



CITY OF TITUSVILLE

BOARD OF ADJUSTMENTS AND APPEALS

AGENDA

Regular Meeting

August 27, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

Notice

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

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. Minutes July 23, 2025

Approve Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

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

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

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

6. CONSENT AGENDA

7. OLD BUSINESS

A. Variance 17-2025 - 109 Fisher Ave

Consider the requested variance to allow less than the required 10-foot interior side yard setback for a primary structure for property located at 109 Fisher Ave.

8. NEW BUSINESS

A. BAA Election of Officers

Conduct the annual BAA election of officers.

B. Variance 19-2025 - 2671 Sussana Lane

Consider the requested variance to allow less than the required 30-foot front yard setback for a primary structure for property located at 2671 Sussana Lane.

C. Variance 20-2025 - 1850 S De Leon Ave

Consider the requested variance to allow a high security fence to be more than eight (8) feet in height above grade for property located at 1850 S De Leon Ave.

D. Variance 21-2025 - Christian Court

Consider the requested variance to allow the building coverage to exceed the maximum fifty percent on lots for property located on Parcel ID #21-35-32-64-*-.5.

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

11. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Minutes July 23, 2025**
Department/Office: Development Services

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes July 23, 2025

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. BAA 7.23.25

DRAFT

Board of Adjustments and Appeals

Regular Meeting

July 23, 2025

The Board of Adjustments and Appeals (BAA) of the City of Titusville, Florida, met in regular session in Council Chambers, on Wednesday, July 23, 2025.

XXX

Chairman Thomas Taylor called the meeting to order at 6:06 p.m. and asked the assembly to recite the Pledge of Allegiance to the Flag.

XXX

Present were Chairman Thomas Taylor, Vice-Chairwoman Margaret Van Deven, Member Richard Wheelus, and Alternate Member James Troutman. Member John Greene, Member Gina Beckles and Alternate Member Carshonda Wright were absent. Also, in attendance were Community Development Director Brad Parrish, Planner Tabitha Armstrong and Sr. Administrative Assistant Kim Amick. It was determined that a quorum was present.

XXX

Member Wheelus made a motion to approve the May 28, 2025 minutes. Vice-Chairwoman Van Deven seconded. There was a unanimous voice vote.

XXX

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

XXX

Tabitha Armstrong confirmed that all agenda items had been properly advertised.

XXX

Chairman Thomas Taylor called for members' statements if they had visited any of the sites.

Chairman Taylor stated he rode by one of the properties but did not speak to anyone.

XXX

Consent Agenda Items

None.

DRAFT

XXX

XXX

Old Business

XXX

New Business

Variance 10-2025 – 3041 Edington Drive

Tabitha Armstrong reviewed the staff report and explained what the applicant was requesting.

Matthew Boffo, 3041 Edington Drive, Titusville, Florida, spoke in favor of the item.

Discussion followed.

Member Wheelus made a motion to Variance 10-2025, 3041 Edington Drive to deny the variance for LDR Section 30-325(f) to allow artificial turf in the front yard based on it allows the applicant rights not available to other citizens.

Vice-Chairwoman Van Deven seconded.

Roll call was as follows:

Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes
Member Wheelus	Yes
Alternate Member Troutman	Yes

Motion passed.

XXX

Variance 11-2025 – 3042 Edington Drive

Tabitha Armstrong reviewed the staff report and explained what the applicant was requesting.

Vice-Chairwoman Van Deven stated as to Variance 11-2025, 3042 Edington Drive made a motion to deny the request for artificial turf in the front yard based on there are no special conditions or circumstances which are peculiar to the land that would make it different from similar lots in the subdivision and denying the request will not deprive the applicant of rights commonly enjoyed by other properties.

Alternate Member Troutman seconded.

DRAFT

Roll call was as follows:

Member Wheelus	Yes
Alternate Member Troutman	Yes
Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes

Motion passed.

Variance 17-2025 – 109 Fisher Avenue

Tabitha Armstrong reviewed the staff report and explained what the applicant was requesting.

David A. Ruppe, 109 Fisher Avenue, Titusville, Florida, spoke in favor of the item.

Discussion followed.

Mr. Ruppe requested to table the item to the August 27, 2025 meeting.

Member Wheelus made a motion to table the item to the August 27, 2025 meeting.

Alternate Member Troutman seconded.

Roll call was as follows:

Member Wheelus	Yes
Alternate Member Troutman	Yes
Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes

Motion passed.

XXX

Variance 18-2025 – 1576 S. Park Avenue

Tabitha Armstrong reviewed the staff report and explained what the applicant was requesting.

Steve Trauffer, 2768 Pine Ridge Drive, did not speak on this item but spoke about issues in his neighborhood.

Robert Beaudry, 1576 S. Park Avenue, Titusville, Florida, spoke in favor of this item.

Discussion followed.

Alternate Member Troutman made a motion as to Variance 18-2025, 1576 S. Park Ave to approve the request to allow the cumulative area of all accessory buildings or structures to equal

DRAFT

up to sixty-five (65) percent of the square foot area of the principal structure, not to exceed a total of 1,825 square feet.

Member Wheelus seconded.

Roll call was as follows:

Vice-Chairwoman Van Deven	Yes
Member Wheelus	Yes
Alternate Member Troutman	Yes
Chairman Taylor	Yes

Motion passed.

XXX

Semi-Annual Report

Chairman Taylor stated the Semi-Annual Report needs to be approved to send to Council.

Member Wheelus stated there was an Appeal which is not reflected in the report.

Vice-Chairwoman Van Deven made a motion to forward the Semi-Annual Report to Council with the addition of the Appeal.

Member Wheelus seconded with the correction.

Roll Call was as Follows:

Member Wheelus	Yes
Alternate Member Troutman	Yes
Chairman Taylor	Yes
Vice-Chairman Van Deven	Yes

Motion passed.

XXX

Petitions and Requests from the Public Present

XXX

Reports

Staff – Tabitha stated the next meeting is August 27, 2025 with two applications and the one that was tabled tonight.

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Members – Member Wheelus stated to address the public who spoke earlier, if there are concerns about your neighborhood you should contact Code Enforcement Office.

Chairman – None.

Adjournment was at 7:33 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance 17-2025 - 109 Fisher Ave**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow less than the required 10-foot interior side yard setback for a primary structure for property located at 109 Fisher Ave.

Summary Explanation & Background:

The applicant is requesting a variance to the Land Development Regulations, Chapter 28, Section 28-317. Light Industrial Services and Warehousing (M-1). Section 28-317(c) - To allow less than the required 10-foot interior side yard setback for a primary structure, for property located in the Light Industrial Services and Warehousing (M-1) zoning district, at 109 Fisher Ave, Titusville, FL 32796, as submitted by David Ruppe, authorized agent for Dave's Auto & Mobile Repair LLC, owner.

On July 23, 2025, the Board of Adjustments and Appeals tabled this item to the next regular meeting.

Alternatives:

1. Approve the variance -- Move to approve the request for a variance to Land Development Regulations Section 28-317 to allow a reduction in the required interior side yard setback for a primary structure from ten (10) feet to zero (0) feet.

2. Deny the variance -- Move to deny the request for a variance to Land Development Regulations Section 28-317 to allow a reduction in the required interior side yard setback for a primary structure from ten (10) feet to zero (0) feet. (Include reasoning for denial)

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 17-2025 Staff Report
2. Application
3. Survey
4. Daves Auto Letter 2025 06 19
5. Variance Neighbor Letters
6. Applicant Pictures
7. Code
8. Zoning map



City of Titusville Community Development

1 **BOARD OF ADJUSTMENTS AND APPEALS**

2 **Variance (VAR) No. 17-2025, 109 Fisher Ave**

3 **Meeting Date:** July 23, 2025

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

5 **Applicant:** David Ruppe, authorized agent for Dave's Auto & Mobile Repair LLC, owner.

6 **Background**

7 (a) Variance request: The applicant is requesting a variance to the Land Development
8 Regulations, Chapter 28, Section 28-317. Light Industrial Services and
9 Warehousing (M-1). Section 28-317(c) - *To allow less than the required 10-foot*
10 *interior side yard setback for a primary structure*, for property located in the Light
11 Industrial Services and Warehousing (M-1) zoning district, at 109 Fisher Ave,
12 Titusville, FL 32796, as submitted by David Ruppe, authorized agent for Dave's
13 Auto & Mobile Repair LLC, owner.

14 (b) Location: 109 Fisher Ave, Titusville, FL. Tax No. 2200636. Parcel I.D. 22-35-03-
15 30-B-5

16 (c) Land Description: FISHERS ADDN TO TITUSVILLE LOTS 5,7 BLK B EXC
17 ORB 5597 PG 7219

18 (d) Future Land Use: Industrial

19 (e) Zoning: Light Industrial Services and Warehousing (M-1)

20 (f) Surrounding Zoning Districts.

21 1. North: Light Industrial Services and Warehousing (M-1)

22 2. South: Light Industrial Services and Warehousing (M-1)

23 3. East: Light Industrial Services and Warehousing (M-1)

24 4. West: Light Industrial Services and Warehousing (M-1)

Board of Adjustments and Appeals: Variance No. 17-2025

1 (g) Lot Characteristics: The subject property is a flag shaped parcel measuring
2 approximately .08 acres (3,484 square feet) with 85 feet of frontage along Fisher
3 Avenue. The dimensions do not meet the minimum 5,000 sq. ft. lot area
4 requirements of the M-1 zoning district.

5 (h) Uses: Automotive Repair Shop.

6 **Powers of the BAA**

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

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

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

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

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

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

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

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

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

30 **Analysis**

31 The applicant is requesting a variance to the Land Development Regulations (LDR),
32 Section 28-317(c) to allow a 0-foot interior side yard setback for a primary structure
33 instead of the required 10-foot interior side yard setback. According to the Brevard
34 County Property Appraiser’s Office (BCPAO), the subject parcel is approximately
35 0.08-acres and contains a 1,520 square foot building constructed in 1947.

Board of Adjustments and Appeals: Variance No. 17-2025

1 BCPAO records also show that the property was once under common ownership with
2 613 Orange Street. The lot appears to have been subdivided in 2023; however, there
3 are no records to indicate the division of land was reviewed or approved by the City.

4 Following the separation of the parcels, a 350-square-foot outbuilding was constructed
5 with a 0-foot interior side setback. This placement does not meet the 10-foot setback
6 requirement outlined in LDR Section 28-317(c). The request does not appear to meet
7 the criteria for variance approval outlined in LDR Section 34-226. The hardship
8 appears to be self-created and result from actions taken by the previous property owner.
9 Approving the variance request would not preserve the spirit of the ordinance and
10 would not be in harmony with its general purpose and intent.

11 **Recommendation**

12 The staff recommends **denial** of the variance allowing an interior yard setback of 0-
13 feet for primary structure. The special conditions and circumstances are self-created.
14 Approval of the variance may grant the applicant rights not commonly enjoyed by other
15 properties in the same zoning district under the terms of the ordinance. The variance
16 request would not preserve the spirit of the ordinance and would not be in harmony
17 with its general purpose and intent. The intent of the zoning regulations is to remove
18 nonconformities and impose a uniform set of development standards.



To be Completed by Staff

Application No. _____
 Date Received: _____
 Received by: _____

APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description <i>109 Fisher Ave</i>		
2. Applicant/ Owner	Name of Applicant/Contact <i>David A. Ruppe</i>	Name of Owner <i>Davis Auto + Mobile Repair Inc.</i> <i>David A. Ruppe Repair Inc.</i>	
	Street Address <i>3827 Huntington Ave</i>	Street Address <i>109 Fisher Ave</i>	
	City State Zip <i>Mims/Scottsdale FL 32754</i>	City State Zip <i>Titusville, Florida 32796</i>	
	Telephone # <i>321-960-8099</i> Fax #	Telephone # <i>321-960-9206</i> Fax #	
	E-Mail Address <i>negotiator.dave@gmail.com</i>	E-Mail Address <i>davesautoandmobilerepair@gmail.com</i>	
	3. Applicant Status	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other	
4. Parcel ID	<i>22 3503-30-B-5</i>	Tax Acct.	<i>2200636</i>
5. Site Size	Acres: <i>.08 Acres</i>	Square Feet: <i>1520</i>	
6. Property Information	Current Zoning <i>4800-Warehousing</i>	Current Use of Property <i>Automotive General Repair</i>	
7. Variance(s) Requested	Section Number 1) <i>28-317</i>	LDR Requirement 1) <i>10ft</i>	Variance Requested 1) <i>0ft</i>
	2)	2)	2)
	3)	3)	3)
	4)	4)	4)
	5)	5)	5)
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) <i>Aluminium Covered Tire Rack/Used Oil Storage Shed I need a variance/hardship as there is not enough Property to stay within zoning requirements.</i>		

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

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

ACKNOWLEDGEMENT

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

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

/s/

(Signature*)



(Date) 6-8-25

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

FOR OFFICE USE ONLY

Date Received: _____
Accepted By: _____
Hearing Date: _____
Case Number: _____

SKETCH/AREA TABLE ADDENDUM

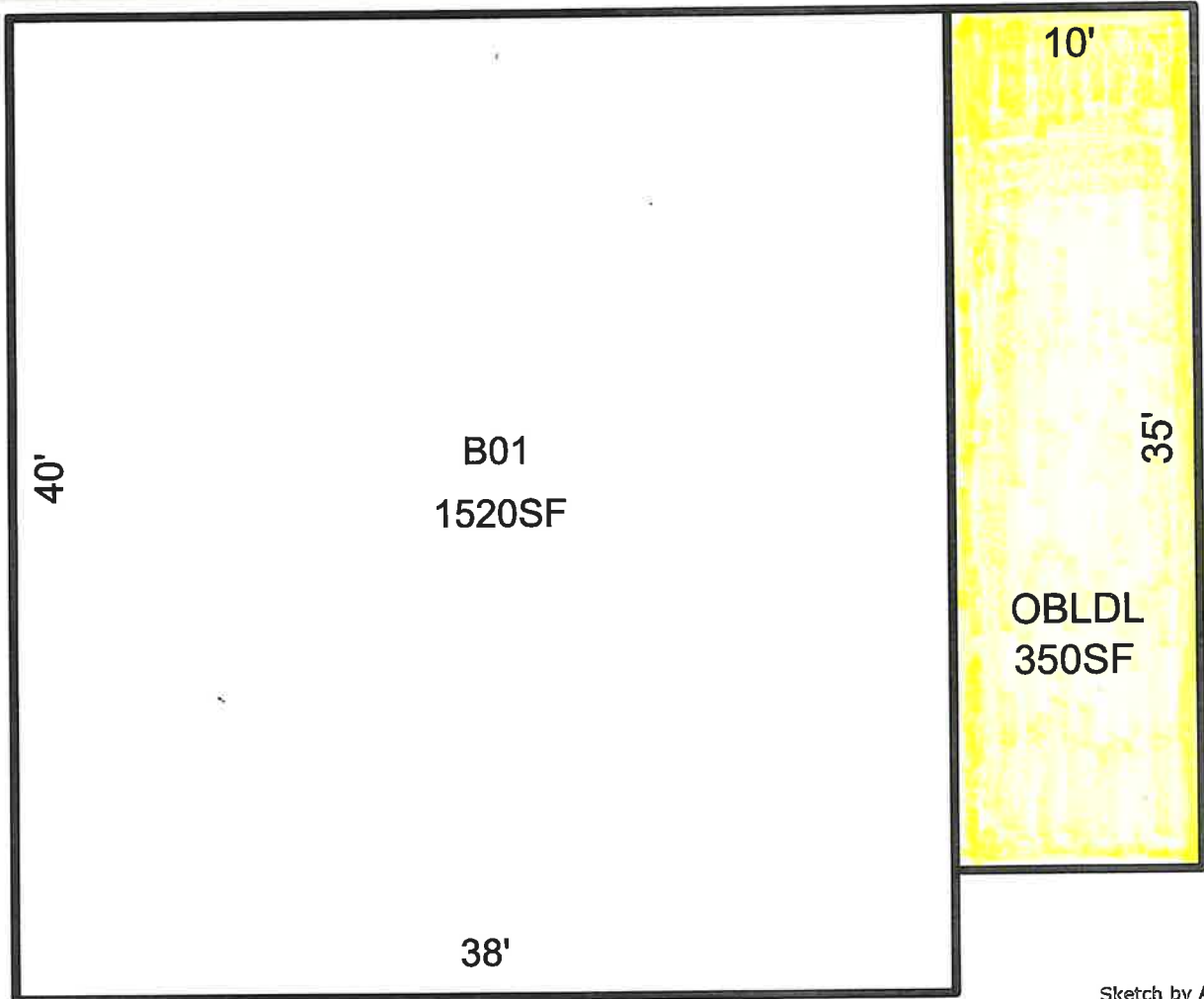
SUBJECT INFO

RE#: 2200636

DRAWN BY: NJD

DATE: 07/24/2024

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	Base Area 1ST FL	1	1520	156	1520
OBLDL	Out Building: Low	1	350	90	350

COMMENT TABLE 1

Represents The Variance For Tire Rack/Oil Storage Shed

COMMENT TABLE 2

COMMENT TABLE 3



REAL PROPERTY DETAILS
Account 2200636 - Roll Year 2024

Owners	DAVE'S AUTO & MOBILE REPAIR LLC
Mailing Address	109 FISHER AVE TITUSVILLE FL 32796
Site Address	109 FISHER AVE TITUSVILLE FL 32796
Parcel ID	22-35-03-30-B-5
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.08
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0001/0014
Subdivision	FISHERS ADDN TO TITUSVILLE
Land Description	FISHERS ADDN TO TITUSVILLE LOTS 5,7 BLK B EXC ORB 5597 PG 7219



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$141,510	\$119,700	\$115,920
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$141,510	\$119,700	\$115,920
Assessed Value School	\$141,510	\$119,700	\$115,920
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$141,510	\$119,700	\$115,920
Taxable Value School	\$141,510	\$119,700	\$115,920

SALES / TRANSFERS

Date	Price	Type	Instrument
09/19/2023	\$235,000	WD	9893/2306
08/28/2018	\$146,300	WD	8249/2510
05/05/2015	--	QC	7359/2064
09/03/1985	\$50,000	WD	2633/2037
10/01/1978	\$16,800	--	1957/0823
11/01/1972	\$75,000	--	1290/0297

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	STUCCO , PLYWD/T111	Year Built	1947
Frame:	MASNRYCONC , WOOD FRAME	Story Height	11
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	1,520	Fence - Barb Wire	52
Total Base Area	1,520	Paving - Concrete	990
Total Sub Area	1,520	Fence - Chain Link 8'	52
		Paving - Asphalt	455

LISA CULLEN, CFC
BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2200636		14A0

Pay your taxes online at www.brevardtc.com

Dave's Auto & Mobile Repair LLC
 109 Fisher AVE
 Titusville, FL 32796-3466

109 FISHER AVE
 FISHERS ADDN TO TITUSVILLE LOTS
 5,7 BLK B EXC ORB 5597 PG 7219

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL FUND	2.9207	141,510	0	141,510	413.31	
BREVARD LIBRARY DISTRICT	0.3306	141,510	0	141,510	46.78	
BREVARD MOSQUITO CONTROL	0.1367	141,510	0	141,510	19.34	
TI-CO AIRPORT AUTHORITY	0.0000	141,510	0	141,510	0.00	
SCHOOL - BY STATE LAW	3.0630	141,510	0	141,510	433.45	
SCHOOL - BY LOCAL BOARD	0.7480	141,510	0	141,510	105.85	
BPS VOTED TEACHER PAY	1.0000	141,510	0	141,510	141.51	
SCHOOL - CAPITAL OUTLAY	1.5000	141,510	0	141,510	212.27	
CITY OF TITUSVILLE	6.5817	141,510	0	141,510	931.38	
TITUSVILLE IND RVR ACQ	0.1936	141,510	0	141,510	27.40	
REC DIST 1 MSTU INCL TITUS	0.4281	141,510	0	141,510	60.58	
ST JOHNS RIVER WATER MGMT DST	0.1793	141,510	0	141,510	25.37	
FLA INLAND NAVIGATION DIST	0.0288	141,510	0	141,510	4.08	
ENV END LD/WTR LTD	0.0467	141,510	0	141,510	6.61	
ENV END LD/WTR LTD(DBTP)	0.0078	141,510	0	141,510	1.10	
N BREV REC D1/TTS (DBTP)	0.2034	141,510	0	141,510	28.78	
N BREV REC DST 1/TTS	0.1657	141,510	0	141,510	23.45	
TOTAL MILLAGE		17.5341	AD VALOREM TAXES		\$2,481.26	

NON-AD VALOREM ASSESSMENTS		AMOUNT
114 STORMWATER TITUSVILLE		124.49
158 SOLID WASTE DISPOSAL		201.46
PAY ONLY ONE AMOUNT IN BOXES BELOW		NON-AD VALOREM ASSESSMENTS \$325.95
If Paid By	Mar 31, 2025	
Please Pay	\$2,807.21	

LISA CULLEN, CFC
BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2200636		14A0

Pay your taxes online at www.brevardtc.com

RETURN WITH PAYMENT
 Dave's Auto & Mobile Repair LLC
 109 Fisher AVE
 Titusville, FL 32796-3466

PAYING ONLINE VIA
 E-CHECK IS FREE



"PAY ONLINE. NOT IN LINE"

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

If Paid By	Mar 31, 2025			
Please Pay	\$2,807.21			

03/24/2025
 Paid

Receipt # 802-25-00002748

\$2,807.21 Paid By Dave's Auto & Mobile Repair LLC

SKETCH/AREA TABLE ADDENDUM

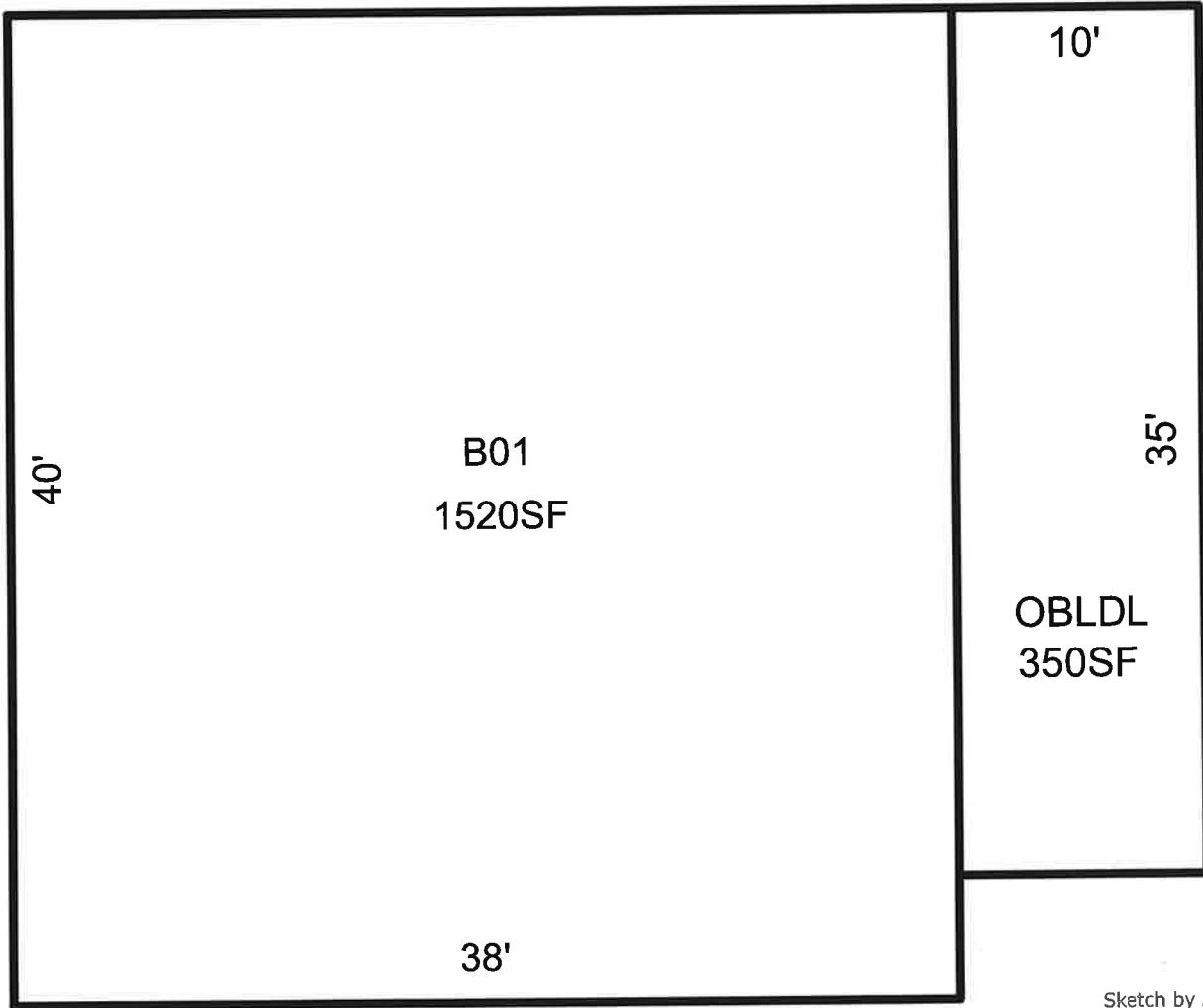
SUBJECT INFO

RE#: 2200636

DRAWN BY: NJD

DATE: 07/24/2024

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	Base Area 1ST FL	1	1520	156	1520
OBLDL	Out Building: Low	1	350	90	350

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

Variance Justification

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

1. Why are you unable to comply with the requirements? What hardship or injustice are you claiming?
The property lines as purchase have limited setbacks
The front is less than 20' The back is 5' the side yard to
The South is 16' The north is 2ft. The parking lot accompanies
The front variance/setback and is Extended north of the
Building.
2. What is special about your property that would justify treating it differently than most other properties? (Examples of important special conditions include: narrow or odd shaped lot; excessive slope of land; soil or drainage limitations; unusual location of existing buildings on the lot; etc.) If the special conditions involve an existing building or structure, when was it built and are you the original owner?
This property is Narrow and very odd shaped.
There is less than normal variances on ~~the~~ 2 sides of the
building.
3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request would not be the minimum since a single car garage 11 feet wide would be adequate and would only require a 1 foot variance.)
Since the Covered Tire rack was
built and installed in December of 23, If it is not ~~approved~~
approved, it will have to be reconfigured, I would have
to reevaluate and seek a 6' variance on the South side
4. Explain why approval of your variance request would not likely result in harm to your neighbor's properties or to the general public.
The variance requested
actually improves many aspects for my neighbor to
The south. They have prepared a letter in approval of
the change requested. The neighbor to the east and
the west is in a legal dispute (Small Claims Court)
with me related their failure to return my \$6000.00
"earnest Money" after financing options failed.



SUBMITTAL CHECKLIST

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

1.	Complete Application and Fees
2.	Warranty Deed
3.	Notarized Owner Authorization Form (If applicable)
4.	Legal Description (from a certified survey)
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.
6.	Digital plot or site plan, drawn to scale, illustrating the variance requested.
7.	Names, addresses and address labels for all property owners within 100 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>
8.	Pre-Application Meeting Held – Date: Staff in Attendance:

Applicant Signature**

Is/

Date

6-11-25

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

LEGAL DESCRIPTION: (AS FURNISHED) ORB 8249, PAGE 2510

LOTS 5 AND 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS THE PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 5597, PAGE 7219, AS DESCRIBED AS FOLLOWS:

A PART OF LOTS 5, 6 AND 7, BLOCK B, AND PART OF A VACATED MAIDEN LAND LYING EAST OF SAID LOTS 5, 6 AND 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE; THENCE EAST ALONG THE NORTH LINE OF LOTS 6 AND 7, BLOCK B, AND THE NORTH LINE OF VACATED MAIDEN LAND LYING EAST OF SAID LOTS 5, 6 AND 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE A DISTANCE OF 143.32 FEET, TO A POINT LYING 3.22 FEET WEST OF THE WEST LINE OF LOTS 5, 6 AND 7, BLOCK A; THENCE SOUTH 02°28'39" EAST, PARALLEL WITH THE WEST LINE OF LOTS 5 AND 7, BLOCK A, A DISTANCE OF 132.00 FEET TO A POINT LYING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK B, SAID FISHER'S ADDITION TO TITUSVILLE, THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK B, AND THE SOUTH LINE OF LOT 5, BLOCK B, A DISTANCE OF 88.32 FEET; THENCE NORTH 01°43'67" WEST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 88°13'43" WEST, A DISTANCE OF 37.06 FEET; THENCE NORTH 01°46'17" WEST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 88°13'43" WEST, A DISTANCE OF 19.00 FEET, TO A POINT LYING ON THE WEST LOT OF LOT 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE, THENCE NORTH 02°28'39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 47.00' FEET TO THE POINT OF BEGINNING.

**SHEET 1 OF 2 SHEETS
SKETCH ON SHEET 2**

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY IN ACCORDANCE WITH THE FURNISHED LEGAL DESCRIPTION AND SHOW THE ABOVE GROUND IMPROVEMENTS TO ENABLE THE BUYERS OF THIS PROPERTY TO OBTAIN TITLE INSURANCE AND FINANCING.

<p>LEGEND:</p> <p>A/C = AIR CONDITIONER A.K.A. = ALSO KNOWN AS ALUM = ALUMINUM AVE = AVENUE BLK = BLOCK BLVD = BOULEVARD BM = BENCHMARK (CALC) = CALCULATED CB = CHORD BEARING C.B.S. = CHORD DISTANCE CD = CHORD DISTANCE C.L. = CHAIN LINK FENCE C.L. = CENTER LINE CM = CONCRETE MONUMENT CONC. = CONCRETE COT = CEMENT (D) = DEED (D) = DEED DR = DRIVE DB = DEED BOOK D/W = DRIVEWAY</p>	<p>50x100 = PROPOSED ELEVATION 50x100 = ELEVATION SHOT</p> <p>50x100 = DRAINAGE FLOW ESMT = EASEMENT ELEV = ELEVATION FF = FINISH FLOOR FD = FOUND FH = FIRE HYDRANT I.P. = IRON PIPE I.R. = IRON ROD LB = LICENSED BUSINESS (M) = MEASURED N/D = NAIL & DISK N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM ORB = OFFICIAL RECORDS BOOK OHW = OVERHEAD WIRE (P) = PLAT (P.R.) = PRO-RATED P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT</p>	<p>W = WETLAND FLAGS U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT P.U.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT PC = POINT OF CURVATURE P.C. = POINT OF REVERSE CURVATURE P.I. = POINT OF INTERSECTION P.I. = POINT OF INTERSECTION P.C.P. = PERMANENT CONTROL POINT P.L.S. = PROFESSIONAL LAND SURVEYOR PG = PAGE PB = PLAT BOOK R/W = RIGHT-OF-WAY R.P. = RADIUS POINT S.P. = SCREEN PORCH S.T. = STREET S/W = SIDEWALK W.F. = WOOD FENCE WM = WATER METER WV = WATER VALVE</p>	<p>SURVEY SYMBOLS</p> <p>± = MORE OR LESS ○ = POWER POLE -> = GUY WIRE L = ARC LENGTH R = RADIUS Δ = DELTA ▭ = COVERED AREA = CONC. - - - = CENTER LINE - - - = FENCE X = EASEMENT ● = FOUND AS NOTED ▲ = FOUND NAIL & DISK ■ = FOUND CONCRETE MONUMENT ○ = SET 5/8" IRON ROD "COOPER LB 6544" ○ = SET NAIL & DISK "COOPER LB 6544" □ = SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"</p>
--	--	---	--

DRAWN BY: JAB CHECKED BY: J.W.C.

SCALE: 1" = 20'

SECTION 3, TOWNSHIP 22 S., RANGE 35 E.

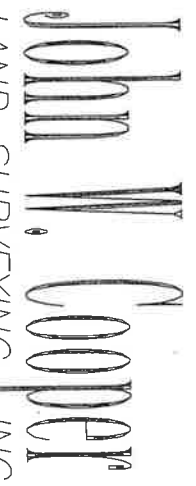
LEGAL DESCRIPTION:
SEE ABOVE

CERTIFIED TO:


DAVE'S AUTO AND M. BILE REPAIR LLC,
A FLORIDA LIMITED LIABILITY COMPANY
JPMORGAN CHASE
FIRST INTERNATIONAL TITLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY

PROJECT No.	DATE	REVISION
SURVEY DATE: 8/1/23	PROJECT # 23-07-25	

- SURVEYORS NOTES:**
1. Unless otherwise noted, only platted easements are shown hereon.
 2. No underground utilities or improvements were located unless otherwise shown.
 3. The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in F.I.R.M. Zone X per Community Panel No. 125152C0205H, dated 1/29/21.
 4. Unless otherwise noted, any elevations shown are based on assumed datum.
 5. Bearing shown hereon are based on the LINE AS SHOWN ON SKETCH OF SURVEY as being N 43°41'18" E, according to the Plat of FISHER'S ADDITION TO TITUSVILLE as recorded in plat book 1, at page 14 of the Public Records of Brevard County, Florida.
 6. This survey is prepared and certified for the exclusive use of the client named hereon.
 7. Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
 8. Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
 9. Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

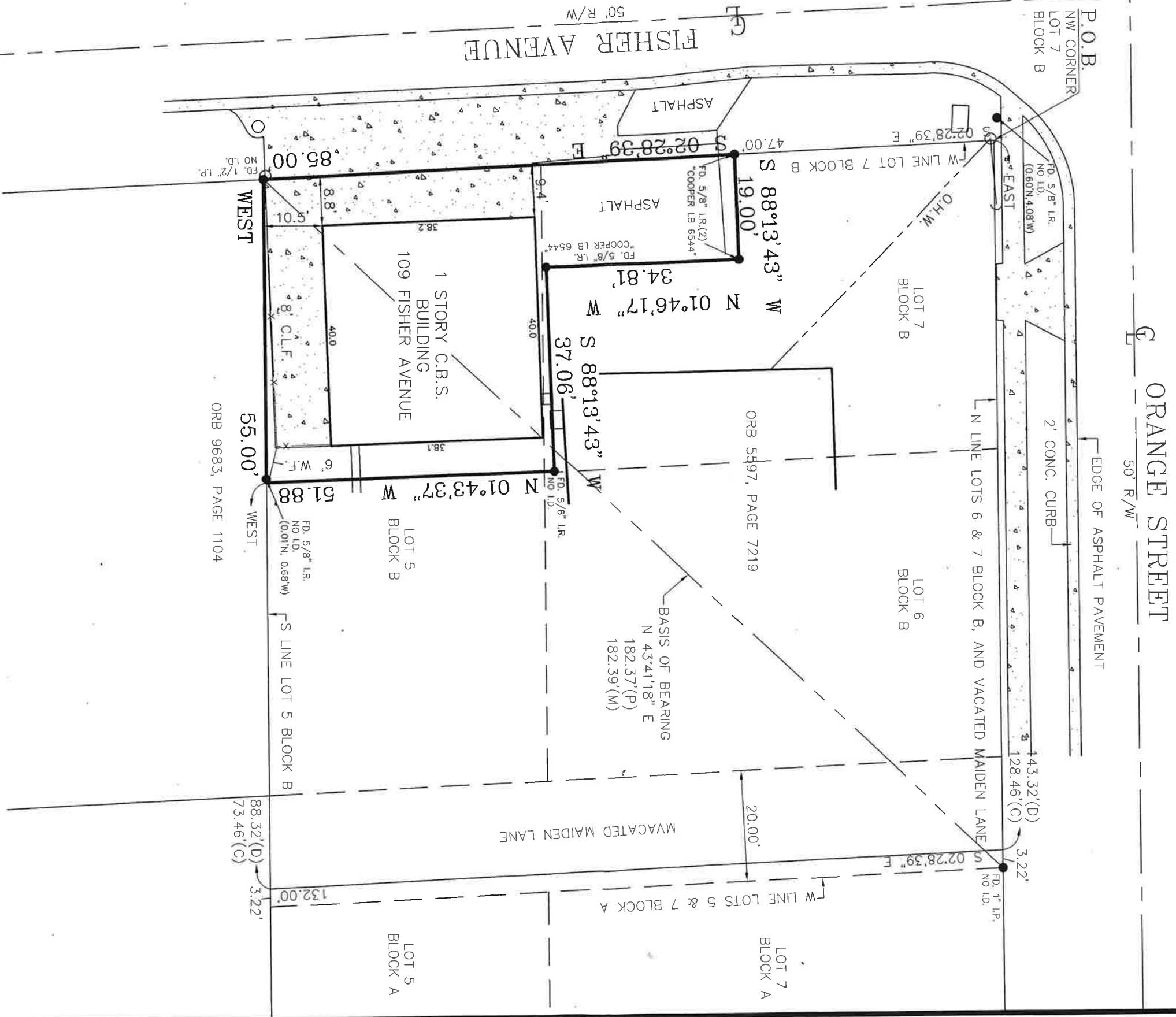
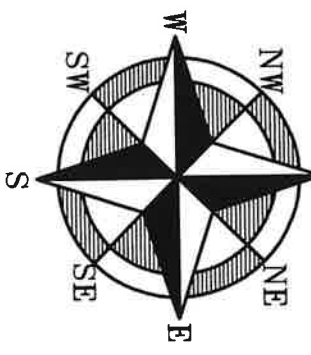

John W. Cooper
 LAND SURVEYING INC.
 2326 S. HOPKINS AVENUE
 Titusville, Florida 32780
 LB 6544
 (321) 268-5646
 FAX (321) 268-5688

I hereby certify that this survey meets the Standards of Practice as set forth by the Florida Department of Agriculture and Consumer Services in Chapter 5S-15.051 Florida Administrative Code, Pursuant to section 472.027, Florida Statutes.


 John W. Cooper PSM 5093
 Date Signed 8/1/23

SKETCH OF SURVEY

BOUNDARY SURVEY



ORB 9683, PAGE 1104

SHEET 2 OF 2 SHEETS
 LEGAL ON SHEET 1
 PROJECT# 23-07-25

6/19/2025

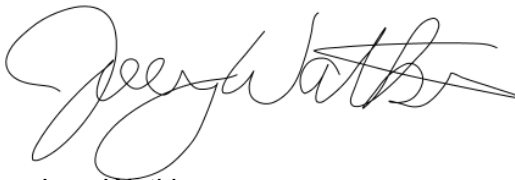
To whom it may concern,

Watkins Oil Co is the owner of 175 Fisher Ave and 179 Fisher Ave in Titusville.

It has come to our attention that a permanent structure has been built on the south side of the building at 109 Fisher Ave for additional enclosed storage space, and that this add-on is in violation of city building code due to its proximity to the property boundary.

This does not present an issue for us and we do not object to this structure. It is attractive, and it will do a better job of protecting the enclosed items during a hurricane than the previous rack that was against the building.

Thank you,



Joey Watkins
President
Watkins Oil Company Inc
Titusville, FL

To whom it may concern, I the property owner of 108 fisher ave, do not have any issue with the additional outbuilding on 109 fisher ave.

John Chough

06/03/2025

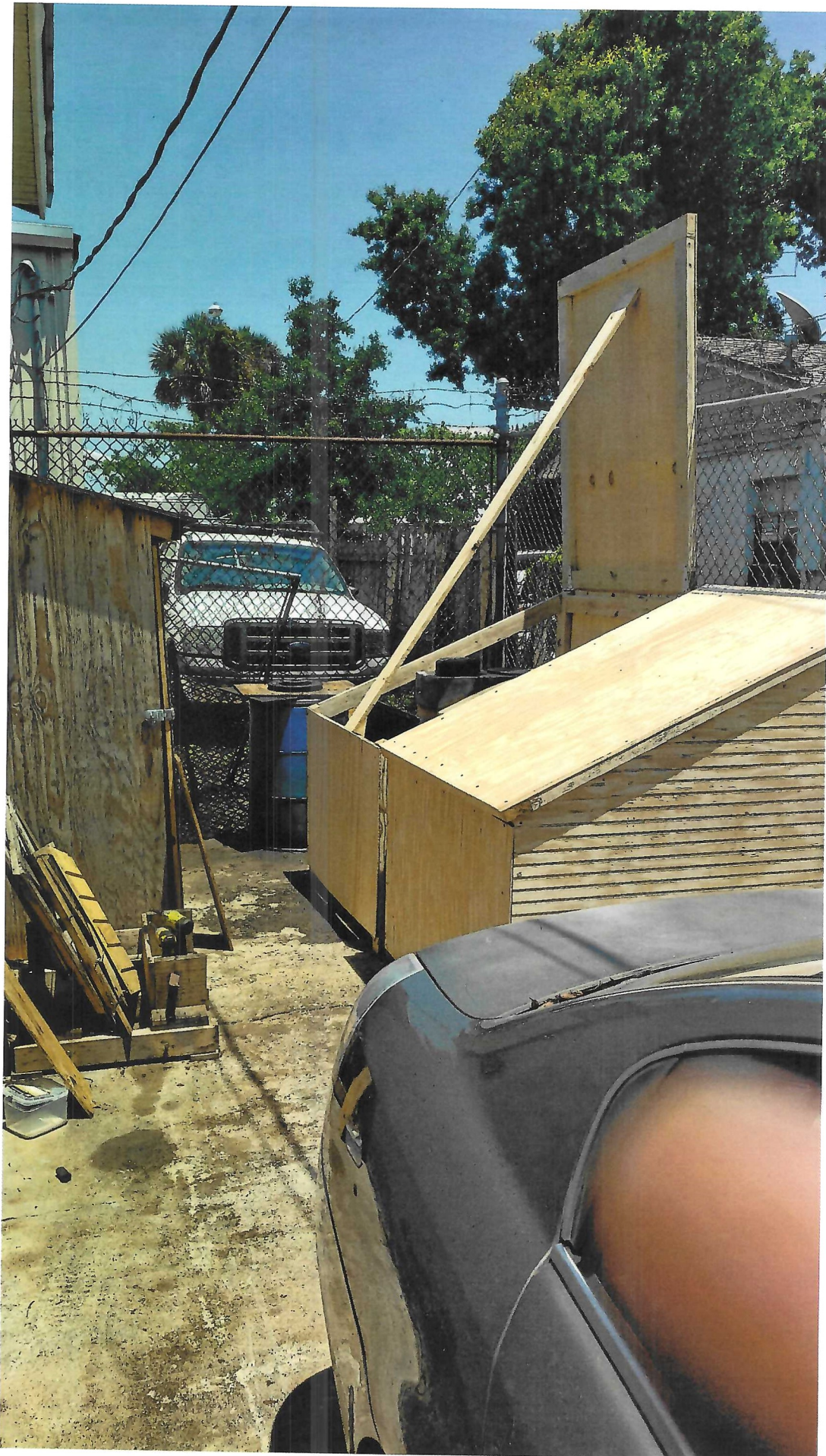
I, Jeffrey Duvall the owner of 165 Fisher Ave., Titusville, Florida 32796 I am happy to help Daves Auto and Dave Ruppe with this letter. I have no problem with the storage building next to our property. It has reduced the noises that come with his shop. I discussed the idea a little with him before he was building it and I like the way the gutter and drain spouts help water my small lawns. It also is much more attractive, and I do not have to see the oil barrels, tires, & used auto parts that used to be visible through the chain link fence that used to be there. Dave has been a kind neighbor and helpful with my car problems as well.

Thank You

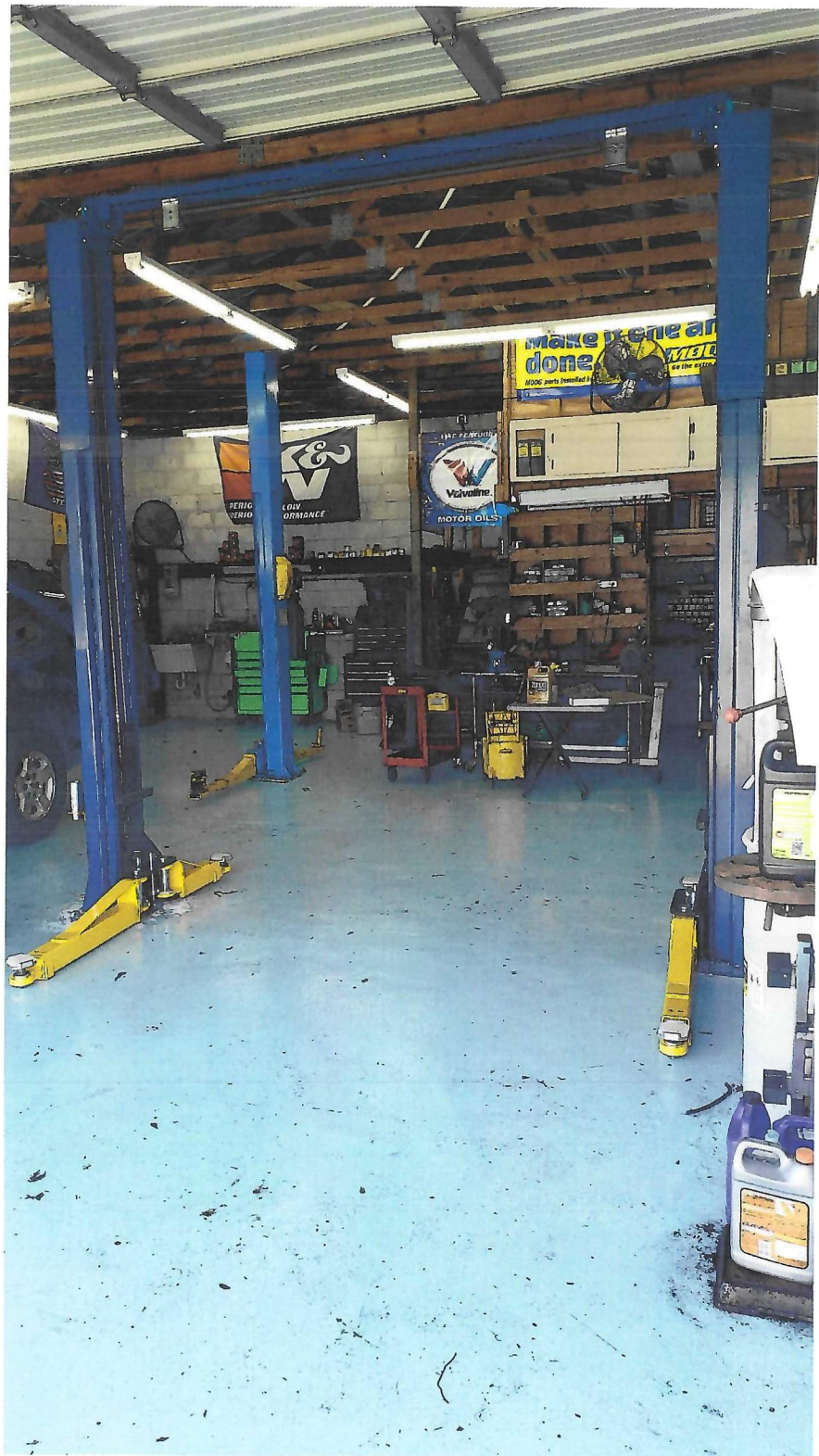
Jeffrey Duvall

A handwritten signature in cursive script that reads "Jeffrey Duvall". The signature is written in black ink and is positioned below the printed name.

















DAVE'S AUTO AND MOBILE REPAIR.COM



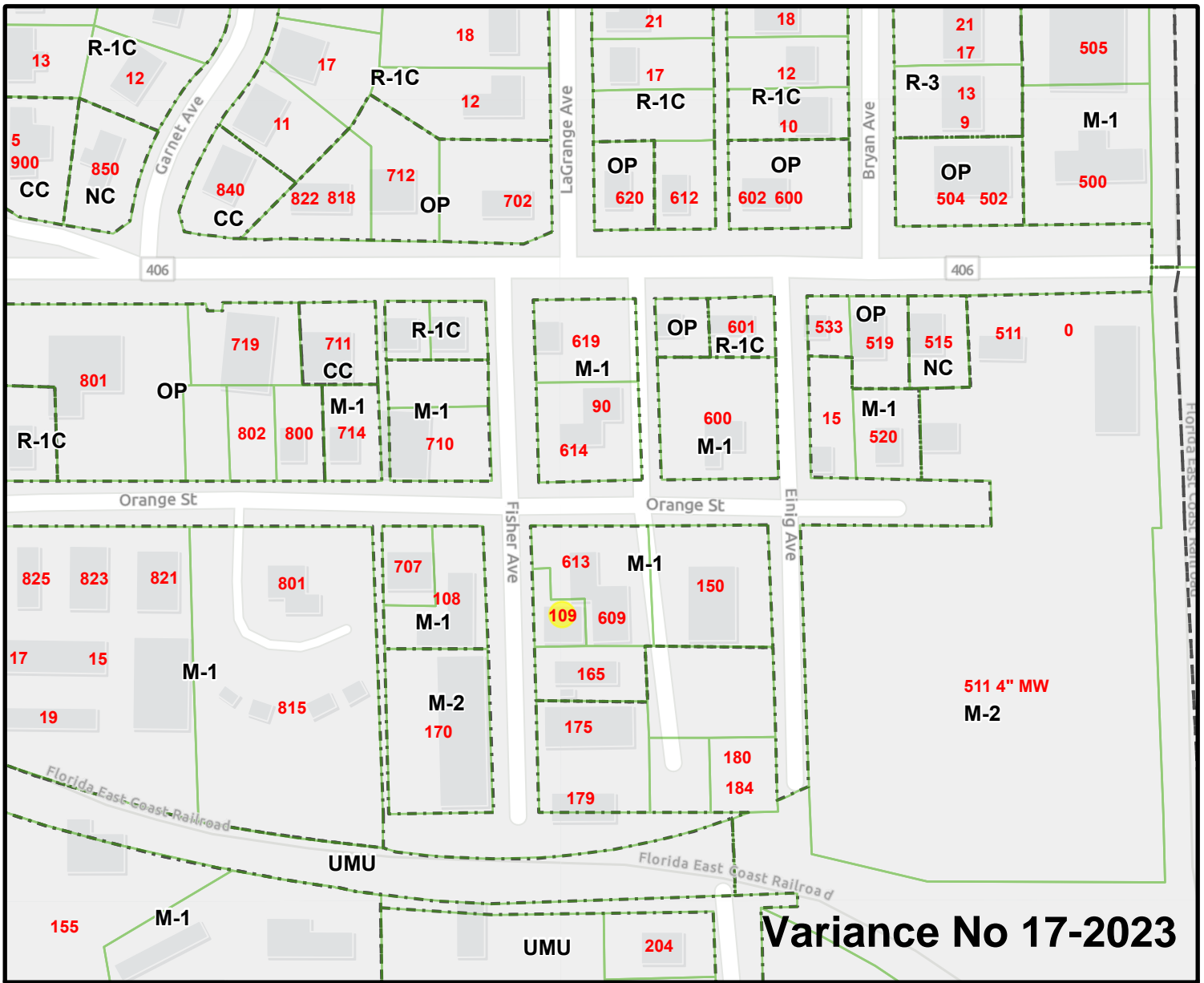




Sec. 28-317. Light Industrial Services and Warehousing (M-1).

Light Industrial Services and Warehousing (M-1)		
(a) Purpose		
The Light Industrial Services and Warehousing (M-1) District is intended to provide areas for service and repair establishments, personal storage facilities and warehousing, light manufacturing processing and distribution. It is further intended that new development within this district will accommodate limited industrial and support facilities. These regulations are designed for the general public and are intended to prevent or reduce friction between uses in the district and to protect nearby residential and commercial districts. This district is only appropriate in areas convenient to collector or higher classification roadways and served by public service and facilities.		
(b) Use Standards	Typical Lot Pattern	
See Chapter 28 Article IV and Article V	<p>The diagram illustrates a rectangular lot with a minimum size of 5,000 square feet. A dashed line indicates the 'BUILDABLE AREA' within the lot. Key dimensions and setbacks are shown: a 20-foot minimum rear yard setback, a 25-foot minimum front yard setback, and a 10-foot minimum side yard setback. The roadway width is 50 feet, and the minimum lot width is also 50 feet.</p>	
(c) Intensity and Dimensional Standards		
Lot area, minimum (sq. ft.)		5,000
Lot width, minimum (ft.)		50
Density, maximum (du/ac)		NA
Floor area per dwelling unit, minimum (sq. ft.)		NA
Building coverage, maximum (% of lot area)		NA
Lot coverage, maximum (% of lot area)		70
Height, maximum (ft.)		50
Front yard setback, minimum (ft.)		25 ¹
Side corner yard setback, minimum (ft.)		20 ¹
Interior side yard setback, minimum (ft.)		10 ¹
Rear yard setback, minimum (ft.)		20 ¹
Accessory Use Development Standards		See Chapter 28 Article VII
NOTES:		
¹ Plus one (1) foot for each foot of building height over thirty-five (35) feet.		
<i>Typical Development Configuration (For illustrative purposes only)</i>		





Variance No 17-2023

ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

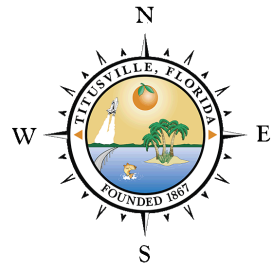
- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRCNR INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRCNC INDIAN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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

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



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From: Bradley Parrish, Community Development Director
Subject: **BAA Election of Officers**
Department/Office: Development Services

Recommended Action:

Conduct the annual BAA election of officers.

Summary Explanation & Background:

Article IV. Board of Adjustments and Appeals officers and staff of the By-Laws of the Board of Adjustments and Appeals requires that at its first regular meeting in August, the Board shall, by majority vote of its membership (excluding vacant seats) elect one (1) of its members to serve as Chairman and reside over the Board's meetings and one (1) member to serve as Vice-Chairman who shall preside in the absence or withdrawal of the Chairman.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance 19-2025 - 2671 Sussana Lane**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow less than the required 30-foot front yard setback for a primary structure for property located at 2671 Sussana Lane.

Summary Explanation & Background:

The applicant is requesting a variance to Land Development Regulations, Chapter 28, Section 28-303. Single-Family Low Density (R-1A). Section 28-303(c) - To allow less than the required 30-foot front yard setback for a primary structure, for property located in the Single-Family Low Density (R-1A) zoning district, at 2671 Sussana Lane, Titusville, FL 32780, as submitted by Darlene Tindall registered agent for TPK Investments LLC, owner.

Alternatives:

1. Approve the variance -- Move to approve the request for a variance to Land Development Regulations Section 28-303(c) to allow less than the required 30-foot front yard setback for a primary structure.
2. Deny the variance -- Move to deny the request for a variance to Land Development Regulations Section 28-303(c) to allow less than the required 30-foot front yard setback for a primary structure. (Include reasoning for denial)

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 19-2025 Staff Report
2. Application
3. Concept Plan
4. Survey
5. Maps
6. Code



City of Titusville Community Development

1 **BOARD OF ADJUSTMENTS AND APPEALS**

2 **Variance (VAR) No. 19-2025, 2671 Sussana Lane**

3 **Meeting Date:** August 27, 2025

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

5 **Applicant:** Darlene Tindall, registered agent.

6 **Background**

7 (a) Variance request: Land Development Regulations, Chapter 28, Section 28-303.
8 Single-Family Low Density (R-1A). Section 28-303(c) - *To allow less than the*
9 *required 30-foot front yard setback for a primary structure*, for property located in
10 the Single-Family Low Density (R-1A) zoning district, at 2671 Sussana Lane,
11 Titusville, FL 32780, as submitted by Darlene Tindall registered agent for TPK
12 Investments LLC, owner.

13 (b) Location: 2671 Sussana Lane, Titusville, FL. Tax No. 2223515. Parcel I.D. 22-35-
14 20-05-*-3

15 (c) Land Description: HIDDEN OAKS OF TITUSVILLE LOT 3

16 (d) Future Land Use: Low Density Residential

17 (e) Zoning: Single Family Low Density (R-1A)

18 (f) Surrounding Zoning Districts.

19 1. North: Single Family Low Density (R-1A)

20 2. South: Single Family Low Density (R-1A)

21 3. East: Single Family Low Density (R-1A)

22 4. West: Single Family Low Density (R-1A)

23 (g) Lot Characteristics: The subject property is approximately .39 acres (16,988 sq. ft)
24 and is curvilinear in shape along its frontage. The property has approximately 275

Board of Adjustments and Appeals: Variance No. 19-2025

1 feet of frontage along Sussana Lane and the cul-de-sac terminating Sussana Lane.
2 These dimensions meet the minimum 10,000 sq. ft lot area and 100-foot lot width
3 for a single-family home within the Single-Family Low Density (R-1A) zoning
4 district.

5 (h) Uses: Vacant Residential Lot

6 **Powers of the BAA**

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

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

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

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

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

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

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

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

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

30 **Analysis**

31 The applicant is requesting a variance to Land Development Regulations (LDR)
32 Section 28-303 to allow a primary structure to encroach into the required 30-foot
33 front yard setback along Sussana Lane. The proposed setback is 27.3 feet,
34 representing a reduction of 2.7 feet from the minimum required. The variance is

Board of Adjustments and Appeals: Variance No. 19-2025

1 sought to accommodate the construction of a single-family residence that complies
2 with the Hidden Oaks Homeowners Association’s minimum home size requirements.

3 The subject property exhibits special conditions that are peculiar to the land. The lot
4 is located along a curvilinear segment of Sussana Lane, and while the configuration
5 of the roadway visually suggests a corner lot, the property is not located at the
6 intersection of two streets. As such, the required 30-foot front yard setback applies to
7 the entire frontage of the lot. The special conditions do not result from the actions of
8 the applicant as the configuration of the street was determined during the platting of
9 Hidden Oaks of Titusville

10 The applicant previously requested a variance in 2023 to allow a 23.2 foot front yard
11 setback and a 10 foot interior side yard setback, which was denied by the Board. At
12 that time, the Board determined there appeared to be an opportunity to redesign the
13 home to better conform to the required setbacks. The applicant has since reworked the
14 site plan to bring the structure into greater conformity with the Code while still
15 meeting HOA home size requirements. Due to the configuration of the lot, a minor
16 front yard variance appears to allow reasonable use of the property.

17 **Recommendation**

18 Staff recommend **approval** of the variance. The configuration of the roadway and
19 resulting lot shape create a difficulty in meeting the 30-foot front yard setback. The
20 applicant has demonstrated good faith efforts to modify the design following the 2023
21 denial by reducing the requested encroachment from 23.2 feet to 27.3 feet. The special
22 conditions are inherent to the lot and do not result from the actions of the applicant.



To be Completed by Staff
 Application No. _____
 Date Received: _____
 Received by: _____

APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description <i>2671 Sossana Lane</i>		
2. Applicant/ Owner	Name of Applicant/Contact <i>David Blumenthal</i>		Name of Owner <i>T.P.K. Investments LLC</i>
	Street Address <i>5220 Carrick Rd.</i>		Street Address <i>2700 La Grange Rd</i>
	City <i>Cocoa</i>	State <i>FL</i>	Zip <i>32924</i>
	Telephone # <i>321-403-5144</i>		Telephone # <i>321-543-2261</i>
	E-Mail Address		E-Mail Address <i>Dartene@FloridaLandscape.com</i>
3. Applicant Status	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other		
4. Parcel ID	<i>22 3520-05-B</i>	Tax Acct.	<i>2223515</i>
5. Site Size	Acres: <i>.39</i>	Square Feet:	<i>16988.4</i>
6. Property Information	Current Zoning <i>0001</i>	Current Use of Property <i>vacant</i>	
7. Variance(s) Requested	Section Number	LDR Requirement	Variance Requested
	1) <i>Sec 28-303</i>	1) <i>30-ft front setback</i>	<i>whatever the</i>
	2)	2)	<i>setback you are</i>
	1)	3)	<i>looking to request</i>
	4)	4)	<i>asking for a 25ft</i>
5)	5)	<i>setback or diff needed..</i>	
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) <i>New construction meeting HOA Requirement on a irregular lot. The minimum 50 ft requirement and 3 car garage makes hard to fit.</i>		

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

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

ACKNOWLEDGEMENT

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

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

/s/ (Signature*)  (Date) 

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

FOR OFFICE USE ONLY	
Date Received:	_____
Accepted By:	_____
Hearing Date:	_____
Case Number:	_____

Variance Justification

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

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

see attached

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

see attached

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

see attached.

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

see attached.



SUBMITTAL CHECKLIST

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

1.	Complete Application and Fees
2.	Warranty Deed
3.	<input checked="" type="checkbox"/> Notarized Owner Authorization Form (If applicable)
4.	<input checked="" type="checkbox"/> Legal Description (from a certified survey)
5.	<input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> Digital plot or site plan, drawn to scale, illustrating the variance requested.
7.	Names, addresses and address labels for all property owners within 100 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>
8.	Pre-Application Meeting Held – Date: Staff in Attendance:

Applicant Signature**

/s/



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.

- 1. I am requesting relief due to the unique conditions of my property. The lot is irregularly shaped, which significantly limits the buildable area. Strict adherence to the current zoning or design requirements — specifically the minimum three-car garage and 2,400-square-foot home — creates a practical difficulty in placing the required structures while maintaining code compliance, proper setbacks, and functional design. The shape and layout of the lot make it unreasonably burdensome to meet these requirements without variances, resulting in a hardship that would not exist on a more standard lot configuration. I am seeking approval that would allow reasonable use of the property consistent with neighborhood character, while accommodating the physical constraints of the land.**
- 2. My property is an irregularly shaped corner lot that presents unique challenges not typical of other lots in the community. Its odd configuration makes it difficult to design a compliant home that meets both the HOA requirements and local building codes. Specifically, I am required to construct a minimum 2,400-square-foot home with a three-car garage, and also maintain a 30-foot front setback. Due to the unusual shape and orientation of the lot, meeting these requirements significantly limits the usable building envelope. Additionally, there is an electrical utility box located near the right corner of the lot, further restricting optimal placement of the home and driveway. These combined factors — the irregular shape, corner positioning, and fixed utility location — create constraints that justify the need for flexibility in design standards and setbacks.**
- 3. I am requesting a reduced front setback for a small portion of the garage area—specifically, a 24.3-ft of (just over 2 feet) encroachment into the 30-foot required setback on the north/front side of the home. This minor adjustment affects only a limited portion of the overall structure and is necessary solely to accommodate the minimum required three-car garage. The irregular shape of the corner lot, combined with the 30-foot front setback requirement, makes it extremely difficult to place a compliant home with the required garage without a slight variance. This request is the minimum needed to preserve the functionality of the garage while still maintaining the architectural integrity of the home and meeting HOA requirements. A smaller variance would not allow for a compliant three-car garage design.**
- 4. The requested variance will not negatively impact neighboring properties or the general public for several reasons. First, the encroachment is minimal—less than 3 ft into the 30-foot front setback—and applies to a small portion of the garage area which is only 24 ft wide. The home will still maintain a substantial front setback and will not appear out of character with the surrounding neighborhood. Second, the irregular shape of the lot makes this adjustment necessary for functional use of the property while still maintaining appropriate spacing between structures. The design respects privacy, sightlines, and does not obstruct visibility for traffic or pedestrians. Finally, the overall aesthetic and value of the home will remain consistent with community standards, and the structure will comply with all other HOA and building requirements. Therefore, the variance will not result in any harm or adverse impact to neighboring properties or the public.**

DAVID A. BLOCK SURVEYING & MAPPING

BOUNDARY SURVEY OF:
 LOT 3 AS SHOWN ON THE PLAT OF HIDDEN OAKS OF TITUSVILLE
 AS RECORDED IN PLAT BOOK 54, PAGE 87-88 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LOT 2



FD 1/2" I.R. LS 6263' N00°39'03"E 68.46'

TRACT "I"

LOT 4

N89°20'57"W 174.97'

15.0'

15' SIDE SETBACK LINE

5' P.U. & D. EASEMENT

3.42'

3.12'

7.7'

0.18'

12.7'

15.0'

32.0'

15.0'

30' FRONT SETBACK LINE

48.5'

10' P.U. & D. EASEMENT

3

FD 1/2" I.R. LS 6263' N00°39'03"E 32.95'

FD 1/2" I.R. LS 6263'

FD 1/2" I.R. LS 6263'

PC

N89°20'57"W 59.93'

10' P.U. & D. EASEMENT

27.3'

27.3'

7' CONC. CURB

7' CONC. CURB

7' CONC. CURB

7' CONC. CURB

7' CONC. CURB

7' CONC. CURB

7' CONC. CURB

7' CONC. CURB

7' CONC. CURB

☪ SUSSANA LANE
 (50' PRIVATE RIGHT-OF-WAY)

TRACT "D"

- ① Δ = 90°00'00"
 R = 75.00'
 L = 117.81'
- ② Δ = 70°31'40"
 R = 25.00'
 L = 30.77'
- ③ Δ = 32°41'42"
 R = 50.00'
 L = 28.53'

LEGEND	
(AKA)	= Also Known As
C	= Centerline
C.B.	= Concrete Block
C.B.S.	= Concrete Block Structure
C.L.F.	= Chain Link Fence
C.L.R.	= Clear
C.M.	= Concrete Monument
CONC.	= Concrete
COR.	= Corner
COVD	= Covered
ENCR.	= Encroachment
F	= Fount
IG	= Identification
I.P.	= Iron Pipe
I.R.	= Iron Rod
L	= Length
(M)	= Measured
N/D	= Not & Disk
N.R.	= Non Road
(P)	= Plat
P.C.	= Point of Curvature
P.T.	= Point of Tangency
PP	= Power Pole
P.S.M.	= Professional Surveyor & Mapper
P.U. & D.	= Public Utility & Drainage
PMT	= Pavement
R	= Radius
R/W	= Right-of-way
(T.P.)	= Typical
W.F.	= Wood Fence
Δ	= Delta Angle

CERTIFIED TO:
DARLENE B. TINDALL

SCALE: 1" = 20'
 DATE: 07/12/2022
 PROJECT: 22-268
 F.B. NUMBER:
 REVISION:
 06/07/23-PLOT PLAN

TYPE OF SURVEY:
BOUNDARY SURVEY
 CAD FILE:
22-268.DWG

CERTIFIED BY:

SURVEYOR'S NOTES:

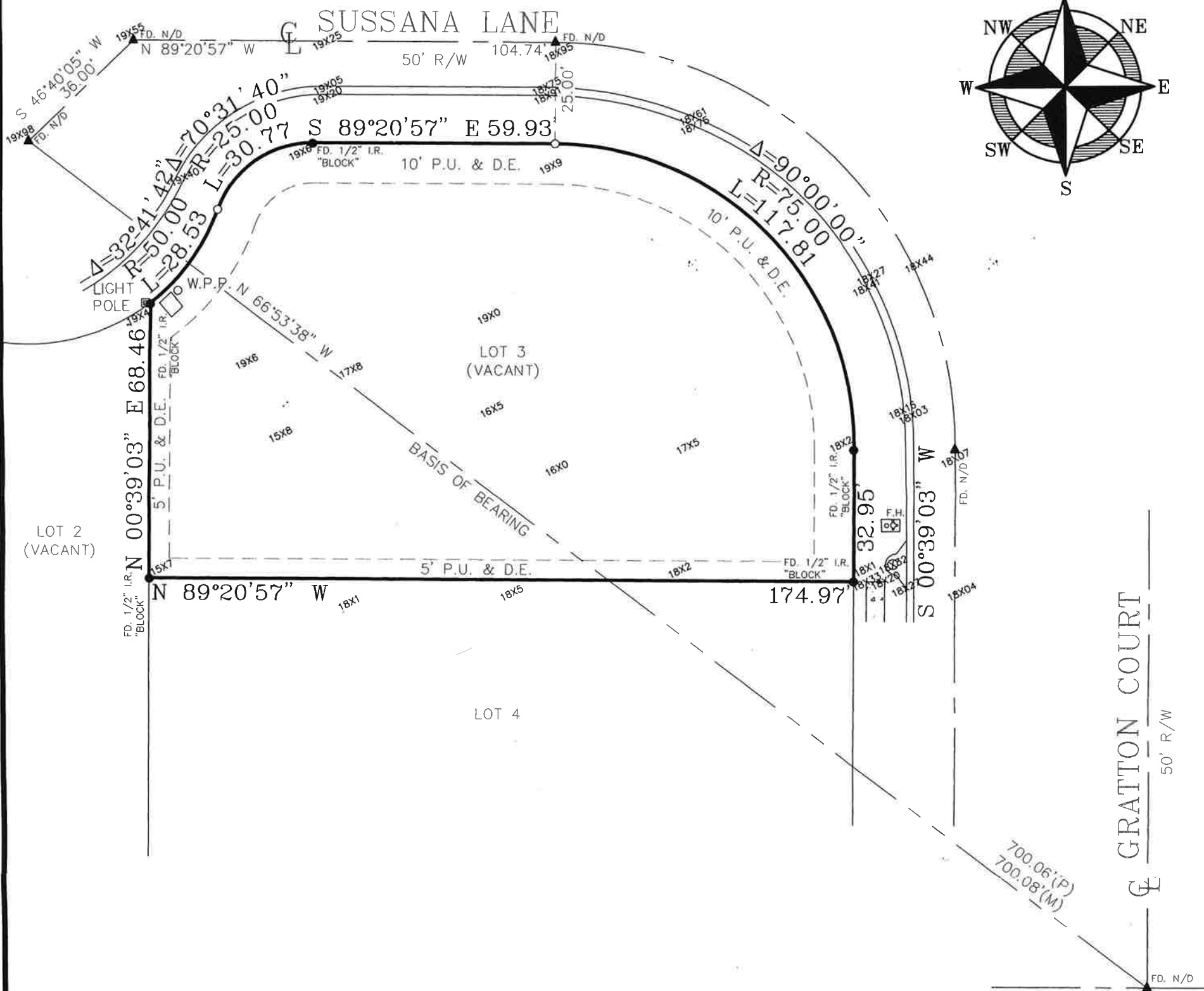
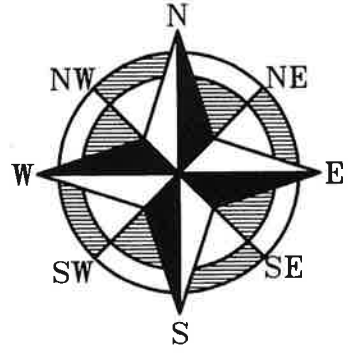
- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N.00°39'03"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SUSSANA LANE.
 - 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0205 H, INDEX DATED 01-29-2021, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE AE.
 - 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
 - 4) THIS TRACT CONTAINS 17,074 SQUARE FEET OR 0.39 ACRES OF LAND MORE OR LESS.
 - 5) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
 - 6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LIABILITY SHALL NOT EXCEED THE TOTAL AMOUNT PAID TO THE SURVEYOR BY THE CLIENT.

DAVID A. BLOCK
FLORIDA P.S.M. 6263
 (NOT VALID UNLESS SEALED)
 1545 BREAM STREET
 MERRITT ISLAND, FL 32952
 PHONE: 321-452-7048
 FAX: 321-452-5109
 www.blocksurveying.com
 dblock@blocksurveying.com

Reverse Lot
 Choice

SKETCH OF SURVEY

TOPOGRAPHIC & BOUNDARY SURVEY



THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY IN ACCORDANCE WITH THE FURNISHED LEGAL DESCRIPTION AND SHOW THE ABOVE GROUND IMPROVEMENTS TO ENABLE THE OWNERS OF THIS PROPERTY TO OBTAIN PERMITS/INSPECTIONS.

LEGEND: A/C = AIR CONDITIONER A.K.A. = ALSO KNOWN AS ALUM = ALUMINUM AVE = AVENUE BLK = BLOCK BLVD = BOULEVARD BM = BENCHMARK (CALC) = CALCULATED CB = CHORD BEARING C.B.S. = CONCRETE BLOCK STRUCTURE CD = CHORD DISTANCE C.L. = CHAIN LINK FENCE C = CENTER LINE CM = CONCRETE MONUMENT CONC. = CONCRETE CT = COURT (D) = DEED DR = DRIVE DB = DEED BOOK D/W = DRIVEWAY	50x00 = PROPOSED ELEVATION 50x00 = ELEVATION SHOT ——— = DRAINAGE FLOW ESMT = EASEMENT ELEV = ELEVATION FF = FINISH FLOOR FD = FOUND FH = FIRE HYDRANT I.P. = IRON PIPE I.R. = IRON ROD LB = LICENSED BUSINESS (M) = MEASURED N/D = NAIL & DISK N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM ORB = OFFICIAL RECORDS BOOK OHW = OVERHEAD WIRE (P) = PLAT (P.R.) = PRO-RATED P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT	WETLAND FLAGS U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT P.U.E. = PUBLIC UTILITY EASEMENT P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT PC = POINT OF CURVATURE PRC = POINT OF REVERSE CURVATURE P.T. = POINT OF TANGENCY P.I. = POINT OF INTERSECTION PCP = PERMANENT CONTROL POINT PLS = PROFESSIONAL LAND SURVEYOR PG = PAGE PB = PLAT BOOK R/W = RIGHT-OF-WAY R.P. = RADIUS POINT S.P. = SCREEN PORCH ST = STREET S/W = SIDEWALK W.F. = WOOD FENCE WM = WATER METER WV = WATER VALVE	SURVEY SYMBOLS ± = MORE OR LESS O = POWER POLE —> = GUY WIRE L = ARC LENGTH R = RADIUS Δ = DELTA [Hatched Box] = COVERED AREA [Dotted Box] = CONC. ——— = CENTER LINE —X— = FENCE - - - = EASEMENT ● = FOUND AS NOTED ○ = FOUND NAIL & DISK ■ = FOUND CONCRETE MONUMENT ○ = SET 5/8" IRON ROD "COOPER LB 6544" Δ = SET NAIL & DISK "COOPER LB 6544" □ = SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"
--	--	---	---

DRAWN BY: JAB CHECKED BY: J.W.C.

SCALE: 1" = 30'

SECTION 20, TOWNSHIP 22 S., RANGE 35 E.

LEGAL DESCRIPTION:
 LOT 3, HIDDEN OAKS OF TITUSVILLE
 according to the plat thereof as recorded in Plat Book 54 at Page(s) 87-88 of the Public Records of Brevard County, Florida.

CERTIFIED TO:
 TPK INVESTMENTS

PROJECT No.	DATE	REVISION

SURVEY DATE: 5/31/23 PROJECT # 23-05-30

- SURVEYORS NOTES:**
- Unless otherwise noted, only platted easements are shown hereon.
 - No underground utilities or improvements were located unless otherwise shown.
 - The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in F.I.R.M. Zone AE per Community Panel No. 125152C0205G, dated 1/29/21.
 - Unless otherwise noted, any elevations shown are based on assumed datum.
 - Bearing shown hereon are based on the LINE AS SHOWN ON SKETCH OF SURVEY as being N 66°53'38" W, according to the Plat of HIDDEN OAKS OF TITUSVILLE as recorded in plat book 54, at page 88 of the Public Records of Brevard County, Florida.
 - This survey is prepared and certified for the exclusive use of the client named hereon.
 - Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
 - Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
 - Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

John W. Cooper
 LAND SURVEYING INC.
 2326 S. HOPKINS AVENUE
 Titusville, Florida 32780
 LB 6544
 (321) 268-5646
 FAX (321) 268-5688

I hereby certify that this survey meets the Standards of Practice as set forth by the Florida Department of Agriculture and Consumer Services in Chapter 5J-15.051 Florida Administrative Code, Pursuant to section 472.027, Florida Statutes.

John W. Cooper 8/3/23
 John W. Cooper PSM 5093 Date Signed



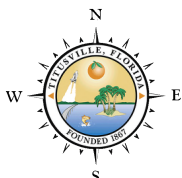
SUBJECT PROPERTY

LIVVI LN

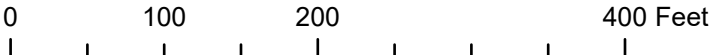
KNOXGRAEF DR

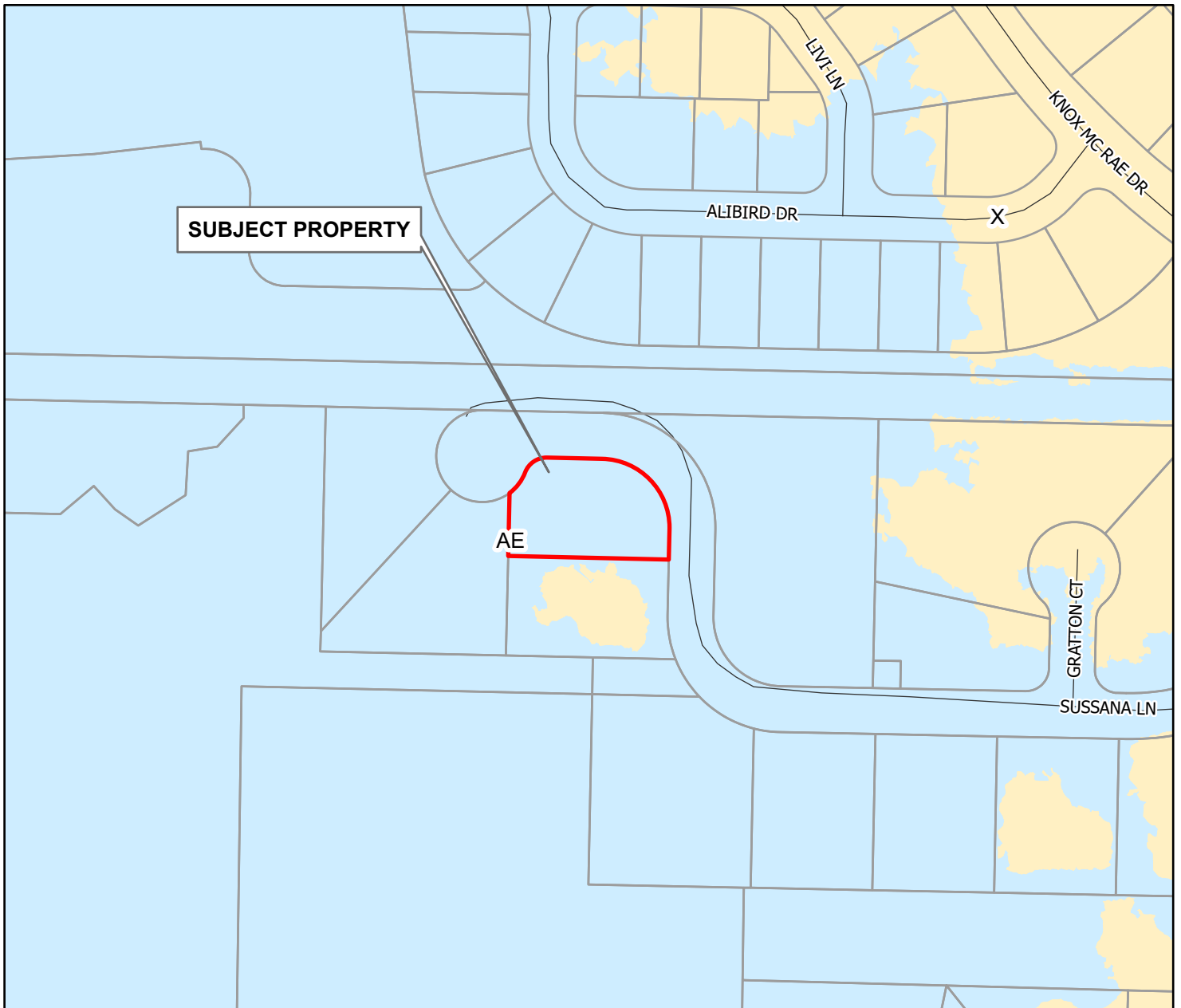
ALIBIRD DR

SUSSANA LN



Aerial 2024 VAR #19-2025





FEMA FLOOD HAZARD AREAS

VAR #19-2025

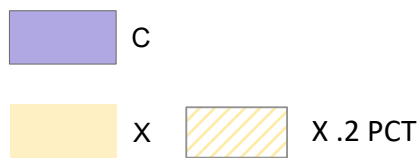
Special Flood Hazard Area Zones



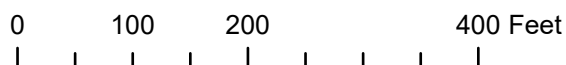
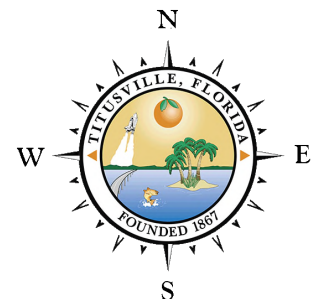
Moderate Flood Hazard Area Zone

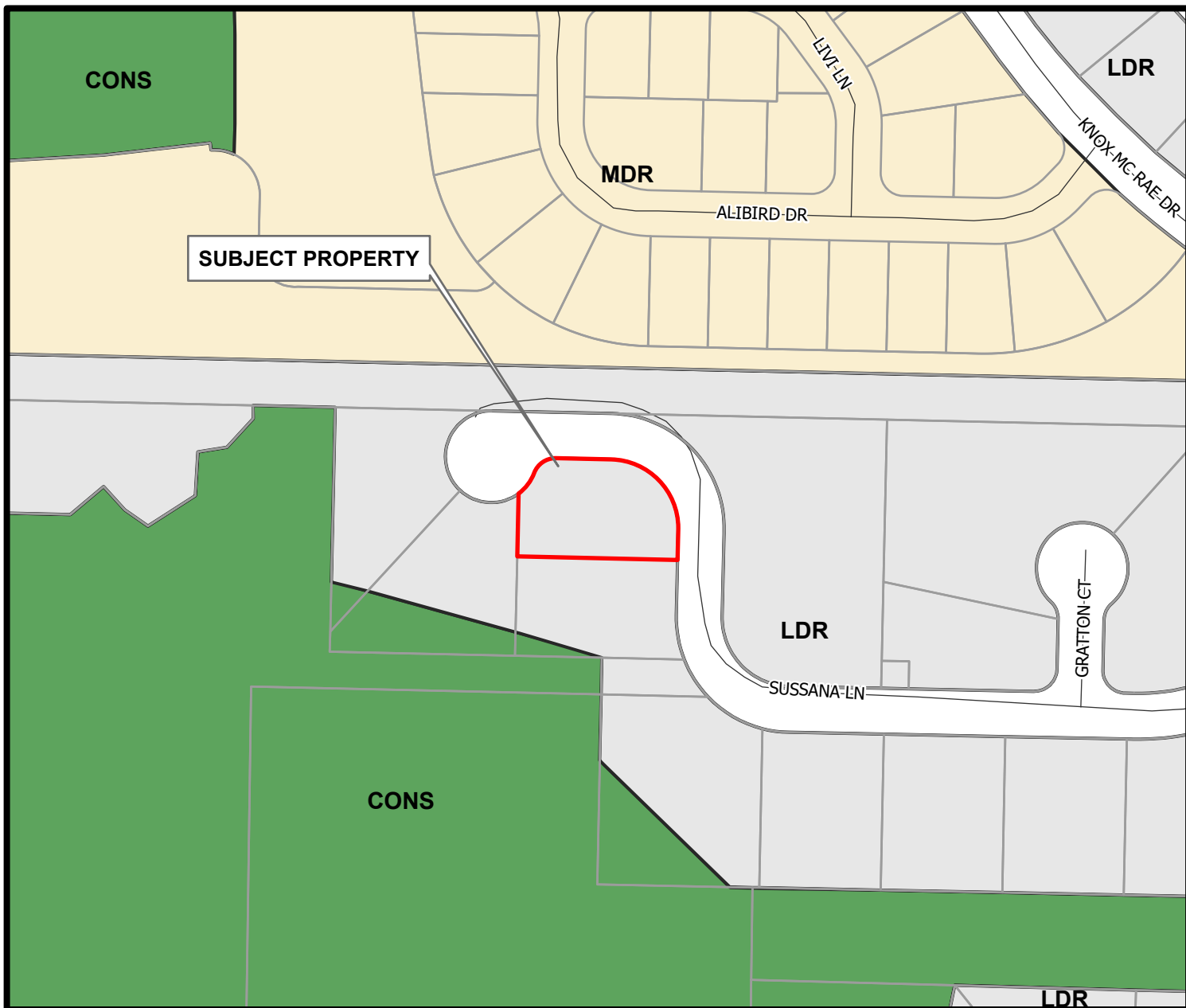


Minimal Flood Hazard Zones



Other Flood Zone Areas

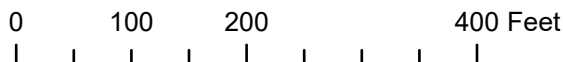
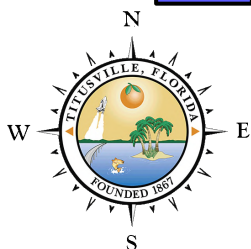


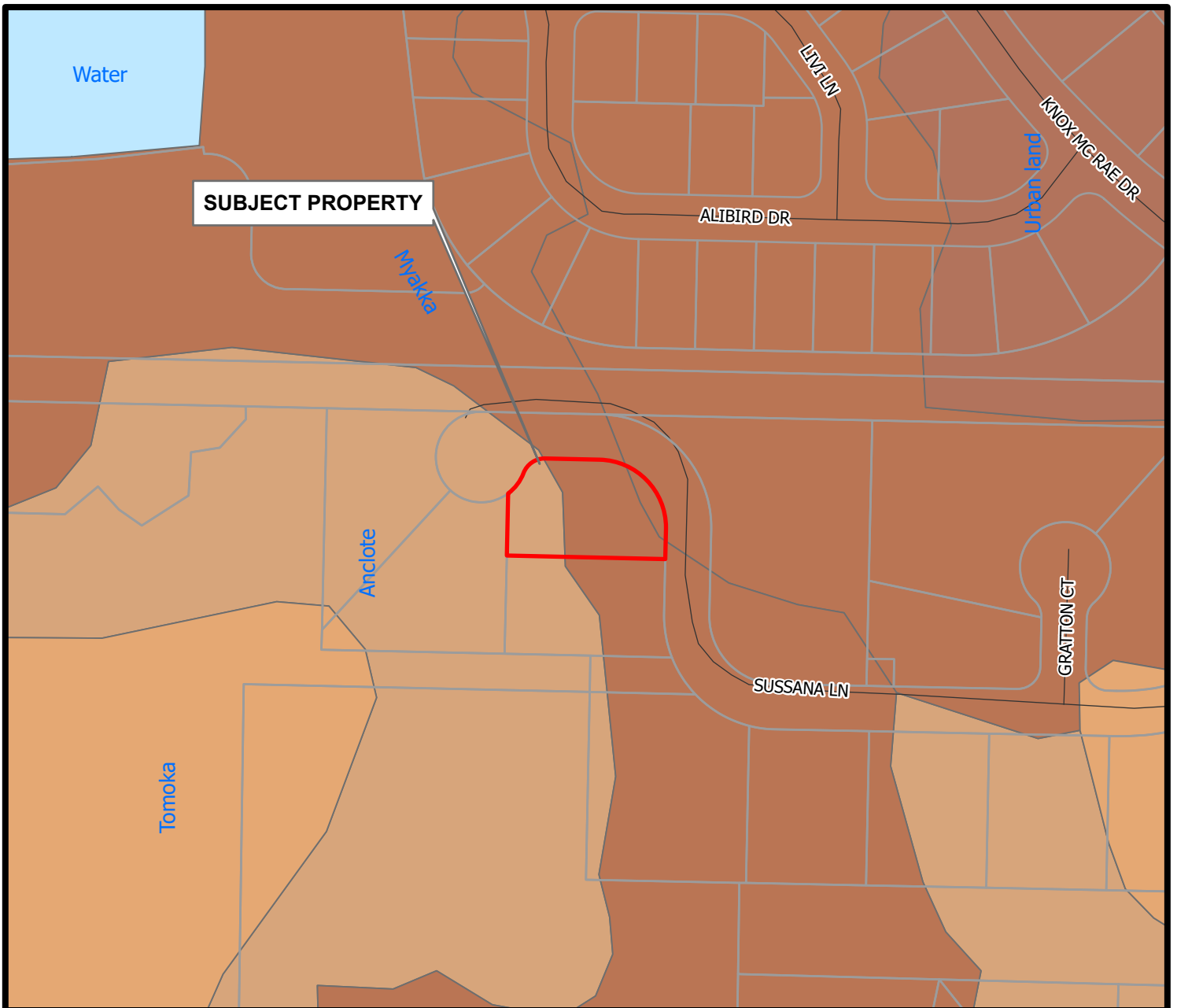


LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

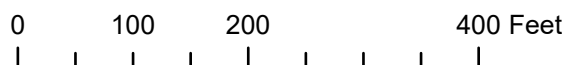
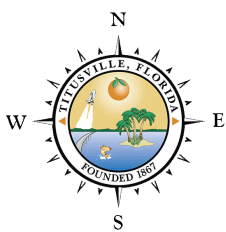
Subject





SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #19-2025

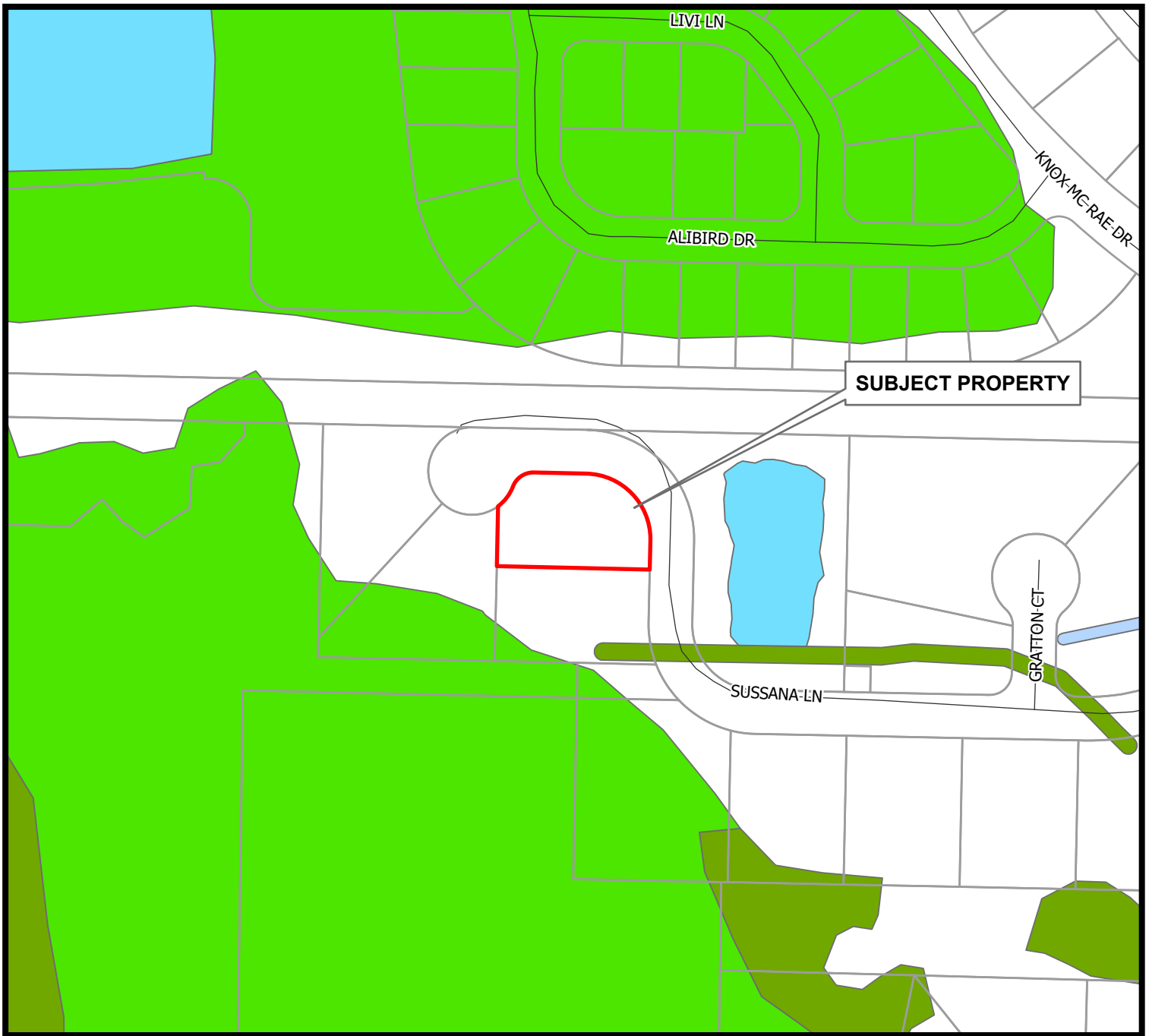
- Anclote
- Myakka
- Tomoka
- Urban land
- Water



Community Development Department

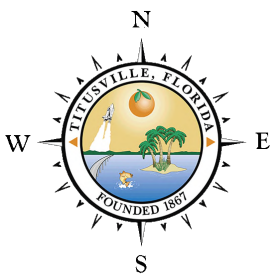
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

8/18/2025



WETLANDS IN VICINITY OF PROPERTY

VAR #19-2025



WETLAND_TY

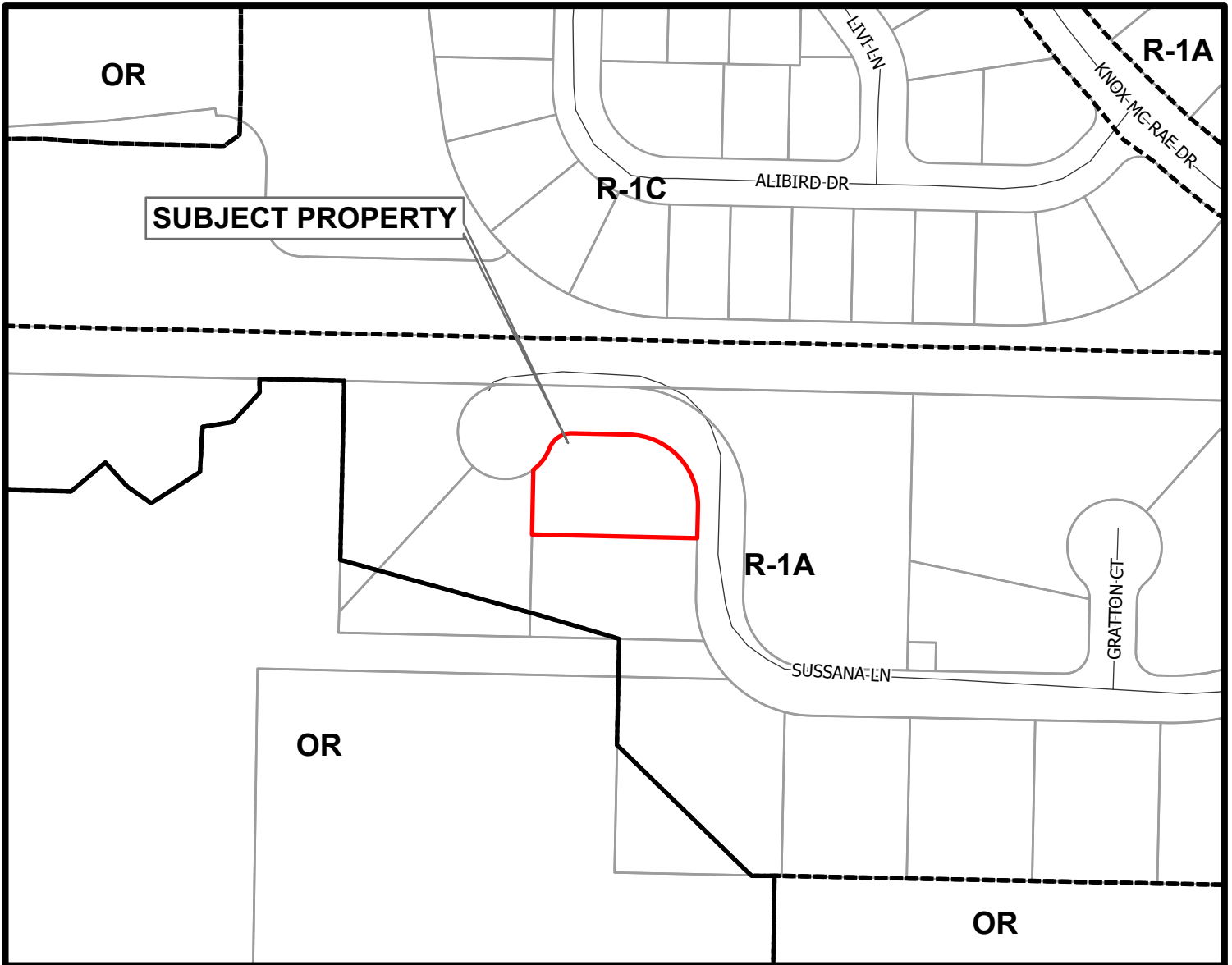
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

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

8/18/2025

Scale:1:2,000

Community Development Department
Source: USFWS NWI (2023)



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

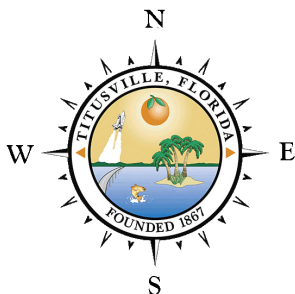
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

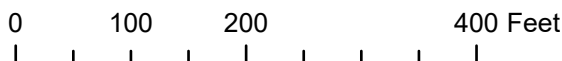
- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

Base Map

- City Limits
- Zoning
- Subject

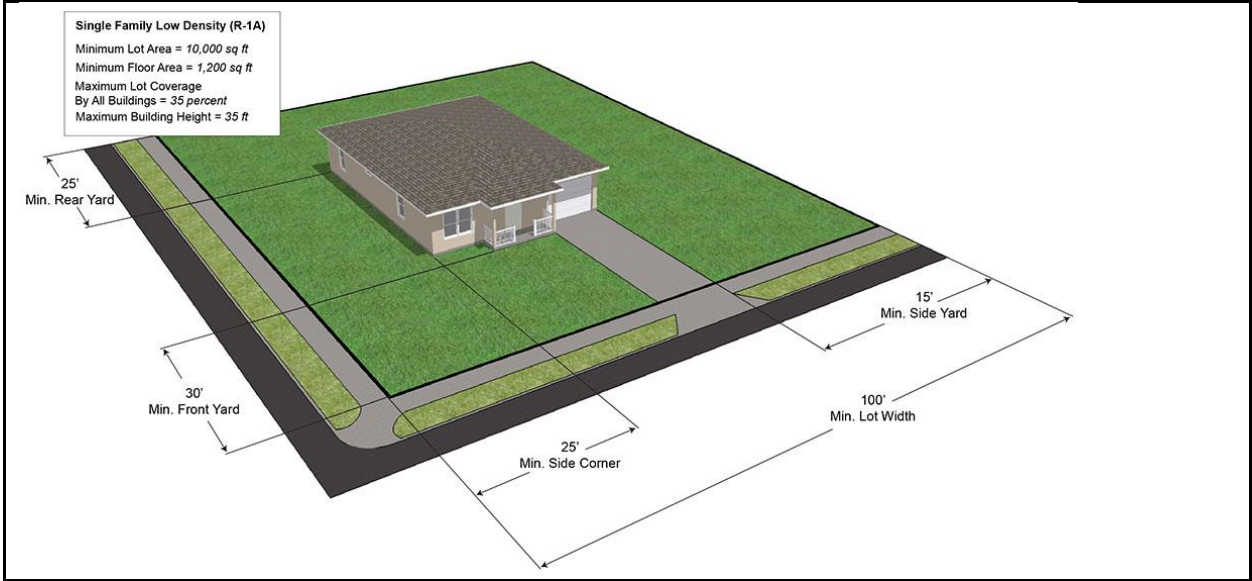


VAR #19-2025



Sec. 28-303. Single-Family Low Density (R-1A).

Single-Family Low Density (R-1A)		
<i>(a) Purpose</i>		
The Single-Family Low Density (R-1A) district is established as a designation for the principal use of low-density single-family dwellings of spacious character together with certain structures and uses that are compatible with property in the district. It is further intended that governmental religious, recreational and other immediate needs of this district are served while the existing development of this character is protected.		
<i>(b) Use Standards</i>	<i>Typical Lot Pattern</i>	
See Chapter 28 Article IV and Article V		
<i>(c) Intensity and Dimensional Standards</i>		
Lot area, minimum (sq. ft.)		10,000
Lot width, minimum (ft.)		100
Density, maximum (du/ac)		4.3
Floor area per dwelling unit, minimum (sq. ft.)		1,200
Building coverage, maximum (% of lot area)		35
Lot coverage, maximum (% of lot area)		NA
Height, maximum (ft.)		35
Front yard setback, minimum (ft.)		30
Side corner yard setback, minimum (ft.)		25
Interior side yard setback, minimum (ft.)		15
Rear yard setback, minimum (ft.)		25
Accessory Use Development Standards		See Chapter 28 Article VII
NOTES:		
<i>Typical Development Configuration (For illustrative purposes only)</i>		



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance 20-2025 - 1850 S De Leon Ave**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow a high security fence to be more than eight (8) feet in height above grade for property located at 1850 S De Leon Ave.

Summary Explanation & Background:

The applicant is requesting a variance to the Land Development Regulations, Chapter 30 Section 30-183. High Security Fences. Section 30-183(a)(3)(a) - To allow a high security fence to be more than eight (8) feet in height above grade, for property located in the Public (P) zoning district, at 1850 S De Leon Ave, Titusville, FL 32780, as submitted by Kelly Messer authorized agent for Brevard County, owner.

Alternatives:

1. Approve the variance -- Move to approve the request for a variance to Land Development Regulations Section 30-183(a)(3)(a) to allow a high security fence to be more than eight (8) feet in height above grade.

2. Deny the variance -- Move to deny the request for a variance to Land Development Regulations Section 30-183(a)(3)(a) to allow a high security fence to be more than eight (8) feet in height above grade. (Include reasoning for denial)

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 20-2025 Staff Report
2. Variance Application
3. Variance Justification
4. Survey
5. Site Plan
6. Site Plan w/ Dimensions
7. Maps
8. Code



City of Titusville Community Development

1 **BOARD OF ADJUSTMENTS AND APPEALS**

2 **Variance (VAR) No. 20-2025, 1850 S De Leon Ave**

3 **Meeting Date:** August 27, 2025

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

5 **Applicant:** Kelly Messer, authorized agent for Brevard County, owner.

6 **Background**

7 (a) Variance request: Land Development Regulations, Chapter 30 Section 30-183.
8 High Security Fences. Section 30-183(a)(3)(a) - *To allow a high security fence to*
9 *be more than eight (8) feet in height above grade*, for property located in the Public
10 (P) zoning district, at 1850 S De Leon Ave, Titusville, FL 32780, as submitted by
11 Kelly Messer authorized agent for Brevard County, owner.

12 (b) Location: 1850 S De Leon Ave, Titusville, FL. Tax No. 2204479. Parcel I.D. 22-
13 35-09-00-750

14 (c) Land Description: S 642 FT OF N 672 FT OF W 990 FT OF E 1050 FT OF SE 1/4
15 PARCEL 751

16 (d) Future Land Use: Public/Semi-Public

17 (e) Zoning: Public (P)

18 (f) Surrounding Zoning Districts.

19 1. North: Single Family High Density (R-1C) & Single Family Medium Density
20 (R-1B)

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

23 3. East: Multifamily Medium Density (R-2)

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

Board of Adjustments and Appeals: Variance No. 20-2025

1 (g) Lot Characteristics: The subject property is a rectangular parcel approximately
2 14.59 acres (635,540 sq. ft) and with 989.96 ft of frontage along Day St and 641.05
3 ft of frontage along S De Leon Ave.

4 (h) Uses: Child-Caring Agency (CCA) – At-Risk Home

5 **Powers of the BAA**

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

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

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

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

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

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

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

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

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

29 **Analysis**

30 The applicant is requesting a variance to Land Development Regulations Section 30
31 183(a)(3)(a) to allow a 10-foot high security fence, which exceeds the City’s
32 maximum permitted height of eight (8) feet for high security fences. The site is used
33 as a residential program serving youth with behavioral or emotional challenges,
34 which may involve additional considerations related to supervision and safety.

Board of Adjustments and Appeals: Variance No. 20-2025

1 Under the City’s commercial fence regulations, fencing is limited to a height of six
2 (6) feet. However, the Land Development Regulations provide that, “[w]here
3 *security requirements are determined to exceed the provisions of other sections of this*
4 *article, a high security fence may be permitted by the Administrator*” (LDR Sec. 30
5 183(a)(1)). Based on the operational needs of the facility, an Administrative Waiver
6 was granted to allow a high security fence up to eight (8) feet in height with reduced
7 landscaping. There is no indication that a fence exceeding this height is necessary to
8 achieve the highest levels of security for the site or that the additional height is
9 justified based on site conditions.

10 The site is bordered entirely by residential development. The Whispering Hills
11 Country Club Estates subdivision is located along the west and south property
12 boundaries to the north, Lincoln Park Subdivision is located across Day Street, and to
13 the east, Plantation Oaks subdivision is located across S. De Leon Avenue.

14 The fence is proposed to be located approximately 230 feet away from the adjacent
15 roadways, reducing its view from public rights of way. However, while the 230-foot
16 setback reduces visibility from the street, the proposed 10-foot-high security fence
17 may still have visual impacts on the surrounding residential properties that directly
18 abuts the facility. It should be noted that the request does not appear to result from
19 any special physical condition inherent to the lot.

20 **Recommendation**

21 Staff recommend **denial** of the variance to allow a 10-foot high-security fence. The
22 request does not appear to result from any special physical condition inherent to the lot,
23 and the existing administrative waiver permitting an eight (8) foot fence already
24 provides a reasonable level of accommodation for the facility’s operational needs.

25 However, if the Board is inclined to approve the variance, staff recommend the
26 following condition be included: The 10-foot high-security fence shall be limited to the
27 areas identified on the submitted concept plan.



Gateway to Nature & Space



APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description 1850 S. DeLeon Avenue		
2. Applicant/ Owner	Name of Applicant/Contact Kelly Messer, Devereux		Name of Owner Brevard County Asset Management
	Street Address 5850 TG Lee Blvd, #400		Street Address 345 Werner Way
	City	State	Zip
	Orlando	FL	32822
	Telephone # 321-246-7362		Telephone # 321-246-7362
Fax #		Fax #	
E-Mail Address Gprimeau@devereux.org		E-Mail Address	
3. Applicant Status	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other		
4. Parcel ID	22-35-09-00-750	Tax Acct.	2204479
5. Site Size	Acres: 14.59 Ac.	Square Feet:	
6. Property Information	Current Zoning Public	Current Use of Property Residential treatment campus	
7. Variance(s) Requested	<i>Section Number</i>	<i>LDR Requirement</i>	<i>Variance Requested</i>
	1) 30-183(a)(4)(a)	1) Trees & shrubs	1) All plantings
	2) 30-182 (3)(a)	2) Increased Fence Height	2) 10' Fence Height
	3) _____	3) _____	3) _____
	4) _____	4) _____	4) _____
5) _____	5) _____	5) _____	
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) Devereux operates a residential treatment campus serving adolescent males with emotional or behavior disabilities. Fencing (8' or 10' high) is proposed around the campus with a minimum setback of 230' from adjacent streets.		

- All applications shall require Community Development staff review prior to submittal.
- All applications shall be submitted to the Department electronically and officially logged in by end of business day.
- 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 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 Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

ACKNOWLEDGEMENT

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

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

DocuSigned by:

/s/ _____
(Signature*)

06/23/25

(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 _____

Variance Justification

In answering the questions below, please be as specific as possible. Your answers will help the Board of Adjustments and Appeals and City staff to properly evaluate your variance request.

(Please attach a separate sheet if necessary)

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

The fence line we want to install will be on city owned property that we lease. The set back is over 230 feet from the road on the north and east sides and 50% of the north side will be within couple of feet of another existing chain-link fence. Given the significant financial costs associated with 1,486 of landscaping, it is not feasible for our nonprofit Child Behavioral Center to meet these requirements. The funds required for landscaping would divert resources away from our essential programs and services, which support children in need of behavioral assistance.

Additionally, the south side of our property is only 10 to 15 feet from an existing 6-foot-tall PVC fence, which already provides adequate screening and privacy. The west side faces a cemetery, which is not visible from the road and does not impact on the surrounding community. These existing conditions make additional landscaping unnecessary and would impose an undue financial burden on our nonprofit organization.

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

The city of Titusville owns the property that we lease. The property has several unique characteristics that justify treating it differently from most other properties:

- 1. **Setback Distance:** The fence line on the north and east sides of our property is set back over 230 feet from the road. This significant distance reduces the visibility of the property from the road, making extensive landscaping less necessary for aesthetic or privacy purposes.*
- 2. **Existing Screening:** On the south side, our property is only 10 to 15 feet from an existing 6-foot tall PVC fence. This fence already provides adequate screening and privacy, reducing the need for additional landscaping.*
- 3. **Adjacent Cemetery:** The west side of our property faces a cemetery, which is not visible from the road. This unique location further diminishes the need for landscaping as there are no neighboring properties that would be impacted by the lack of additional landscaping.*

These special conditions, combined with the financial constraints of our nonprofit Child Behavioral Center, make it challenging to comply with the standard landscaping requirements. The existing setup already meets the intent of these requirements by providing sufficient screening and privacy, and imposing additional landscaping would create an undue financial burden on our organization.

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

For the safety of the children, we chose to install a taller fence that they are less likely to climb over. We have tested 6-foot and 8-foot fences at other facility locations and found that they were not as successful in deterring children and maintaining their safety. Therefore, the taller fence is the minimum change necessary to ensure the safety and security of the children at our Child Behavioral Center.

Financial constraints prevent us from installing a 10-foot fence, which would provide the highest level of safety and security for the children's welfare. If we are required to install additional landscaping, we would likely need to revert to a lower fence that does not require landscaping. However, this would compromise the security and safety of the children, as lower fences have proven to be less effective in preventing children from climbing over.

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

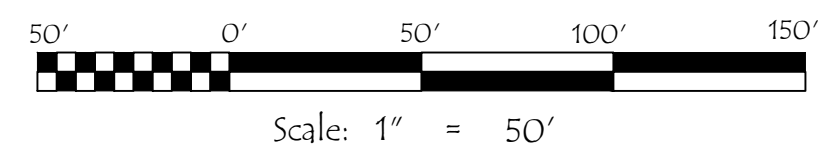
Approval of our variance request would not harm our neighbors or the general public for several reasons:

1. **Setback Distance:** The fence line on the north and east sides of our property is set back over 230 feet from the road, reducing visibility and minimizing any potential impact on neighboring properties.
2. **Existing Screening:** The south side of our property is only 10 to 15 feet from an existing 6-foot tall PVC fence, which already provides adequate screening and privacy. This existing fence ensures that there is no negative impact on the neighboring properties.
3. **Adjacent Cemetery:** The west side of our property faces a cemetery, which is not visible from the road. This unique location means that additional landscaping is unnecessary and would not affect the surrounding community.
4. **Child Safety:** The taller fence is essential for the safety and security of the children at our Child Behavioral Center. Financial constraints prevent us from installing a 10-foot fence, which would provide the highest level of safety. If required to install additional landscaping, we would need to revert to a lower fence, compromising the security of the children. Ensuring the safety of the children is a priority and does not negatively impact the neighbors or the public.
5. **Nonprofit Impact:** Our nonprofit organization plays a crucial role in the community by providing support and care for children with behavioral challenges. The variance would allow us to continue our mission without compromising the quality of our services, benefiting the community as a whole.

In summary, the approval of our variance request would not harm neighboring properties or the general public. The existing conditions and the essential need for child safety justify the variance, ensuring that our nonprofit can continue to serve the community effectively.

BOUNDARY SURVEY

IN A PORTION OF SECTION 6,
TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

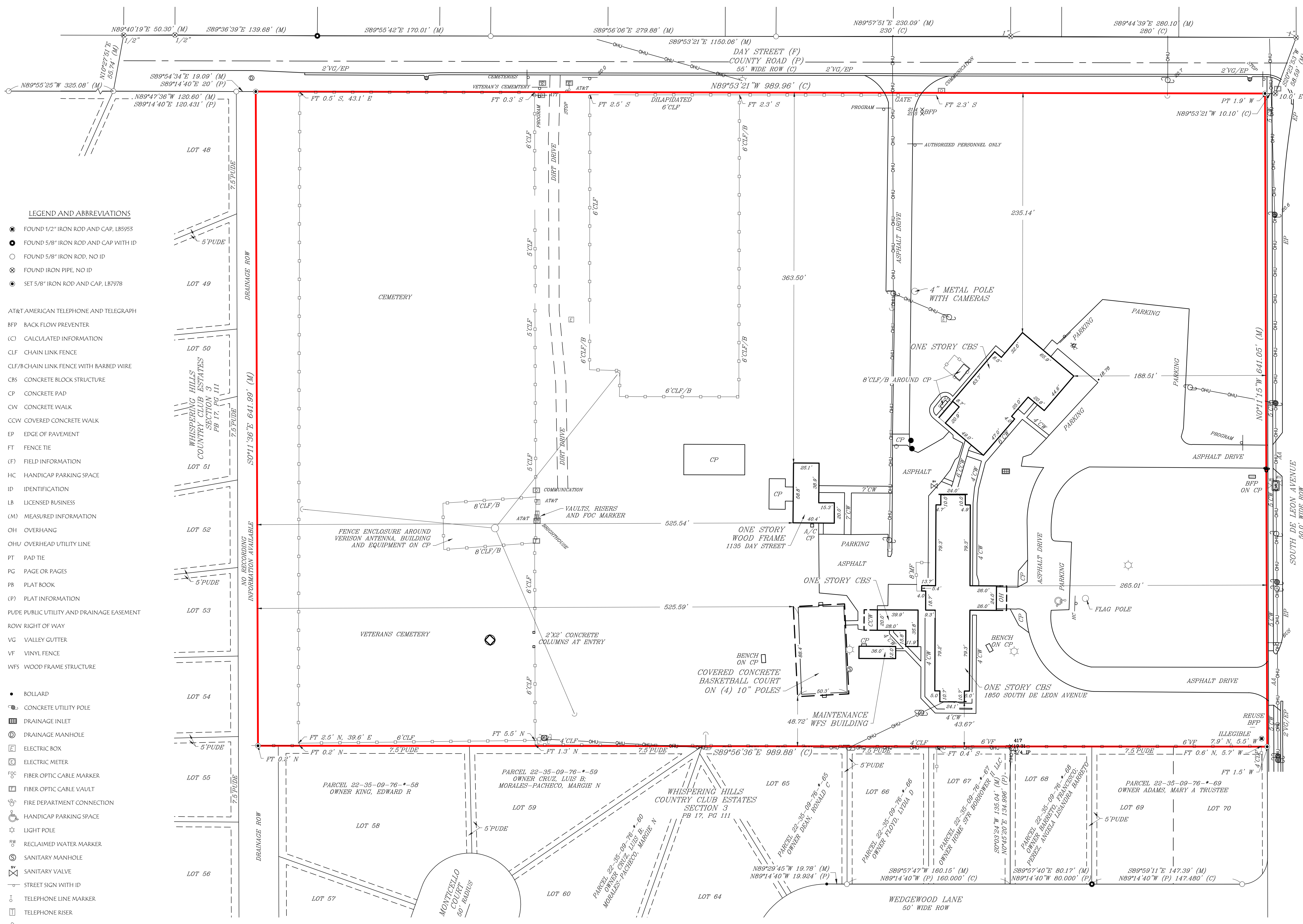


DESCRIPTION

(TAKEN FROM BREVARD COUNTY PROPERTY APPRAISERS WEBSITE, NO RECORDED INFORMATION AVAILABLE AT TIME OF SURVEY)
5 642 FT OF N 672 FT OF W 990 FT OF E 1050 FT OF SE 1/4 PARCEL 751

SURVEYOR'S NOTES

- The intended purpose of this Boundary Survey is to show boundary conditions and current improvements.
- The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. There may be additional easements and matters of record affecting the site in the public records of Brevard County, Florida.
- This survey does not reflect or determine ownership.
- This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
- Measurements shown hereon are expressed in feet and decimal parts thereof.
- Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
- This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
- Bearings shown hereon are based on the South Right of Way Line of Day Street having a N89°53'21"W between recovered monumentation as located using Global Positioning Systems.
- The surveyor no longer certifies the Flood Emergency Management Agency Flood Zones. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that the subject parcel appears to lie in Federal Emergency Management Agency Insurance Rate Map Community Panel No. 12009C0205H dated 1/29/2021.



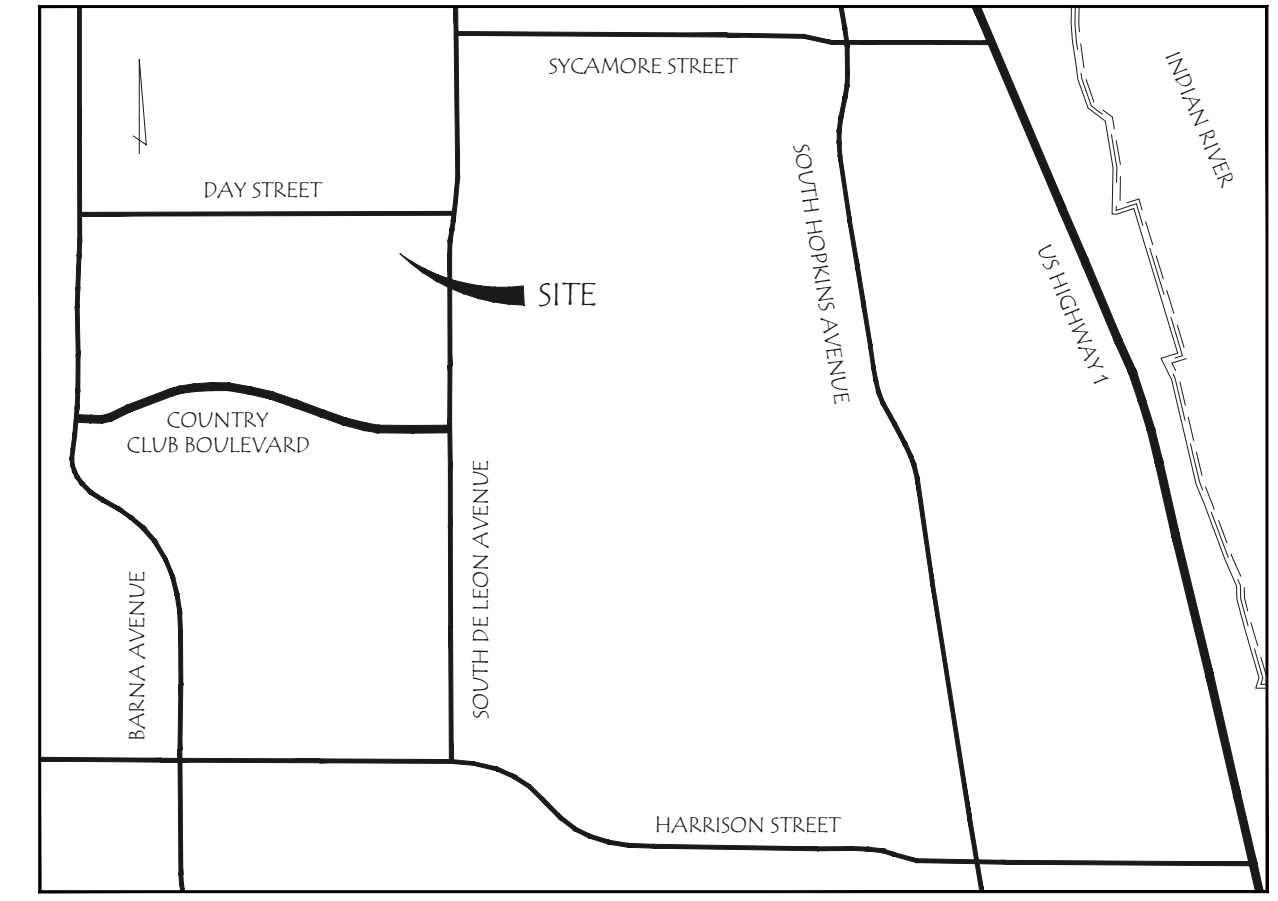
LEGEND AND ABBREVIATIONS

- FOUND 1/2" IRON ROD AND CAP, LB5955
- FOUND 5/8" IRON ROD AND CAP WITH ID
- FOUND 5/8" IRON ROD, NO ID
- ⊗ FOUND IRON PIPE, NO ID
- SET 5/8" IRON ROD AND CAP, LB7978

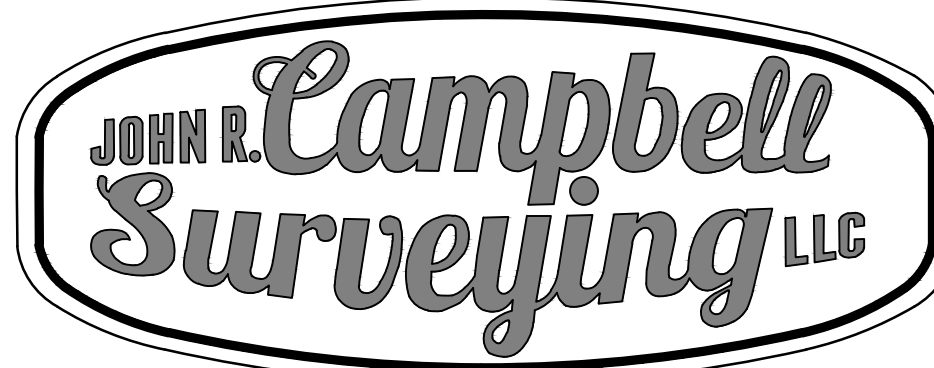
- AT&T AMERICAN TELEPHONE AND TELEGRAPH
- BFP BACK FLOW PREVENTER
- (C) CALCULATED INFORMATION
- CLF CHAIN LINK FENCE
- CLF/B CHAIN LINK FENCE WITH BARBED WIRE
- CBS CONCRETE BLOCK STRUCTURE
- CP CONCRETE PAD
- CW CONCRETE WALK
- CCW COVERED CONCRETE WALK
- EP EDGE OF PAVEMENT
- FT FENCE TIE
- (F) FIELD INFORMATION
- HC HANDICAP PARKING SPACE
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- (M) MEASURED INFORMATION
- OH OVERHANG
- OHU OVERHEAD UTILITY LINE
- PT PAD TIE
- PG PAGE OR PAGES
- PB PLAT BOOK
- (P) PLAT INFORMATION
- PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- VG VALLEY GUTTER
- VF VINYL FENCE
- WFS WOOD FRAME STRUCTURE

- BOLLARD
- ⊙ CONCRETE UTILITY POLE
- ▣ DRAINAGE INLET
- ⊙ DRAINAGE MANHOLE
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC METER
- ⊠ FIBER OPTIC CABLE MARKER
- ⊠ FIBER OPTIC CABLE VAULT
- ⊠ FIRE DEPARTMENT CONNECTION
- ⊠ HANDICAP PARKING SPACE
- ⊠ LIGHT POLE
- ⊠ RECLAIMED WATER MARKER
- ⊠ SANITARY MANHOLE
- ⊠ SANITARY VALVE
- ⊠ STREET SIGN WITH ID
- ⊠ TELEPHONE LINE MARKER
- ⊠ TELEPHONE RISER
- ⊠ UTILITY POLE WITH GUY WIRE
- ⊠ WATER METER
- ⊠ WATER VALVE

ISLAND PINE ROAD
50.0' WIDE ROW



«LOCATION MAP»
SCALE: 1" = 1000'±



LICENSED Business #7978
115 Alma Blvd, Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL 32954 Phone: (321) 507.4811

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 51-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Unless it bears the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper this Drawing, Sketch, Plot or Map is for informational purposes only and is not valid.

JOHN R. CAMPBELL
PROFESSIONAL SURVEYOR & MAPPER #2351
STATE OF FLORIDA

Boundary Survey

PREPARED FOR AND CERTIFIED TO:
GREGORY PPRIMEAU

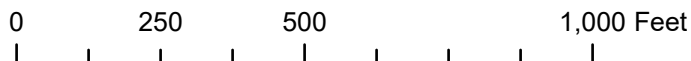
ADDRESS: 1850 South De Leon Avenue, Titusville, FL 32780		
PLAT NO. 2024-116	SECTION 6	
PROJECT NO. 2024-116	TOWNSHIP 22 SOUTH	
DATE 5/2/2024	RANGE 35 EAST	
REVISIONS	DATE	DESCRIPTION

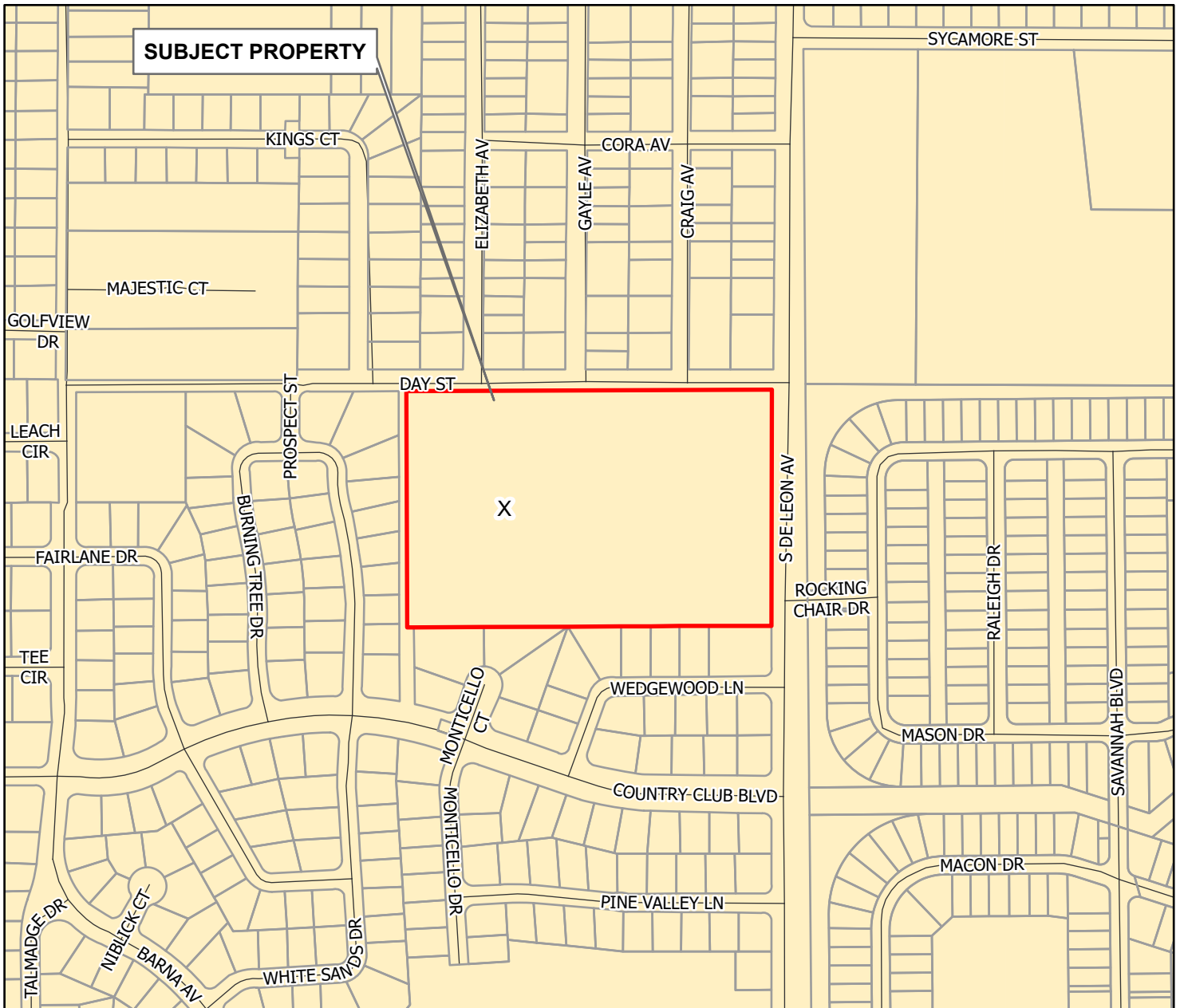


SUBJECT PROPERTY



Aerial 2024 VAR #20-2025





FEMA FLOOD HAZARD AREAS

VAR #20-2025

Special Flood Hazard Area Zones

- A
- A0
- AE
- AO
- VE

Moderate Flood Hazard Area Zone

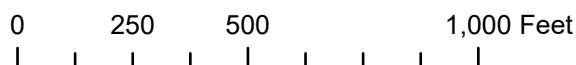
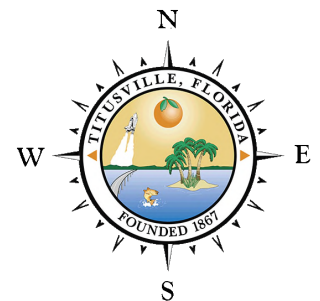
- X5

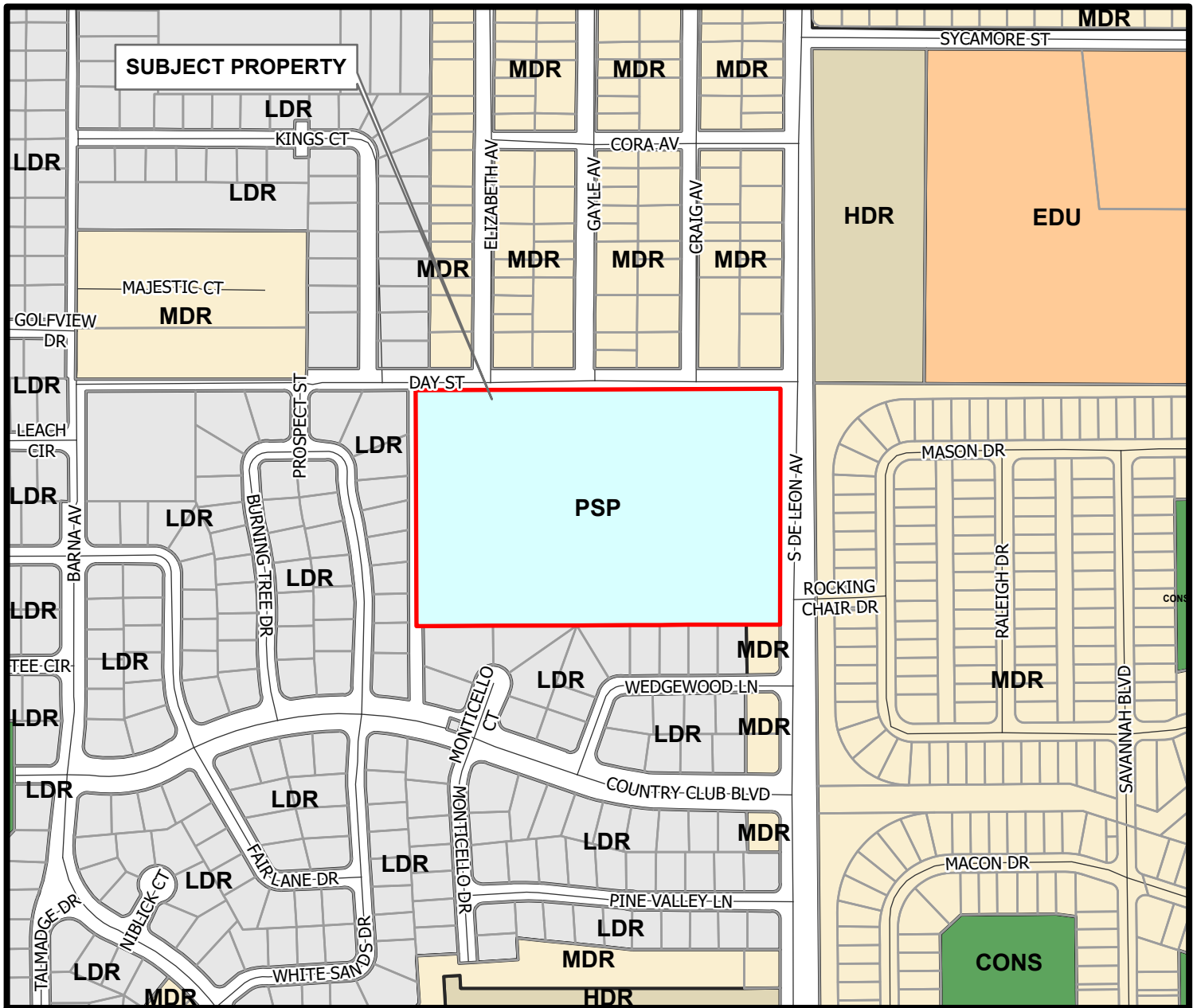
Minimal Flood Hazard Zones

- C
- X
- X.2 PCT

Other Flood Zone Areas

- D
- FW

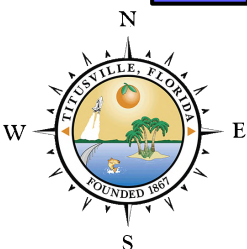




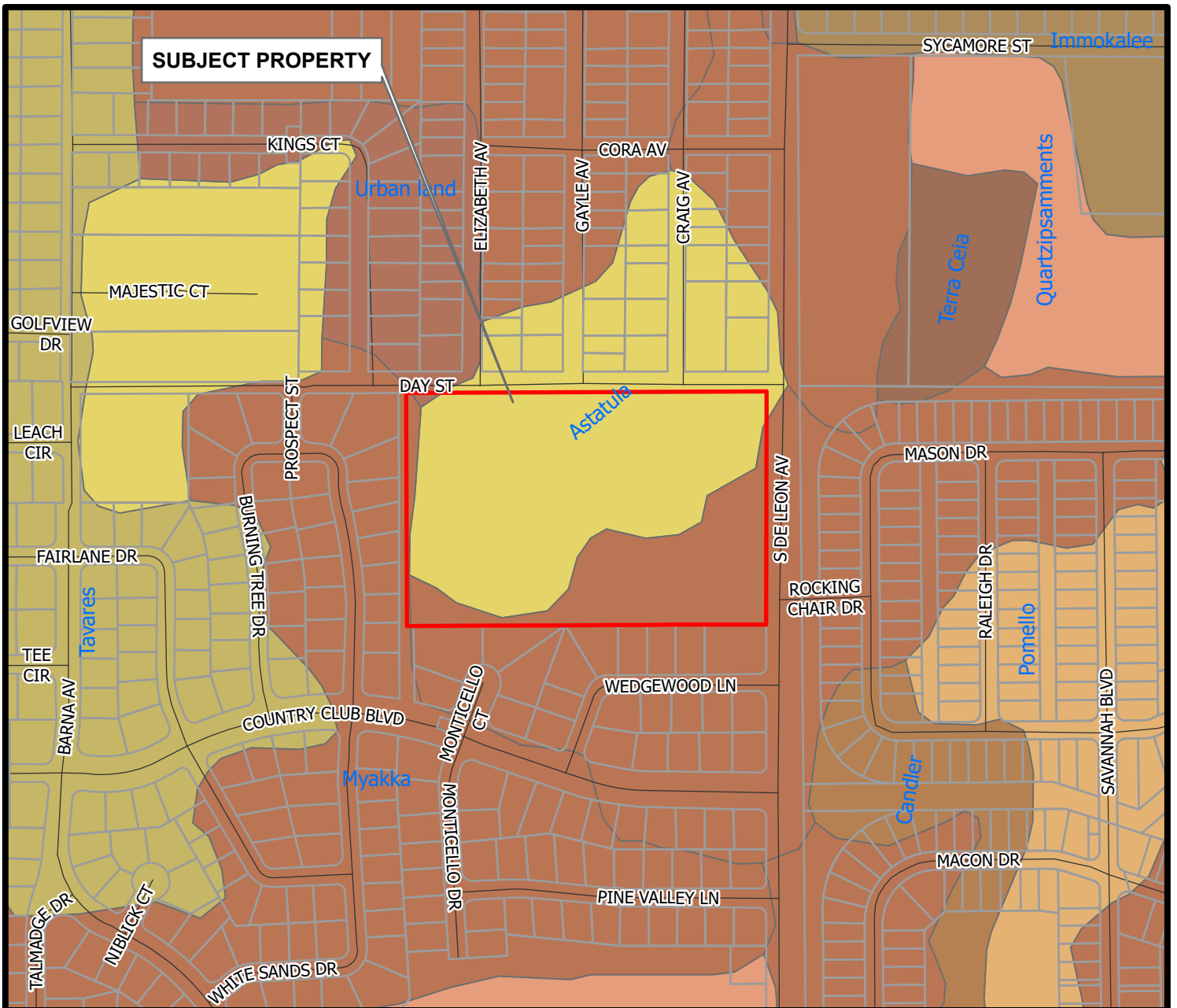
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

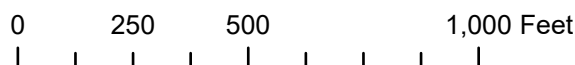
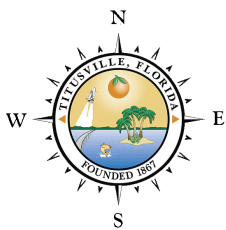


0 250 500 1,000 Feet



SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #20-2025

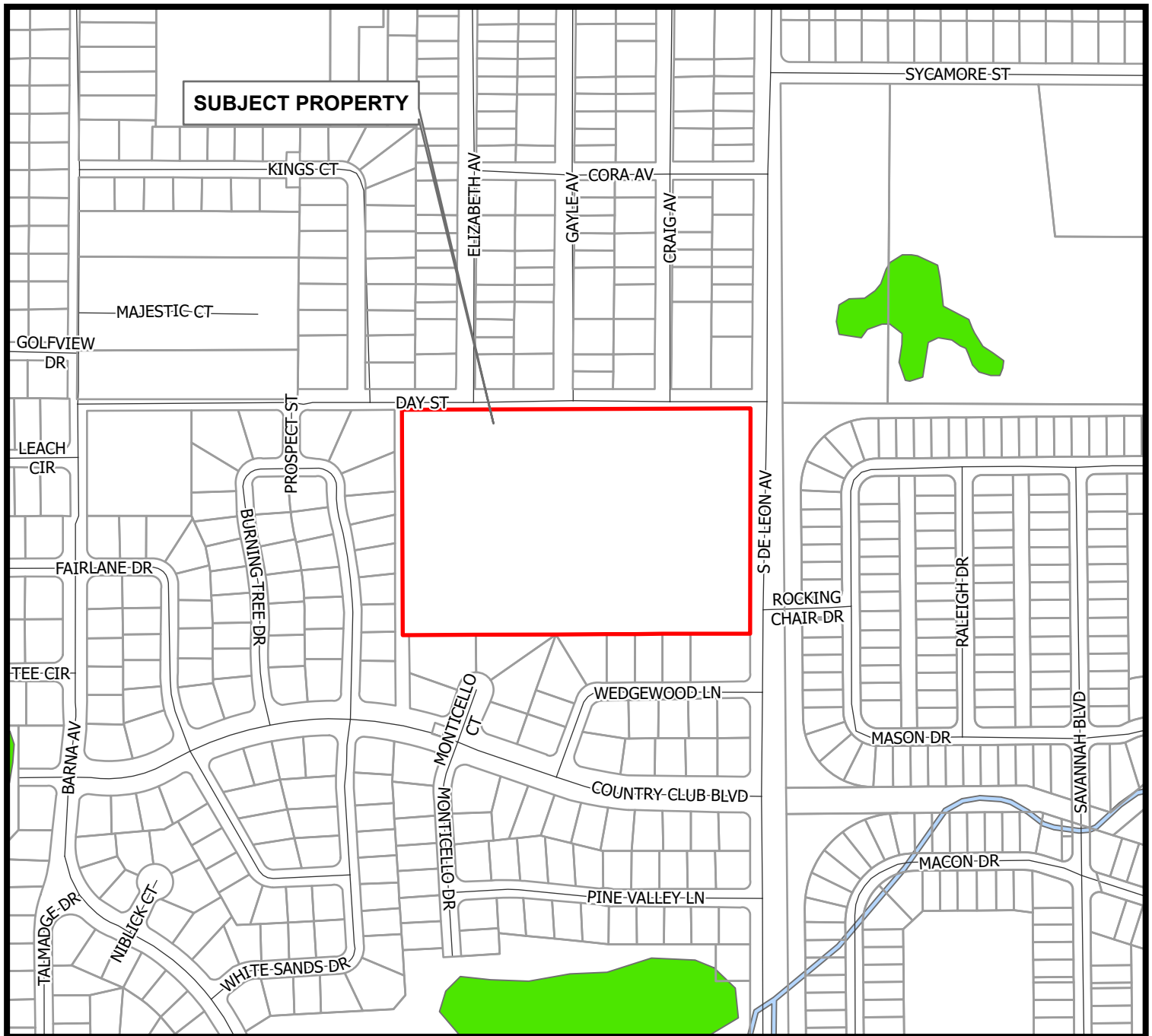
- | | |
|---|--|
|  Astatula |  Quartzipsamments |
|  Candler |  Tavares |
|  Immokalee |  Terra Ceia |
|  Myakka |  Urban land |
|  Pomello | |



Community Development Department

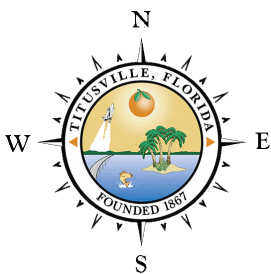
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

8/18/2025










WETLANDS IN VICINITY OF PROPERTY

VAR #20-2025



WETLAND_TY

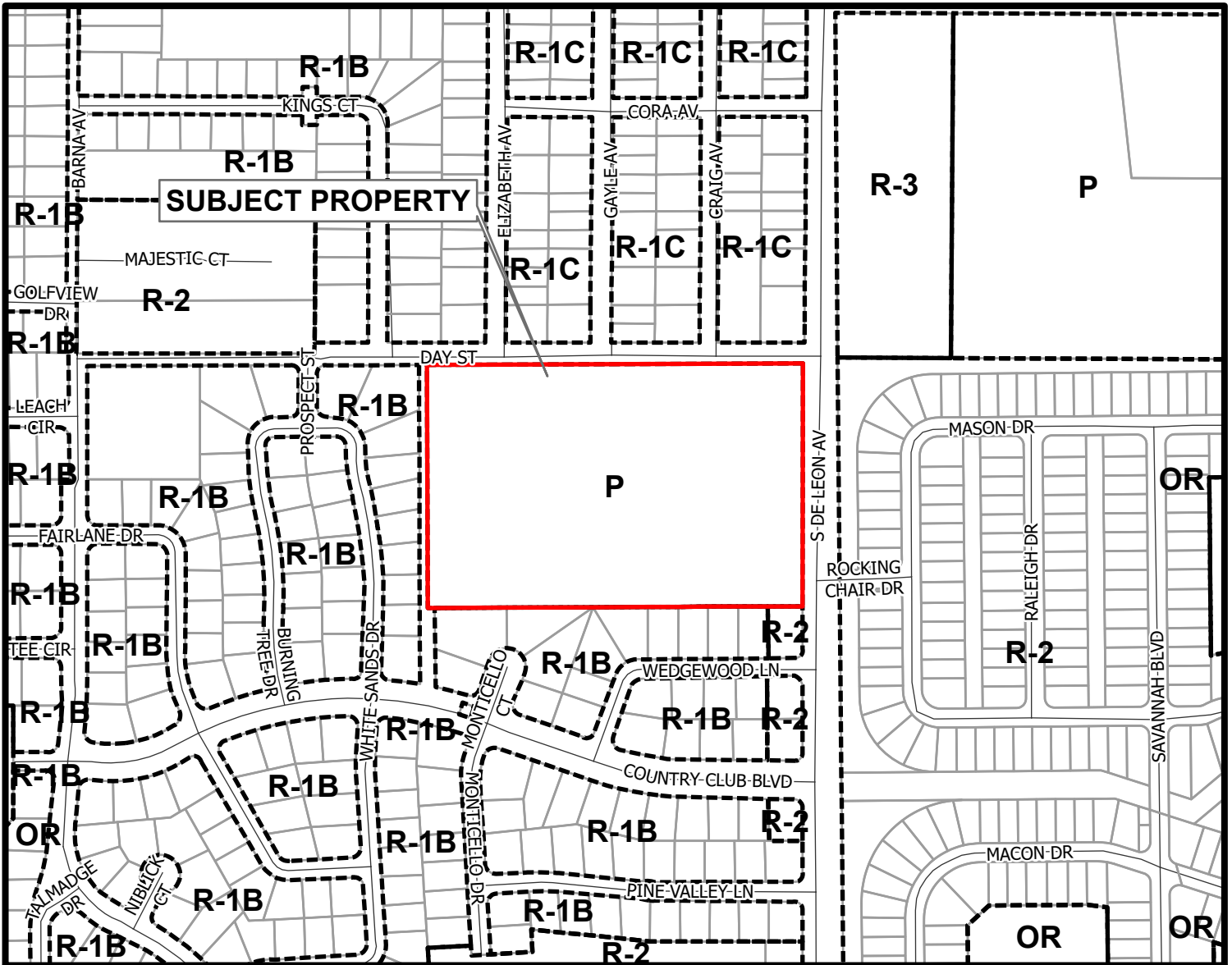
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland

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

8/18/2025

Scale:1:5,000

Community Development Department
Source: USFWS NWI (2023)



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

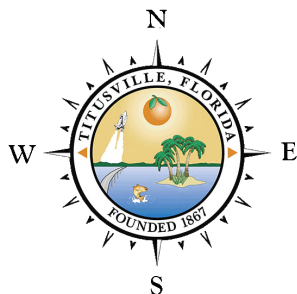
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

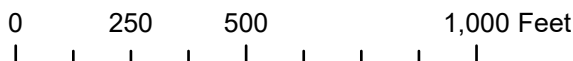
- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRCN-R INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRCN-C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



Base Map

- City Limits
- Zoning
- Subject

VAR #20-2025



Sec. 30-183. High security fences.

- (a) Where security requirements are determined to exceed the provisions of other sections of this article, a high security fence may be permitted by the Administrator. Allowance of these types of fences/walls shall be on a case-by-case basis and allowance of a high security fence/wall at one (1) location shall not be considered as precedence for the allowance of such a fence/wall at any other location.
- (1) All high security fences/walls shall be subject to review by the City's Site Plan Review Committee and the Community Redevelopment Agency within the Downtown Mixed-Use (DMU) zoning district to ensure compatibility with the surrounding buildings and/or walls.
 - (2) Use of high security fences/walls shall only be considered at locations where the City's Land Development Regulations permit the outdoor storage and display of goods and materials, or as required by a Federal or State regulation or program. Where high security fences/walls are used around outdoor display areas, said fence/wall does not have to be one hundred (100) percent opaque. High security fences/walls used around outdoor storage areas must be one hundred (100) percent opaque.
 - (3) High security fences/walls shall be defined as follows:
 - a. *High security fences:* A substantially built fence (including any gates in said fence) not less than six (6) feet nor more than eight (8) feet in height above grade. Such fence may be chain-link or woven wire fencing materials, with or without slats. There may be three (3) strands of barbed wire on barbed wire arms on top of these fences as long as the barbed wire arms are angled forty-five (45) degrees of the fence, and do not extend beyond the property line.
 - b. *High security walls:* A constructed barrier of concrete, stone, brick, tile, wood, or similar type of material, not less than six (6) nor more than eight (8) feet in height above grade. Barbed wire may be used in conjunction with a high security wall as long as the barbed wire meets the requirements detailed in Section 30-183(a)(3)a., above. The barbed wire arms must be installed on the property side of the wall. Said walls do not have to be one hundred (100) percent opaque as long as physical access to the attendant property is prevented.
 - (4) Wherever a high security fence/wall is used, the following landscape elements are required. Exceptions to this section may be granted, on a case-by-case basis, by the Administrator, for those properties that do not front on roadways classified by Article III, Improvements, Division 7, Streets, of this article as either a principal or minor arterial roadway.
 - a. All high security fences shall be located in a landscape strip that is ten (10) feet in width. A continuous hedge shall run along the entire length of the fence. Said hedge shall be maintained at a height of at least thirty-six (36) inches. One (1) tree shall be planted every forty (40) feet along the entire length of the fence. Said hedge and trees shall meet the requirements of Division 10, Landscaping, Subdivision 3, Landscape yard of this article of these [Land Development] Regulations. These landscape requirements should be placed along the exterior of the fence but can be located along the interior of fences that are not required to be one hundred (100) percent opaque pursuant to Section 30-183(a)(2) above.
 - b. All high security walls shall be located in a landscape strip that is ten (10) feet in width. A continuous hedge shall run along the entire length of the wall. One (1) tree shall be planted every forty (40) feet along the entire length of the wall. Said hedge and trees shall meet the requirements of Division 10, Landscaping, Subdivision 3, Landscape yard of this article of these regulations. These landscape requirements must be placed along the exterior of the wall.

(Ord. No. 38-2017, § 3, 11-14-17)

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance 21-2025 - Christian Court**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow the building coverage to exceed the maximum fifty percent on lots for property located on Parcel ID #21-35-32-64-*5.

Summary Explanation & Background:

The applicant is requesting a variance to the Land Development Regulations (LDR), Chapter 28, Section 28-307. Multifamily High Density Residential (R-3). Section 28-307(c) - To allow the building coverage to exceed the maximum fifty percent on lots, for property located in the Multifamily High Density Residential (R-3) zoning district, located on Parcel ID #21-35-32-64-*5, as submitted by John Morris, authorized applicant for Silvestri Investments of FL, owner.

Alternatives:

1. Approve the variance -- Move to approve the request for a variance to Land Development Regulations Section 28-307(c) to allow the building coverage to exceed the maximum fifty percent on lots.

2. Deny the variance -- Move to deny the request for a variance to Land Development Regulations Section 28-307(c) to allow the building coverage to exceed the maximum fifty percent on lots. (Include reasoning for denial)

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 21-2025 DRAFT Staff Report
2. Application
3. Site Plan
4. Survey
5. All Maps VAR #21-2025
6. Code



City of Titusville Community Development

1 **BOARD OF ADJUSTMENTS AND APPEALS**

2 **Variance (VAR) No. 21-2025, 450 Christian Court**

3 **Meeting Date:** August 27, 2025

4 **Prepared By:** Brad Parrish

5 **Applicant:** Eastern Capital Land, Registered Agent for Silvestri Investments of FL,
6 Owner

7 **Background**

8 (a) Variance request: The applicant is requesting a variance to the Land Development
9 Regulations (LDR), Chapter 28, Section 28-307. Multifamily High Density
10 Residential (R-3). Section 28-307(c) - To allow the building coverage to exceed the
11 maximum fifty percent on lots, for property located in the Multifamily High
12 Density Residential (R-3) zoning district, located on Parcel ID #21-35-32-64-*-5,
13 as submitted by John Morris, authorized applicant for Silvestri Investments of FL,
14 owner.

15 (b) Location: Tax No. 2111317. Parcel I.D. 21-35-32-64-*-5

16 (c) Legal Description: GARDEN STREET ASSOC SUBDIVISION, REPLAT LOT 5
17 EXC ORB 3970 PG 1223

18 (d) Future Land Use: High Density Residential

19 (e) Zoning: Multi-Family High Density (R-3)

20 (f) Surrounding Zoning Districts.

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

22 2. South: Regional Commercial (RC) and Community Commercial (CC)

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

24 4. West: Regional Commercial (RC) and Community Commercial (CC)

Board of Adjustments and Appeals: Variance No. 21-2025

1 (g) Lot Characteristics: The subject property is 7.67 acres (334,105.2 sq. ft). The lot is
2 irregular in shape and has primary frontage off Christian Ct. These dimensions meet
3 the minimum standards for the R-3 zoning district.

4 (h) Uses: Vacant Land – PSP24-0095 currently under Site Plan review

5 **Powers of the BAA**

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

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

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

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

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

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

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

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

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

29 **Analysis**

30 The applicant is requesting a variance to Section 28-307(c) of the Code to increase the
31 building coverage for lots in lieu of the maximum 50%. There are several constraints
32 on the property that may support the request. The property was replatted in 1998 to
33 create 70-foot public right-of-way. The replat included stormwater easements along
34 the perimeter of the property. In 2005, a site plan was approved for a townhome
35 development. A private road, utility infrastructure, and a stormwater system were

Board of Adjustments and Appeals: Variance No. 21-2025

1 constructed. However, the final plat was not recorded and expired. The variance
2 request is partly based on the placement of the existing infrastructure, configuration
3 of the parcel and limitations related to the City’s Area of Critical Concern.

4 Variance Nos. 16-2024 and 14-2025 were approved to reduce the landscape yards
5 (buffers), reduce the lot area from 2,000 square feet to 1,830, and reduce front and rear
6 setbacks. Approval of the request will address the maximum building. Based on staff’s
7 analysis, the new building coverage will be 60%.

8 The property’s history and existing conditions continue to present challenges for
9 development under the current dimensional standards of the R-3 zoning district. The
10 installation of infrastructure following a previously approved site plan has created
11 fixed constraints that limit the potential for full compliance with the minimum lot
12 area and setback requirements. Given that the infrastructure has been in place since
13 the mid-2000s and the parcel was originally platted in the 1990s, the limitations on
14 the site do not appear to be the result of recent actions taken by the applicant.

15 In addition, the property may meet the definition of infill development as outlined in
16 Policy 1.7.7 of the City’s Comprehensive Plan Future Land Use Element. The
17 property was platted over 20 years ago and contains infrastructure from a prior
18 development effort that may no longer be economically feasible to redevelop. Policy
19 1.7.9 of the City’s Comprehensive Plan encourages *standards and administrative*
20 *processes to facilitate infill development.*

21 While alternative development types—such as condominiums—may not require
22 variances, the existing infrastructure suggest that some level of flexibility may be
23 necessary to allow the site to be developed in the proposed configuration.
24 Consideration of the requested variances may provide a path forward for
25 development of a long-vacant property.

26 **Recommendation**

27 The staff recommends **Approval** of the variance to increase the maximum building
28 coverage on townhome lots not to exceed 60%. The literal interpretation of the code
29 places a hardship onto the proposed development and will deprive the owner of rights
30 commonly enjoyed by others in the same zoning district. Special conditions and
31 circumstances do not result from the actions of the applicant. The granting of the
32 variance will preserve the spirit of the ordinance and remain in harmony with its
33 general purpose and intent. The variance is the minimum necessary to make possible
34 reasonable use of the property.
35



To be Completed by Staff

Application No. _____

Date Received: _____

Received by: _____

APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description Christian Court			
2. Applicant/ Owner	Name of Applicant/Contact Eastern Capital Land		Name of Owner Silvestri Investments of FL	
	Street Address 4001 Ainsley Ave		Street Address 1215 Gessner Road	
	City Orlando, FL	State 32833	City Houston TX	State 77055
	Telephone # 772-971-5659 Fax #		Telephone # Fax #	
	E-Mail Address njmorrisholdings@gmail.com		E-Mail Address	
3. Applicant Status	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other			
4. Parcel ID	21-35-32-64-*-5	Tax Acct.	2111317	
5. Site Size	Acres: 7.87	Square Feet:		
6. Property Information	Current Zoning R-3		Current Use of Property HDR	
7. Variance(s) Requested	Section Number 1) 28-307	LDR Requirement 1) 50% impervious area	Variance Requested 1) increase to 62%	
	2) _____	2) _____	2) _____	
	1) _____	3) _____	3) _____	
	4) _____	4) _____	4) _____	
	5) _____	5) _____	5) _____	
8. Narrative	<p>Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application)</p> <p>because the infrastructure is already in place, these are the lot layout / setbacks that were previously approved and built. The perimeter setbacks would follow code</p>			

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

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

ACKNOWLEDGEMENT

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

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

/s/

(Signature*)



(Date) 8/12/2025

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

FOR OFFICE USE ONLY

Date Received: _____
Accepted By: _____
Hearing Date: _____
Case Number: _____

Grounds For Granting A Variance

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

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

Variance Justification

In answering the questions below, please be as specific as possible. Your answers will help the Board of Adjustments and Appeals and City staff to properly evaluate your variance request.

(Please attach a separate sheet if necessary)

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

The site was previously built and constructed but never received final clearance due to market conditions during the economic downturn.

what is being requested is the same layout that was previously approved and built.

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

The infrastructure is existing and the lots are already created but not platted

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

yes, we are only requesting what was already once approved and subsequently built.

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

the site is existing. Just need to build the actual buildings.



SUBMITTAL CHECKLIST

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

1.	Complete Application and Fees
2.	Warranty Deed
3.	Notarized Owner Authorization Form (If applicable)
4.	Legal Description (from a certified survey)
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.
6.	Digital plot or site plan, drawn to scale, illustrating the variance requested.
7.	Names, addresses and address labels for all property owners within 100 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>
8.	Pre-Application Meeting Held – Date: Staff in Attendance:

Applicant Signature**

Date

8/12/2025

/s/

****** 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.



FEE SCHEDULE
(Updated July 1, 2018)
 Resolution No. 11-2018

APPEALS

Appeals from decision of administrative official - \$475 plus advertisement fee
 ****Variances and Appeals Advertisement* - \$150 each advertisement

VARIANCES

Single-family and multi-family zoning districts - \$265 plus advertisement fee
 All other zoning districts - \$525 plus advertisement fee
 Subsequent items processed at the same time as the first item \$100 per additional request
 ****Variances and Appeals Advertisement* - \$150 each advertisement
 ****The applicant will be responsible for all re-advertising fees when an applicant deferral is initiated*

VACATIONS

Vacating rights-of-way, streets and alleys - \$935 plus advertisement fee
 ****Street Vacations Advertisement* - \$400 total for 2 advertisements

Vacating easement - \$935 plus advertisement fee
 ****Easement Vacations Advertisement* - \$400 total for 2 advertisements

ANNEXATIONS, CPA's & SSA's

Comprehensive Plan (Map) Amendment (CPA)
 Annexation and/or Land Use Change - \$1,575 plus \$8 per acre plus advertisement fee
 (*Applications may be combined*)
 ****Comprehensive Plan Amendment Advertisement (display ad)* ¹ - \$1,675 total for 2 advertisements
 ****Annexation Advertisements (display ad)* \$1,250 total for 2 advertisements

Comprehensive Plan (Text) Amendment - \$735 plus advertisement fee
 ****Text Change Advertisement (display ad)* - \$1,675 total for 2 advertisements

Small Scale Comprehensive Plan Amendment ¹ (SSA)
 Annexation ¹ and/or Land Use Change - \$1,575 plus \$8 per acre plus advertisement fee
 (*Applications may be combined*)
 (exclusive of those annexations accompanying water service agreements)
 ****Small Scale Amendment Advertisement* ¹ - \$200 advertisement fee
 ****Annexation Advertisements (display ad)* - \$1,250 total for 2 advertisements

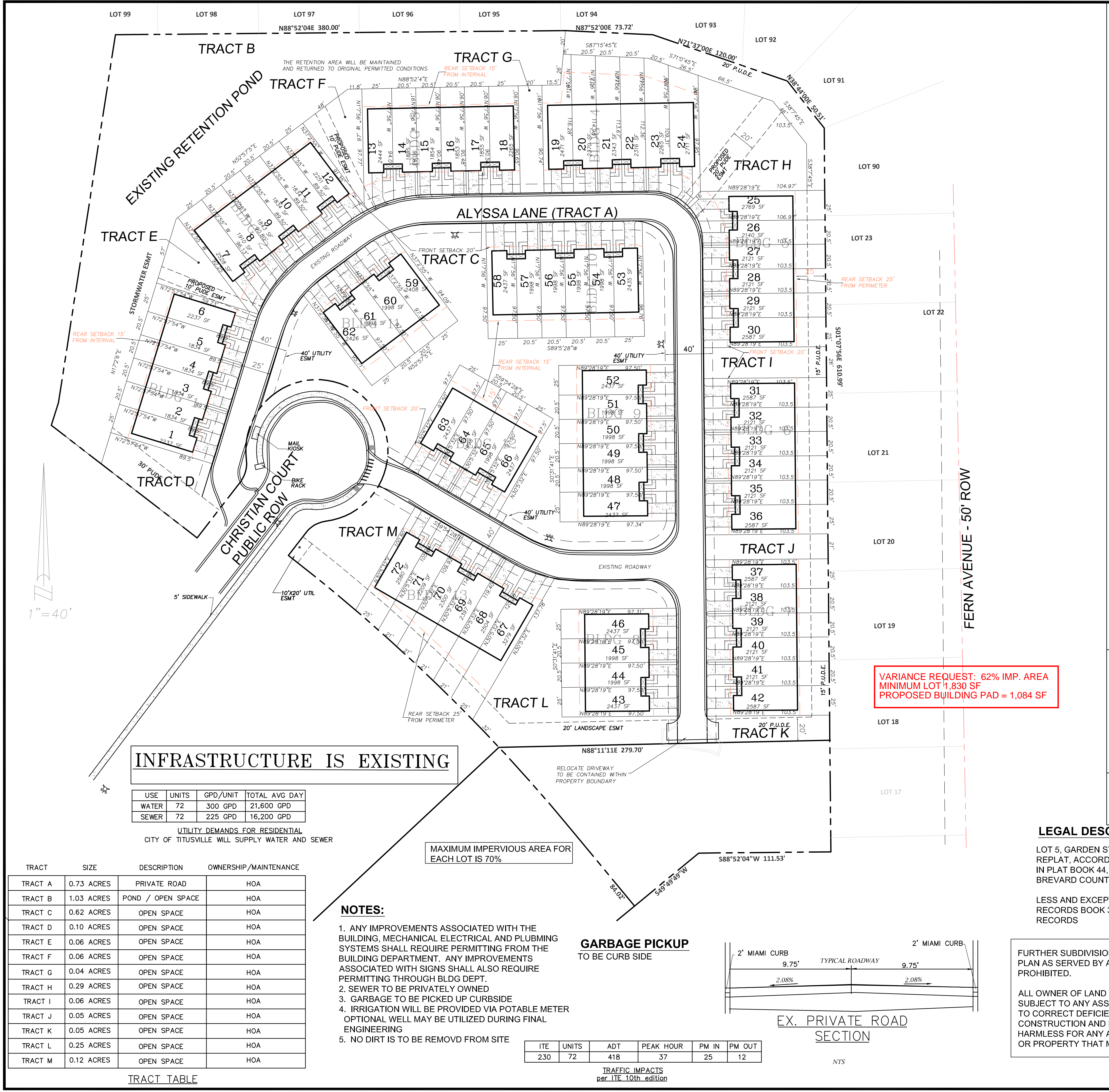
ZONING/REZONINGS

Zoning/Rezoning (when not accompanied by a CPA/SSA) - \$1,575 plus \$8 per acre plus
 ****Zoning/Rezoning Advertisement* ² - \$200 advertisement fee

CONDITIONAL USE PERMITS

Conditional Use Permit (CUP)- \$1,575 plus \$8 per acre plus
 ****Conditional Use Permit Advertisement* - \$175 advertisement fee

Note #1: In the event that more than one amendment to the City's Comprehensive Plan is considered in a given submittal, the City reserves the right to adjust the advertising costs to reflect any economy realized by advertising more than one request in a single ad. Such adjustments will be at the discretion of the City Manager and will be accomplished in the form of a refund to the applicant after the advertising costs have been incurred. For those properties currently located outside the city limits lying south of Parrish Road, north of Kings Highway/Ranch Road, west of the Indian River, and east of the St. Johns River, the collection of annexation fee, comprehensive plan amendment fee as related to annexation petitions, and associated legal advertising fees shall be waived for all annexations under ten (10) acres or annexations defined as an improved enclave until September 30, 2014 and automatically reinstated on October 1, 2014. The said waiver of fees shall not apply to fees charges to the City by other agencies of Brevard County of annexation related services.



SITE DATA

JURISDICTION: (permitting)

SITE PERMITTING -	CITY OF TITUSVILLE
WATER -	CITY OF TITUSVILLE
SEWER -	CITY OF TITUSVILLE
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS WATER MANAGEMENT DISTRICT

PROJECT SCOPE:
TO CONSTRUCT 72 TOWNHOMES ON EXISTING INFRASTRUCTURE

PROPOSED PERMITTED USES:
TOWNHOMES - 72 UNITS

PROPERTY LOCATION:
END OF CHRISTIAN COURT (BEHIND MCDONALDS)

PARCEL ID No. :
21-35-32-64*-5

PROPERTY ZONING:
EXISTING ZONING: R-3
EXISTING FLU: HDR

EXISTING LAND USE:
VACANT

PROPOSED DENSITY
MAXIMUM LOTS: 15 UNIT/ ACRE
PROPOSED = 72 UNITS / 7.17 ACRES
= 10.04 UNITS / ACRE

PROPOSED LOT SIZE
MINIMUM = 89.5 X 20.5 = 1,834 SF

EXISTING PROPERTY AREA:
TOTAL = 7.17 ACRES

BUILDING DATA & SETBACKS
MAXIMUM BUILDING HEIGHT ALLOWED = 25 FEET
PROPOSED BUILDING HEIGHT = 25 FEET - 2 FLOORS
TYPE III CONSTRUCTION
MAXIMUM:
4 UNIT BUILDING SIZE = 4428 SF (82X54)
6 UNIT BUILDING SIZE = 6642 SF (123X54)
MINIMUM BUILDING SETBACKS:
REAR 15'
FRONT 20'
SIDE INTERIOR 0'

LANDSCAPE BUFFERS

MINIMUM REQUIRED	MINIMUM PROPOSED
PERIMETER 20'	PERIMETER* 5'
	BETWEEN BUILDINGS 10'

* PERMITTER CONTAINS A SWALE

OPEN SPACE

TOTAL PROJECT AREA:	312,326 S.F.	7.17 ACRES
BUILDINGS:	79,704 S.F.	25.55%
ROADWAYS:	30,640 S.F.	9.82%
SIDEWALKS:	1,360 S.F.	0.4%
WALKWAYS:	3,132 S.F.	1.0%
DRIVEWAY:	16,560 S.F.	5.3%
POTENTIAL PATIOS:	3,600 S.F.	1.2%
A/C PADS:	648 S.F.	0.2%
STORMWATER:	46,198 S.F.	14.8%
WETLANDS:	0 S.F.	0%
PERVIOUS:	130,484 S.F.	41.8%
TOTAL:	312,326 S.F.	100.00%

IMPERVIOUS SURFACE AREA
TOTAL IMPERVIOUS: 135,644 S.F. 43.4% (3.1 ACRES)
ALLOWABLE IMPERVIOUS AREA = 3.84 ACRES

FLOOD ZONE:
THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE 'X' AND 'A' PER FIRM PANEL

CA 30526

**CIVIL ENGINEERS
LAND PLANNERS**

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINERS.COM

CHRISTIAN CT
TOWNHOMES

CONSTRUCTION
PLANS

TITUSVILLE

REVISIONS			
Description	Date	By	
1	CITY COMMENTS	9/16/24	By
2	CITY COMMENTS	6/25/25	
3			
4			
5			

SITE
PLAN

Date: APRIL 2024

Scale: 40 SCALE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

6/25/2025
K. FISCHER, P.E.# 56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: 3

INFRASTRUCTURE IS EXISTING

USE	UNITS	GPD/UNIT	TOTAL AVG DAY
WATER	72	300 GPD	21,600 GPD
SEWER	72	225 GPD	16,200 GPD

UTILITY DEMANDS FOR RESIDENTIAL
CITY OF TITUSVILLE WILL SUPPLY WATER AND SEWER

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	0.73 ACRES	PRIVATE ROAD	HOA
TRACT B	1.03 ACRES	POND / OPEN SPACE	HOA
TRACT C	0.62 ACRES	OPEN SPACE	HOA
TRACT D	0.10 ACRES	OPEN SPACE	HOA
TRACT E	0.06 ACRES	OPEN SPACE	HOA
TRACT F	0.06 ACRES	OPEN SPACE	HOA
TRACT G	0.04 ACRES	OPEN SPACE	HOA
TRACT H	0.29 ACRES	OPEN SPACE	HOA
TRACT I	0.06 ACRES	OPEN SPACE	HOA
TRACT J	0.05 ACRES	OPEN SPACE	HOA
TRACT K	0.05 ACRES	OPEN SPACE	HOA
TRACT L	0.25 ACRES	OPEN SPACE	HOA
TRACT M	0.12 ACRES	OPEN SPACE	HOA

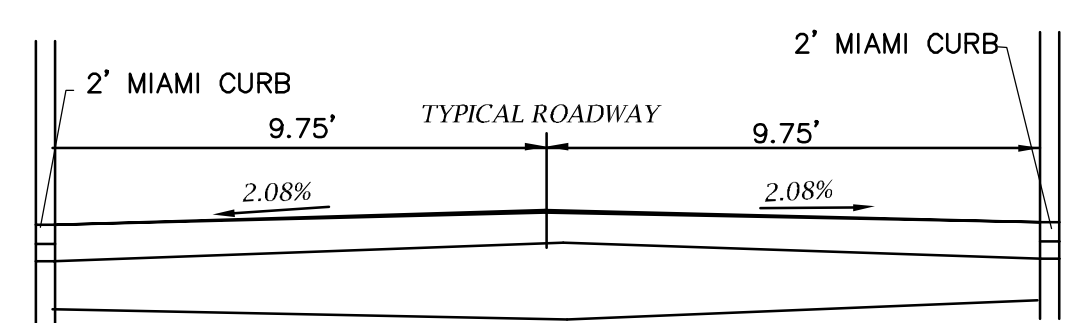
- NOTES:**
- ANY IMPROVEMENTS ASSOCIATED WITH THE BUILDING, MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS SHALL REQUIRE PERMITTING FROM THE BUILDING DEPARTMENT. ANY IMPROVEMENTS ASSOCIATED WITH SIGNS SHALL ALSO REQUIRE PERMITTING THROUGH BLDG DEPT.
 - SEWER TO BE PRIVATELY OWNED
 - GARBAGE TO BE PICKED UP CURBSIDE
 - IRRIGATION WILL BE PROVIDED VIA POTABLE METER OPTIONAL WELL MAY BE UTILIZED DURING FINAL ENGINEERING
 - NO DIRT IS TO BE REMOVED FROM SITE

GARBAGE PICKUP
TO BE CURB SIDE

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
230	72	418	37	25	12

TRAFFIC IMPACTS
per ITE 10th edition

VARIANCE REQUEST: 62% IMP. AREA
MINIMUM LOT 1,830 SF
PROPOSED BUILDING PAD = 1,084 SF



LEGAL DESCRIPTION

LOT 5, GARDEN STREET ASSOCIATES SUBDIVISION REPLAT, ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 44, PAGE 8, OF HTE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3970, PAGE 1223, OF SAID PUBLIC RECORDS

FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAN AS SERVED BY A PRIVATE STREET SHALL BE PROHIBITED.

ALL OWNER OF LAND INCLUDED BY THIS PLAN SHALL BE SUBJECT TO ANY ASSESSMENT OF COSTS REQUIRED TO CORRECT DEFICIENCIES CAUSED BY SUBSTANDARD CONSTRUCTION AND HOLD THE CITY OF TITUSVILLE HARMLESS FOR ANY ACCIDENT OR INJURY TO PERSONS OR PROPERTY THAT MAY RESULT THEREFROM.

- SITE LEGEND**
- PROPOSED DRAINAGE INLET
 - PROPOSED CURB
 - SITE BOUNDARY LINE
 - EXISTING EDGE OF PAVEMENT
 - DRAINAGE PIPE
 - PROPOSED EASEMENT
 - SANITARY MAIN
 - WATER MAIN
 - SANITARY MANHOLE
 - PROPOSED CONCRETE PMT
 - TYP. SIDEWALK
 - 5' RADIUS
 - LINEAR FEET
 - SQUARE FEET
 - WATER METER
 - DOUBLE SANITARY SERVICE
 - DRAINAGE MES
 - FIRE HYDRANT

DRAWING NUMBER
44-8

DRAWING NUMBER

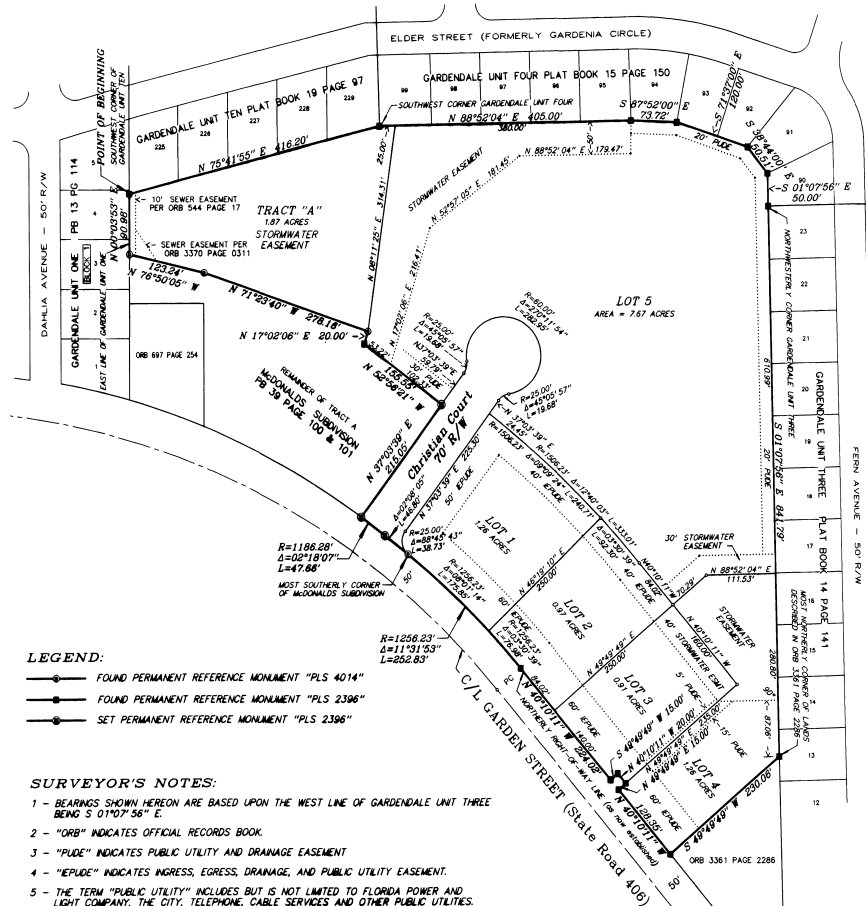
DRAWING NUMBER

DRAWING NUMBER

Garden Street Associates Subdivision Replat

City of Titusville, Brevard County, Florida

A REPLAT OF ALL OF GARDEN STREET ASSOCIATES SUBDIVISION, AS RECORDED PLAT BOOK 42, AT PAGE 80 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; TOGETHER WITH A PART OF McDONALDS SUBDIVISION, AS RECORDED IN PLAT BOOK 39, AT PAGES 100 & 101 OF SAID PUBLIC RECORDS LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 35 EAST



- LEGEND:**
- FOUND PERMANENT REFERENCE MONUMENT "PLS 4014"
 - FOUND PERMANENT REFERENCE MONUMENT "PLS 2396"
 - SET PERMANENT REFERENCE MONUMENT "PLS 2396"

- SURVEYOR'S NOTES:**
- 1 - BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF GARDENDALE UNIT THREE BEING S 01°07'56" E.
 - 2 - "ORB" INDICATES OFFICIAL RECORDS BOOK.
 - 3 - "PLUD" INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT.
 - 4 - "EPLUDE" INDICATES INGRESS, EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT.
 - 5 - THE TERM "PUBLIC UTILITY" INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, THE CITY, TELEPHONE, CABLE SERVICES AND OTHER PUBLIC UTILITIES.
 - 6 - STORMWATER EASEMENTS SHOWN HEREON MAY ALSO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY AND DRAINAGE FACILITIES.
 - 7 - STORMWATER EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE LOT OWNERS ASSOCIATION.
 - 8 - REFER TO CITY OF TITUSVILLE VARIANCE #20-1997 AND CURRENT REGULATIONS FOR LIMITATIONS REGARDING IMPERVIOUS SURFACES.

NOTICE:
 FOR JOINER IN DEDICATION SEE ORB 3851 PAGE 2944
 FOR DECLARATION OF RESTRICTIONS SEE ORB 3851 PAGE 2946
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION:

Part of the Southwest 1/4 of Section 32, Township 21 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of GARDENDALE UNIT TEN as recorded in Plat Book 19 at Page 97 of the Public Records of Brevard County, Florida; run

THENCE North 75 degrees 41 minutes 35 seconds East along the boundary of said GARDENDALE UNIT TEN, a distance of 416.00 feet to the Southwest corner of GARDENDALE UNIT FOUR, as recorded in Plat Book 15 Page 150 of the aforesaid Public Records;

THENCE along the boundary of said GARDENDALE UNIT FOUR, the following five courses and distances:

North 88 degrees 52 minutes 04 seconds East, a distance of 405.00 feet;
 North 87 degrees 52 minutes 00 seconds East, a distance of 75.72 feet;
 South 71 degrees 37 minutes 00 seconds East, a distance of 150.00 feet;
 South 38 degrees 44 minutes 00 seconds East, a distance of 50.51 feet;
 South 01 degree 07 minutes 56 seconds East, a distance of 50.00 feet to the Northwest corner of GARDENDALE UNIT THREE as recorded in Plat Book 14 at Page 141 of the aforesaid Public Records;

THENCE continue South 01 degree 07 minutes 56 seconds East along the boundary of said GARDENDALE UNIT THREE, a distance of 84.79 feet to the most Northerly corner of the lands described in Official Records Book 3387 at Page 2286 of the aforesaid Public Records;

THENCE South 49 degrees 49 minutes 49 seconds West along the boundary of said lands, a distance of 230.00 feet to a point on the Northerly right-of-way line of GARDEN STREET (also known as State Road 406 a 100' R/W as now established);

THENCE along said Northerly right-of-way line the following six courses and distances:

North 40 degrees 10 minutes 11 seconds West, a distance of 128.35 feet;
 North 40 degrees 49 minutes 49 seconds East, a distance of 75.00 feet;
 North 40 degrees 10 minutes 11 seconds West, a distance of 20.00 feet;
 South 40 degrees 49 minutes 49 seconds East, a distance of 75.00 feet;
 North 40 degrees 10 minutes 11 seconds West, a distance of 224.02 feet to a point of curve;

Northeasterly along said curve to the left having a radius of 1,256.23 feet, a delta of 11 degrees 31 minutes 53 seconds, an arc length of 252.63 feet and a chord which bears North 45 degrees 58 minutes 08 seconds West, 252.40 feet to the most Southerly corner of McDONALDS SUBDIVISION as recorded in Plat Book 39 Pages 100 & 101 of the aforesaid Public Records;

THENCE continue along said Northerly right-of-way and along the boundary of said McDONALDS SUBDIVISION the following two courses and distances:

Northeasterly along a curve to the left having a radius of 1256.23 feet, a delta of 02 degrees 08 minutes 05 seconds, an arc length of 46.80 feet and a chord which bears North 53 degrees 58 minutes 06 seconds West 46.80 feet to a point on a curve;

Northeasterly along said curve to the left having a radius of 1168.28 feet, a delta of 02 degrees 16 minutes 07 seconds, an arc length of 47.56 feet and a chord which bears North 27 degrees 34 minutes 16 seconds West 46.79 feet to a point;

THENCE North 37 degrees 03 minutes 39 seconds East, a distance of 215.05 feet to a point on the northerly boundary of the aforesaid McDONALDS SUBDIVISION;

THENCE along said northerly boundary the following four courses and distances:

North 52 degrees 58 minutes 21 seconds West, a distance of 155.35 feet;
 North 37 degrees 03 minutes 39 seconds East, a distance of 20.00 feet;
 North 21 degrees 23 minutes 40 seconds East, a distance of 278.16 feet;
 North 26 degrees 50 minutes 05 seconds West, a distance of 125.24 feet to a point on the East line of GARDENDALE UNIT ONE as recorded in Plat Book 13 Page 114 of the aforesaid Public Records;

THENCE North 00 degrees 03 minutes 53 seconds East along said East line, a distance of 80.88 feet to the POINT OF BEGINNING.

Containing 14.65 acres of land, more or less.

Subject to a Sewer Easement as recorded in Official Records Book 544 at Page 17 of the aforesaid Public Records;

And also subject to a Sewer Easement as recorded in Official Records Book 3370 at Page 0311 of the aforesaid Public Records;

NOTE:
 TRACT "A" IS SUBJECT TO A PRESERVATION EASEMENT.
 ALL CLEARING AND CONSTRUCTION ACTIVITIES ARE PROHIBITED.

prepared by
LOYS WARD ASSOCIATES
 SURVEYORS MAPPERS ENGINEERS PLANNERS CONSULTANTS
 355 Pine Street, P.O. Box 6563 Titusville, FL 32782-6563

PLAT BOOK 44 PAGE 8
 SHEET 1 OF 1
 SECTION 32, TOWNSHIP 21 SOUTH, RANGE 35 EAST

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in GARDEN STREET ASSOCIATES SUBDIVISION REPLAT hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates of roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on APRIL 30, 1998.

By Frank E. Miller SEAL
 Frank E. Miller President
 Garden Street Associates, L.C.
 6541 SW 70 Lane
 South Miami, Florida 33143

Signed and sealed in the presence of A. Carol Cray
Christina A. Ryan

STATE OF FLORIDA, COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on 4/30/98, before me an officer duly authorized to take oaths and administer in the State and County aforesaid, personally appeared Frank E. Miller, President of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto signed my hand and seal on the above date at Titusville, Florida.

A. Carol Cray
 NOTARY PUBLIC
 My Commission Expires 10/24/2000

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being licensed and registered land surveyor, does hereby certify that on September 23, 1997, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon as required by Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida, Dated October 16, 1997.

Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, That on February 24, 1998, the City Council of the City of Titusville approved the foregoing plat.

Kevin J. Bratton SEAL
 MAYOR
Rose J. Rasmussen SEAL
 CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS hereby accepts roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

ATTEST: _____
 Chairman of the Board

 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

 Chairman of the Board.

Attest

 Clerk of the Board.

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
 THIS IS TO CERTIFY, That _____ the Zoning Commission of the above _____ approved the foregoing plat.

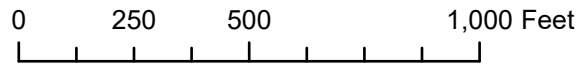
 Planning and Zoning Director.

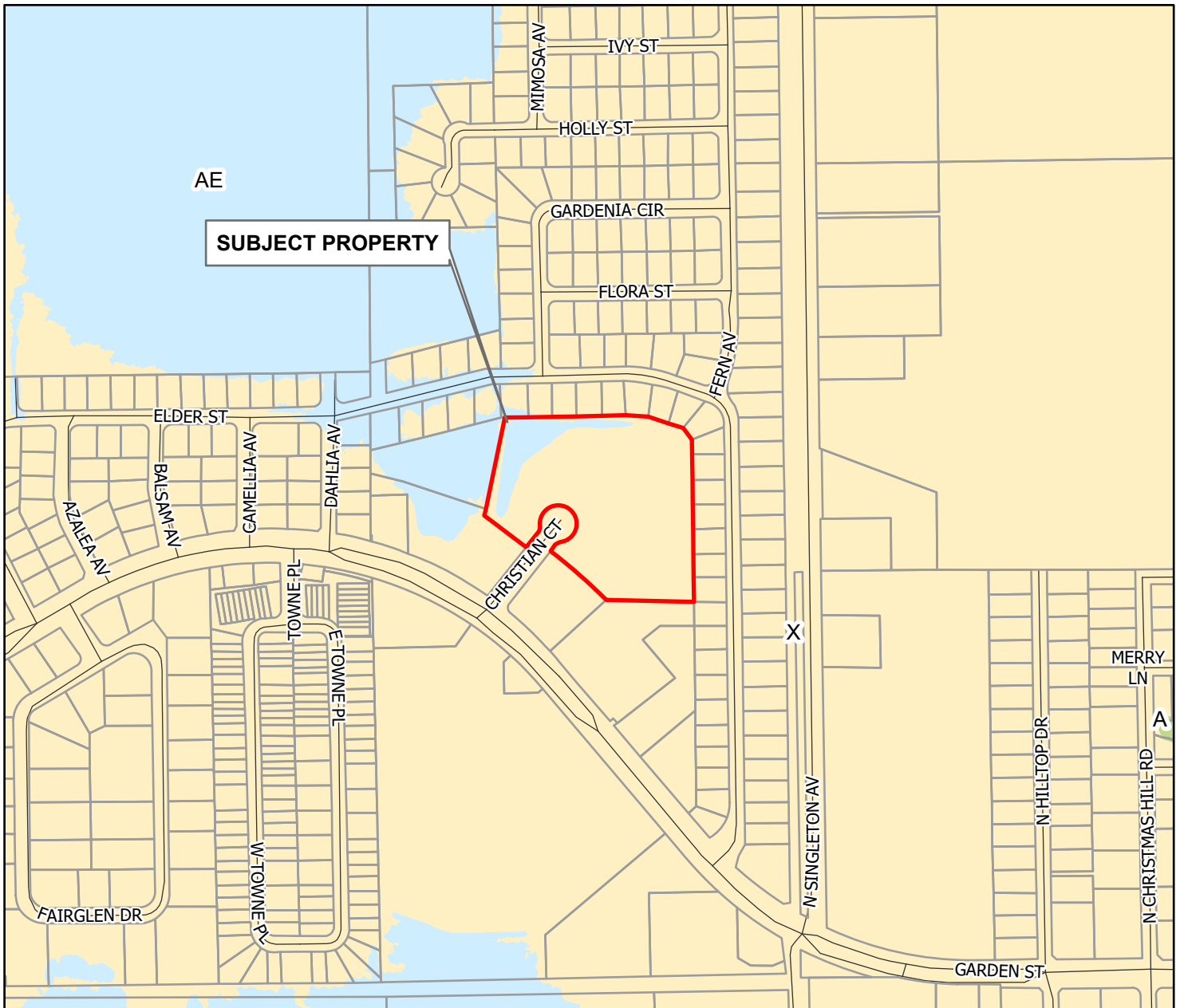
CERTIFICATE OF CLERK
 I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177 Florida Statutes, and was filed for record on JUNE 5, 1998 at 3:34 PM. File No. 2019253
ARONIA C. WARD, CLERK
 Clerk of the Circuit Court in and for Brevard County, Fla.



SUBJECT PROPERTY

Aerial 2024 VAR #21-2025





FEMA FLOOD HAZARD AREAS

VAR #21-2025

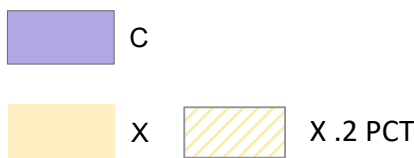
Special Flood Hazard Area Zones



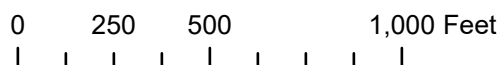
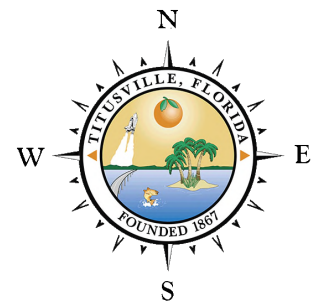
Moderate Flood Hazard Area Zone

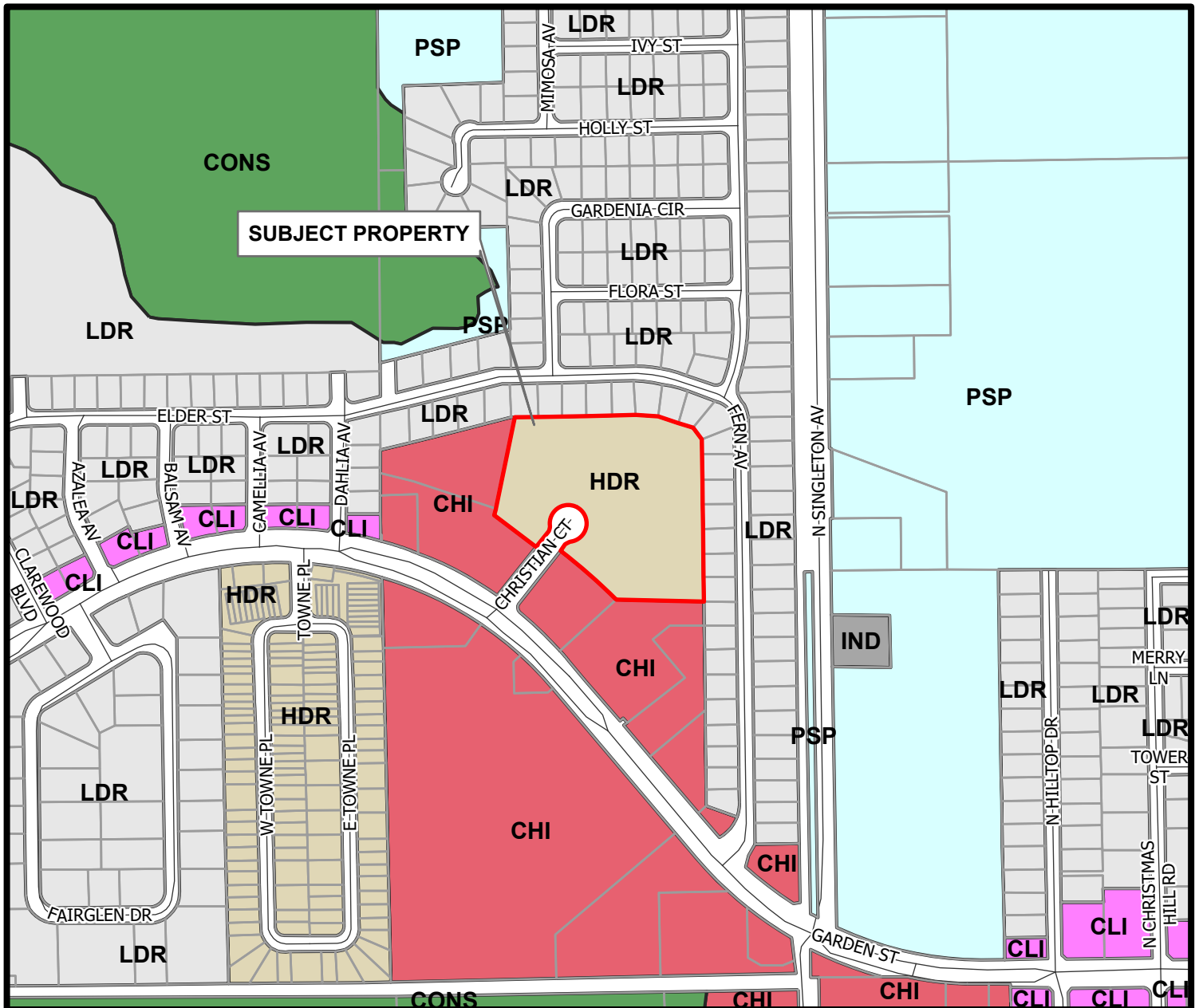


Minimal Flood Hazard Zones



Other Flood Zone Areas

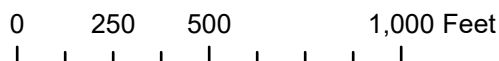
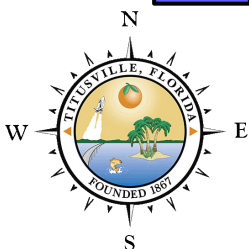


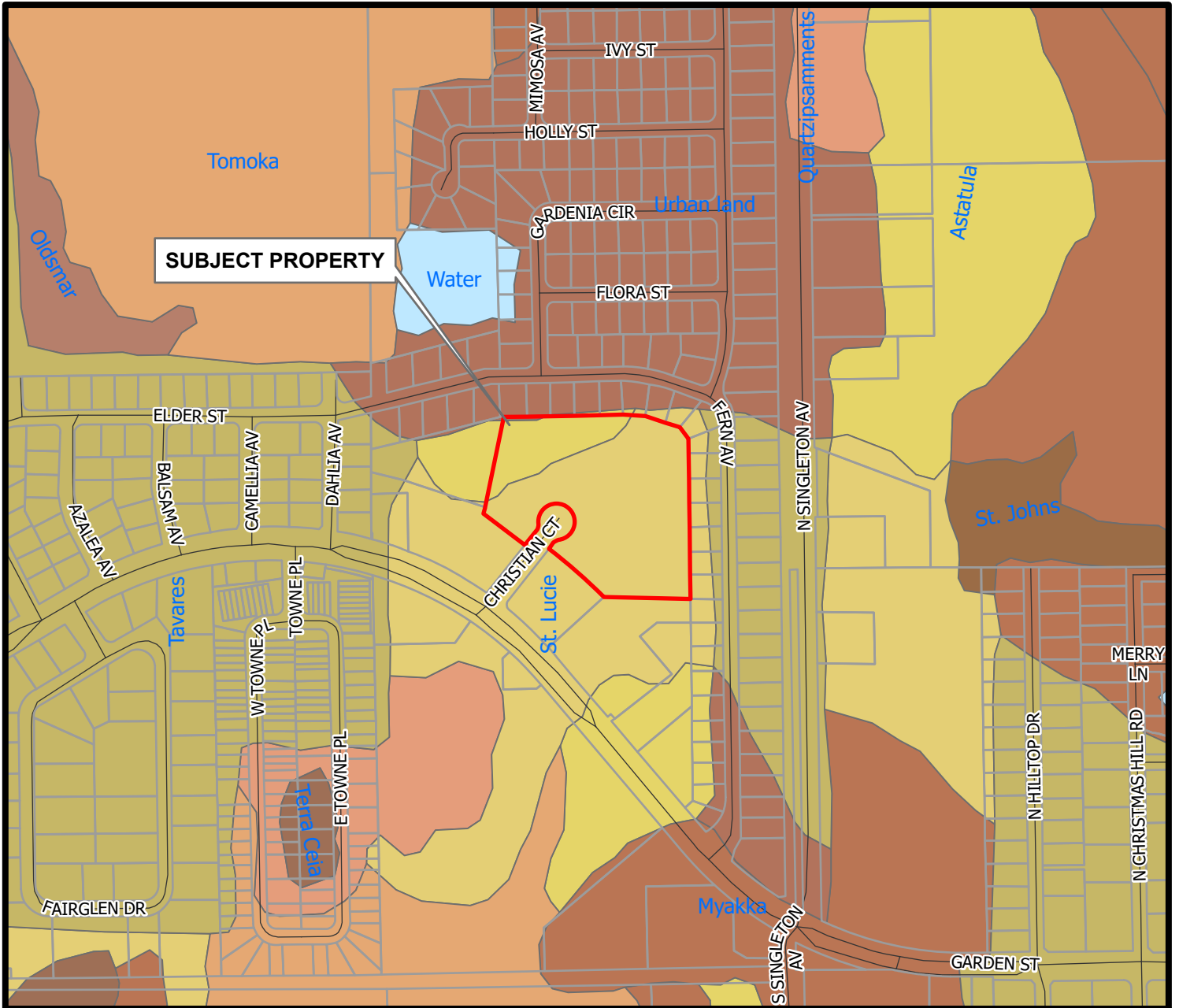


LOCATION OF PROPERTY AND FUTURE LAND USE MAP











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	

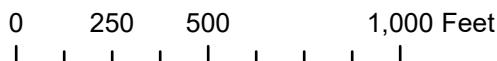
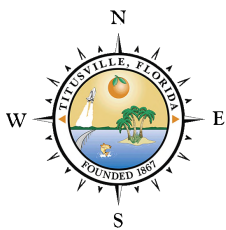
Subject





SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #21-2025

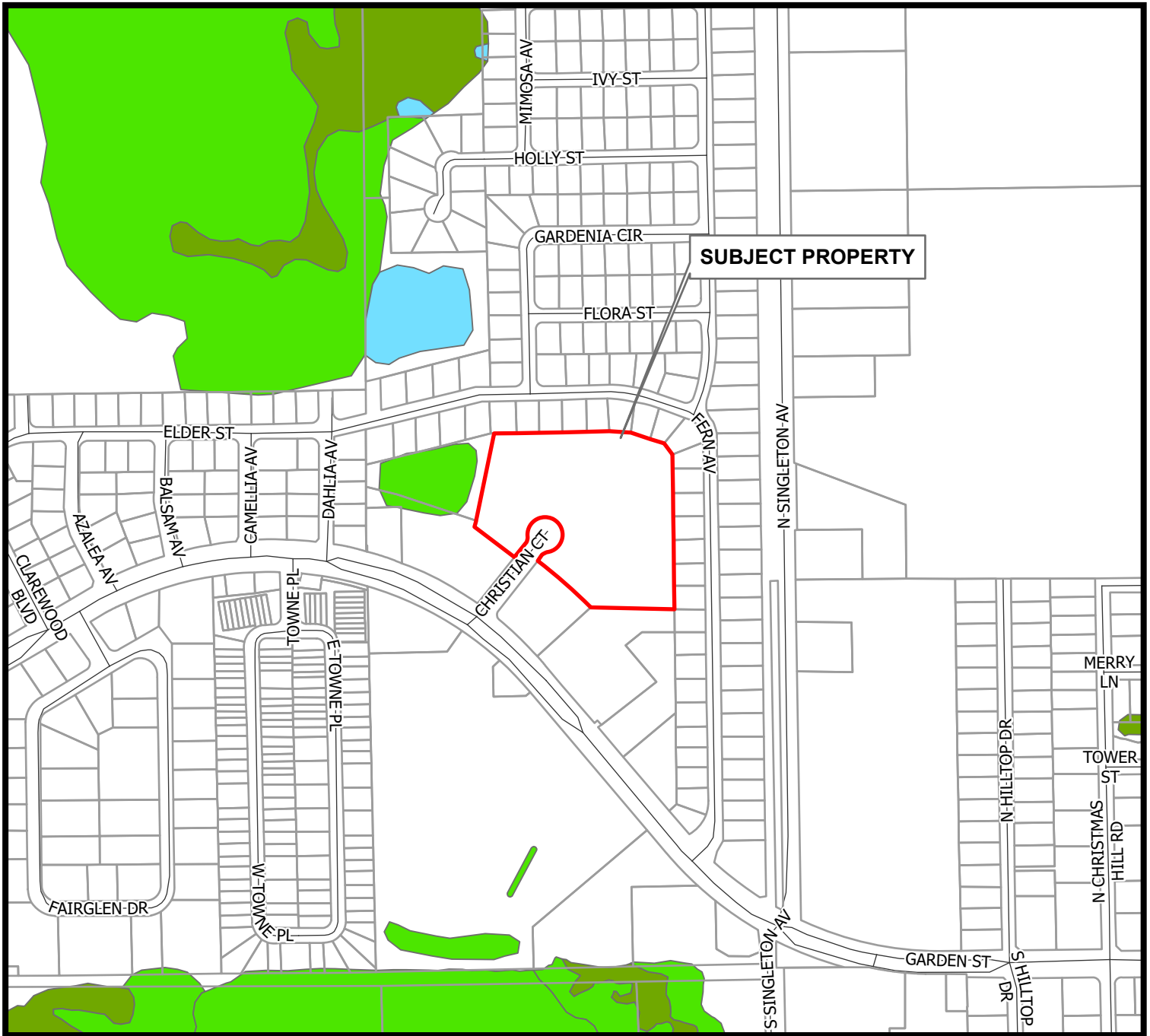
- | | |
|--|--|
|  Astatula |  Tavares |
|  Myakka |  Terra Ceia |
|  Oldsmar |  Tomoka |
|  Quartzipsamments |  Urban land |
|  St. Johns |  Water |
|  St. Lucie | |



Community Development Department

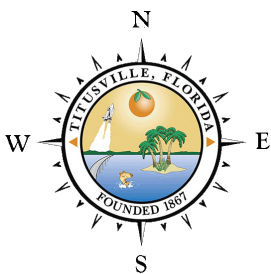
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

8/15/2025



WETLANDS IN VICINITY OF PROPERTY

VAR #21-2025



WETLAND_TY

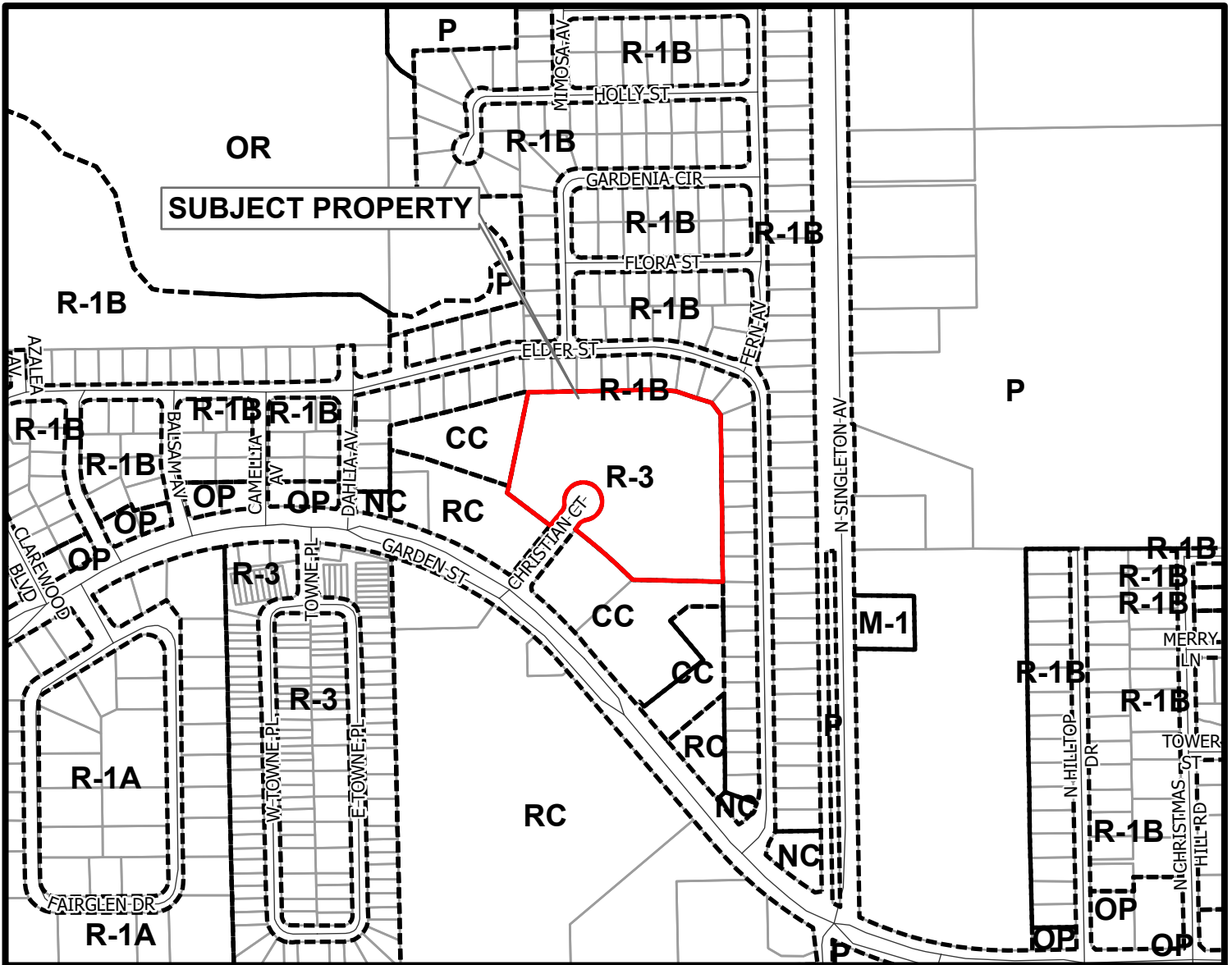
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

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

8/15/2025

Scale:1:6,000

Community Development Department
Source: USFWS NWI (2023)



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

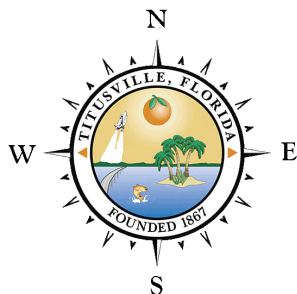
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

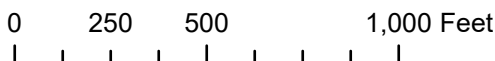
- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRC-N INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRC-C INDIAN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



Base Map

- City Limits
- Zoning
- Subject

VAR #21-2025



Sec. 28-307. Multifamily High Density Residential (R-3).

Multifamily High Density Residential (R-3)	
<i>(a) Purpose</i>	
<p>The Multifamily High Density Residential (R-3) district is intended to allow the development of a variety of housing types at a maximum density of fifteen (15) units per acre. This district is further intended to satisfy the need for a high concentration of population, is located adjacent to arterial or collector streets and is well served by public services and facilities. When adjacent to R-1 zoning districts, the development within the district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening, and parking.</p>	
<i>(b) Use Standards</i>	
See Chapter 28 Article IV and Article V	
<i>(c) Intensity and Dimensional Standards</i>	
Lot area, minimum (sq. ft.)	Townhomes: 2,000 Multifamily: 2,500 per DU
Lot width, minimum (ft.)	Townhomes: 20 Multifamily: None
Density, maximum (du/ac)	15
Floor area per dwelling unit, minimum (sq. ft.)	Townhomes: 800 Multifamily: Efficiency - 600 1 Bedroom - 700 2 Bedroom - 800 3 Bedroom - 900
Building coverage, maximum (% of lot area)	50
Lot Coverage, maximum (% of lot area)	NA
Height, maximum (ft.)	35
Front yard setback, minimum (ft.)	25 ^{1, 2}
Side corner yard setback, minimum (ft.)	20 ²

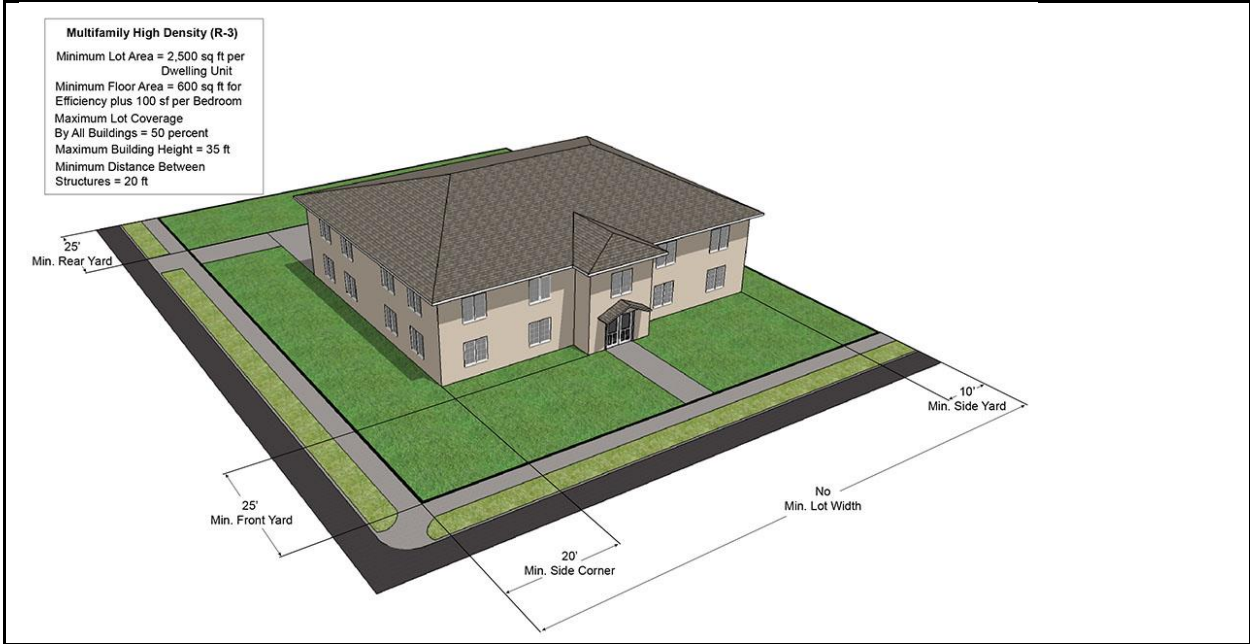
Interior side yard setback, minimum (ft.)	10 ²	
Rear yard setback, minimum (ft.)	25 ^{1, 2}	
Accessory Use Development Standards	See Chapter 28 Article VII	

NOTES:

- Townhouse and Multifamily developments shall have a minimum distance between structures of 20 feet.
 - A maximum of six (6) dwelling units shall be allowed in a building group of townhouse units.
 - Staggered setbacks are encourage to lessen the straight row effect.
 - Multifamily units shall contain a private storage area of thirty-two (32) square feet per unit.
- ² For townhome developments, see Section 30-151, Projections.

Typical Development Configuration (For illustrative purposes only)





(Ord. No. 53-2018, § 1, 11-13-17)