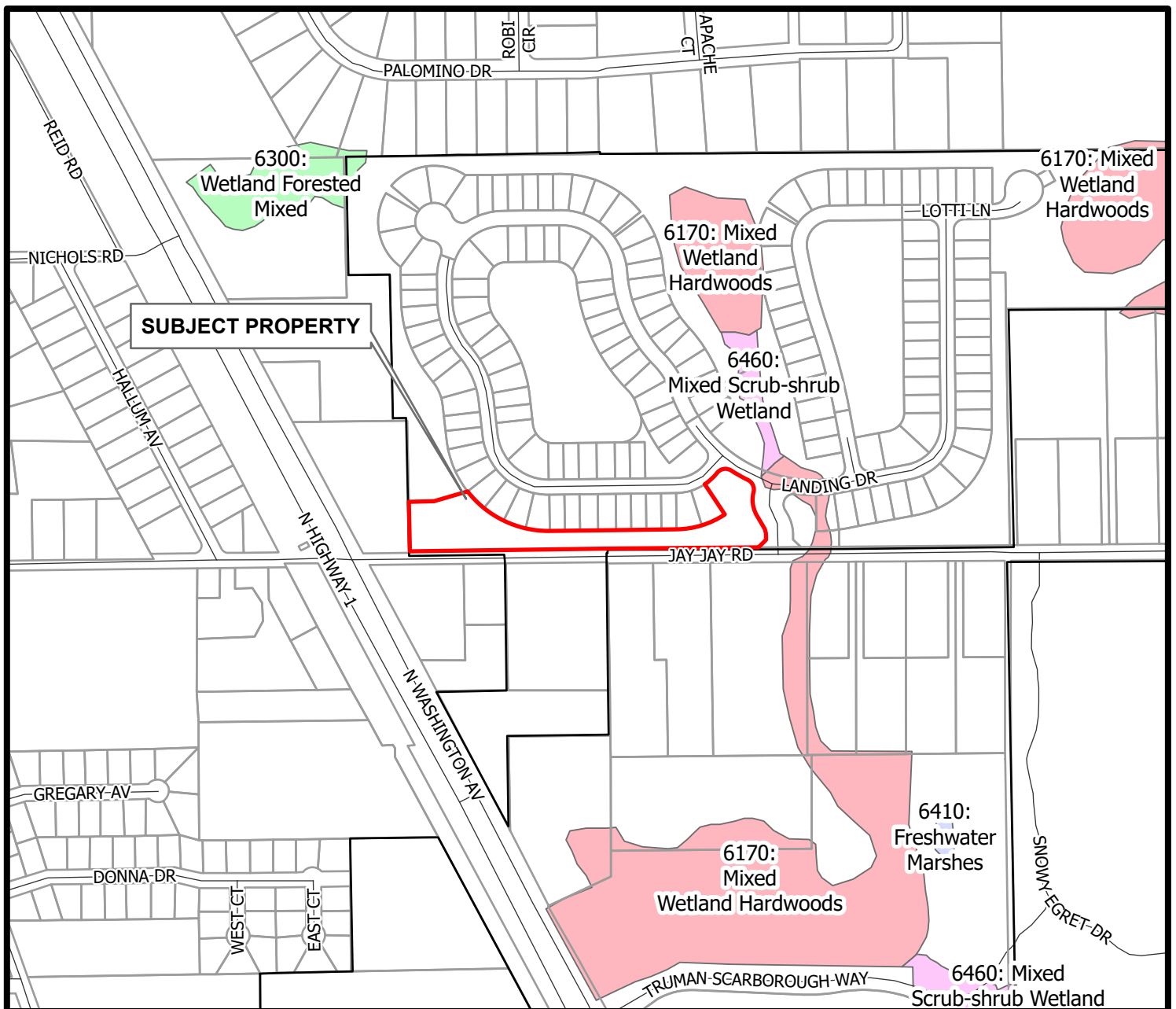


 4200: Upland Hardwood Forests

 4340: Upland Mixed - Coniferous / Hardwood



Page 37 of 108



SJRWMD Florida Land Use Cover Classification System Wetlands - 6000 Series

REZ #2-2025

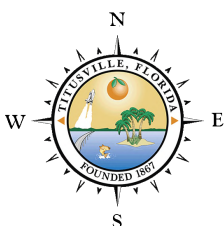
SJRWMD Land Cover 6000 Series

LANDCOVER DESCRIPTION

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

Base Ma

- Parcels
- Subject



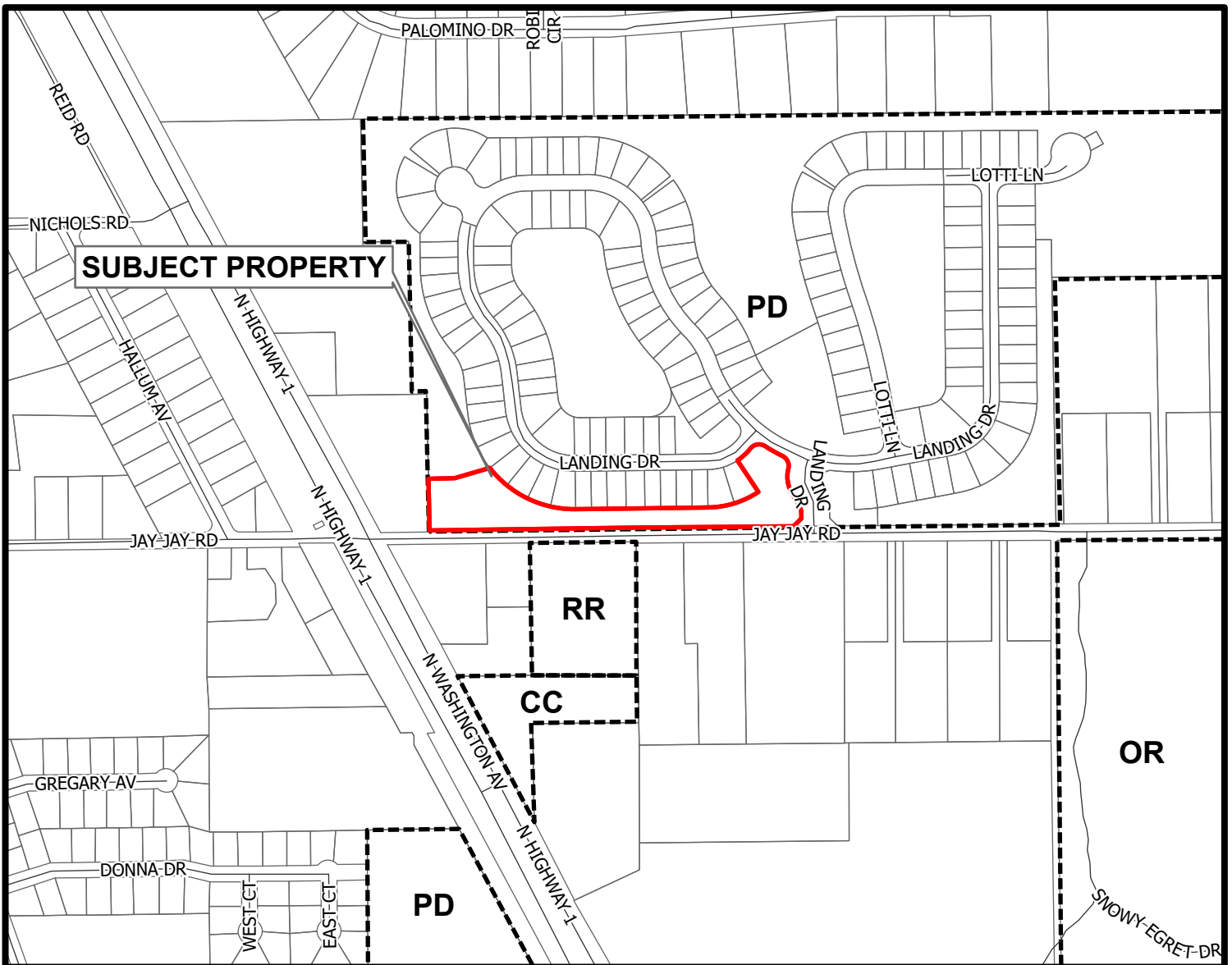
Community Development Department

0 300 600 1,200 Feet

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

4/28/2025

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



PROPOSED ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

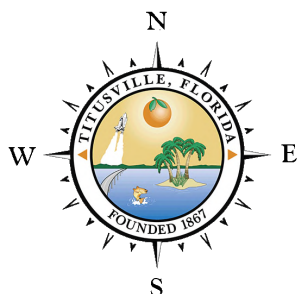
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD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

Proposed Zoning

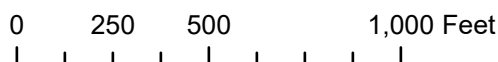
Parcels

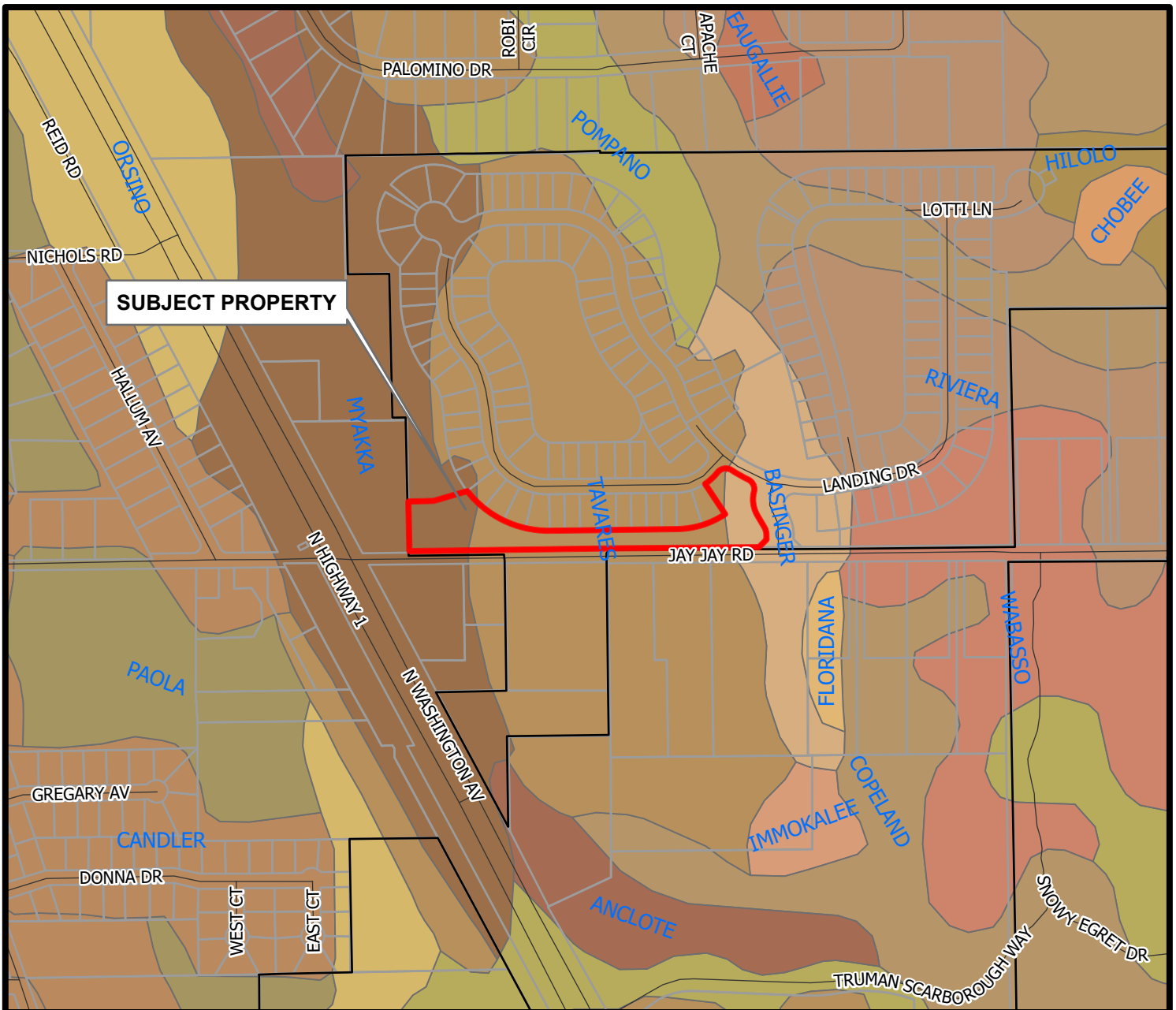
Subject

Local Roads



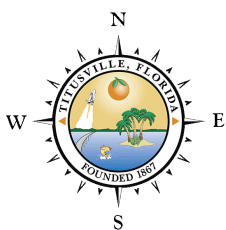
REZ #2-2025





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

SoilName	EAUGALLIE	PAOLA
ANCLOTE	FLORIDANA	POMPANO
BASINGER	HILOLO	RIVIERA
CANDLER	IMMOKALEE	TAVARES
CHOBEE	MYAKKA	WABASSO
COPELAND	ORSINO	

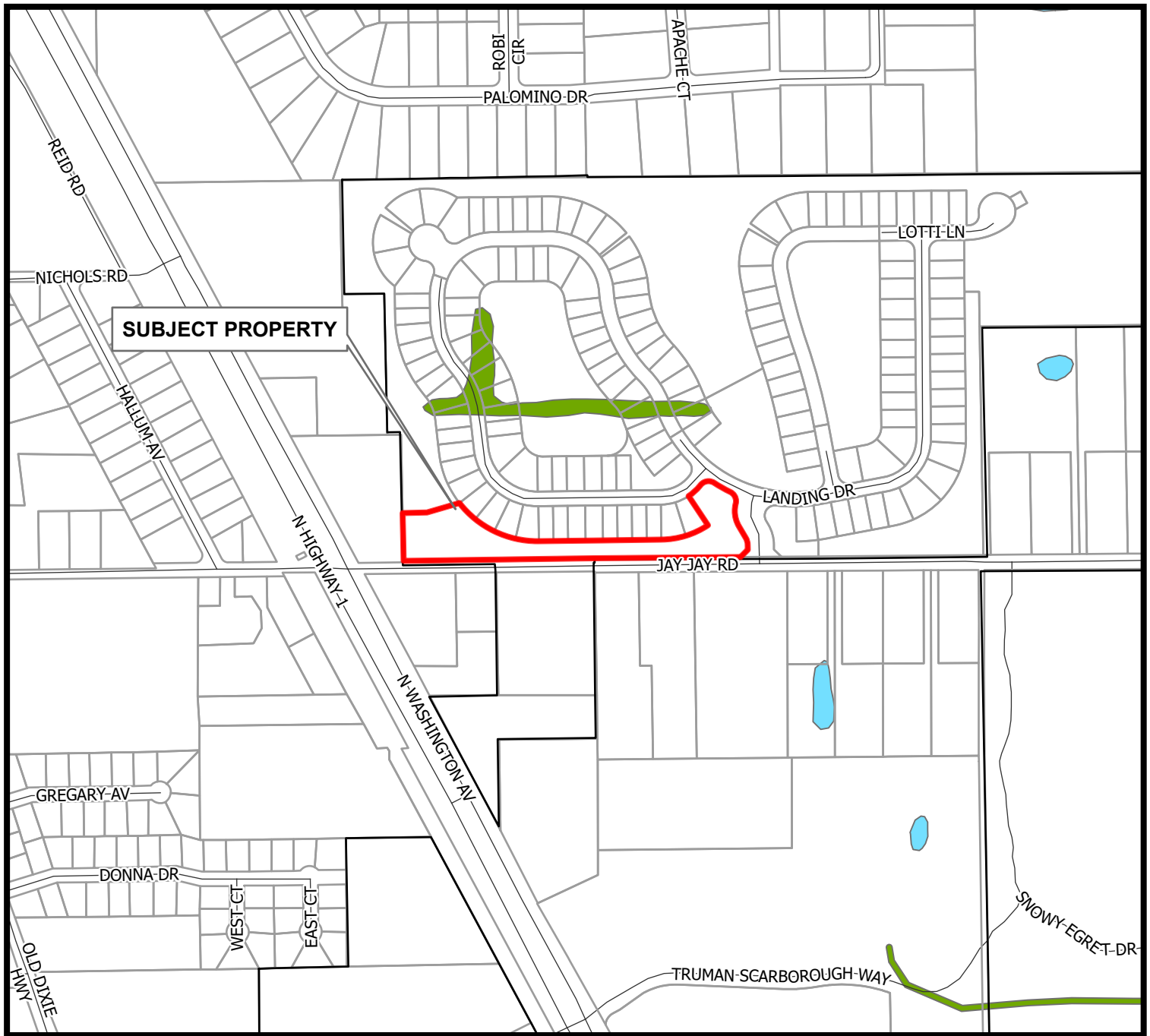


Community Development Department

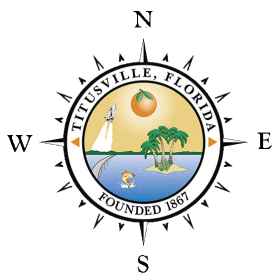
0 250 500 1,000 Feet

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

4/28/2025



WETLANDS IN VICINITY OF PROPERTY REZ #2-2025



4/28/2025

Scale:1:6,000

WETLAND_TY

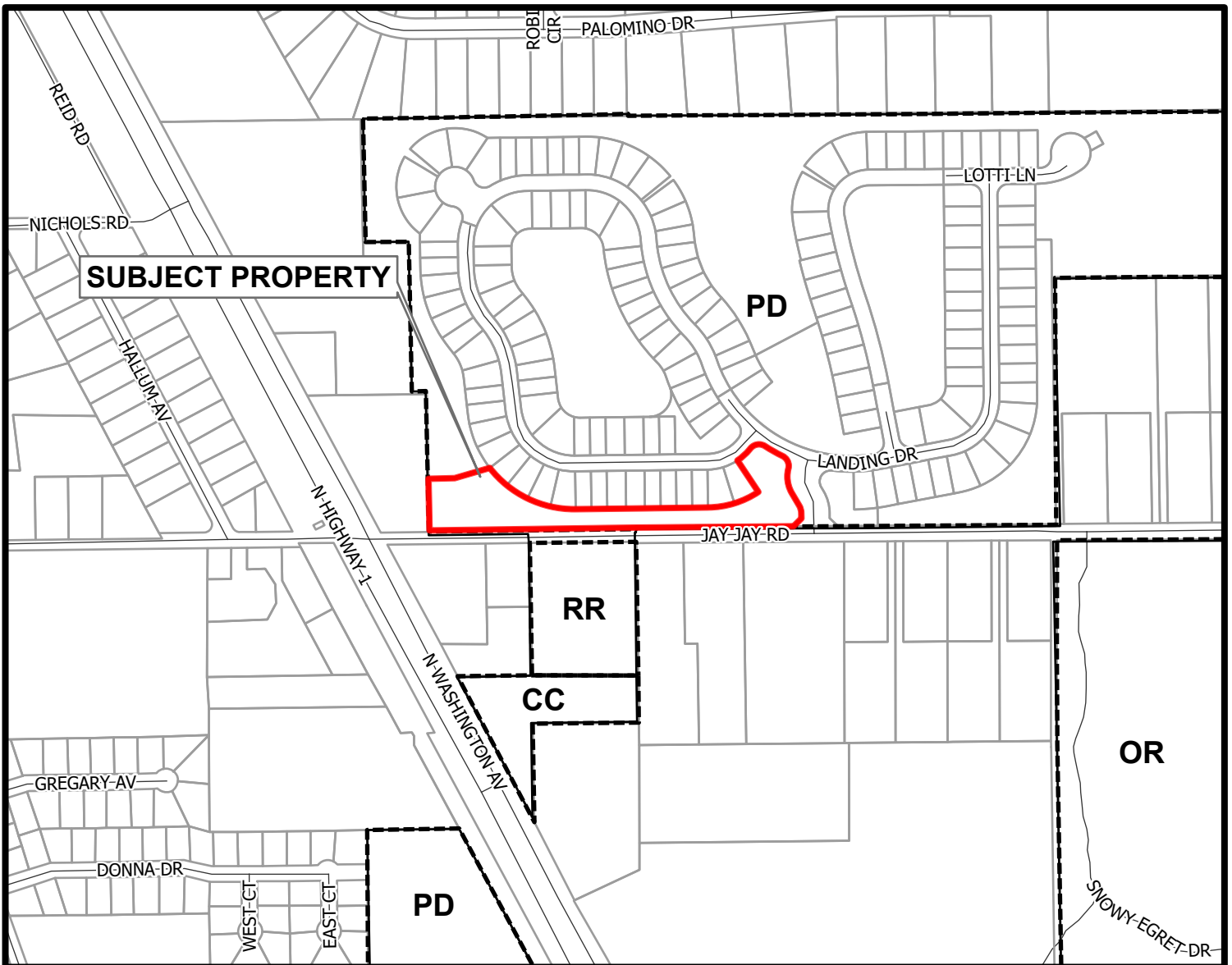
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

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

Community Development Department
 Source: USFWS NWI (2023)

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

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



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

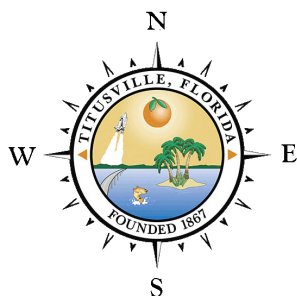
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD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

Base Map

City Limits

Zoning

Subject



REZ #2-2025

0 250 500 1,000 Feet



Dog Park – Basic Option

Brooks Landing
Near E Jay Jay Rd.
Titusville, FL 32780

Prepared for Sarah Hazzard,
Ryan Homes

ET&T Distributors, Inc.

947 Beville Rd. Suite 15 South Daytona,
FL 32119
1-888-642-2226



Brooks Landing | Est 81774
ET&T Distributors, Inc. | 888-642-2226



ET&T Installer's Scope of Work:

FENCE

- Approx. 243.7' 5' H black vinyl chain link fencing.
- (3) 4' wide walk gates
- (2) 6' wide mower gates

INSTALL

- In-ground mount (2) 6' Standard Benches, one on each side.
- In-ground mount (2) Complete Waste Stations, one on each side.

*Development is breaking ground September 2023.

*Dog Park to be installed prior to November 1st, 2023.

(2) 6' Standard Bench with Back



- (2) Surface Mount, (3) Inground Mount
- Frame: Black
Seat/Back: Green
- Advantage Coating - UV and weather resistance

- ✓ Drip Free
- ✓ Thick Coated
- ✓ Scratch Resistant
- ✓ No Marring
- ✓ Mold & Mildew Resistant
- ✓ No Plasticers
- ✓ No Phthalates
- ✓ Graffiti Resistant
- ✓ Fade Resistant
- ✓ Heat Resistant
- ✓ No Cracking
- ✓ No peeling
- ✓ True Vibrant Colors
- ✓ Maintenance Free



Graffiti and Stain Resistant,
Virtually Maintenance Free



New Coating that is the most
Durable Coating on any Coated
Steel Outdoor Furniture.



Smooth Finish that is both
Scratch Resistant and Mar
Resistant with no Drips or Runs



(2) Complete Pet Waste Station

Encourage responsible pet ownership and help keep your park/community clean!

Color: Green or Black

Receptacle: Round (10 gal.) Or Square (11 gal.)

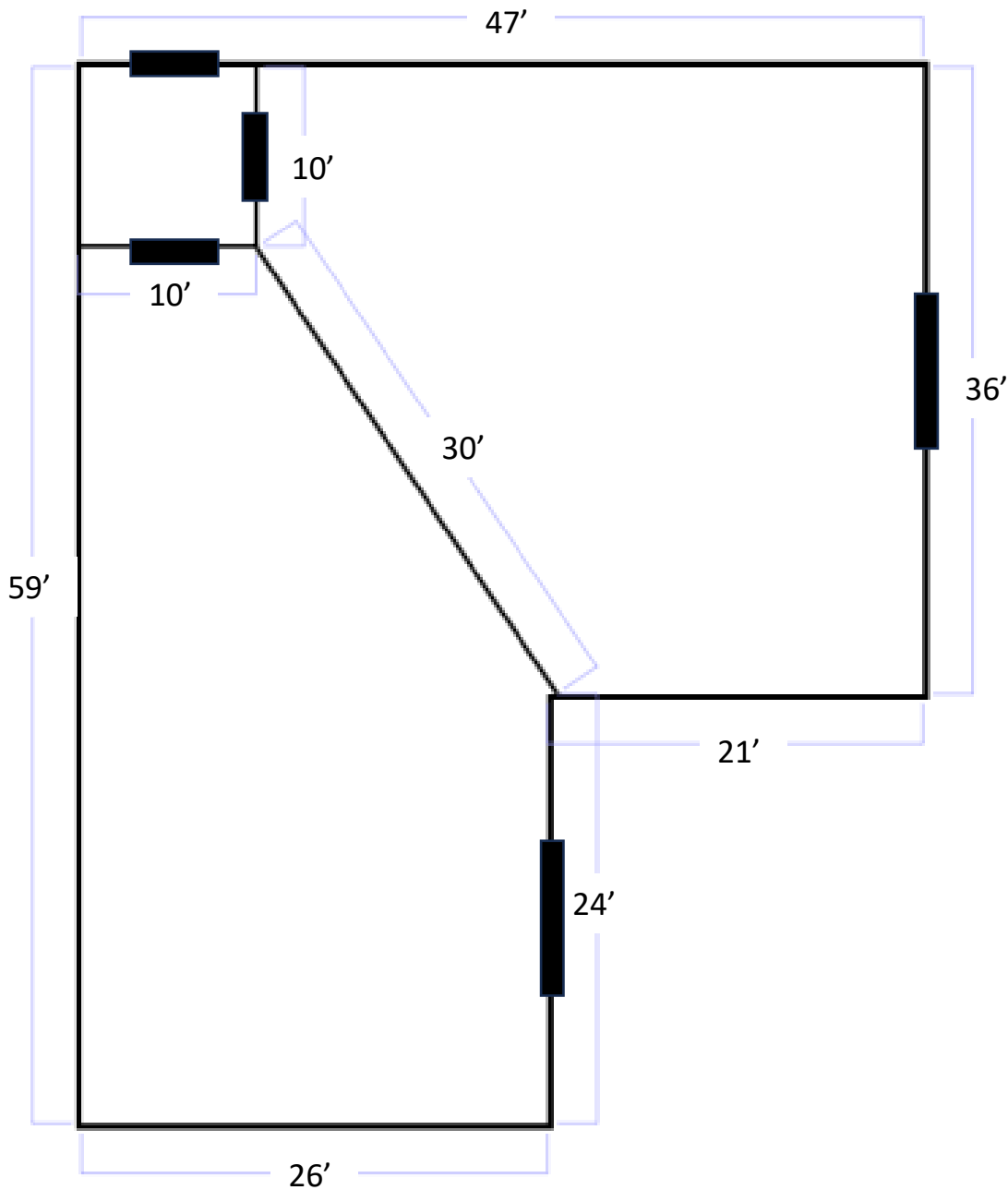
Single-Pull or Roll Bag

Powder-Coated Aluminum

Includes: Dispenser, post, sign, 400 single-pull style bags, waste receptacle, 50 can liners, and 2 keys.



*****ADD A SOLAR LIGHT FOR CONVENIENT NIGHTTIME VISABILITY AND CLEAN UP!*****



263 Ln. Ft.

- 5' H black vinyl chain link
- (3) 4' walk gates
- (2) 6' mower gates

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning (SSA) No. 2-2025 – 5320 South Washington Avenue**
Department/Office: Planning

Recommended Action:

Conduct the public hearing and make a recommendation on Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning (SSA) No. 2-2025 – 5320 South Washington Avenue.

Approve the annexation of the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a legislative item.

Approve the comprehensive plan future land use small scale map amendment from the Brevard County Community Commercial Future Land Use category to the City of Titusville Commercial High Intensity Future Land Use category for the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a legislative item.

Approve the rezoning **without** concept plan, from the Brevard County BU-1 General Retail Commercial zoning district to the City of Titusville Community Commercial (CC) zoning district for the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a quasi-judicial item.

A public hearing will be held by City Council on July 22, 2025.

Summary Explanation & Background:

The applicant, Michael Wojtuniak, P.E., on behalf of Owner Camco Automotive Inc. is requesting a voluntary annexation and small scale comprehensive plan amendment (SSA) with rezoning on 4.52+/- acres to construct an overflow parking lot for the existing automotive sales business located on the adjacent property to the south. The subject property is located within unincorporated Brevard County and is currently vacant. The property is an existing enclave and is contiguous with the city's jurisdictional boundary.

The subject property is situated between the Florida East Coast Railway and South Washington Avenue (U.S. Highway 1), an arterial roadway. The subject property has a Brevard County Future Land Use (FLU) designation of Community Commercial and is zoned BU-1 General Retail Commercial (Brevard County). The request intends to change FLU designation to the city's Commercial High Intensity future land use category and Community Commercial (CC) zoning district. The applicant has submitted a binding concept plan limiting the future development to an overflow parking lot. The concept plan is usually submitted to help alleviate concerns about intensity and impacts on surrounding areas.

Although a binding concept plan was submitted with the request, staff does not believe that an overflow parking lot is the highest and best use for the property; therefore, the analysis in with staff's report will consider the maximum allowable buildout scenario if Council desires to approve the request without a binding concept plan. The proposed Community Commercial (CC) zoning district requires frontage on a collector or higher classification thoroughfare as described in LDR Section 28-314 and permits automobile and vehicle sales and includes trucks, boats, and motorcycles with repair work conducted as an accessory use [Sec. 28-98]. The CC zoning district also allows a variety of retail sales and services [Chapter 37, Retail sales and services]. Additional uses with the potential for creating nuisances, including animal shelters, convenience stores, and outdoor recreation/commercial amusement uses will require a conditional use permit. The CC zoning district is consistent with the proposed Commercial High Intensity land use category.

The Commercial High Intensity future land use has a minimum floor area ratio (FAR) of 1.0 which will provide a buildout potential of 196,891 sq. ft. The CC zoning district has a maximum building coverage of 30% and would potentially allow up to 59,000+/- square feet of ground floor retail space. The impact on the surrounding area may be mitigated by performance standards described in the CC zoning district, including increased building setbacks that must be increased for each 1–2 feet above 35 feet in height [Sec. 28-314]. This should ensure that large buildings maintain an appropriate distance from adjacent properties. Any development must also adhere to all other performance standards such as the minimum landscape yard buffers, screening, lighting, and noise regulations.

Alternatives:

1. Approve the annexation, small scale amendment and rezoning.
2. Do not approve the annexation, small scale amendment and rezoning.
3. Other action.

Item Budgeted:

NA

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Application ANX
3. Application SSA
4. Application REZ
5. Annexation Ordinance 22-2025
6. Future Land Use Ordinance 23-2025
7. Rezoning Ordinance 24-2025
8. Concept Plan
9. Survey
10. Maps
11. Maps - Brevard County
12. Concurrency Assessment - Max Com Buildout



City of Titusville

Planning Department Staff Report

Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning

SSA No. 2-2025 – 5320 S WASHINGTON AVE (AUTOMOTIVE SALES OVERFLOW PARKING)

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	July 2, 2025
City Council First Ordinance Reading	July 8, 2025
City Council Public Hearing	July 22, 2025

Prepared By: Christie Anderson, AICP, Senior Planner

Applicant(s): Michael Wojtuniak, P.E. on behalf of Camco Automotive Inc, Owner.

Applicant's Request: **ANX:** Annex 4.52+/- acres of property located at 5320 South Washington Avenue having Parcel I.D.: 22-35-26-00-511.

SSA: Amend the Comprehensive Plan Future Land Use Map by changing the future land use designation on 4.52+/- acres of property from the current Community Commercial (Brevard County) to Commercial High Intensity (City of Titusville).

REZ: Approve the zoning map by changing the BU-1 General Retail Commercial (Brevard County) zoning district to the Community Commercial (CC) zoning district on 4.52+/- acres of property.

Staff Recommendation: **ANX:** Approve the annexation of 4.52+/- acres.

SSA: Approve the comprehensive plan land use amendment from Community Commercial (Brevard County) to the City's Commercial High Intensity future land use designation.

REZ: Approve the rezoning from BU-1 General Retail Commercial (Brevard County) zoning district to the

City's Community Commercial (CC) zoning district
zoning district without concept plan.

BACKGROUND INFORMATION

The applicant is requesting a voluntary annexation, small-scale comprehensive plan amendment (SSA) and rezoning on 4.52+/- acres to construct an overflow parking lot for the existing automotive sales business located on the adjacent property to the south. The subject property is located within unincorporated Brevard County and is currently vacant. The property is an existing enclave and is contiguous with the city's jurisdictional boundary. The subject property is situated between the Florida East Coast Railway and South Washington Avenue (U.S. Highway 1), an arterial roadway.

The subject property is identified by parcel ID: 22-35-26-00-511 has a Future Land Use (FLU) designation of Community Commercial (Brevard County) and is zoned BU-1 General Retail Commercial (Brevard County). The request intends to change FLU designation to the city's Commercial High Intensity future land use category and Community Commercial (CC) zoning district with concept plan. The applicant has submitted a concept plan to be adopted with the CC zoning district limiting the future development to an overflow parking for the existing automobile sales dealership to the south. The concept plan is usually submitted to help alleviate concerns about intensity and impacts on surrounding areas. It should be noted that Section 34-39(c)-Submittals, states:

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

Although a binding concept plan was submitted with the request, staff does not believe that an overflow parking lot is the highest and best use for the property; therefore, the analysis in this report will consider the maximum allowable buildout scenario if Council desires to approve the request without a binding concept plan.

The proposed Community Commercial (CC) zoning district requires frontage on a collector or higher classification thoroughfare as described in LDR Section 28-314 and permits automobile and vehicle sales and includes trucks, boats, and motorcycles with repair work conducted as an accessory use [Sec. 28-98]. The CC zoning district also permits a variety of retail sales and services including department stores, pharmacies,

restaurants and lounges, grocery and markets, clothing shops, home and auto supplies, furniture and appliances, hardware, bakeries, pawnshops, electrical and lighting, laundry and dry cleaning, and garden supplies [Chapter 37, Retail sales and services]. Additional uses with the potential for creating nuisances, including animal shelters, convenience stores, and outdoor recreation/commercial amusement uses will require a conditional use permit. The CC zoning district is consistent with the proposed Commercial High Intensity land use category.

The Commercial High Intensity future land use has a minimum floor area ratio (FAR) of 1.0 which will provide a buildout potential of 196,891 sq. ft. The CC zoning district has a maximum building coverage of 30% and would potentially allow up to 59,000+/- square feet of ground floor retail space. The impact on the surrounding area may be mitigated by performance standards described in the CC zoning district, including increased building setbacks that must be increased for each 1-2 feet above 35 feet in height [Sec. 28-314]. This should ensure that large buildings maintain an appropriate distance from adjacent properties. Any development must adhere to all other performance standards such as the minimum landscape yard buffers, screening, lighting, and noise regulations.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant	Community Commercial (Brevard County)	BU-1 General Retail Commercial (Brevard County)

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning
Automotive Sales Overflow Parking	Commercial High Intensity	Community Commercial (CC)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Vacant Industrial Land	Industrial	Light Industrial Services & Warehousing (M-1)
South	Automotive Sales	Commercial High Intensity	Community Commercial (CC)
East	Riverwalk Grand Apartments, Professional Office,	Medium Density Residential, Planned	Planned Development (PD), Planned Industrial

Location	Use	Future Land Use	Zoning
	Vacant Commercial Land	Industrial Park, Commercial-High Intensity	Development (PID), Regional Commercial (RC)
West	Florida East Coast Railway, Vacant County Owned Land	Conservation	Open Space & Recreation (OR)

STAFF ANALYSIS

Annexation

Florida Statutes Section 171.044 Voluntary Annexation: (1) The owner or owners of real property in an unincorporated area of a county, which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality. (5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.

Staff Comment: The property is an existing enclave contiguous with the city's jurisdictional boundary, to the north, south, east, and west. The total area is 4.52+/- acres and is intended to serve the existing automotive sales development to the south, which can be considered reasonably compact. The approval of the annexation does not appear to create new enclaves and will remove the existing enclave in which the property is currently situated.

Comprehensive Plan Future Land Use Element [FLUE] Policy 1.7.2: In considering annexations, the City shall require the availability of essential public facilities and assess the level of service of the facilities to support urban development incorporating into the City of Titusville. As a minimum, the level of service standards set forth under Objective 1.5 of the Capital Improvements Element shall be maintained.

Staff Comment: The stated purpose of the annexation is to construct an overflow parking lot for the existing automotive sales development to the south. A concept plan was provided by the applicant which restricts future development to an overflow parking lot; however, the property should not be limited to only a parking lot as all permitted uses within the CC zoning district are appropriate at this location. The CC zoning (without the binding concept plan) is compatible and appropriate to the area and is the highest and best use for the property. City utility services are available to serve the subject property. The preliminary concurrency assessment evaluated the maximum allowable buildout scenario and found adequate capacity to serve the development. This segment of South Washington Avenue (U.S. Hwy 1) can accommodate the additional volume according to the City's concurrency assessment; however, a traffic study will be required to determine any safety improvements that might be necessary.

Code of Ordinances Section 21-1(a) "...If by reason of annexation laws, the property can be annexed and the city in its discretion desires to annex the property, the property owner

shall submit an application for annexation and pay the required advertising and recording fees and the annexation will be processed in accordance with applicable regulations...”

Staff Comment: The City has the discretion to annex property.

COMPREHENSIVE PLAN AMENDMENT REVIEW

Future Land Use Map Amendment Sprawl Criteria

The following list is the review criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to urban sprawl [Section 34-23 of the LDR].

Summary of Staff's Findings:

1. The extent to which the proposed amendment is contiguous to an existing development area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

Staff Comment: The subject property is within the City's urban service area and development within the area includes residential, industrial and commercial uses. The property is situated between the Florida East Coast Railway and South Washington Avenue (U.S. Highway 1) and is approximately one mile north of Columbia Blvd (S.R.405) and one mile south of Cheney Hwy (S.R. 50).

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

Staff Comment: The land use amendment is requested to support a non-residential use which is not expected to generate additional population.

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

Staff Comment: City utilities are available and adjacent to the property. A six (6) inch sewer main and a six (6) inch water main are available to serve the property. Reclaimed water is not available. The preliminary concurrency assessment evaluated the maximum allowable buildout scenario and found adequate capacity to serve the development. This segment of South Washington Avenue (U.S. Hwy 1) can accommodate the additional volume according to the City's concurrency assessment; however, a traffic study will be required to determine any safety improvements that might be necessary.

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

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

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

Staff Comment: The subject property lies within the City's urban service area. Development within the area includes residential, industrial, and commercial uses. The site is located along an arterial roadway and water and sanitary sewer utilities are available.

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

Staff Comment: The subject site is located on an arterial roadway, South Washington Avenue (U.S. Hwy 1) and water and sanitary sewer facilities are available to serve the site. The subject property has approximately 788 feet of frontage on South Washington Avenue (U.S. Hwy 1) which serves as a major arterial roadway. The Space Coast Area Transit Bus Route #1 provides service within approximately 1,000 feet from the subject property with a stop on the west side of South Washington Avenue adjacent to the Children's Center at 5670 South Washington Avenue. There is also an additional stop on the east side of South Washington Avenue approximately 450 feet from the subject property. There have been no wetlands identified on the subject property. The commercial high intensity future land use is the optimum land use for the area.

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

Staff Comment: There has been an increased desire for commercial property within the City. In general, commercial development is desirable within the city as it provides an opportunity for employment and creates positive market impacts by generating additional goods and services.

Consistency with the Comprehensive Plan

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

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

Staff Comment: The property fronts South Washington Avenue (U.S. Hwy 1), which is a major arterial roadway and lies approximately one (1) mile south of the Cheney Highway (S.R. 50) and one (1) mile north of Columbia Boulevard (S.R. 405).

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

Staff Comment: There have been no wetlands identified on the subject property. Most of the property is grass with a minimal amount of Pine Flatwoods on the north side of the property. There are extensive Pine Flatwood forests west of the subject property; however, the Florida East Coast Railway buffers the subject property from this natural area.

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

Staff Comment: The preliminary concurrency assessment evaluated the maximum allowable buildout scenario and found there is adequate capacity to serve the development. This segment of South Washington Avenue (U.S. Hwy 1) can accommodate the additional volume according to the City's concurrency assessment; however, a traffic study will be required to determine any safety improvements that might be necessary if a proposed use is considered intense retail.

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

Staff Comment: The property is located on South Washington Avenue (U.S. Hwy 1), an arterial roadway, which provides maximum accessibility. The adjacent property to the south is an automobile sales dealership with commercial high intensity future land use. Several of the surrounding properties with access to South Washington Avenue (U.S. Hwy 1) also have a high intensity commercial land use, including The Children's Center of Brevard daycare facility. There are industrial land uses to the north, including the Playalinda Brewing Company. The subject property is also near Tranquility, a Regional Mixed Use (RMU) master planned community that will provide a mixture of residential and commercial uses.

Future Land Use [FLUE] Policy 1.9.5: Commercial land use designations and accompanying proposals shall consider compatibility between commercial and

surrounding land uses, including, but not limited to, traffic circulation, pedestrian access, hours of operation, visual impacts, privacy factors and impacts on the microclimate.

Staff Comment: The subject property has frontage on South Washington Avenue in an area with established commercial uses. Extensive Pine Flatwood forests are located west of the subject property; however, the Florida East Coast Railway buffers the subject property from this natural area. The subject property is proposed as an overflow parking lot for the existing automobile dealership to the south. Approving commercial future land use designations on the subject property would offer a high degree of accessibility, compatibility, and clustering with other commercial land uses within the surrounding area.

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

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

Staff Comment: The subject property fronts South Washington Avenue and lies approximately one (1) mile south of the Cheney Highway (S.R. 50) and one (1) mile north of Columbia Boulevard (S.R. 405), all are major arterial roadways. The subject property abuts vacant industrial property to the north and commercially developed property to the south. The subject property is proposed as an overflow parking lot for the existing automobile sales dealership to the south.

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

Staff Comment: The maximum floor area ratio (FAR) permitted in the Commercial High Intensity future land use designation is 1.0. The subject property is 4.52+/- acres in size, which yields a maximum gross floor area of 196,891 square feet. The zoning district development standards will further reduce the buildable area. Compliance with all applicable land development regulations will be verified during site plan review. A concept plan was provided by the applicant which restricts the development to an overflow parking lot to be utilized by the automobile dealership to the south; however, the property should not be limited to a parking lot only as all permitted uses within the CC zoning district are appropriate at this location.

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

Staff Comment: The subject property does not appear to meet the definition of infill development per Comprehensive Plan Policy 1.7.7; however, the property is an undeveloped parcel that is bordered by the Florida East Coast Railway to the west, and South Washington Avenue (U.S. Hwy 1) to the east, and is also located between Cheney Highway (S.R. 50) and Columbia Boulevard (S.R. 405), all of which are major arterial roadways. Existing commercial uses are established along the South Washington Avenue (U.S. Hwy 1) corridor. A concept plan was provided by the applicant which restricts the development to an overflow parking lot for the existing automobile dealership to the south; however, staff does not recommend this self-imposed limitation.

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

Staff Comment: The preliminary concurrency assessment evaluated the maximum allowable buildout scenario and found adequate capacity to serve the development. This segment of South Washington Avenue (U.S. Hwy 1) can accommodate the additional volume according to the City's concurrency assessment; however, a traffic study will be required to determine any safety improvements that might be necessary.

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

Staff Comment: Automotive oriented uses are typically permitted within Commercial High Intensity areas. The property is located on a major arterial roadway and would provide the ability to expand the adjacent automobile dealership to the south.

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

Staff Comment: Internal traffic movement will be reviewed as part of the site plan approval process.

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

Staff Comment: The amendment is consistent with the surrounding commercial uses along South Washington Avenue. The preliminary concurrency assessment found that the segment of South Washington Avenue (U.S. Hwy 1) from Columbia Boulevard (S.R. 405) to Cheney

Highway (S.R. 50) has sufficient capacity at the maximum allowable buildout scenario to accommodate the anticipated additional volume. A traffic study will be required to determine any safety improvements that might be necessary. Maps depicting soils, flood hazard areas, location, etc. are provided within the agenda package. Surrounding land uses, description of the site, and concurrency issues are addressed in other areas of this report. The property is not within the Area of Critical Concern.

REZONING REVIEW

Zoning Review Criteria

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

The following are staff findings.

1. Comprehensive Plan Consistency Statement.

Staff Comment: The proposed rezoning to the CC zoning district is consistent with the proposed Commercial High Intensity future land use designation.

1.1. Public facilities are available and concurrent with the land use change per the Comprehensive Plan and Concurrency provisions of the Land Development Regulations.

Staff Comment: The property is in the City's urban service area and City utilities are available and adjacent to the property. A six (6) inch sewer main and a six (6) inch water main are available to serve the property. Reclaimed water is not available.

Transportation impact.

Staff Comment: The preliminary concurrency assessment evaluated the maximum allowable buildout scenario and found adequate capacity to serve the development. This segment of South Washington Avenue (U.S. Hwy 1) can accommodate the additional volume according to the City's concurrency assessment and the development is not expected to cause this segment to operate below the adopted level of service (LOS); however, a traffic study will be required to determine any safety improvements that might be necessary.

Solid Waste.

Staff Comment: Solid waste services are available to serve the property. Solid waste needs will be evaluated with the submittal of a site plan.

1.2. Public streets are adequate to access the property.

Staff Comment: The property has frontage on South Washington Avenue (U.S. Hwy 1), which is identified as an arterial roadway per Sec. 9.3 of the Transportation Technical Manual.

1.3. The land will support the proposed development.

Staff Comment: The property is located within Flood Zone X (area of minimal flood hazard) and appears to support the proposed development. There are no wetlands identified on the subject property. A soils map is included in the agenda item for this request.

1.4. Environmental impact.

Staff Comment: The subject property is undeveloped and there are no wetlands identified on or near the property. Most of the site is grass and there is a minimal amount of Pine Flatwoods on the north end of the property. Extensive Pine Flatwood forests are located west of the subject property; however, the Florida East Coast Railway buffers the property from this natural area.

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

Staff Comment: The subject property is currently zoned BU-1 General Retail Commercial (Brevard County). The property is currently vacant and is bordered by the Florida East Coast Railway to the west and South Washington Avenue (U.S. Hwy 1) to the east. The requested Community Commercial (CC) zoning district is consistent with the Commercial High Intensity future land use category under the Titusville Future Land Use/Zoning Consistency Matrix, outlined within LDR Section 27-21. The requested CC zoning district requires frontage on a collector or higher classification thoroughfare as described in footnote 2 of Section 28-314. – Community Commercial (CC). The property has frontage on South Washington Avenue (U.S. Hwy 1), an arterial roadway. The rezoning would allow additional commercial development along a major arterial roadway. The cumulative area of the City's commercial and industrial lands is less than 20% of the City's total area. New commercial and industrial uses are needed to serve the population with goods and services.

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

3.1. The development in the area.

Staff Comment: The subject property is an undeveloped parcel that is bordered by the Florida East Coast Railway to the west and South Washington Avenue (U.S. Hwy 1) to the east. Existing commercial uses including automobile sales, a daycare center, and professional offices are established along the South Washington Avenue (U.S. Hwy 1) corridor. The amendment would allow the expansion of a commercial automobile sales business. The applicant provided a concept plan restricting the development of the property to an overflow parking lot for the existing automobile dealership to the south; however, staff does not recommend this self-imposed limitation as all permitted uses within the CC zoning district are appropriate at this location.

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

Staff Comment: The rezoning is unlikely to cause a depreciation of property values in the area. The proposed overflow parking lot use is compatible with the adjacent land uses. South Washington Avenue (U.S. Hwy 1) is an arterial roadway that currently provides direct access to existing commercial uses. The expansion of an existing commercial use at this location is unlikely to cause a depreciation of property values in the area.

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

Staff Comment: The zoning in the area is a mixture of commercial and industrial zoning including Community Commercial (CC), Light Industrial Services and Warehousing (M-1), Heavy Industrial (M-2), Planned Industrial Development (PID), and Regional Commercial (RC). There are also residential zoning districts within the area including Multi-Family Medium Density (R-2) and Planned Development (PD). The subject property is also near Tranquility, a Regional Mixed Use (RMU) master planned community that will provide a mixture of residential and commercial uses. Section 28-313. – Community Commercial (CC) footnote 2 states, “Must have frontage on a collector or higher classification thoroughfare.” The property has frontage on South Washington Avenue (U.S. Hwy 1), an arterial roadway which has a variety of industrial and commercial uses. The requested Community Commercial (CC) zoning is consistent with the surrounding zoning.

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

Staff Comment: A 30-foot landscape yard (buffer) is required between the development and the South Washington Avenue (U.S. Hwy 1) right of way which should protect from potential glare or visual nuisances. An expansion of an existing commercial use along South Washington Avenue (U.S. Hwy 1) is not expected to have a negative impact on the public safety and welfare of the general area.

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

Staff Comment: The city’s land development regulations establish minimum landscape yards to buffer the proposed development from adjacent land uses and zoning districts. A 30-foot wide landscape yard (buffer) is required along the segment of South Washington Avenue (U.S. Hwy 1) in which the subject property fronts. The remaining perimeter will require a 10-foot landscape yard (buffer). The Florida East Coast Railway also buffers the subject property from the woodland area to the west.

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

Staff Comment: The property is currently located in Unincorporated Brevard County and the applicant is requesting to construct an overflow parking lot

1 *to be utilized by the automobile dealership to the south. The property is an*
2 *existing enclave contiguous with the city's jurisdictional boundary, to the*
3 *north, south, east, and west. The City's land development regulations also*
4 *require property owners to apply for annexation when requesting City*
5 *services if the property is eligible for annexation per Chapter 171 of the*
6 *Florida Statutes.*

7 **COMMUNITY ENGAGEMENT MEETING, LDR SEC. 34-13.**

8 Staff Comment: *The applicant held a community engagement meeting on March*
9 *12, 2025.*

10 **HIGHLIGHTS OF STAFF ANALYSIS FINDINGS:**

- 11 1) The annexation is consistent with the City's comprehensive plan and Chapter 171 of
12 the Florida Statutes.
- 13 2) The comprehensive plan future land use small scale map amendment is consistent
14 with the City's comprehensive plan.
- 15 3) The proposed rezoning to the Community Commercial (CC) zoning district, with
16 concept plan, is consistent with the proposed Commercial High Intensity future land
17 use category, and the City's comprehensive plan.
- 18 4) The Community Commercial (CC) zoning district without the concept plan is the
19 highest and best use for the property. Potential

20 **RECOMMENDATIONS:**

21 **Annexation**

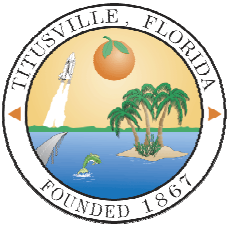
22 Approve the annexation of the 4.52+/- acre parcel located at 5320 South
23 Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511.

24 **Comprehensive Plan Amendment**

25 Approve the comprehensive plan future land use small scale map amendment
26 from the Brevard County Community Commercial Future Land Use category to the
27 City of Titusville Commercial High Intensity Future Land Use category for the
28 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard
29 County Parcel I.D.: 22-35-26-00-511

30 **Rezoning**

31 Approve the rezoning without concept plan, from the Brevard County BU-1 General
32 Retail Commercial zoning district to the City of Titusville Community Commercial
33 (CC) zoning district for the 4.52+/- acre parcel located at 5320 South Washington
34 Avenue having Brevard County Parcel I.D.: 22-35-26-00-511.



To be Completed by Staff

Application No. _____

Date Received: _____

Received by: _____

APPLICATION FOR ANNEXATION

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

1. Project Information	Project Name Automotive Sales Overflow Parking	Property Address/Location Description 5320 S Washington Ave	
2. Applicant/ Owner	Name of Applicant/Contact Michael Wojtuniak, P.E.	Name of Owner Camco Automotive	
	Street Address 311 S Woodland Blvd Ste A	Street Address 3405 W Morrison	
	City State Zip Deland FL 32720	City State Zip Tampa FL 33629	
	Telephone # 386-734-0830 Fax #	Telephone # 772-633-0116 Fax #	
	E-Mail Address mwojtuniak@epieng.net	E-Mail Address 2cardudes@msn.com	
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
4. Parcel ID	22-35-26-00-511	Tax Acct.	2213437
5. Site Size (Attach Legal Description)	Acres: 4.524 Square Feet: 197,065		
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: Vacant Land		
	NORTH: Vacant Land		
	SOUTH: Automotive sales		
	EAST: S Washington Ave		
	WEST: Railroad		
7. Current Designation	Future Land Use: CC, Community Commercial	Zoning: BU-1, Brevard County	
8. Proposed Designations	* Future Land Use: CHI, Commercial High Intensity	Zoning: CC, City of Titusville	

9. Building Status	Existing Building(s) on the site? n/a	New Building(s) proposed? n/a
10. Current Use	Vacant Land	
11. Check other applications submitted	Conditional Use ☐ Vacation of Right of Way ☐	Vacation of Easement ☐ Site Plan ☐ Master Plan Approval ☐ Subdivision/Plat ☐ *Future Land Use ☒ Rezoning ☒
12. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary) Existing automotive sales located at 5600 S Washington Ave (City of Titusville) is owned by the same Corporation as 5320 S Washington Ave (Brevard County). The existing automotive sales would like to develop the vacant lot for over flow parking. This will require that the northern lot be annexed into the City before the Final Site Plan can be processed.	

- **All applications shall require Planning Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department electronically and officially logged in by 4:00 p.m. on deadline dates.
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission (P&Z)/City Council are not guaranteed placement on the schedule noted above.
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.
- Per Section 30-411(a) of the Concurrency Management System: "Rezoning applications and annexation requests may be approved; however, such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development as provided in the City's Transportation Infrastructure Technical Manual..." (See Acknowledgement statement #5 below)

ACKNOWLEDGEMENT

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

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

/s/ Michael Wojtuniak
(Signature*)

1/27/2025
(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.*

FOR OFFICE USE ONLY

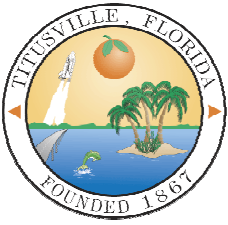
DATE RECEIVED: _____

ACCEPTED BY: _____

PLANNING AND ZONING COMMISSION DATE & TIME: _____

CASE NUMBER: _____

CITY COUNCIL
DATE & TIME: _____



SUBMITTAL CHECKLIST

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, Preliminary Concurrency Assessment Application, and Fees	☐
2. Warranty Deed	☒
3. Notarized Owner Authorization Form (If applicable)	☒
4. Legal Description using known benchmarks (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. Conceptual Site Plan – if not included with a comprehensive plan application (minimum 24" x 36") in electronic PDF format.	☒
7. Names and addresses of 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>	☒
8. If the request involves a change to a higher density of residential use or from residential to non-residential, detail how surrounding neighbors will be contacted.	☐
9. Pre-Application Meeting Held – Date: 1/7/2024 Staff in Attendance: Christine Anderson, Senior Planner	☒

IF A CONCEPTUAL SITE/SUBDIVISION PLAN IS INCLUDED, THE FOLLOWING SHALL BE SUBMITTED:

1. Electronic certified boundary survey depicting existing site features (wetlands, water bodies, topographic contours, existing structures).	☐
2. The County's zoning and future land use maps.	☐
3. Any proposed reservation or dedication of land for public purposes.	☐
4. 100-year Flood Zone for all sites outside the X floodplain.	☐
5. Estimated build-out date.	☐

Applicant Signature*

/s/ [Michael Wojtuniak](#)

Date

[1/27/2025](#)

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



Gateway to Nature & Space



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

1. Annexation	Does the request include an annexation?		☒ Yes ☐ No
2. Regular or Small Scale Amendment	Regular Amendment (CPA) Property 50 acres or greater ☐	Small Scale Amendment (SSA) Property less than 50 acres ☒	
3. Project Information	Project Name Automotive Sales Overflow Parking	Property Address/Location Description 5320 S Washington Ave	
4. Applicant / Owner	Name of Applicant/Contact Michael Wojtuniak, P.E.	Name of Owner Camco Automotive	
	Street Address 311-A South Woodland Blvd	Street Address 3405 W Morrison	
	City State Zip Deland FL 32720	City State Zip Tampa FL 32720	
	Telephone # 386-734-0830 Fax #	Telephone # 772-633-0116 Fax #	
	E-Mail Address mwojtuniak@epieng.net	E-Mail Address 2cardudes@msn.com	
5. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
6. Parcel ID	22-35-26-00-511	Tax Acct.	2213437
7. Site Size (Attach Legal Description)	Acres: 4.524 Square Feet: 197,065		
8. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:		
	SUBJECT SITE:	Vacant Land	
	NORTH:	Vacant Land	
	SOUTH:	Automotive Sales	
	EAST:	Right of Way for S Washington Ave	
	WEST:	Railroad	

9. Current Designation	Future Land Use: CC, Community Commercial	Zoning: BU-1, Brevard County
10. Proposed Designations	Future Land Use: CHI, Commercial High Intensity	Zoning: CC, City of Titusville
11. Subject Property	Current Use: Vacant	Proposed Use: Over Flow Parking
12. Note any previous amendments on the site	None	
13. Check other applications submitted	Conditional Use ☐ Vacation of Easement ☐ Vacation of Right of Way ☐ Site Plan ☐	Master Plan Approval ☐ Rezoning ☒ Subdivision/Plat ☐ Other:
14. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary) Existing automotive sales located at 5600 S Washington Ave (City of Titusville) is owned by the same Corporation as 5320 S Washington Ave (Brevard County). The existing automotive sales would like to develop the vacant lot for over flow parking	

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

ACKNOWLEDGEMENT

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

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

/s/ _____ Michael Wojtuniak _____
(Signature*)

_____ 1/28/25 _____
(Date)

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

Date Received: _____

Accepted by: _____



Gateway to Nature & Space



SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 4)

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

1.	Complete Application and Fees	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	☒
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
7.	Additional site-specific data as necessary to describe any impacts to conservation / wetland areas, and other environmentally sensitive resources, including any mitigation efforts to be proposed or required by these regulations.	☒
8.	Traffic counts and Level of Service (LOS) on streets providing access to subject property may be required by the City. A determination of the needed information will be provided by the City prior to submittal of the request.	☒
9.	Pre-Application Meeting Held – Date: 1/7/2024 Staff in Attendance:	☒
10.	Preliminary School Concurrency Determination Submitted. Contact Brevard County Public Schools, David Lindemann to receive this application for completion. Lindemann.David@BrevardSchools.org	☐
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	☐
12.	Completed Concurrency Application	☐

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 4)

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

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



Gateway to Nature & Space



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

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

1. Project Information	Project Name Automotive Sales Overflow Parking	Property Address/Location Description 5320 S Washington Ave	
2. Type of Request	Rezoning (REZ) ☒	Planned Development (PD) ☐	Master Plan (MP) ☐
2. Applicant/ Owner	Name of Applicant/Contact Michael Wojtuniak, PE	Name of Owner Camco Automotive	
	Street Address 311-A S Woodland Blvd	Street Address 3405 W Morrison	
	City State Zip Deland FL 32720	City State Zip Tampa FL 32720	
	Telephone # 386-734-0830 Fax #	Telephone # 772-633-0116 Fax #	
	E-Mail Address MWojtuniak@epieng.net	E-Mail Address 2cardudes@msn.com	
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
4. Parcel ID	22-35-26-00-511	Tax Acct.	2213437
5. Site Size	Acres: 4.524 Square Feet: 197,065		
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: Vacant Land NORTH: Vacant Land SOUTH: Automotive Sales EAST: Right of Way for S Washington Ave WEST: Railroad		

7. Current Future Land Use Designation	Future Land Use: CC (Community Commercial) Brevard County			
8. Existing Zoning District	BU-1 Brevard County			
9. Proposed Zoning District	CC, City of Titusville			
10. Building Status	Existing Building(s) on the site? N/A		New Buildings Proposed? No. Over flow parking lot only	
11. Note any previous rezonings on the site	none			
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) Existing automotive sales located at 5600 S Washington Ave (City of Titusville) is owned by the same Corporation as 5320 S Washington Ave (Brevard County). The existing automotive sales would like to develop the vacant lot for over flow parking. This will require that the northern lot be annexed into the City before the Final Site Plan can be processed.			

- **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/ Michael J Wojtuniak, PE 2/11/2025
(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 in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format	☒
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
7.	For Planned Development and Master Plan applications, a conceptual site plan (minimum 24" x 36") in electronic PDF format. See table below for requirements.	☐
8.	For Planned Development and Master Plan applications, a Planned Development Ordinance establishing the development standards for the Planned Development.	☐
9.	For Master Plan applications, a Unified Control Agreement pursuant to Sec. 34-54 of the Land Development Regulations.	☐
10.	Pre-Application Meeting Date: 1/7/2025 Staff in Attendance: Christine Anderson, Senior Planner	☒
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date <u>March 12, 2025</u>	☒
12.	Completed Concurrency Application	☒

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. 22-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING SECTION 7, CHAPTER 63-2001, LAWS OF FLORIDA, SPECIAL ACTS OF 1963, BY ANNEXING CERTAIN PROPERTY LOCATED AT 5320 SOUTH WASHINGTON AVENUE HAVING PARCEL ID NUMBER: 22-35-26-00-511 TO BE INCLUDED WITHIN THE CITY LIMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Michael Wojtuniak, P.E. has submitted a petition for voluntary annexation on behalf of the property owner, Camco Automotive, of the below described property pursuant to Chapter 171.044, *Florida Statutes*; and

WHEREAS, the City has found and determined that said annexation complies with Chapter 171, *Florida Statutes*, and applicable provisions of law; and

WHEREAS, the City desires to annex said property and to incorporate the same in the City limits of the City of Titusville.

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

SECTION 1. That Section 7 of Chapter 63-2001, Laws of Florida, Special Acts of 1963, is amended, pursuant to Chapter 171.044, *Florida Statutes*, to include within the corporate limits of the City of Titusville, Florida, and to redefine the boundary lines of the City limits of the City of Titusville to include the following described property:

LEGAL DESCRIPTION:

A PART OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26, RUN THENCE SOUTH 89° 58' 17" EAST ALONG THE SOUTH LINE OF THE AFORESAID GOVERNMENT LOT 3, A DISTANCE OF 799.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A100' RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE LAND HERE IN DESCRIBED;

THENCE SOUTH 89° 58' 17" EAST CONTINUING ALONG SAID SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 260.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 (A 200' RIGHT OF WAY); THENCE RUN NORTH 16° 24' 30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 788.35 FEET; THENCE RUN NORTH 89° 58' 17" WEST, A DISTANCE OF 260.65 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD;

THENCE SOUTH 16° 24' 30" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 788.35 FEET TO THE POINT OF BEGINNING.

A copy of the map showing the area to be annexed is attached hereto and made part hereof.

SECTION 2. SEVERABILITY. If any provisions of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. 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 4. EFFECTIVE DATE. This ordinance shall take effect immediately. However, the City of Titusville's Land Development Regulations Section 30-411 states such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development.

PASSED AND ADOPTED this 22nd day of July, 2025.

Andrew Conners, Mayor

ATTEST:

Wanda F. Wells, City Clerk

ALTA/NSPS LAND TITLE SURVEY FOR PARKS CDJR SPACE COAST, LLC SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST BREVARD COUNTY, FLORIDA

SURVEYOR'S NOTES

1. SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREIN FOR EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.
2. NO UNDERGROUND INSTALLATIONS OR VISIBLE IMPROVEMENTS LOCATED OTHER THAN SHOWN.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF GOVERNMENT LOT 3 ASSUMED.
4. THE PROPERTY DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
5. THE TWO DESCRIPTIONS ARE ON DIFFERENT BEARINGS, SOUTH DESCRIPTION WAS ROTATED TO MATCH THE NORTH DESCRIPTION FOR THIS SURVEY.
6. AS BEING A SURVEYOR, PER DESCRIPTION.
7. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA AND IN ZONE "A", A SPECIAL FLOOD AREA PER FORM PANEL # 12000 S, DATED MARCH 17, 2017, BREVARD COUNTY, FLORIDA.

REAL PROPERTY DESCRIPTION

SOUTH PARCEL

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND RUN SOUTH 89° 30' 00" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 798.84 FEET TO THE POINT OF BEGINNING AT THE HEREIN DESCRIBED PARCEL;

FROM SAID POINT OF BEGINNING CONTINUE TO RUN SOUTH 89° 30' 00" EAST; A DISTANCE OF 261.60 FEET TO THE WEST RIGHT OF WAY LINE OF US HIGHWAY NUMBER ONE; THENCE RUN SOUTH 15° 57' 20" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 842.40 FEET; THENCE RUN NORTH 89° 30' 00" WEST; A DISTANCE OF 261.67 FEET TO THE EAST RIGHT OF WAY OF THE FLORIDA EAST COAST RAILROAD; THENCE RUN NORTH 15° 57' 20" WEST; ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 842.38 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, CONTAINING 3.70 ACRES, MORE OR LESS.

IT IS THE INTENT OF THIS INSTRUMENT TO INCORPORATE ALL OF THE PROPERTY LOCATED BETWEEN THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY TO THE WEST AND THE US HIGHWAY NUMBER ONE RIGHT OF WAY TO THE EAST SOUTH BY A LINE PARALLEL TO THE NORTH LINE DESCRIBED HEREIN AND BEGINNING FROM A POINT ON THE WEST RIGHT OF WAY LINE OF US HIGHWAY NUMBER ONE, 1.64-AP SOUTH OF THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 35, TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, 64.08 FEET SOUTH OF ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 35.

NORTH PARCEL

A PART OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26, RUN THENCE SOUTH 89° 58' 17" EAST ALONG THE SOUTH LINE OF THE AFORESAID GOVERNMENT LOT 1, A DISTANCE OF 799.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (1100' RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED;

THENCE SOUTH 89° 58' 17" EAST CONTINUING ALONG SAID SOUTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 206.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 (A 200' RIGHT OF WAY); THENCE RUN NORTH 16° 24' 30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 798.35 FEET; THENCE RUN NORTH 89° 58' 17" WEST; A DISTANCE OF 206.85 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE SOUTH 16° 24' 30" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 798.35 FEET TO THE POINT OF BEGINNING.

SCHEDULE B II EXCEPTIONS

B II- ITEM #2- AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.

THERE WERE NO OTHER SURVEY RELATED ITEMS IN SCHEDULE B II EXCEPTIONS

POINT OF COMMENCEMENT
SW CORNER SEC. 26-22-35
REC. 1" 1/2" ON MS

589°58'17" 799.67
589°30'00" 798.84(S-SP)
SOUTH LINE OF GOVERNMENT LOT 3

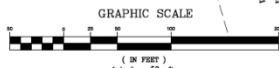
THIS SURVEY IS CERTIFIED TO AND MADE FOR THE BENEFIT OF:
PARKS AUTOMOTIVE GROUP, INC., A FLORIDA CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
SHUTTS & BOWEN, LLP
PARKS CDJR SPACE COAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY

I HEREBY CERTIFY THAT THIS SURVEY, DATED JULY 17, 2018:

- (a) WAS MADE ON THE GROUND AND PLATTED UNDER MY SUPERVISION CORRECTLY SHOWS: (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACED EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH ARE REFLECTED ON THE TITLE INSURANCE AGENT FILE FILE NO. 2037-4021881, DATED MAY 24, 2018 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AFFECTING OR BENEFITING THE SUBJECT PROPERTY; AND (iii) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF;
- (b) SHOWS THAT THERE ARE NO: (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) PARTY WALLS; (iv) CONFLICTS OR PROJECTIONS; (v) OVERLAPS OR BOUNDARY LINE DISPUTES; OR (vi) EASEMENTS ABOVE GROUND OR BELOW GROUND WHICH ARE IN USE AND NOT OF RECORD;
- (c) SHOWS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY GARDENIA AVENUE THE SAME BEING PAVED, WITH DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY EITHER STATE OF FLORIDA OR BREVARD COUNTY;
- (d) MEETS ALL REQUIREMENTS FOR SURVEYS ESTABLISHED BY FLORIDA LAW INCLUDING CHAPTERS 177 AND 472, FLORIDA STATUTES, AND THE SO-CALLED "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" (CHAPTER 61-G-17, FLORIDA ADMINISTRATIVE CODE);
- (e) SHOWS THAT THE SUBJECT PROPERTY CONTAINS 8.21 ACRES +/-;
- (f) SHOWS THAT THE PROPERTIES ARE OR ARE NOT LOCATED IN A FLOOD PLAIN OR A FLOOD PRONE AREA AND THE FLOOD MAP NUMBER FROM WHICH THIS INFORMATION WAS OBTAINED.
- (g) IF THE SUBJECT PROPERTY IS COMPRISED OF ONE OR MORE SUBPARCELS, THE METES AND BOUNDS PERIMETER LEGAL DESCRIPTION OF THE SUBJECT PROPERTY CONTAINED ON THE PLAT OF SURVEY ENCOMPASSES ALL OF SAID SUBPARCELS AND ALL OF SAID SUBPARCELS ARE CONTIGUOUS, EACH TO THE OTHER, AND THERE ARE NO GAPS, GORES OR OVERLAPS.

THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, NO TABLE "A" WAS FURNISHED TO THE SURVEYOR. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Scott R
Bechir
Digitally signed by
Scott R Bechir
Date: 2024.11.11
10:51:23 -0500
BY: SCOTT BECHIR
PROFESSIONAL SURVEYOR AND MAPPER
No. 5907
STATE OF FLORIDA



SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA
PH. (386) 668-7332 FAX 668-7337

COUNTY BY: S.R.B. DRAWN BY: S.R.B. FIELD BY: S.R.B. DATE: 6/29/18

ALTA/NSPS LAND TITLE SURVEY
FOR
PARKS CDJR SPACE COAST, LLC
BREVARD COUNTY, FLORIDA

PROJECT NUMBER: 18-91
DATE: 7/16/18
SCALE: 1" = 50'
SHEET 1 of 1

ORDINANCE NO. 23-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING ORDINANCE NO. 60-1988, WHICH ADOPTED THE COMPREHENSIVE PLAN OF THE CITY OF TITUSVILLE, BY AMENDING THE FUTURE LAND USE MAP, BY CHANGING THE LAND USE DESIGNATION ON APPROXIMATELY 4.52+/- ACRES OF PROPERTY LOCATED AT 5320 SOUTH WASHINGTON AVENUE, HAVING BREVARD COUNTY PARCEL ID NUMBER: 22-35-26-00-511, FROM THE COMMUNITY COMMERCIAL (BREVARD COUNTY) FUTURE LAND USE DESIGNATION TO THE COMMERCIAL HIGH INTENSITY (CITY OF TITUSVILLE) FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville received applications for Comprehensive Plan Amendments from certain property owners; and

WHEREAS, a first and second public hearing has been held on the Comprehensive Plan Amendment 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

WHEREAS, the plan amendment qualify as Small Scale Amendments pursuant to Chapter 163.3187 of *Florida Statutes*; and

WHEREAS, the City of Titusville, pursuant to Chapter 163, desires to amend its Comprehensive Plan adopted by Ordinance No. 60-1988; and

WHEREAS, the City of Titusville finds that said Small Scale Comprehensive Plan Amendment has been processed in accordance with the applicable law and desires to amend its Comprehensive Plan to change the land use classification on said property; and

WHEREAS, the City Council of the City of Titusville desires to amend its Future Land Use Map.

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

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

SECTION 2. LAND USE MAP AMENDMENT. The City Council of the City of Titusville, Florida hereby adopts Small Scale Amendment (SSA) No. 2-2025 and amends the Future Land Use Map by changing the land use designation on approximately 4.52+/-

acres of property described in Exhibit A located at 5320 South Washington Avenue from the Community Commercial (Brevard County) future land use designation to the Commercial High Intensity (City of Titusville) future land use designation.

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

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

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect 31 days after adoption pursuant to Section 163.3187(5)(c) *Florida Statutes*.

PASSED AND ADOPTED this 22nd day of July, 2025.

Andrew Conners, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

A PART OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26, RUN THENCE SOUTH 89° 58' 17" EAST ALONG THE SOUTH LINE OF THE AFORESAID GOVERNMENT LOT 3, A DISTANCE OF 799.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A100' RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE LAND HERE IN DESCRIBED;

THENCE SOUTH 89° 58' 17" EAST CONTINUING ALONG SAID SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 260.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 (A 200' RIGHT OF WAY); THENCE RUN NORTH 16° 24' 30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 788.35 FEET; THENCE RUN NORTH 89° 58' 17" WEST, A DISTANCE OF 260.65 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE SOUTH 16° 24' 30" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 788.35 FEET TO THE POINT OF BEGINNING.

ORDINANCE NO. 24-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING ORDINANCE NO. 5-1993 OF THE CITY OF TITUSVILLE, BY AMENDING THE ZONING MAP MADE A PART OF SAID ORDINANCE BY REFERENCE BY CHANGING THE BU-1 GENERAL RETAIL COMMERCIAL (BREVARD COUNTY) ZONING DISTRICT TO THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT ON APPROXIMATELY 4.52+/- ACRES OF PROPERTY LOCATED AT 5320 SOUTH WASHINGTON AVENUE, HAVING BREVARD COUNTY PARCEL ID NUMBER: 22-35-26-00-511; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, a first and second public hearing has been held on the rezoning before the Local Planning Agency and the local governing body and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder 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 its Zoning Map to change the zoning designation on said properties; and

WHEREAS, the City Council of the City of Titusville desires to amend its Zoning Map.

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

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

SECTION 2. ZONING MAP AMENDMENT. Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, Florida, made a part of said Ordinance by reference, by designating the following property described in Exhibit A, presently BU-1 General Retail Commercial (Brevard County) to the Community Commercial (CC) zoning district.

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 simultaneously with the effective date of Small Scale Amendment (SSA) No. 2-2025 contained in Ordinance 23-2025.

PASSED AND ADOPTED this 22nd day of July, 2025.

Andrew Conners, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

A PART OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26, RUN THENCE SOUTH 89° 58' 17" EAST ALONG THE SOUTH LINE OF THE AFORESAID GOVERNMENT LOT 3, A DISTANCE OF 799.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A100' RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE LAND HERE IN DESCRIBED;

THENCE SOUTH 89° 58' 17" EAST CONTINUING ALONG SAID SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 260.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 (A 200' RIGHT OF WAY); THENCE RUN NORTH 16° 24' 30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 788.35 FEET; THENCE RUN NORTH 89° 58' 17" WEST, A DISTANCE OF 260.65 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE SOUTH 16° 24' 30" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 788.35 FEET TO THE POINT OF BEGINNING.

PARKS CHRYSLER DODGE JEEP RAM
AUTOMOTIVE SALES OVERFLOW PARKING
City of Titusville

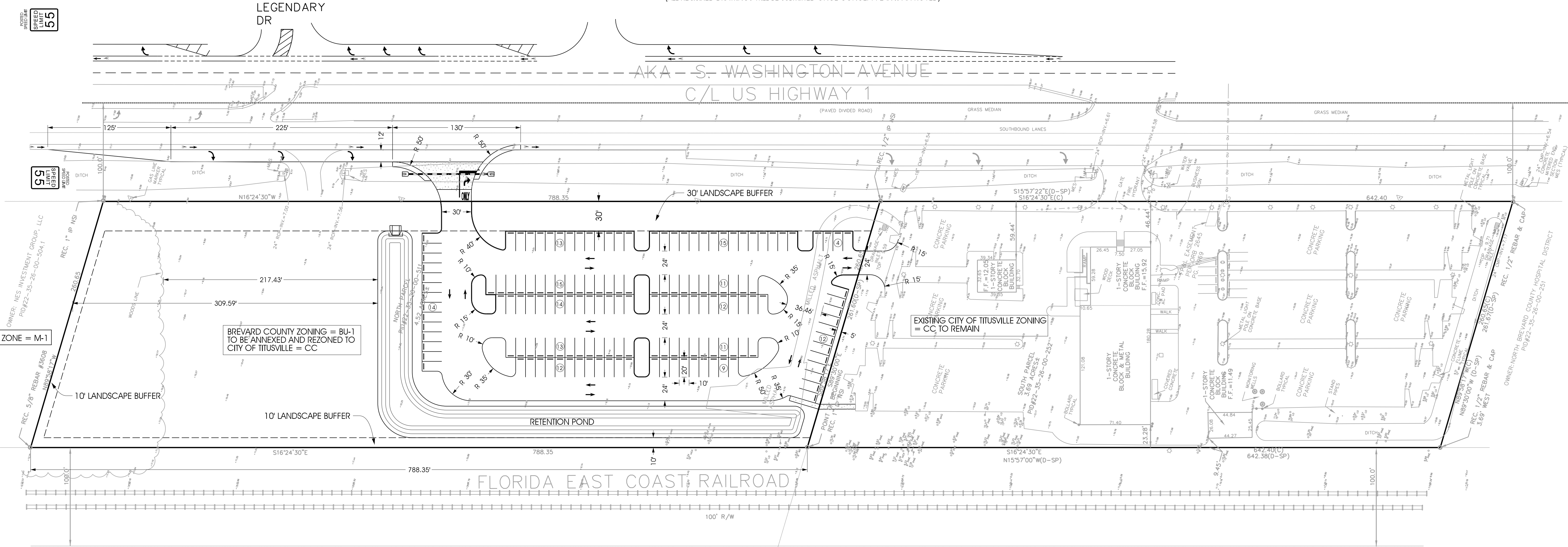
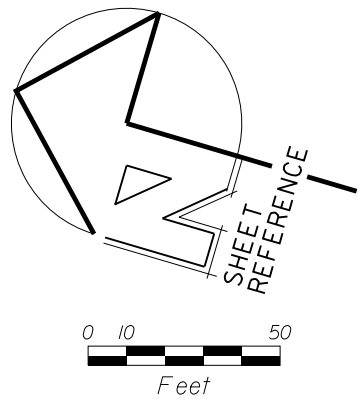
THIS IS A CONCEPT PLAN

(ALL REQUIRED DRAWINGS WILL BE SUBMITTED ONCE CONCEPT PLAN IS APPROVED)

STREET ADDRESS: 5320 S. WASHINGTON AVE.
TITUSVILLE, FL 32780

PARCEL
22-35-26-00-511(NORTH), Account 2213437
22-35-35-00-252 (SOUTH), Account 2217910

SECTION 26, TOWNSHIP 22 S, RANGE 35 E



THIS IS A CONCEPT PLAN

(ALL REQUIRED DRAWINGS WILL BE SUBMITTED ONCE CONCEPT PLAN IS APPROVED)

SITE DATA:

PARCEL:
22-35-26-00-511 (NORTH) Account 2213437
22-35-35-00-252 (SOUTH) Account 2217910

CURRENT ZONING = BU-1 Brevard County , CC Titusville
CURRENT FLU = CC Brevard County, CHI Titusville

TOTAL CONTIGUOUS AREA = 357,684 SF (8.211 AC)

TOTAL NORTH PARCEL AREA = 197,085 SF (4.524 AC)

PROPOSED PAVEMENT = 65,615 SF (1.506 AC)
PROPOSED SIDEWALK = 82 SF (0.002 AC)

PROPOSED RETENTION POND = 19,950 SF

TOTAL NORTH PARCEL IMPERVIOUS AREA = 65,697 SF (33.33%)
TOTAL NORTH PARCEL PERVIOUS AREA = 131,388 SF (66.67%)

TOTAL SOUTH PARCEL AREA = 160,598 SF (3.687 AC)

TOTAL EXISTING BUILDING #1 = 12,270 SF
TOTAL EXISTING BUILDING #2 = 1,287 SF
TOTAL EXISTING BUILDING #3 = 1,148 SF
TOTAL EXISTING PAVEMENT = 100,265 SF

TOTAL SOUTH PARCEL IMPERVIOUS AREA = 114,970 SF (71.59%)
TOTAL SOUTH PARCEL PERVIOUS AREA = 45,628 SF (28.41%)

OVERFLOW PARKING PROVIDED:

TOTAL REGULAR PARKING = 155 SPACES

LANDSCAPE BUFFER:

FRONT: 30'
SIDE: 10'
REAR: 10'

CONTACTS

OWNER: Camco Automotive Group
3405 W. Morrison Avenue
Tampa, FL 33629

DEVELOPER: Parks CDJR Space Coast, LLC
3505 North Hwy 17-92
Longwood, FL 32750
Contact: Jay Klau
Phone: 407-417-7417

ENGINEER: Michael Wojtuniak, P.E.
P.E. No. 60934
Engineered Permits, Inc.
311 South Woodland Blvd
Suite A
Deland, FL 32720
Phone: (386) 734-0830
Fax: (386) 734-8226
Email: epi@epieng.net

SURVEYOR: Scott's Surveying Services, Inc.
8 S. Hwy. 17-92, Suite 8-a
Debar, FL 32713
Phone: 386-668-7332
Fax: 386-668-7337



AERIAL LOCATION

REVISIONS:	DATE	BY	DESCRIPTION

ENGINEERING • PLANNING • DESIGN • PERMITTING

PROJECT: PARKS CHRYSLER DODGE JEEP RAM
OVERFLOW PARKING

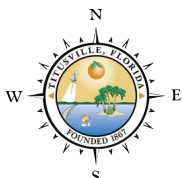
EPI
ENGINEERED PERMITS, INC.
311 SOUTH WOODLAND BLVD.
SUITE A
DELAND, FL 32720
PHONE: 386-734-0830
FAX: 386-734-8226
CERT NO. 26396
EMAIL: epi@epieng.net

Michael J. Wojtuniak
1/28/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER
MICHAEL J. WOJTUNIAK, P.E.
EPI: 60934
Email: mwojtuniak@epieng.net

SHEET NO.

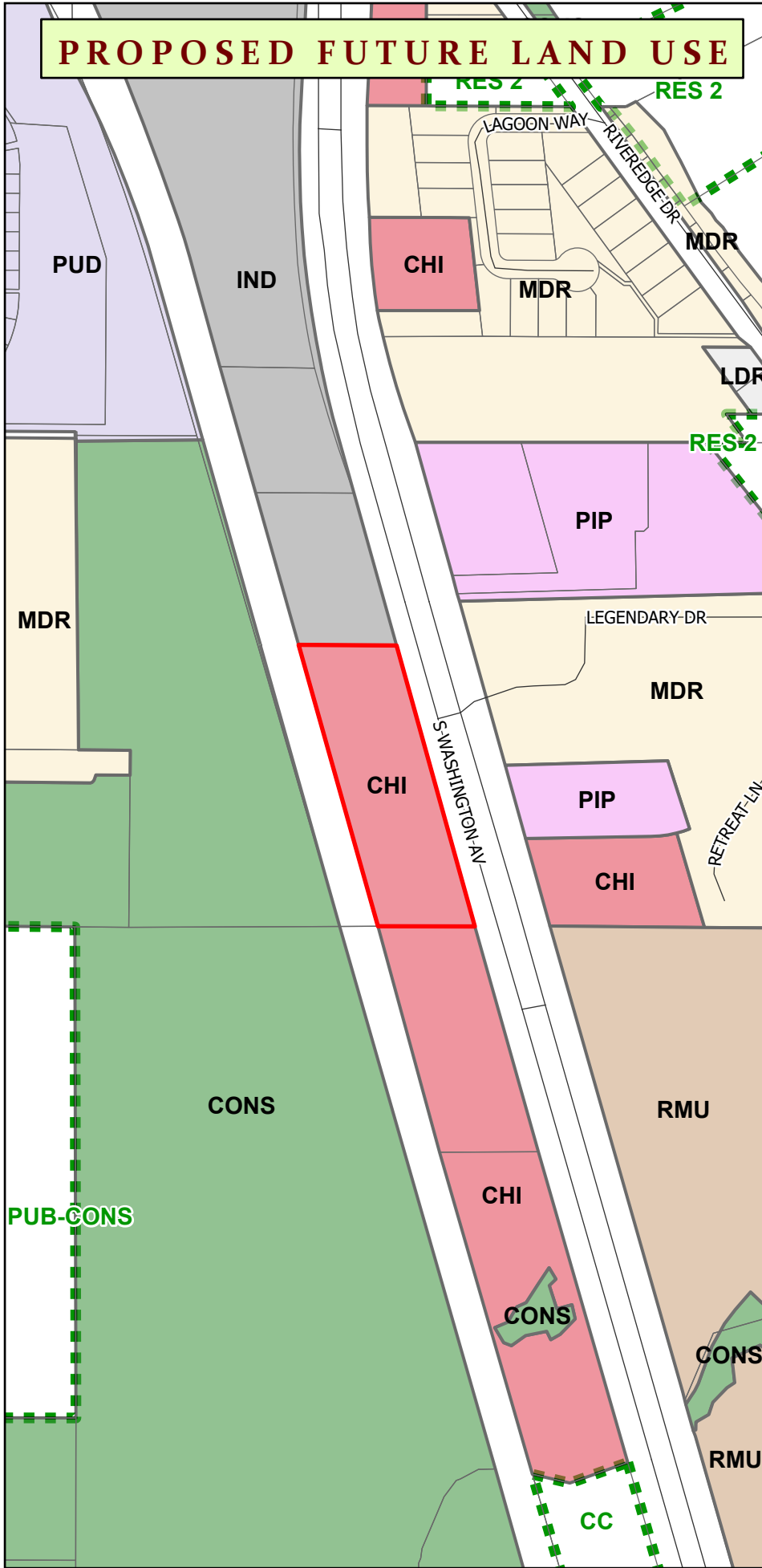
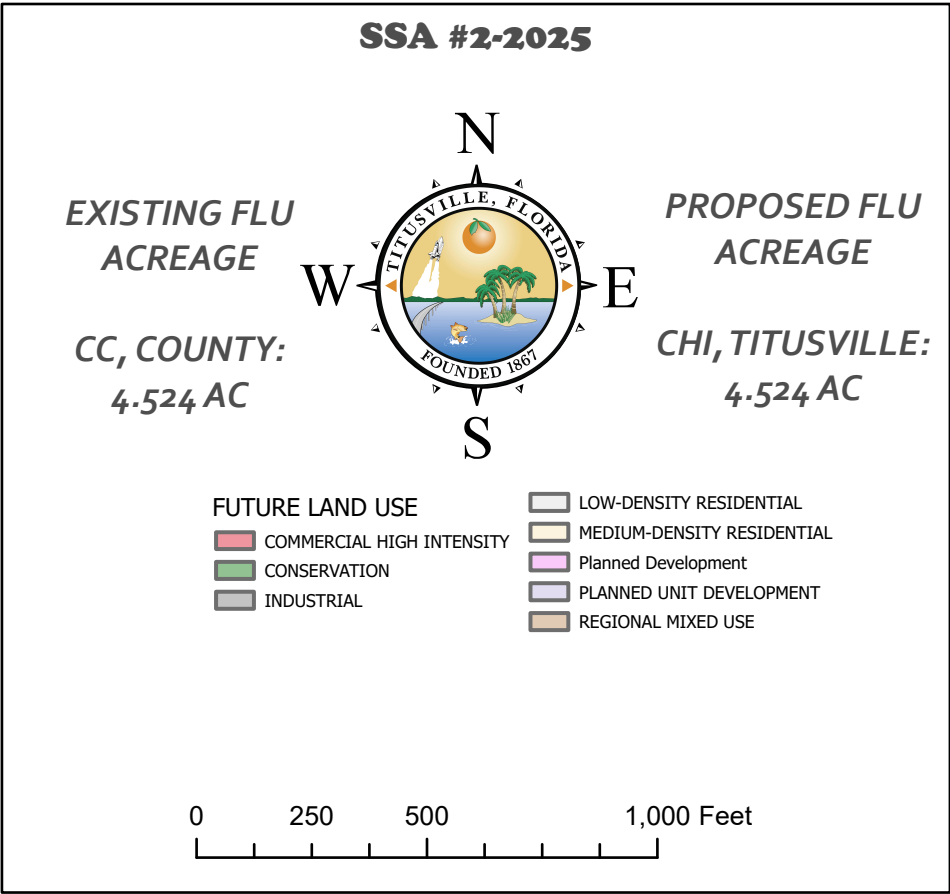
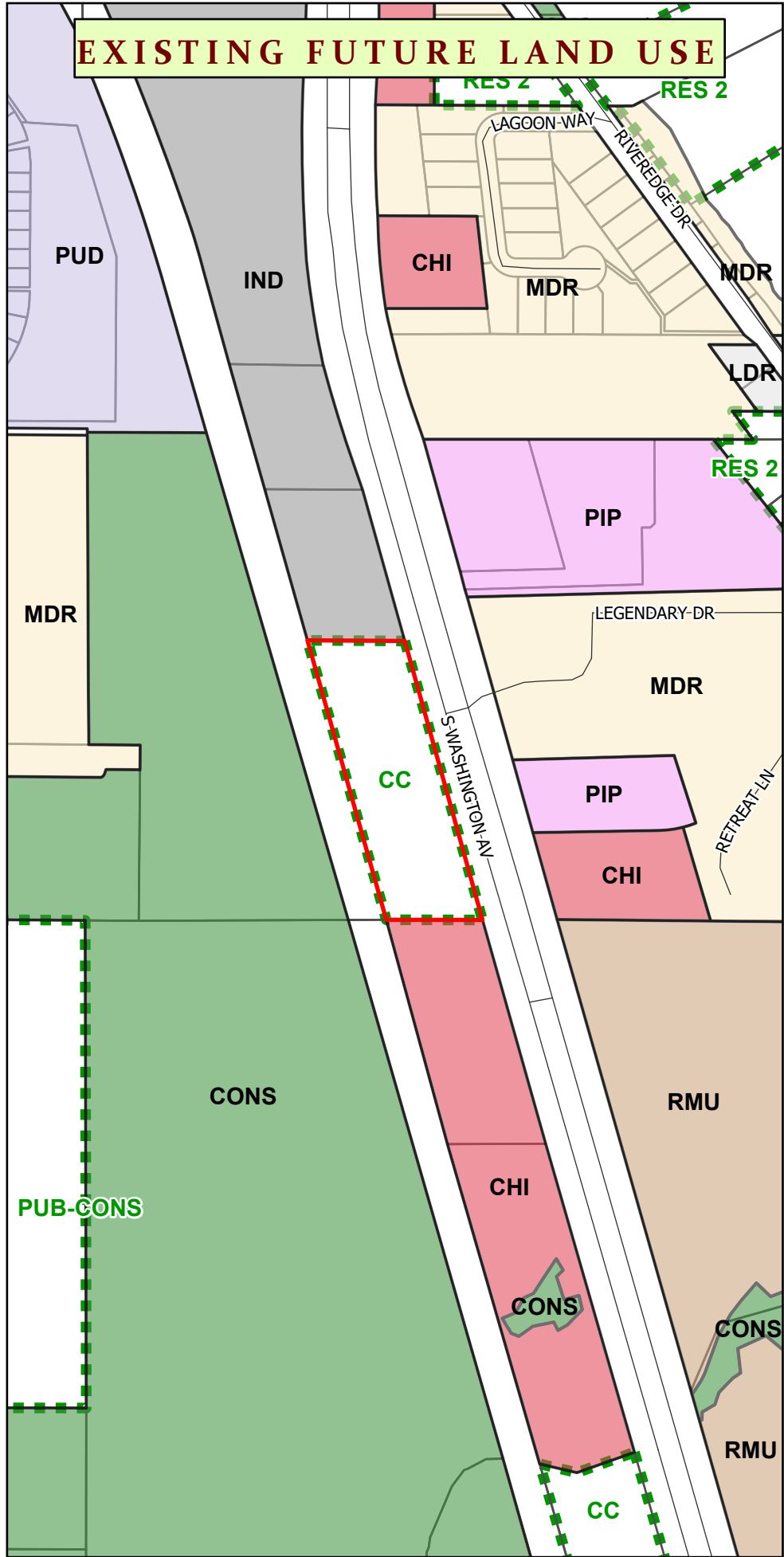
1 OF 1

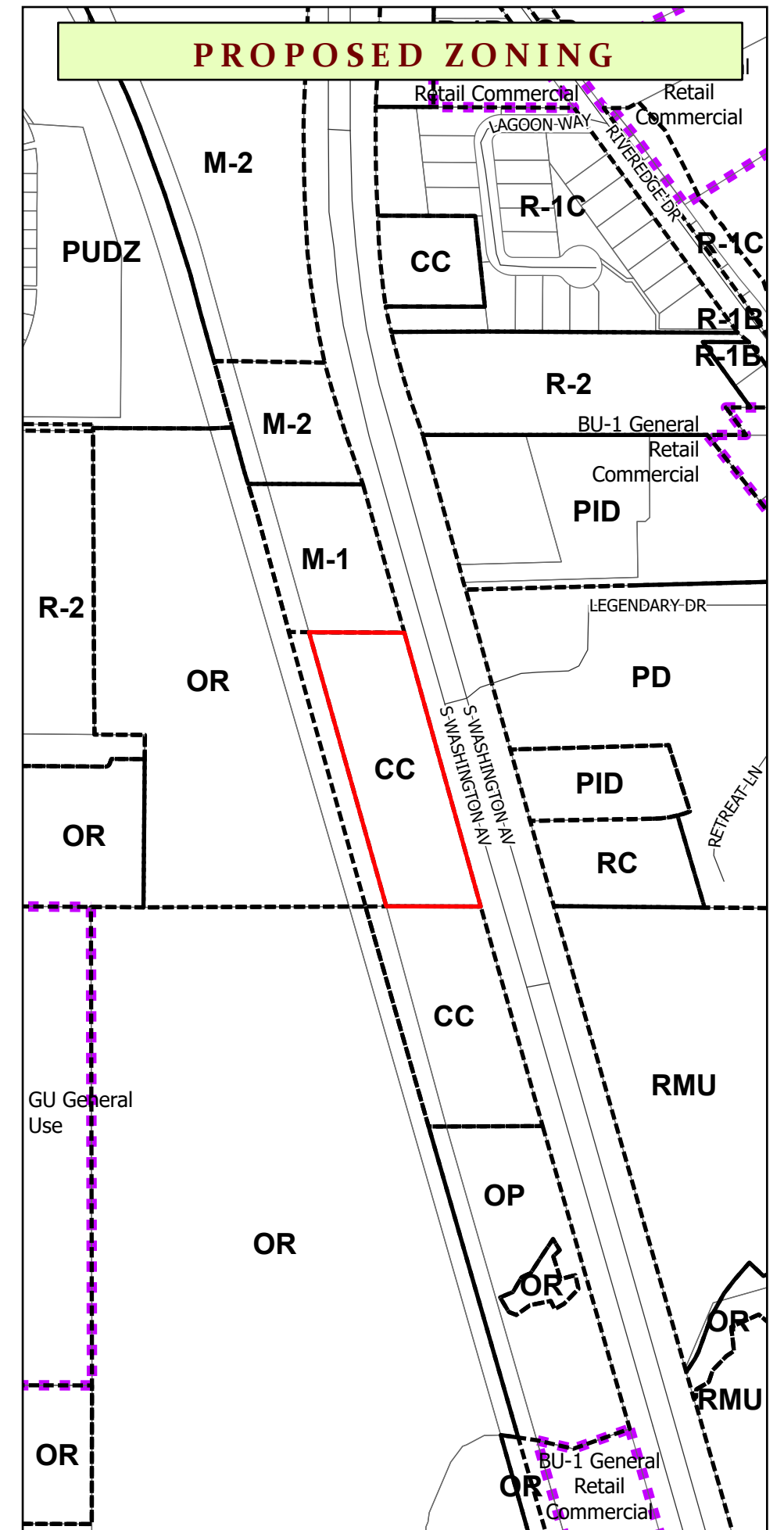
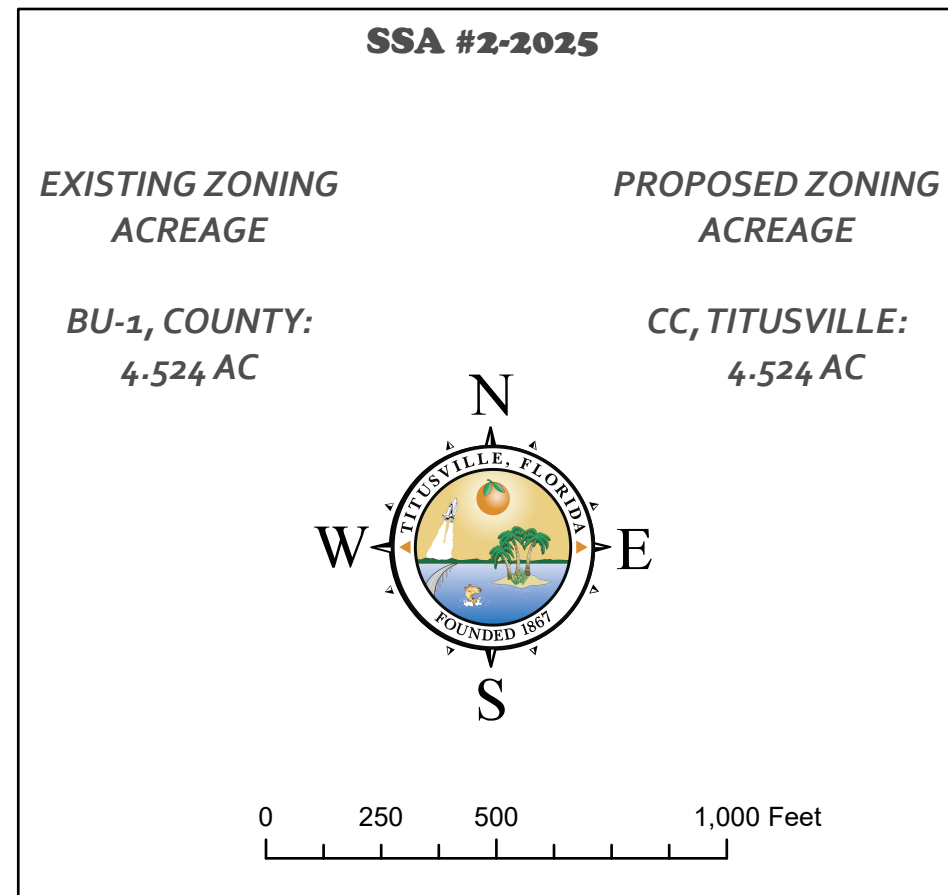
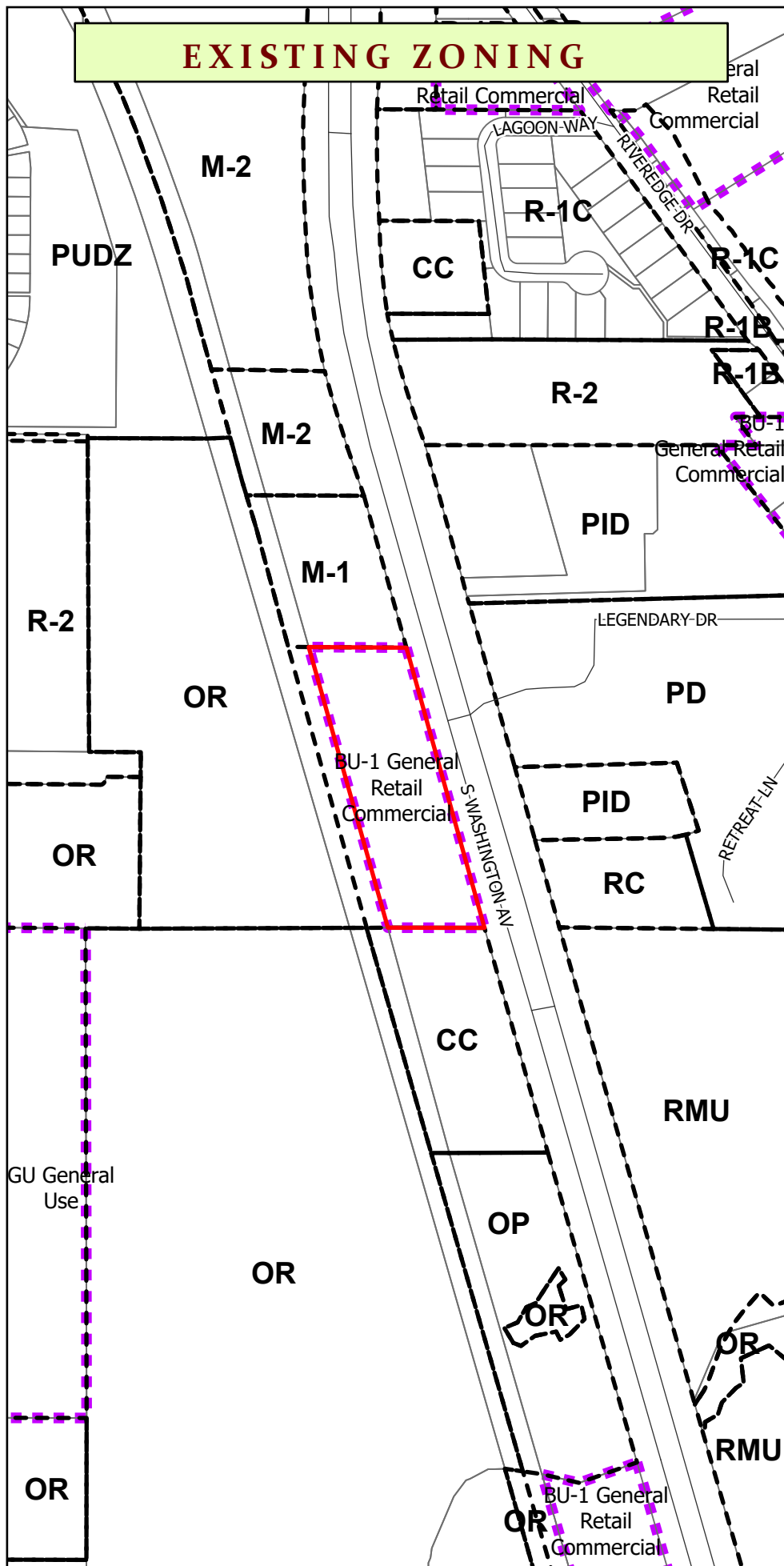
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL J. WOJTUNIAK, P.E. ON 1/28/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. UNLESS THE RAISED SEAL HAS BEEN UTILIZED.

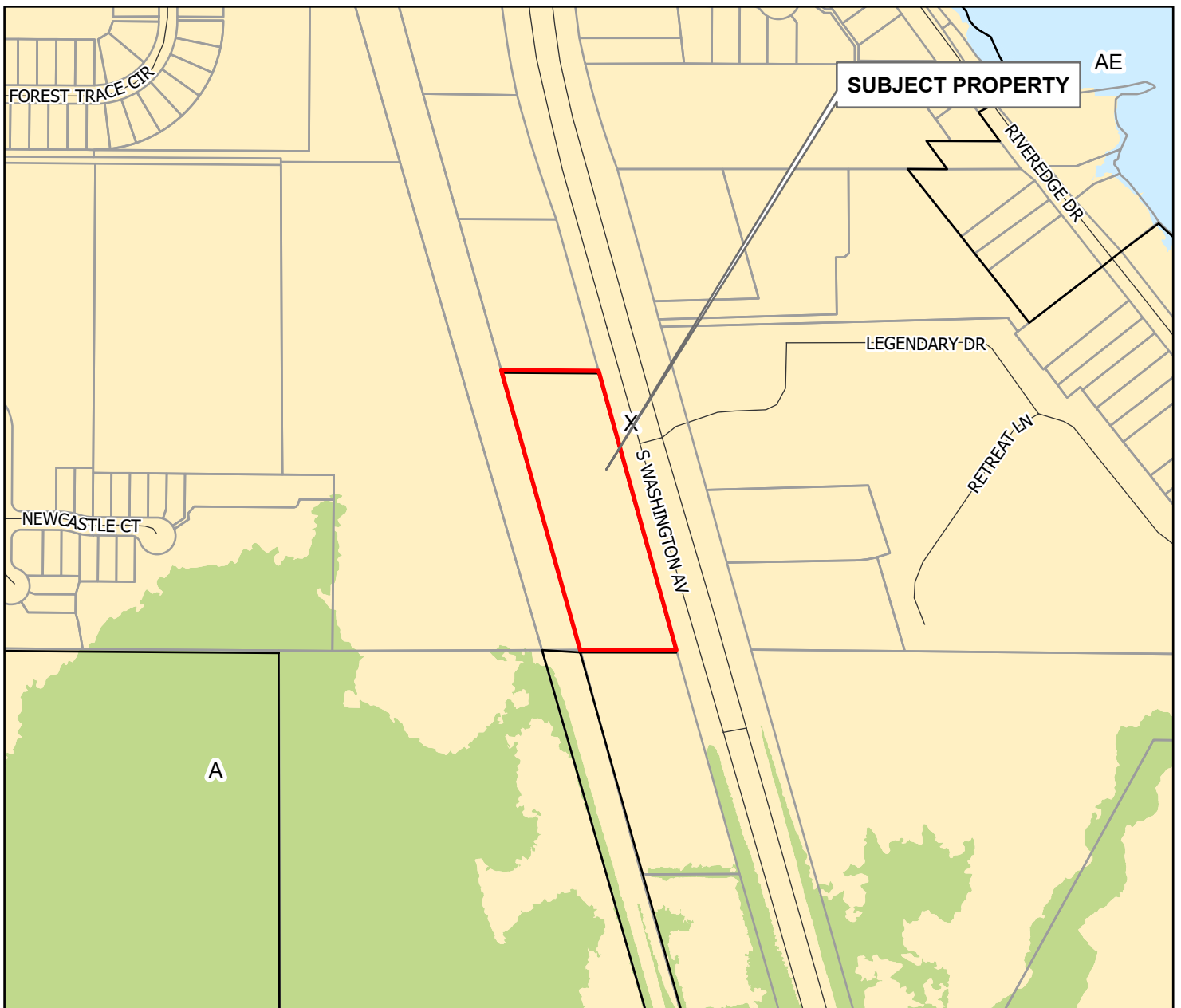


Aerial 2024 SSA #2-2025

0 250 500 1,000 Feet







FEMA FLOOD HAZARD AREAS

SSA #2-2025

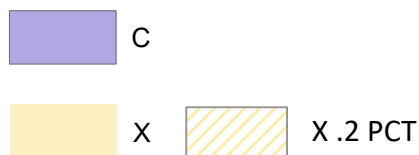
Special Flood Hazard Area Zones



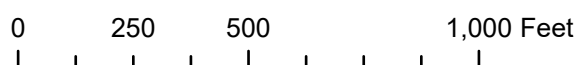
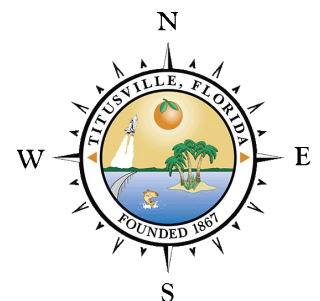
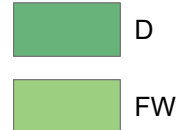
Moderate Flood Hazard Area Zone

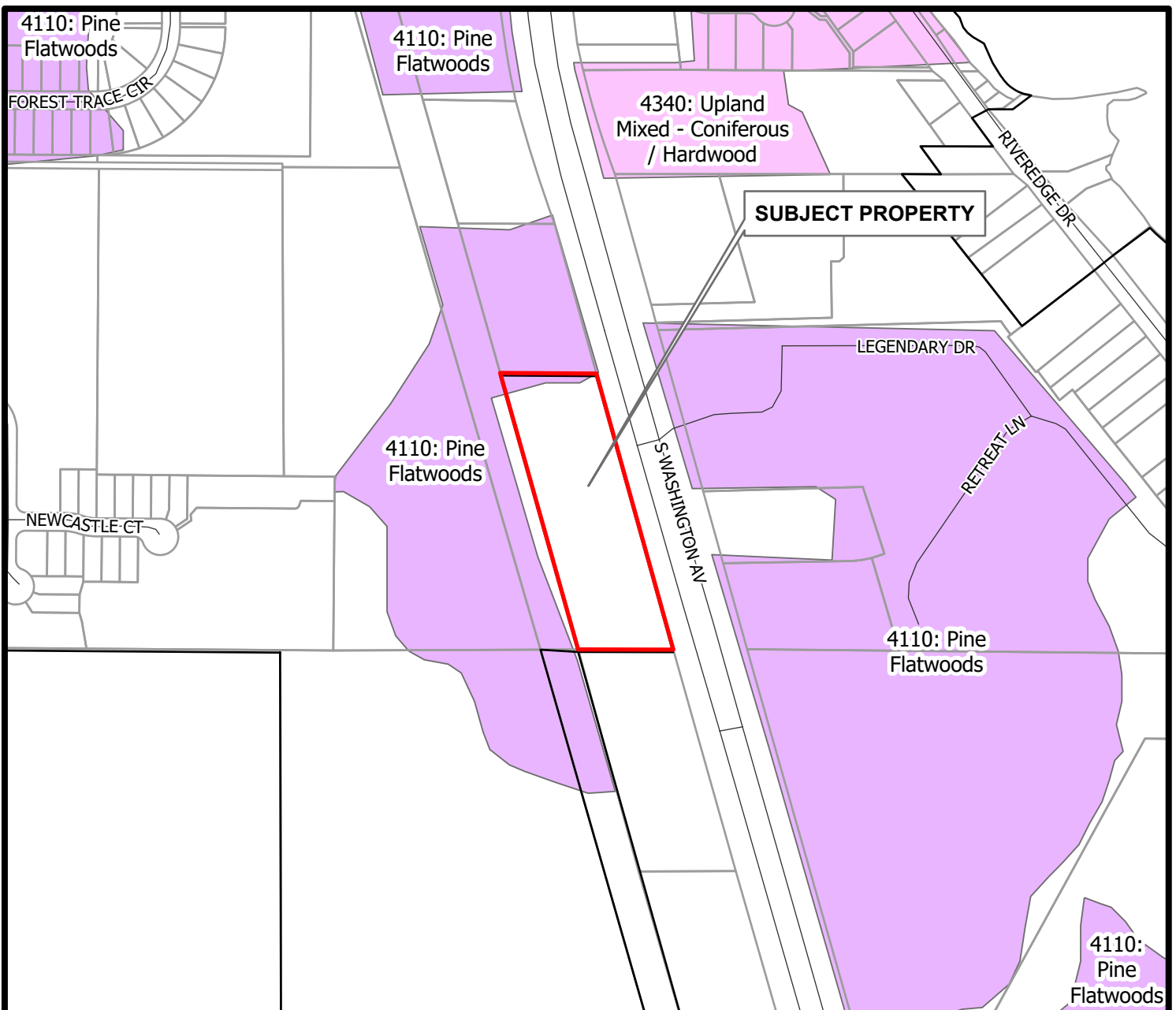


Minimal Flood Hazard Zones



Other Flood Zone Areas





SJRWMD Florida Land Use Cover Classification System **Upland Forests - 4000 Series** **SSA #2-2025**

LANDCOVER DESCRIPTION

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

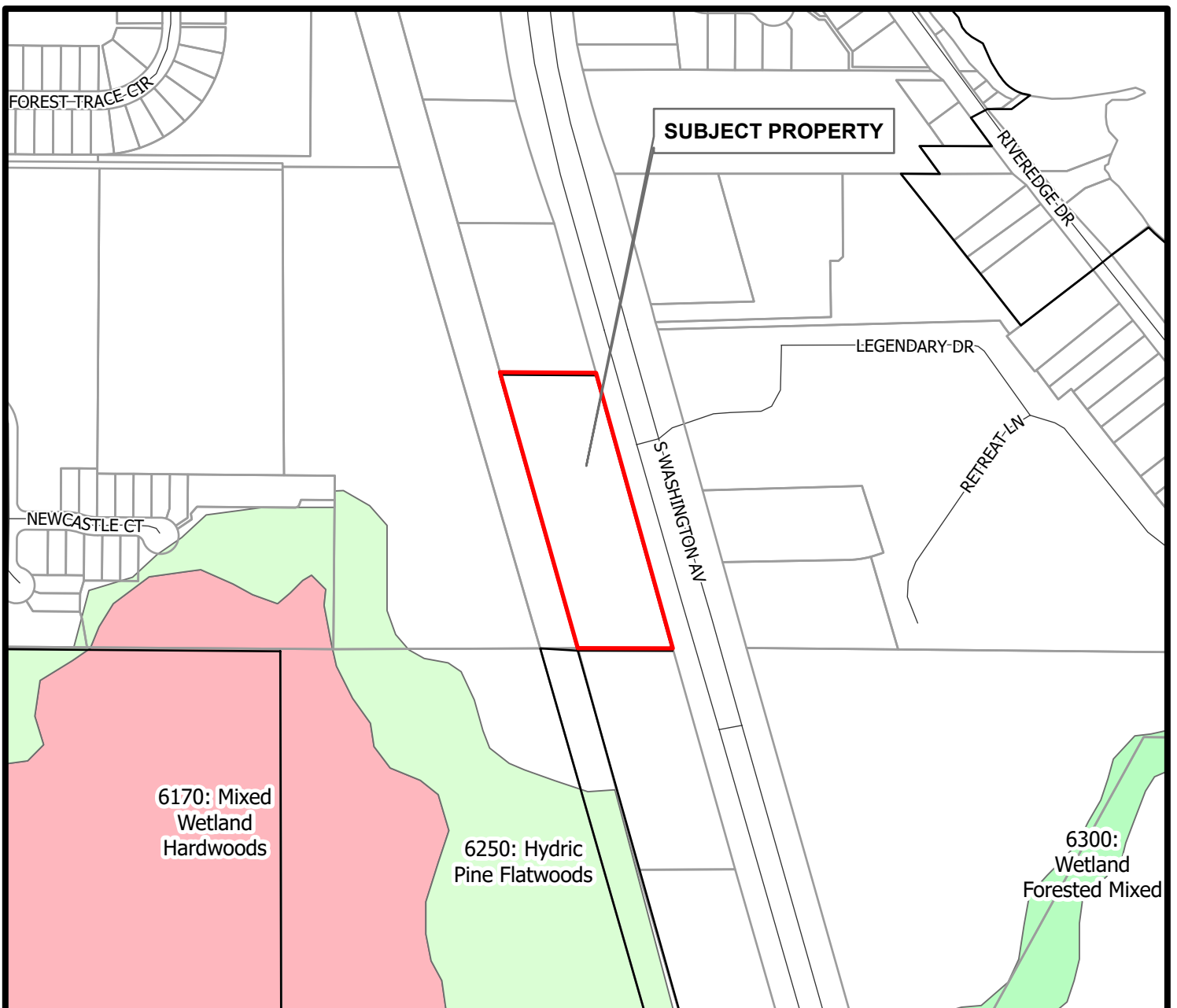


Community Development Department

0 250 500 1,000 Feet

2/19/2025

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

SSA #2-2025

SJRWMD Land Cover 6000 Series

LANDCOVER DESCRIPTION

 6170: Mixed Wetland Hardwood

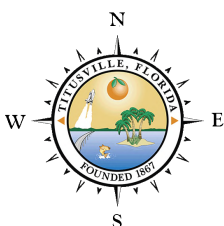
 6250: Hydric Pine Flatwood

 6300: Wetland Forested Mixe

Base Ma

 Parcels

 Subject



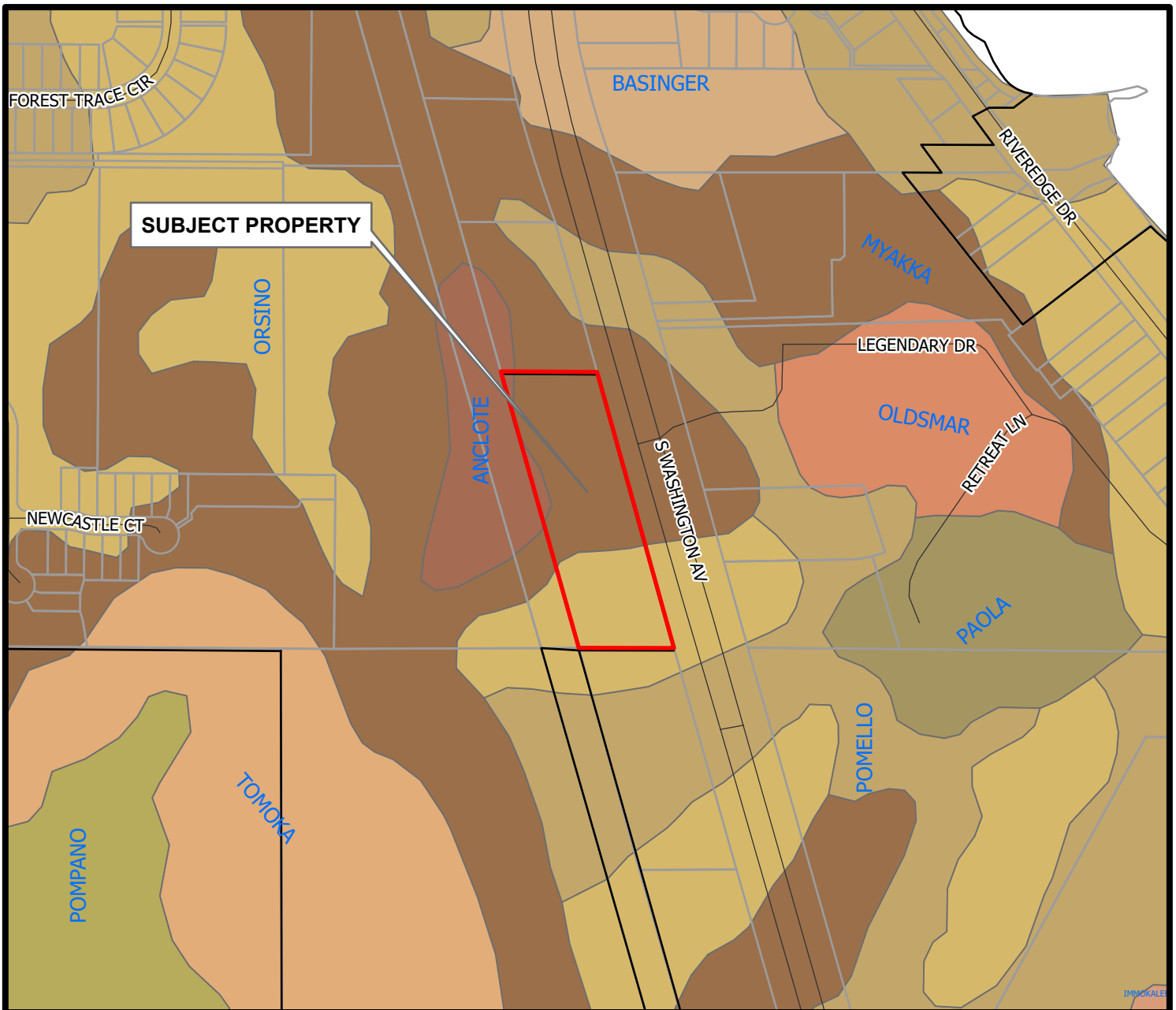
Community Development Department

0 250 500 1,000 Feet

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

2/19/2025

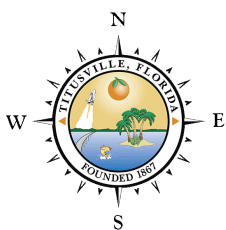
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SOILS IN THE VICINITY OF SUBJECT PROPERTY

SSA #2-2025

SoilName	MYAKKA	POMELLO
ANCLOTE	OLD SMAR	POMPANO
BASINGER	ORSINO	TOMOKA
IMMOKALEE	PAOLA	

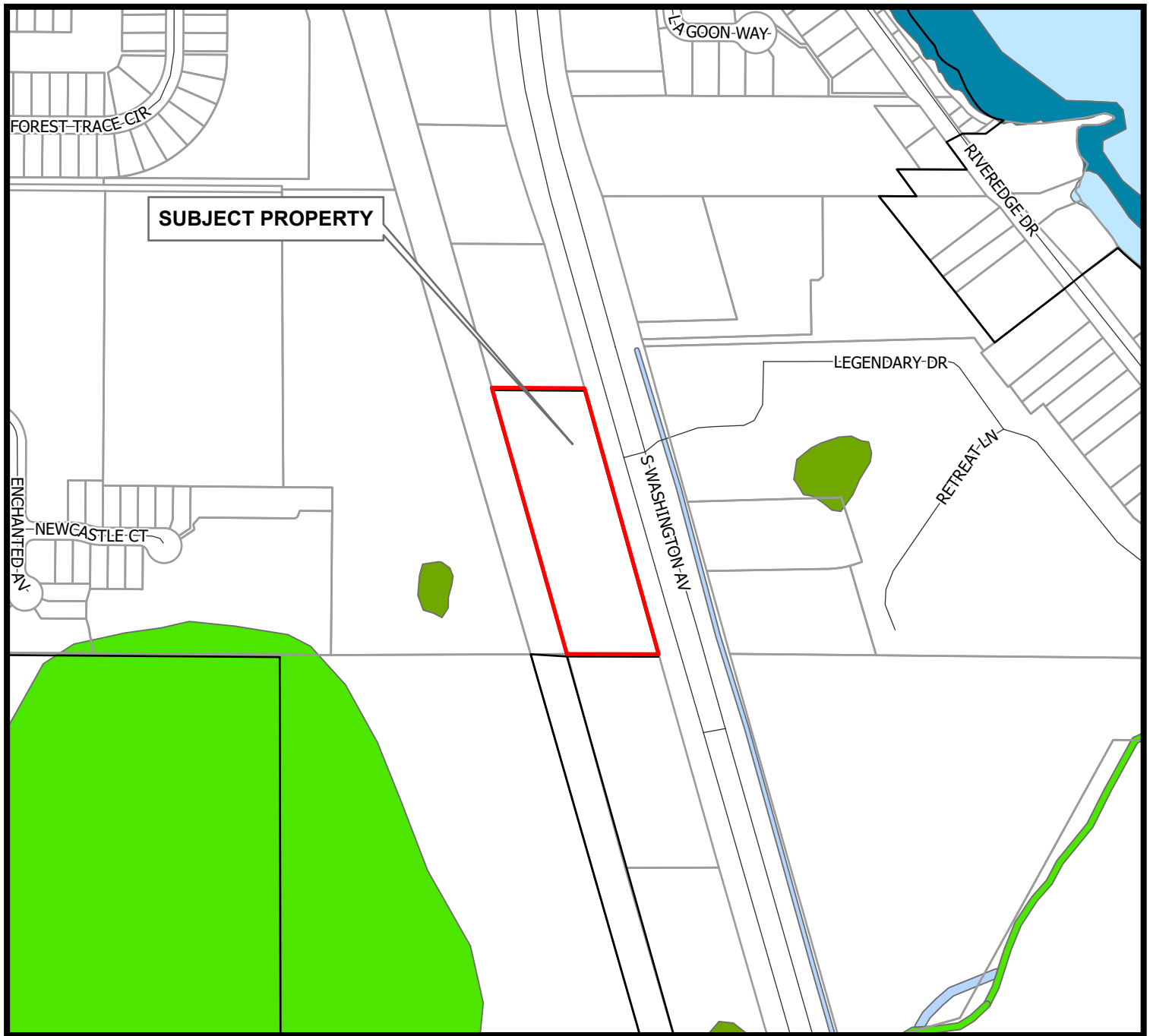


Community Development Department

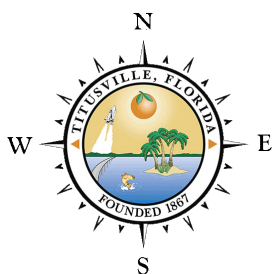
0 250 500 1,000 Feet

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

2/19/2025



WETLANDS IN VICINITY OF PROPERTY SSA #2-2025



WETLAND_TY

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

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

2/19/2025

Scale:1:5,000

Community Development Department
Source: USFWS NWI (2023)

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

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Page 98 of 108
2/10/2025, 12:11 PM

Zoning

Zoning

esri

0.3mi

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Titusville Preliminary Concurrency Assessment

Project Name: SSA 2-2025 - 5320 S Washington Ave	Date: May 30, 2025
Project Description: Unspecified Commercial (Max Buildout)	
Residential Density (dwelling units): 0	Non-Residential Intensity (1,000 s.f.): 196.89

Total Water Capacity*	6.010 MGD
Less Current Demand**	4.629 MGD
Less Future Commitments (FDEP/Water Supply Allocation permits)	0.789 MGD
Remaining Capacity***	0.592 MGD
Estimated Unit Based Water Demand****	65.00
	0.0195 MGD

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

**12 Month Rolling Average

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

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

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

Wastewater

Total Wastewater Capacity*	6.750 MGD
Less Current Demand**	4.347 MGD
Less Future Commitments (FDEP Permits)	0.592 MGD
Remaining Capacity***	1.811 MGD
Estimated Unit Based Wastewater Demand****	65.00
	0.0146 MGD

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

**12 Month Rolling Average

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

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

Traffic Circulation

Primary Access

Street Name: US-1	Adopted LOS: E	Max Capacity: 41,790 ADT
--------------------------	-----------------------	---------------------------------

Current Conditions

Roadway Segment: SR 405 - SR-50	2023 E+C Count: 21,210 ADT
	Volume/Count Ratio: 0.51

Future Conditions

Roadway Segment:	Existing + New Count: 28,497 ADT
	Volume/Count Ratio: 0.68

Secondary Access

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

Current Conditions

Roadway Segment:	2019 E+C Count: ADT
	Volume/Count Ratio:

Future Conditions

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

Institute of Transportation Engineers (ITE) Index Number*: 820 Index

Average Vehicle Trips per Unit on a Weekday: 37.01 ADT

Total Average Vehicle Trips for this Development on a Weekday: 7,287 ADT

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

Recreation/Open Space

City Population: 49,121	Required Recreation/Open Space: 392.97 AC
Adopted LOS (acres/1,000 population): 8	Current Recreation/Open Space: 566.60 AC
	Existing Available Recreation/Open Space Capacity: 173.63 AC
Project Population: -	Required Recreation/Open Space: 0.00 AC
	Remaining Recreation/Open Space Capacity: 173.63 AC

Staff Comments

A traffic study is required.

Evaluated By: **Evaluation Expiration Date:** 11/26/2025

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Fence Permit Ordinance**
Department/Office: Community Development

Recommended Action:

Recommend approval of the Ordinance amending fence permit requirements.

Summary Explanation & Background:

As the code is currently written, applicants are compelled to demonstrate or prove the proposed fence work is below 50% in order to avoid permitting. The 50% rule has proven to be difficult to administer as it is often subjective and misleading. On April 22, 2025, the City Council approved advisability to amend the fence permit regulations. A proposed ordinance allowing for the replacement of permitted fences without requiring a new permit is presented for review and approval.

Alternatives:

1. Recommend approval of the ordinance as written.
2. Recommend approval of the ordinance with changes.
3. Do not recommend approval of the ordinance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. fence memo Ver2
2. Fence Ord For Adoption



Gateway to Nature & Space

555 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32796-3584
POST OFFICE BOX 2806 (32781-2806)

Community Development Department
(321) 567-3782
Fax: (321) 383-5700
www.titusville.com

To: Mayor and City Council

From: Brad Parrish, Community Development Department Director

Subj: Fence Permit Advisability

Date: April 22, 2025

City of Titusville Fence Permit

As the code is currently written, applicants are compelled to demonstrate or prove the proposed fence work is below 50% in order to avoid permitting. The 50% rule has proven to be difficult to administer as it is often subjective and misleading. Furthermore, applicants often deploy this rule to make fence repairs/replacements where the existing configuration may not necessarily be consistent with regulations. As in other cases of existing non-conformity, the City would prefer to avoid encouraging improvements that prolong or increase non-conformities. The proposed new language would allow Staff the opportunity to identify whether the existing improvements have been permitted and are still consistent with regulations.

Current Code Section 6-56(c): It shall be unlawful to construct or perform any major repair on any fence without first obtaining a construction permit. All alterations and major repairs to fences where more than fifty (50) percent of the fence will be repaired, replaced or altered, shall be considered new construction and shall meet the requirements of this article. In the event of a declared state of emergency, the permitting requirements for the repairs to fences may be waived by the City Manager or designee.

Proposed change to Section 6-56(c), Construction permit required; inspection approval required prior to use or occupancy: It shall be unlawful to construct or erect any new fence or wall without first obtaining a permit from the Building Department. Any repair or replacement of an existing fence shall not require a permit from the Building Department if a record of permit exists for the original construction. Any repair or replacement of an existing, permitted fence shall maintain consistency with the originally approved permit on record which is consistent with current code, with the exception of side corner lot setbacks. Any alteration to an existing fence, whether a permit record exists or not, shall require a permit from the Building Department. Alterations shall include, but are not limited to; change in fence material, increase in linear feet, change in fence height or change in fence location.

Fence Permit

Proposed change to Section 34-346, Nonconforming structures—rebuild and repair.

- (a) A structure, except fences as described in (c) below, not in conformance with these [Land Development] Regulations shall not be rebuilt or repaired after damage exceeding fifty (50) percent of the assessed value of the structure on the date of the damage, as determined and maintained by the Brevard County Property Appraiser's Office.
- (b) Notwithstanding the above, a single-family or multifamily residential structure which is nonconforming in that said structure does not meet the necessary minimum square footage requirements or lot and building or setback requirements may be rebuilt or repaired in the same configuration as before damaged even if the damage is in excess of fifty (50) percent of the assessed value of the single-family or multifamily residential structure. A single-family or multifamily residential structure which is a nonconforming use which is destroyed by more than fifty (50) percent of the assessed value of the structure may not be rebuilt or repaired.
- (c) It shall be unlawful to construct or erect any new fence or wall without first obtaining a permit from the Building Department. Any repair or replacement of an existing fence shall not require a permit from the Building Department if a record of permit exists for the original construction. Any repair or replacement of an existing, permitted fence shall maintain consistency with the originally approved permit on record consistent with current code, except for that portion of a fence which does not meet the current side lot setbacks. Any alteration to an existing fence, whether a permit record exists or not, shall require a permit from the Building Department. Alterations shall include, but are not limited to; change in fence material, increase in linear feet, change in fence height or change in fence location.

Florida Building Code 105.1Required: **Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure**, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*. **Structure is defined as "that which is built or constructed"**

Fence Permit

Jurisdiction	Fence Permit Requirement
Cocoa	Permit required for construction for any accessory structure
Clermont	Permit required for repair or replacement
Dania Beach	Permit required to construct, enlarge, alter, repair, move, remove, or demolish any building, structure, or any part thereof including fences
Daytona Beach	Permit required for fencing
Fort Myers Beach	Permit required for all work in relation to erection/repair of all fences
Melbourne	Permit required for construction, alterations, repairs and relocations
Melbourne Beach	Permit required for construction, erection, alteration, modification, repairs, changes of structures, including fence
Miami-Dade County	Permit required to construct, repair or replace a fence
Orange County	Structures of 120 square feet or less may be exempt from the building code but still need to apply for a building permit
Winter Park	Permit required for construction, erection, alteration, modification, repairs, changes of structures, including fence

ORDINANCE NO. XX-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA AMENDING THE CODE OF ORDINANCES TO CLARIFY REQUIREMENTS FOR THE REPAIR AND REPLACEMENT OF PERMITTED FENCES TO BE CONSISTENT WITH FLORIDA BUILDING CODE REQUIREMENTS BY AMENDING SECTIONS 6-56 “CONSTRUCTION PERMIT REQUIRED; INSPECTION, APPROVAL PRIOR TO USE OR OCCUPANCY” AND 34-346 “NONCONFORMING STRUCTURES – REBUILD AND REPAIR”, PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE AND AN EFFECTIVE DATE.

WHEREAS, the current City of Titusville Code of Ordinances compels applicants who desire to modify or replace a fence to demonstrate or prove the proposed fence work is less than fifty (50) percent of the existing fence, which has proven difficult to administer as the information provided by the applicant is often subjective and misleading; and

WHEREAS, the Florida Building Code Section 105 states that “Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure” shall obtain a permit; and

WHEREAS, the Florida Building Code further defines structure as “that which is built or constructed”; and

WHEREAS, the difficulty in enforcing the current code can result in fence repairs and replacements which are inconsistent with both the Florida Building Code and the City Code of Ordinances; and

WHEREAS, the Titusville City Council desires to amend the Code to better identify whether existing improvements have been permitted and are consistent with the current code, and whether a building permit is required in order to reduce confusion for applicants and staff.

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: That Chapter 6 “Buildings and Building Regulations”, Article III “Building Permits and Inspections Generally”, Section 6-56 “Construction permit required; inspection, approval prior to use or occupancy” of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 6-56. Construction permit required; inspection, approval prior to use or occupancy.

(a) It shall be unlawful for any person to construct, alter, repair, remove or demolish or to commence the construction, alteration, repair, removal or demolition of a building, swimming pool or structure in the city without first obtaining a formal permit from the building official.

(b) It shall be unlawful for any person to occupy or use any addition, alteration, building or structure for which a building permit was issued until it has been inspected and approved by the building official.

(c) It shall be unlawful to construct ~~or perform any major repair on any~~ new fence or wall without first obtaining a ~~construction~~ permit from the Building Department. Any repair or replacement of a permitted fence structure shall not require a new permit from the Building Department if a record of an approved permit exists for the original fence with no changes to linear feet, materials, height or placement of the fence. Any alteration to a permitted fence structure, whether a permit record exists or not, shall require a permit from the Building Department. Alterations shall include but are not limited to; change in fence material, change in linear feet, change in fence height or change in placement of the fence. All alterations and major repairs to fences or walls where more than fifty (50) percent of the fence will be repaired, replaced or altered within a two (2) year period, shall be considered new construction and shall meet the requirements of this article. In the event of a declared state of emergency, the permitting requirements for the repairs to fences may be waived by the City Manager or designee.

(d) It shall be unlawful for any person to install a mobile/manufactured home or alter or expand any existing mobile/manufactured home within the limits of the city without first obtaining from the building official a permit for said installation, alteration or expansion.

SECTION 3: That Chapter 34 “Procedures”, Article VII “Nonconforming Uses, Structures/Vested Rights Generally”, Division 1 “Nonconforming Uses and Structures”, Section 34-346 “Nonconforming structures – Rebuild and repair” of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 34-346. Nonconforming structures—Rebuild and repair.

(a) A structure not in conformance with these [Land Development] Regulations shall not be rebuilt or repaired after damage exceeding fifty (50) percent of the assessed value of the structure on the date of the damage, as determined and maintained by the Brevard County Property Appraiser’s Office.

(b) Notwithstanding the above, a single-family or multifamily residential structure which is nonconforming in that said structure does not meet the necessary minimum square footage requirements or lot and building or setback requirements may be rebuilt or repaired in the same configuration as before damaged even if the damage is in excess of fifty (50) percent of the assessed value of the single-family or multifamily residential structure. A single-family or multifamily residential structure which is a nonconforming use which is destroyed by more than fifty (50) percent of the assessed value of the structure may not be rebuilt or repaired.

(c) Notwithstanding the above, any repair or replacement of a permitted fence structure shall not require a permit from the Building Department if a record of an approved permit exists for the original fence, with no changes to linear feet, materials, height or placement of the fence. Any alteration to a permitted fence structure, whether a permit record exists or not, shall require a permit from the Building Department. Alterations shall include but are not limited to; change in fence material, change in linear feet, change in fence height or change in placement of the fence.

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. INCORPORATION INTO THE CODE. This ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical,

typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the Code may be made.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

PASSED AND ADOPTED, this ____th day of _____, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk