



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

September 3, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes July 2, 2025

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Verona, Village A & E - Sketch Plat

Approve the Verona A & E Sketch Plat as consistent with the City's Comprehensive Plan, Land Development Regulations and the requirements of Section 34-151 "Sketch Plat."

On July 16, 2025, the Planning and Zoning Commission recommended.....

B. Conditional Use Permit (CUP) No. 5-2025 St. Francis Reflections PACE Center

Staff recommends approval of the CUP for an adult daycare at 1250 Grumman Place consistent with the approved concept plan.

C. Planning and Zoning Commission Semi-Annual Report

Approve Semi-Annual Report

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. City Staff

B. City Attorney

C. Chairman

D. Members

12. ADJOURNMENT

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT

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

Recommended Action:

Approve Minutes

Summary Explanation & Background:

July 2, 2025 Minutes

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 07.02.25 Minutes Draft P&Z

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday July 2, 2025 at 6:00 p.m.

XXX

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

XXX

Member Scully made a motion to approve the minutes from the May 21, 2025 meeting and the June 4, 2025 Special Workshop as presented. Member Fayson seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

None

XXX

Old Business

None

XXX

New Business

Rezoning REZ #2-2025 – Brooks Landing Dog Park

Principal Planner Eddy Galindo gave an overview of this item.

XXX

Member Fayson made a motion to recommend approval of Rezoning REZ#2-2025 – Brooks Landing Dog Park as presented. Member Scully seconded.

Roll call was as follows:

Member Scully Yes

Member Gelin	Yes
Secretary Grant	Yes
Member Fayson	Yes

Motion passed.

XXX

Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning SSA# 2-2025 – 5320 S. Washington Avenue

Senior Planner Christie Anderson gave an overview of this item.

Michael Wojtuniak, P.E. on behalf of Camco Automotive Inc, came to speak in favor of this item.

XXX

Member Gelin made a motion to recommend approval of the Annexation – SSA#2-2025 – to annex 4.52+/- acres of property located at 5320 South Washington Avenue having Parcel I.D.: 22-35-26-00-511. Member Scully seconded.

Roll call was as follows:

Secretary Grant	Yes
Member Fayson	Yes
Member Scully	Yes
Member Gelin	Yes

Motion passed.

XXX

Member Gelin made a motion to recommend approval to amend the Comprehensive Plan Future Land Use Map by changing the future land use designation on 4.52+/- acres of property from the current Community Commercial (Brevard County) to Commercial High Intensity (City of Titusville) for SSA#2-2025 – 5320 S. Washington Avenue. Member Scully seconded.

Roll call was as follows:

Member Fayson	Yes
Member Gelin	Yes
Member Scully	Yes
Secretary Grant	Yes

Motion passed.

XXX

Member Gelin made a motion to recommend approval of the rezoning from BU-1 General Retail Commercial (Brevard County) zoning district to the City's Community Commercial (CC) zoning district zoning district without concept plan for SSA#2-2025 – 5320 S. Washington Avenue. Member Scully seconded.

Roll call was as follows:

Member Gelin	Yes
Secretary Grant	Yes
Member Fayson	Yes
Member Scully	Yes

Motion passed.

XXX

Fence Permit Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

XXX

Member Fayson made a motion to recommend approval of the Fence Permit Ordinance as presented. Member Gelin seconded.

Roll call was as follows:

Member Fayson	Yes
Member Gelin	Yes
Member Scully	Yes
Secretary Grant	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Principal Planner Eddy Galindo informed the Planning and Zoning Commission members that on July 22, 2025 at 5:30pm the Evaluation Appraisal Report (EAR) will be presented to City Council.

Assistant City Attorney Farrell thanked the Commission for their service and said she enjoyed serving with the Planning and Zoning Commission for the past twelve years.

Member Fayson reminded everyone of the Red, White and Boom event on Friday July 4th at the Chain of Lakes.

XXX

Adjournment 6:22pm

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From:
Subject: **Verona, Village A & E - Sketch Plat**
Department/Office: Community Development

Recommended Action:

Approve the Verona A & E Sketch Plat as consistent with the City's Comprehensive Plan, Land Development Regulations and the requirements of Section 34-151 "Sketch Plat."

On July 16, 2025, the Planning and Zoning Commission recommended.....

Summary Explanation & Background:

Verona Village A & E is a proposed single-family home and townhome subdivision on approximately 223.30 acres located west of Verona Village B subdivision. Village A consists of 339 single-family home lots and Village E consists of 126 townhome units. The overall Verona development (formerly known as Willow Creek) consists of 675+/- acres. In 2016, the remaining portion of the development (excluding Phase 1) was rezoned to the Planned Unit Development Zoning (PUDZ) by Ordinance No. 9-2017, to allow for an additional 1,277 residential units and 172 acres of commercial and light industrial use. The PUDZ was amended by rezoning from the PUDZ to the Planned Development (PD) zoning with conditions in 2024 by Ordinance No. 6-2024.

The submittal requirements for a sketch plat are listed in Section 11 of the Development Review Procedures Technical Manual.

11.1.1. Application and fees.

Staff comment: Received.

11.1.2. Name of the proposed development and development team.

Staff comment: Information provided as required.

11.1.3. Location map.

Staff comment: Information provided as required.

11.1.4. Survey of the parcel showing boundaries, total acreage, parcel numbers, legal description and all encumbrances such as easements, rights-of-way, etc.

Staff comment: Information provided as required.

11.1.5. A survey of trees and a sampling of understory vegetation as described in Section 30-40, Tree survey required before permit.

Staff comment: Information provided as required on Sheet....

11.1.6. Site data including parcel size, current Zoning and Future Land Use classification, lands to be dedicated to public use, proposed easements, rights-of-way.

Staff comment: Information provided as required.

11.1.7. Existing site characteristics including general information on site conditions and characteristics including adjacent development, wooded areas, location of major trees, existing utilities, ditches, swales, wetlands and water bodies, flood zones, topography, soils types, and areas of critical concern. Note any variances or conditional use permits that have been granted for the site. Additional site-specific data as necessary to describe any impacts to conservation/wetland areas, and other environmentally sensitive resources, including any mitigation efforts to be proposed or required by these regulations. A wetlands survey less than five (5) years old prepared by a professional land surveyor registered in the state shall be provided depicting the boundaries of the wetlands and surface waters (ponds, canals, ditches). The wetlands survey shall be based upon a delineation utilizing F.A.C. Ch. 62-340, as amended, or other standards accepted by the appropriate regulatory agency. Where no wetlands or surface waters have been identified on site based upon either the Future Land Use map or U.S. Fish and Wildlife Service National Wetlands Inventory, the wetlands survey is not required.

Staff comment: Information provided as required.

11.1.8. Proposed Sketch Plat showing streets, lots and other subdivision features such as common areas, retention areas, parks, etc. Street layouts shall indicate the type of street and proposed rights-of-way. Lot layouts shall identify the proposed number of lots and proposed lot sizes. Any required regulatory waivers or revisions shall be noted.

Staff comment: Information provided as required.

11.1.9. The general layout of water, sewer and storm water systems including proposed connections for water and sewer and the legal positive outfall location for the storm water management system. Summary should include estimate of water allocation permit quantities (total average daily water demand - gallons).

Staff comment: Information provided as required.

11.1.10. Proposed phasing.

Staff comment: No phasing is proposed.

11.1.11. An analysis of the proposed project relative to the City's concurrency management standards.

Staff comment: A preliminary concurrency review indicated that the residential use will not exceed the level of service standards of the comprehensive plan for concurrency related facilities, specifically water, sewer, transportation, and parks and open space. A formal concurrency review, including stormwater management, will be required with the submittal of the site plan/preliminary plat as required by the code.

11.1.12. Any other information the applicant or staff believes is necessary to adequately convey the proposed development concept to the Planning and Zoning Commission and

City Council.

Staff comment: The applicant has provided initial engineering information on sheets labeled "Drainage & Grading Plan" and "Conceptual Potable Water Plan" and "Conceptual Sanitary Sewer Plan" beyond what is required for a sketch plat.

Alternatives:

1. Recommend approval of the sketch plat.
2. Recommend approval of the sketch plat with conditions.
3. Do not recommend approval of the sketch plat.

Item Budgeted:

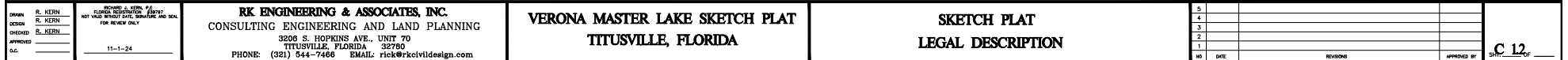
Source/Use of Funds/Budget Book Page:

Strategic Plan:

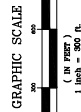
Strategic Plan Impact:

ATTACHMENTS:

1. Sketch Plat
2. Tree Survey



5					C 12 SHEET _____ OF _____
4					
3					
2					
1					
NO	DATE	REVISIONS		APPROVED BY	

[illegible]

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S00°07'41"E	310.00'	
L2	N89°52'19"E	7.81'	
L3	N01°28'39"E	45.94'	
L4	N89°52'19"E	458.86'	
L5	S00°07'41"E	19.07'	
L6	N89°52'19"E	52.52'	
L7	S00°00'00"E	9.30'	
L8	N89°59'37"E	110.36'	
L9	S00°00'00"E	273.21'	
L10	S33°05'46"W	384.68'	
L11	S46°56'44"W	64.98'	
L12	S65°11'15"W	391.73'	
L13	N88°14'04"W	300.09'	
L14	S67°04'28"W	2.84'	

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	90.00'	S4507°41'E	127.28'	090°00'00"	141.37'
C2	360.00'	S40720°02'W	297.40'	035°08'56"	220.65'
C3	148.00'	S79°02°40'W	320.63'	109°51'32"	375.81'
C4	1819.48'	S73°05°51'W	908.23'	028°33'59"	974.91'
C5	1342.40'	N13°39'01"E	748.20'	032°27'46"	758.24'

DRABIN _____
DESIGN _____
CHECKED _____
APPROVED _____
G.C. _____

R. KERN
R. KERN
R. KERN

11-1-24

RECEIVED
FLORENCE, ARK. 71601
NOT VALID WITHOUT DATE, SIGNATURE AND SEAL
FOR REVIEW ONLY

RECEIVED
FLORENCE, ARK. 71601
NOT VALID WITHOUT DATE, SIGNATURE AND SEAL
FOR REVIEW ONLY

RK ENGINEERING & ASSOCIATES, INC.
CONSULTING ENGINEERING AND LAND PLANNING
3206 S. HOPKINS AVE., UNIT 70
TITUSVILLE, FLORIDA 32780
PHONE: (321) 544-7466 EMAIL: rick@rkcvldesign.com

**VERONA
TITUSVILLE, FLORIDA**

**MASTER LAKE
LEGAL DESCRIPTION**

5		
4		
3		
2		
1		
NO	DATE	REVISIONS
		APPROVED BY

VILLAGE A LEGAL DESCRIPTION

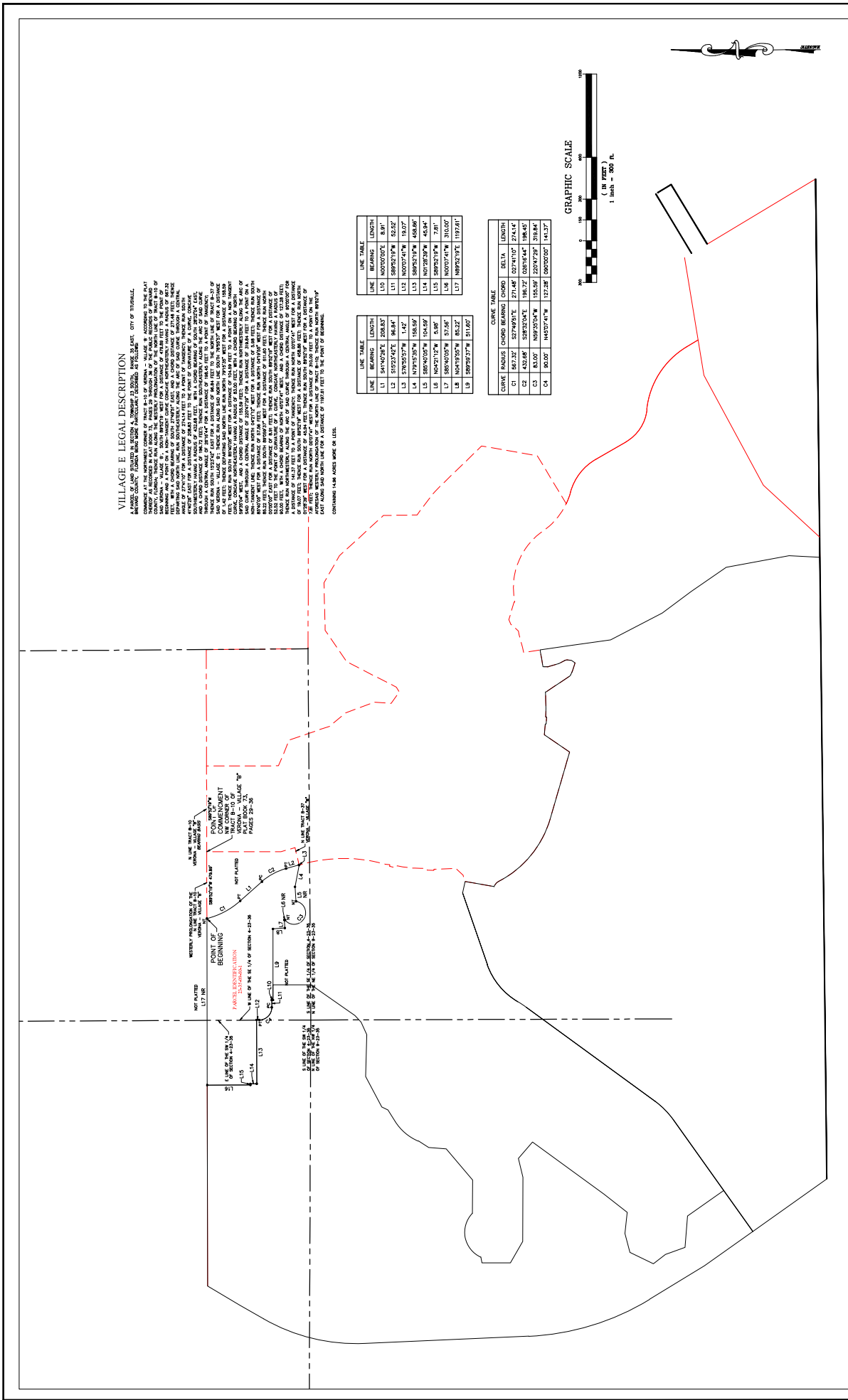
A PARCEL OF LAND SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 23 NORTH, RANGE 24 EAST, CITY OF THUNDERBOLT, BERNARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE	BEARING	LENGTH
141	S89°57'45"E	301.09'
142	S89°57'15"E	89.73'
143	N48°58'44"E	64.88'
144	S33°52'46"E	384.08'
145	S89°57'15"E	384.08'
146	S89°57'15"E	401.34'
147	S84°50'07"E	86.32'
148	S84°50'07"E	52.94'
149	S84°50'07"E	52.94'
150	N48°58'44"E	104.59'
151	S39°52'50"E	158.59'

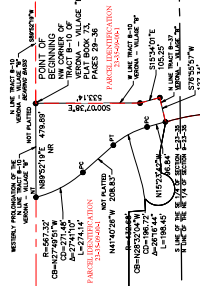
LINE	BEARING	LENGTH
128	N49°25'57"W	156.09'
129	S79°10'09"W	136.57'
130	N69°40'29"W	465.59'
131	N69°35'14"W	171.18'
132	N69°35'14"W	171.18'
133	N70°54'32"E	63.69'
134	N69°35'14"W	238.39'
135	N49°25'57"E	264.96'
136	N62°58'29"E	127.44'
137	N42°27'11"E	81.25'
138	N67°54'19"E	98.32'
139	N67°49'04"E	48.31'
140	N67°02'42"E	248.84'

LINE	BEARING	LENGTH
115	N77°14'19"W	83.79'
116	S70°52'07"W	54.10'
117	S70°52'07"W	147.84'
118	S64°32'29"W	685.52'
119	N69°35'14"W	171.18'
120	N69°35'14"W	171.18'
121	N69°35'14"W	238.39'
122	N69°35'14"W	171.18'
123	N69°35'14"W	171.18'
124	N69°35'14"W	171.18'
125	N69°35'14"W	171.18'
126	N69°35'14"W	171.18'
127	N69°35'14"W	171.18'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S90°07'38"E	533.14'
L3	S19°34'01"E	105.25'
L4	S76°05'57"W	126.77'
L5	S97°09'09"W	35.53'
L6	N77°06'01"W	3.70'
L7	S12°03'59"W	50.66'
L8	S78°17'47"E	3.32'
L9	S87°52'42"W	1.03'
L10	S80°36'28"W	50.97'
L11	N87°50'42"E	2.16'
L12	S52°29'17"E	155.96'
L13	S42°44'42"W	71.37'
L14	S71°47'25"W	446'



VERONA TITUSVILLE, FLORIDA		VILLAGE E LEGAL DESCRIPTION	
RK ENGINEERING & ASSOCIATES, INC. CONSULTING ENGINEERING AND LAND PLANNING 3200 S. HOPKINS AVE., UNIT 70 TITUSVILLE, FLORIDA 32909 PHONE: (321) 544-7466 EMAIL: rk@aekcivildesign.com		APPROVED BY: _____	
DATE: _____		DATE: _____	
11-1-24		11-1-24	
NOT A PROFESSIONAL SEAL OR SIGNATURE REQUIRED FOR REVIEW ONLY		NOT A PROFESSIONAL SEAL OR SIGNATURE REQUIRED FOR REVIEW ONLY	
C. 120		C. 120	



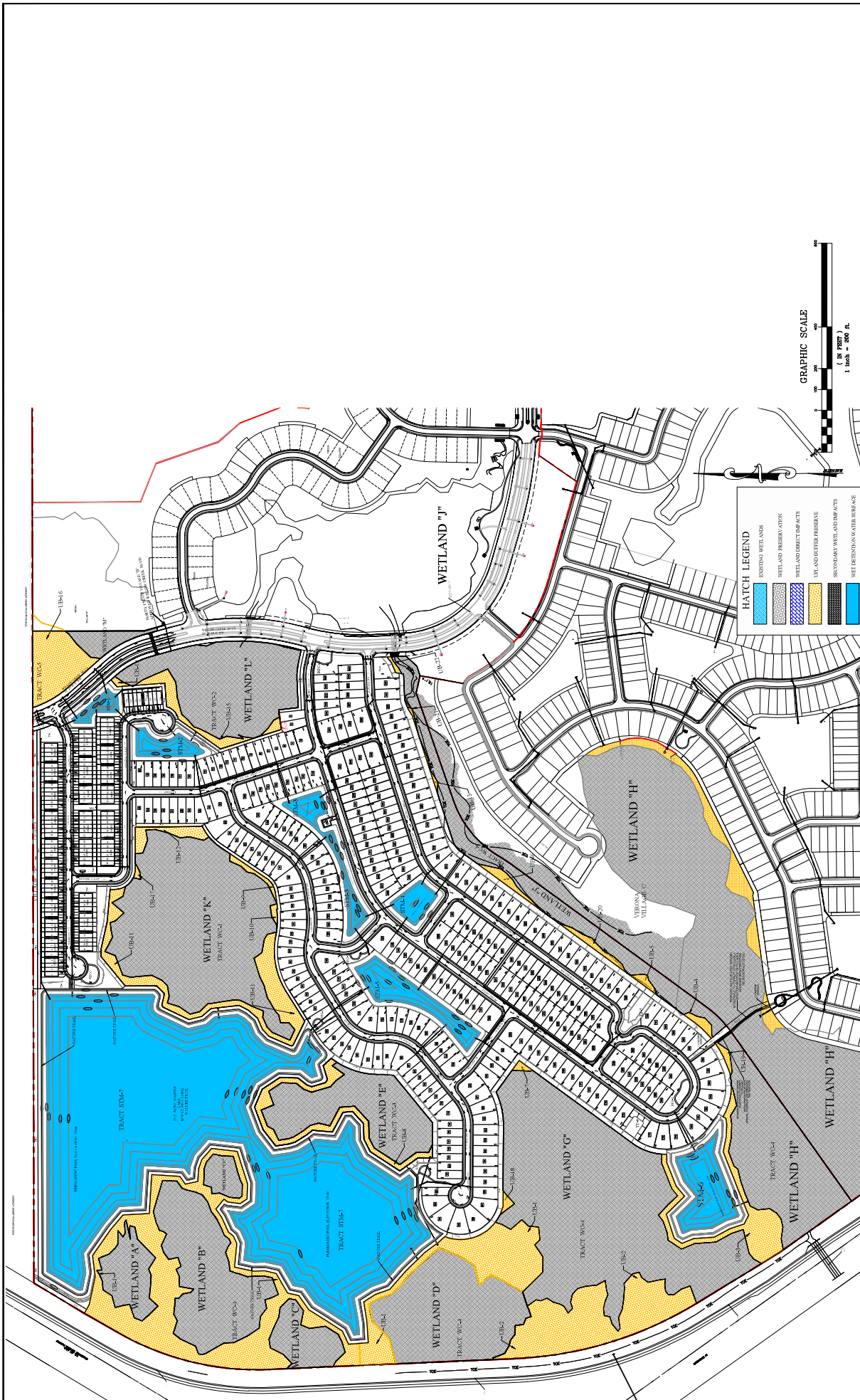
LEGAL DESCRIPTION

CONTAINING 4.27 ACRES MORE OR LESS.

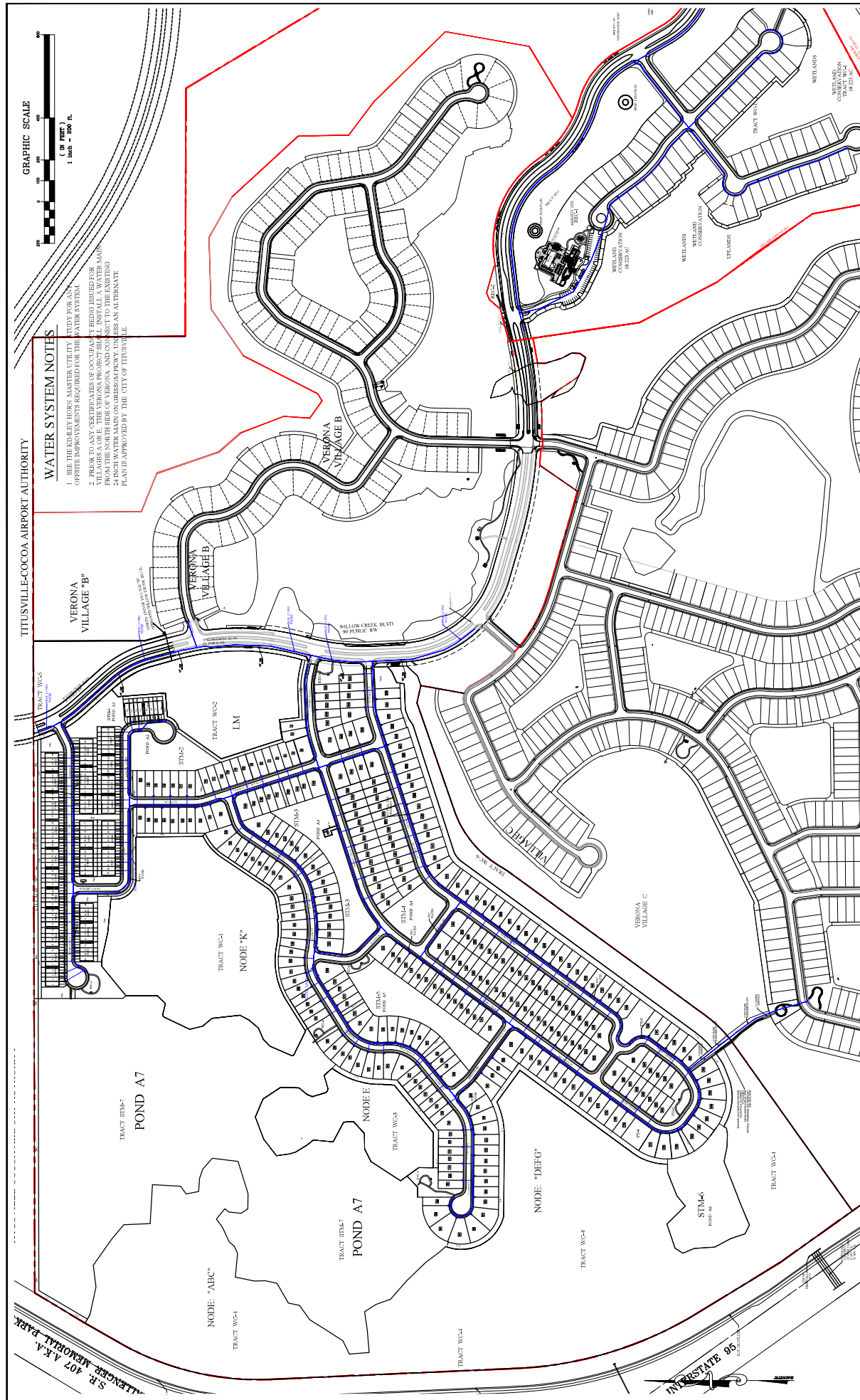


R. KERN _____
 DESIGN
 R. KERN _____
 DESIGN
 R. KERN _____
 CHECKED
 APPROVED _____
 G.C. _____

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VERONA VILLAGE A, E, MASTER LAKE TITUSVILLE, FLORIDA		DRAINAGE AND GRADING PLAN	
RE ENGINEERING & ASSOCIATES, INC. CONSULTING ENGINEERING AND LAND PLANNING 2828 S. HOPKINS AVE., UNIT 70 TITUSVILLE, FLORIDA 32781 PHONE: (321) 544-7466 EMAIL: rto@recoinc.com	7-17-25	1 2 3 4	1 2 3 4
R. J. JENSEN PROJECT ENGINEER S. J. JENSEN PROJECT ENGINEER S. J. JENSEN PROJECT ENGINEER S. J. JENSEN PROJECT ENGINEER	7-17-25	1 2 3 4	1 2 3 4



TITUSVILLE-COCOA AIRPORT AUTHORITY

WATER SYSTEM NOTES

- 1. SEE THE KOLEY FORK MASTER UTILITY PLAN FOR ADDITIONAL INFORMATION.
- 2. VERONA VILLAGE B AND VERONA VILLAGE C ARE TO BE DEVELOPED BY THE CITY OF VERONA.
- 3. VERONA VILLAGE D IS TO BE DEVELOPED BY THE CITY OF VERONA.
- 4. VERONA VILLAGE E IS TO BE DEVELOPED BY THE CITY OF VERONA.
- 5. VERONA VILLAGE K IS TO BE DEVELOPED BY THE CITY OF VERONA.
- 6. VERONA VILLAGE A7 IS TO BE DEVELOPED BY THE CITY OF VERONA.
- 7. VERONA VILLAGE A7 IS TO BE DEVELOPED BY THE CITY OF VERONA.
- 8. VERONA VILLAGE A7 IS TO BE DEVELOPED BY THE CITY OF VERONA.
- 9. VERONA VILLAGE A7 IS TO BE DEVELOPED BY THE CITY OF VERONA.
- 10. VERONA VILLAGE A7 IS TO BE DEVELOPED BY THE CITY OF VERONA.

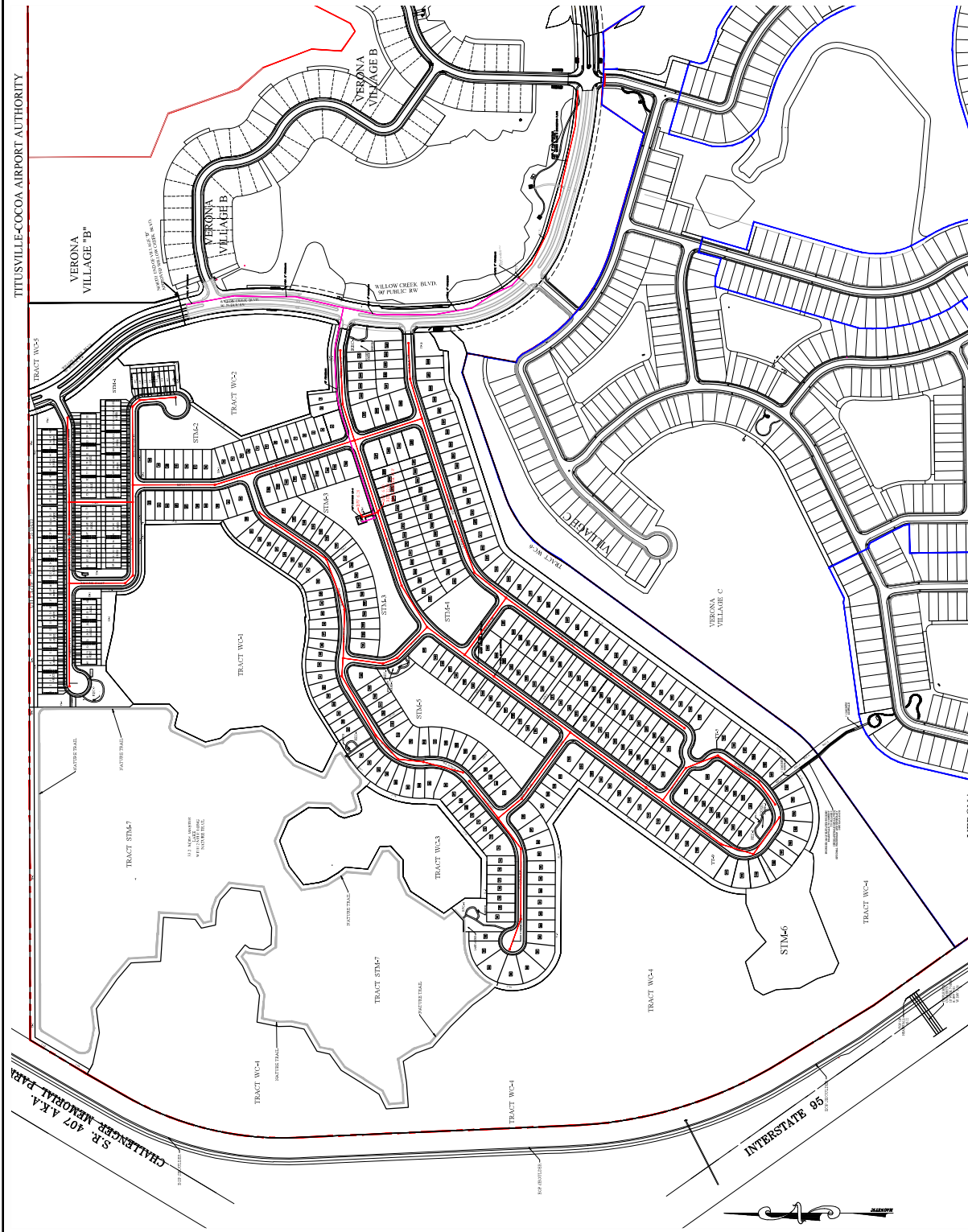
S.R. 407 A.K.A. ALLEN MEMORIAL PARK

INTERSTATE 95

RK ENGINEERING & ASSOCIATES, INC. CONSULTING ENGINEERING AND LAND PLANNING 2828 S. HOPKINS AVE., UNIT 70 TITUSVILLE, FLORIDA 32909 PHONE: (321) 544-7466 EMAIL: rk@rkcnlplanning.com		VERONA VILLAGES A-E, MASTER LAKE TITUSVILLE, FLORIDA		CONCEPTUAL POTABLE WATER PLAN	
DATE: 7-17-25	BY: [Signature]	DATE: 7-17-25	BY: [Signature]	DATE: 7-17-25	BY: [Signature]
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]
C 34		C 34			

VERONA
VILLAGE "B"

CHALLENGER MEMORIAL PARK
S.R. 407 AKA.

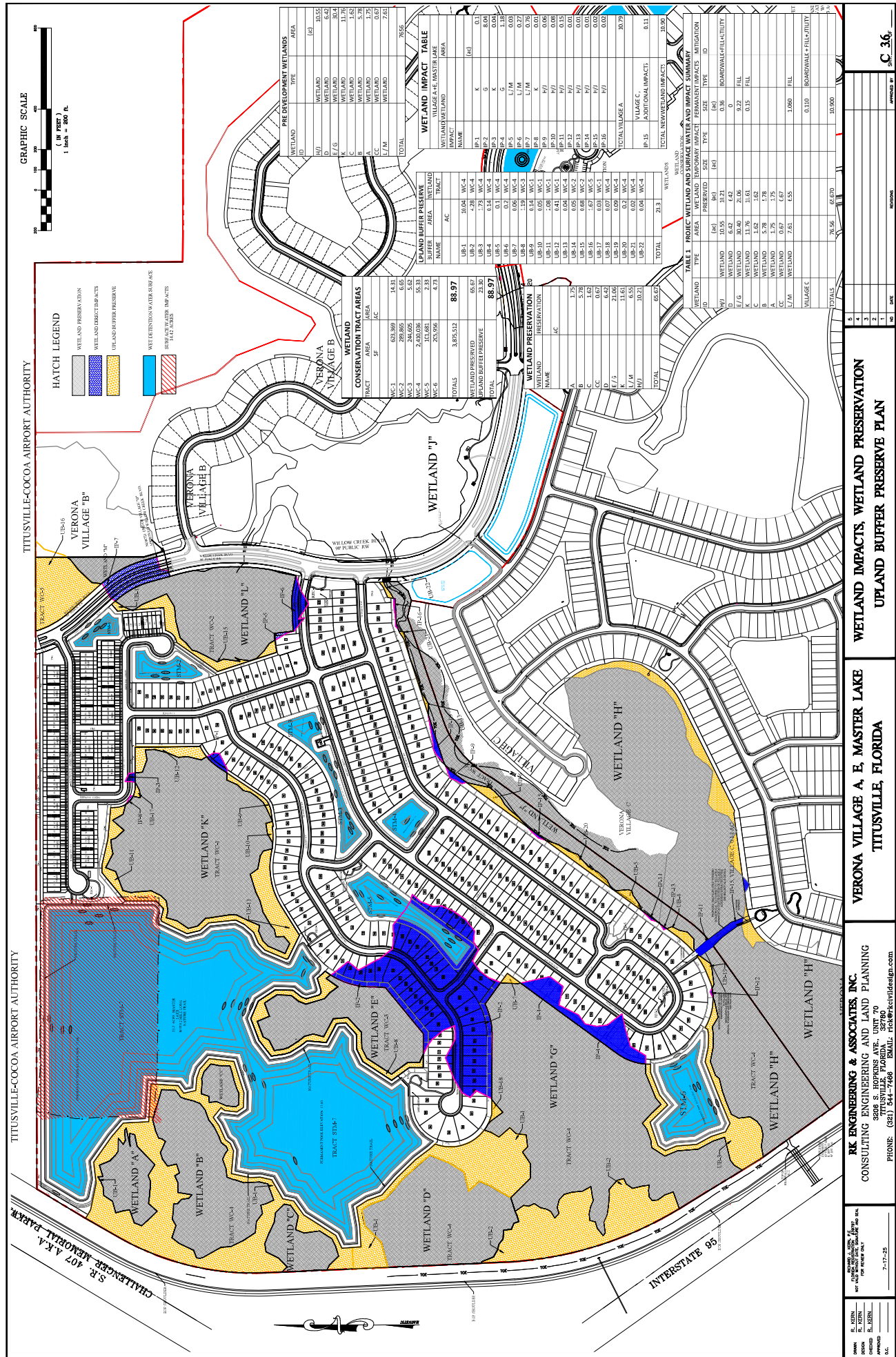


GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

[illegible]



TITUSVILLE-COCOA AIRPORT AUTHORITY

TITUSVILLE-COCOA AIRPORT AUTHORITY

HATCH LEGEND

- WETLAND PRESERVATION
- WETLAND IMPACTS
- WETLAND BUFFER PRESERVE
- WETLAND BUFFER PRESERVE
- WETLAND BUFFER PRESERVE
- WETLAND BUFFER PRESERVE



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

INTERSTATE 95

RK ENGINEERING & ASSOCIATES, INC.
CONSULTING ENGINEERING AND LAND PLANNING
2828 S. HOPKINS AVE., UNIT 70
TITUSVILLE, FLORIDA 32909
PHONE: (321) 544-7468 EMAIL: rk@rkcvlndesign.com

VERONA VILLAGE A, E, MASTER LAKE
TITUSVILLE, FLORIDA

WETLAND IMPACTS, WETLAND PRESERVATION
UPLAND BUFFER PRESERVE PLAN

DATE	7-17-25
BY	W. J. JENSEN
CHECKED	K. JENSEN
APPROVED	W. J. JENSEN
SCALE	C 36

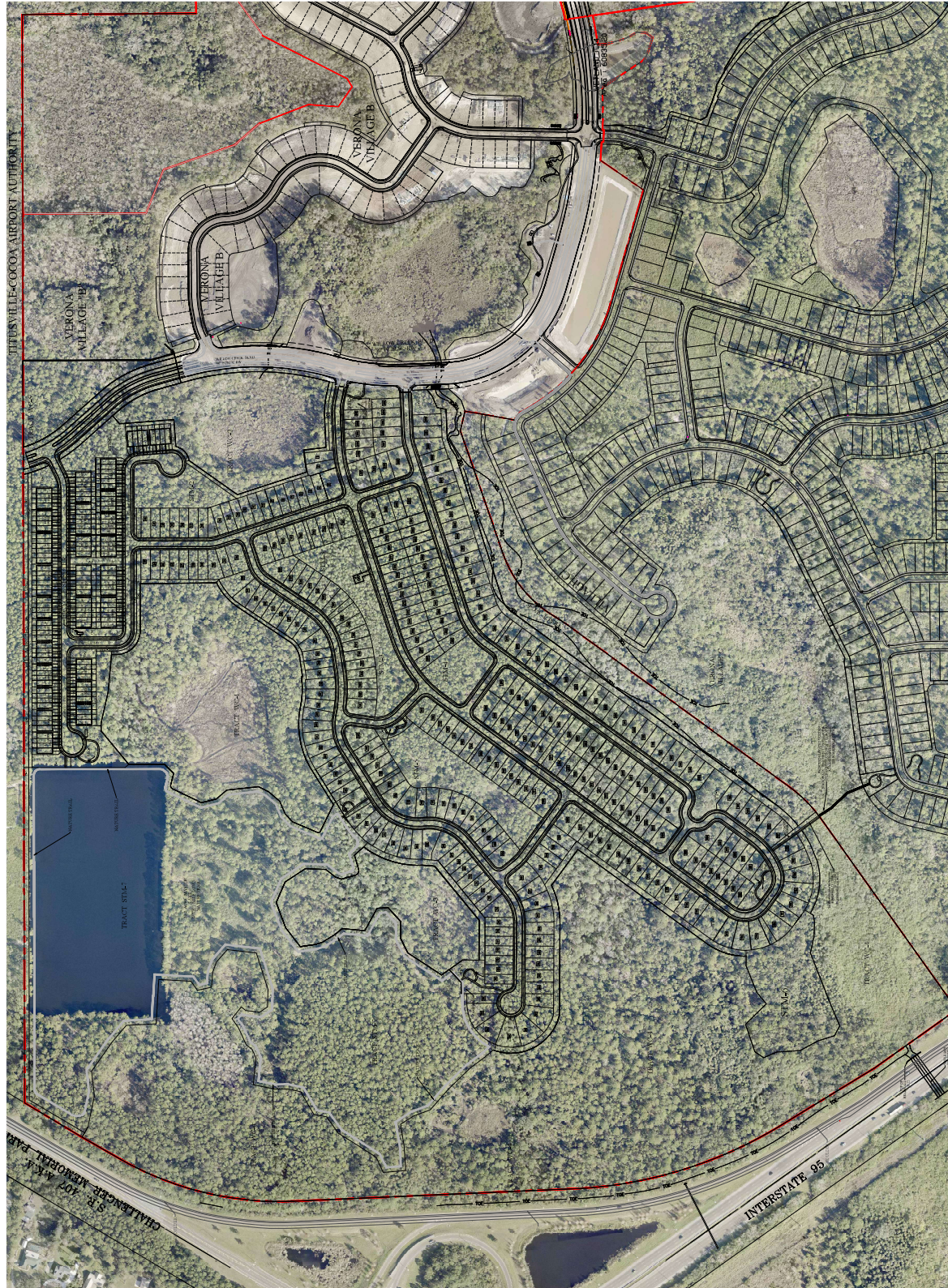
PRE-DEVELOPMENT WETLANDS		
WETLAND ID	WETLAND TYPE	AREA (AC)
W-1	WETLAND	28.55
W-2	WETLAND	6.42
W-3	WETLAND	3.44
W-4	WETLAND	11.75
W-5	WETLAND	5.78
W-6	WETLAND	1.75
W-7	WETLAND	0.67
W-8	WETLAND	2.81
TOTAL		76.56

WETLAND IMPACT TABLE		
WETLAND NAME	WETLAND TYPE	AREA (AC)
W-1	K	0.1
W-2	K	0.01
W-3	K	0.01
W-4	G	1.13
W-5	L/M	0.03
W-6	L/M	0.27
W-7	K	0.01
W-8	K	0.01
W-9	P/J	0.06
W-10	P/J	0.08
W-11	P/J	0.01
W-12	P/J	0.01
W-13	P/J	0.01
W-14	P/J	0.01
W-15	P/J	0.01
W-16	P/J	0.01
TOTAL VILLAGE A		30.75
TOTAL VILLAGE C		0.11
TOTAL VILLAGE D		0.11
TOTAL VILLAGE E		0.11
TOTAL VILLAGE F		0.11
TOTAL VILLAGE G		0.11
TOTAL VILLAGE H		0.11
TOTAL VILLAGE I		0.11
TOTAL VILLAGE J		0.11
TOTAL VILLAGE K		0.11
TOTAL VILLAGE L		0.11
TOTAL VILLAGE M		0.11
TOTAL VILLAGE N		0.11
TOTAL VILLAGE O		0.11
TOTAL VILLAGE P		0.11
TOTAL VILLAGE Q		0.11
TOTAL VILLAGE R		0.11
TOTAL VILLAGE S		0.11
TOTAL VILLAGE T		0.11
TOTAL VILLAGE U		0.11
TOTAL VILLAGE V		0.11
TOTAL VILLAGE W		0.11
TOTAL VILLAGE X		0.11
TOTAL VILLAGE Y		0.11
TOTAL VILLAGE Z		0.11

WETLAND BUFFER PRESERVE		
WETLAND NAME	WETLAND TYPE	AREA (AC)
W-1	W-1	0.1
W-2	W-2	0.01
W-3	W-3	0.01
W-4	W-4	1.13
W-5	W-5	0.03
W-6	W-6	0.27
W-7	W-7	0.01
W-8	W-8	0.01
W-9	W-9	0.06
W-10	W-10	0.08
W-11	W-11	0.01
W-12	W-12	0.01
W-13	W-13	0.01
W-14	W-14	0.01
W-15	W-15	0.01
W-16	W-16	0.01
TOTAL VILLAGE A		30.75
TOTAL VILLAGE C		0.11
TOTAL VILLAGE D		0.11
TOTAL VILLAGE E		0.11
TOTAL VILLAGE F		0.11
TOTAL VILLAGE G		0.11
TOTAL VILLAGE H		0.11
TOTAL VILLAGE I		0.11
TOTAL VILLAGE J		0.11
TOTAL VILLAGE K		0.11
TOTAL VILLAGE L		0.11
TOTAL VILLAGE M		0.11
TOTAL VILLAGE N		0.11
TOTAL VILLAGE O		0.11
TOTAL VILLAGE P		0.11
TOTAL VILLAGE Q		0.11
TOTAL VILLAGE R		0.11
TOTAL VILLAGE S		0.11
TOTAL VILLAGE T		0.11
TOTAL VILLAGE U		0.11
TOTAL VILLAGE V		0.11
TOTAL VILLAGE W		0.11
TOTAL VILLAGE X		0.11
TOTAL VILLAGE Y		0.11
TOTAL VILLAGE Z		0.11

WETLAND BUFFER PRESERVE		
WETLAND NAME	WETLAND TYPE	AREA (AC)
W-1	W-1	0.1
W-2	W-2	0.01
W-3	W-3	0.01
W-4	W-4	1.13
W-5	W-5	0.03
W-6	W-6	0.27
W-7	W-7	0.01
W-8	W-8	0.01
W-9	W-9	0.06
W-10	W-10	0.08
W-11	W-11	0.01
W-12	W-12	0.01
W-13	W-13	0.01
W-14	W-14	0.01
W-15	W-15	0.01
W-16	W-16	0.01
TOTAL VILLAGE A		30.75
TOTAL VILLAGE C		0.11
TOTAL VILLAGE D		0.11
TOTAL VILLAGE E		0.11
TOTAL VILLAGE F		0.11
TOTAL VILLAGE G		0.11
TOTAL VILLAGE H		0.11
TOTAL VILLAGE I		0.11
TOTAL VILLAGE J		0.11
TOTAL VILLAGE K		0.11
TOTAL VILLAGE L		0.11
TOTAL VILLAGE M		0.11
TOTAL VILLAGE N		0.11
TOTAL VILLAGE O		0.11
TOTAL VILLAGE P		0.11
TOTAL VILLAGE Q		0.11
TOTAL VILLAGE R		0.11
TOTAL VILLAGE S		0.11
TOTAL VILLAGE T		0.11
TOTAL VILLAGE U		0.11
TOTAL VILLAGE V		0.11
TOTAL VILLAGE W		0.11
TOTAL VILLAGE X		0.11
TOTAL VILLAGE Y		0.11
TOTAL VILLAGE Z		0.11

DATE	7-17-25
BY	W. J. JENSEN
CHECKED	K. JENSEN
APPROVED	W. J. JENSEN
SCALE	C 36



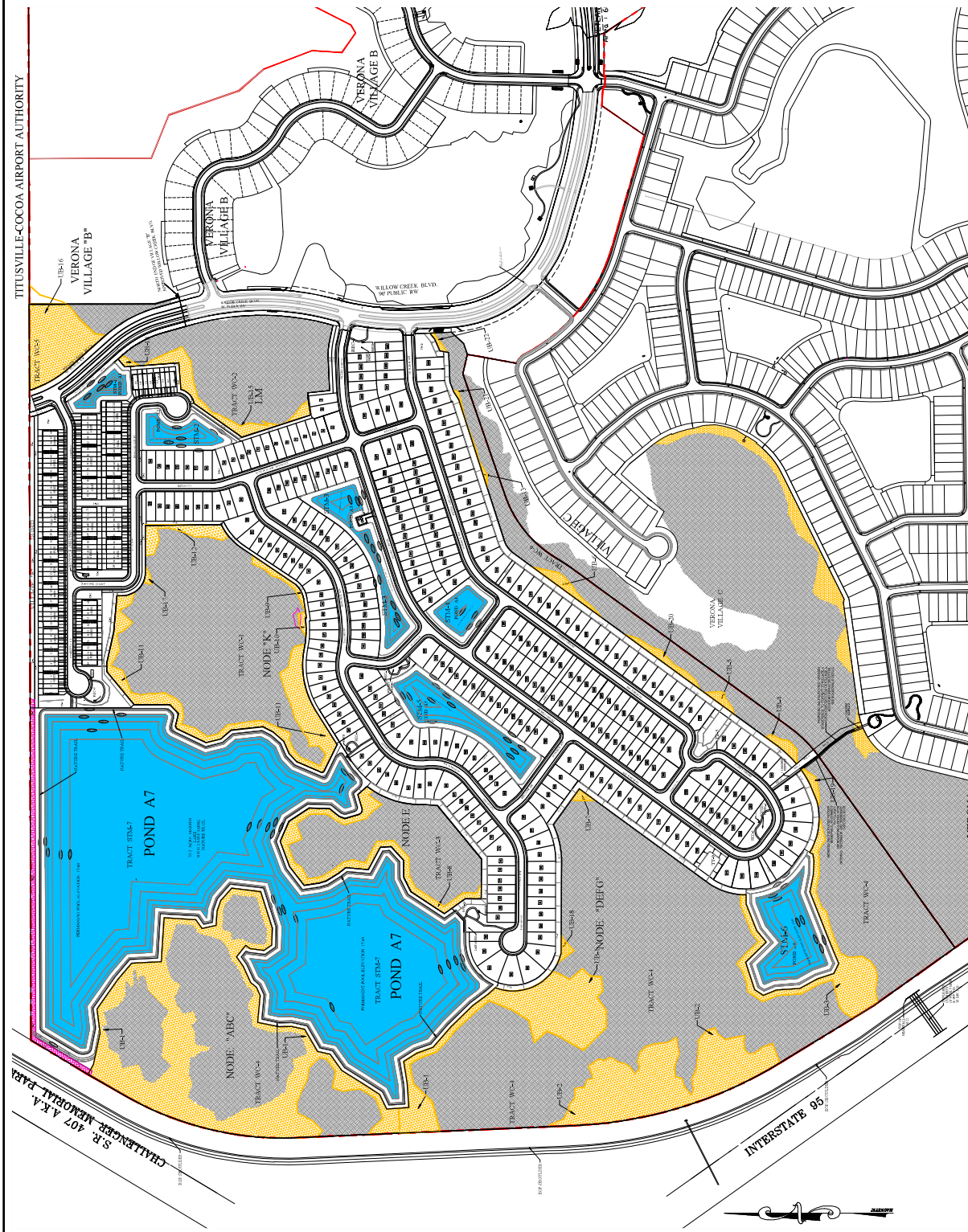
DRAWN _____
 DESIGN _____
 CHECKED _____
 APPROVED _____
 D.C. _____

RK ENGINEERING & ASSOCIATES, INC.
CONSULTING ENGINEERING AND LAND PLANNING
3206 S. HOPKINS AVE., UNIT 70
TITUSVILLE, FLORIDA 32780
PHONE: (321) 544-7466 EMAIL: rick@rkcvilidesign.com

VERONA VILLAGE A, E, MASTER LAKE
TITUSVILLE, FLORIDA

SITE PLAN OVERLAID ON 2023 AERIAL

5		
4		
3		
2		
1		
NO	DATE	REVISIONS
		APPROVED BY



R. KERN _____
 JOHANN
 R. KERN _____
 DEON
 R. KERN _____
 CHECKED
 APPROVED _____
 a.c.

RICHARD J. KERN, P.E.
 FLORIDA REGISTRATION #30797
 NOT VALID WITHOUT DATE, SIGNATURE AND SEAL
 FOR REVIEW ONLY

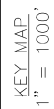
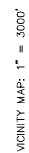
7-17-25

RK ENGINEERING & ASSOCIATES, INC.
CONSULTING ENGINEERING AND LAND PLANNING
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TITUSVILLE, FLORIDA 32780
PHONE: (321) 544-7466 EMAIL: rick@rketivdesign.com

**VERONA VILLAGES A, E, MASTER LAKE
TITUSVILLE, FLORIDA**

OPEN SPACE PLAN

5			
4			
3			
2			
1			
NO	DATE	REASONS	APPROVED BY



1. THIS SURVEY IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THE SURVEY IS TO PROVIDE A TREE LOCATION FOR THE SUBJECT PROPERTY. ONLY TREES 4" AND GREATER MEASURED. TREE DIMENSIONS SHOWN HEREIN ARE THE DIAMETER OF THE TREES IN INCHES MEASURED AT BREAST HEIGHT.
3. THE EXTENTS OF THE TREE SURVEY WERE SPECIFIED BY THE CLIENT.
4. LAST DATE OF FIELD SURVEY: SEPTEMBER 22, 2023.

DATE	TREE/ TRUNK NUMBER	TREE/ TRUNK NUMBER	PROFESSIONAL SURVEYOR AND MAPPER
1/18	PSM	PROFESSIONAL SURVEYOR AND MAPPER	
1/18	PLG	PROFESSIONAL LICENSED SURVEYOR	
1/18	CM	CONCRETE MONUMENT	
1/18	TWP	TOWNSHIP	
1/18	RGE	RANGE	
1/18	ELEV	ELEVATION	
1/18	TP	TRAPSHOE POINT	
1/18	IPS	IRON PIPE SET	
1/18	CONTOUR	CONTOUR	
1/18	SPOT ELEVATION	SPOT ELEVATION	
1/18	N	NORTH/NORTHING	
1/18	S	SOUTH	
1/18	E	EAST/EASTING	
1/18	W	WEST	
1/18	TREE NUMBER	TREE NUMBER	

SHEET INDEX:

PAGE 1 OF 11	TITLE BLOCK, SURVEYOR'S NOTES, SYMBOLS AND ABBREVIATION LEGEND
PAGE 2 OF 11	VILLAGE A TREE SURVEY
PAGE 3 OF 11	VILLAGE A TREE SURVEY DETAILS
PAGE 4 OF 11	VILLAGE A TREE SURVEY DETAILS
PAGE 5 OF 11	VILLAGE A TREE SURVEY DETAILS
PAGE 6 OF 11	VILLAGE A TREE SURVEY DETAILS
PAGE 7 OF 11	VILLAGE A TREE SURVEY DETAILS
PAGE 8 OF 11	VILLAGE A TREE SURVEY DETAILS
PAGE 9 OF 11	VILLAGE A TREE SURVEY DETAILS
PAGE 10 OF 11	VILLAGE A TREE SURVEY DETAILS
PAGE 11 OF 11	VILLAGE A TREE SURVEY DETAILS

JOB # _____ 20210201
DATE: _____ 10/09/23
SCALE: _____ 1" = 50'
CALC BY: _____ CY
FIELD BY: _____ TS
DRAWN BY: _____ CY
CHECKED BY: _____ CY

[illegible]

FOR THE LICENSED BUSINESS #6723 BY:

FOR: KB HOME ORLANDO, LLC

SECTION 4 & 8, TOWNSHIP 23 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA





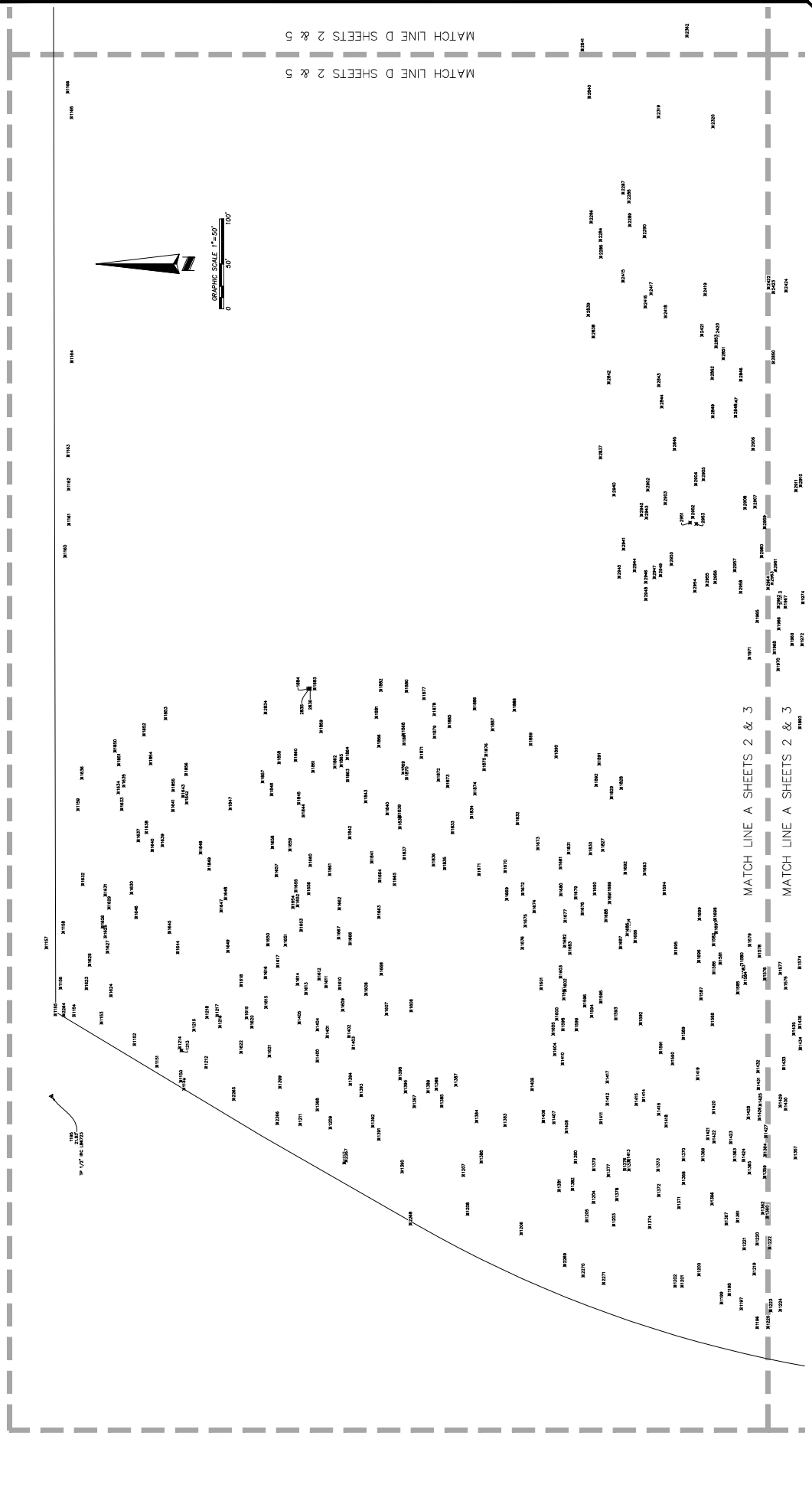
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www.allen-company.com
85 EAST PLANT AVENUE
WINTER GARDEN, FLORIDA 32787
(407) 854-5355 LB#723

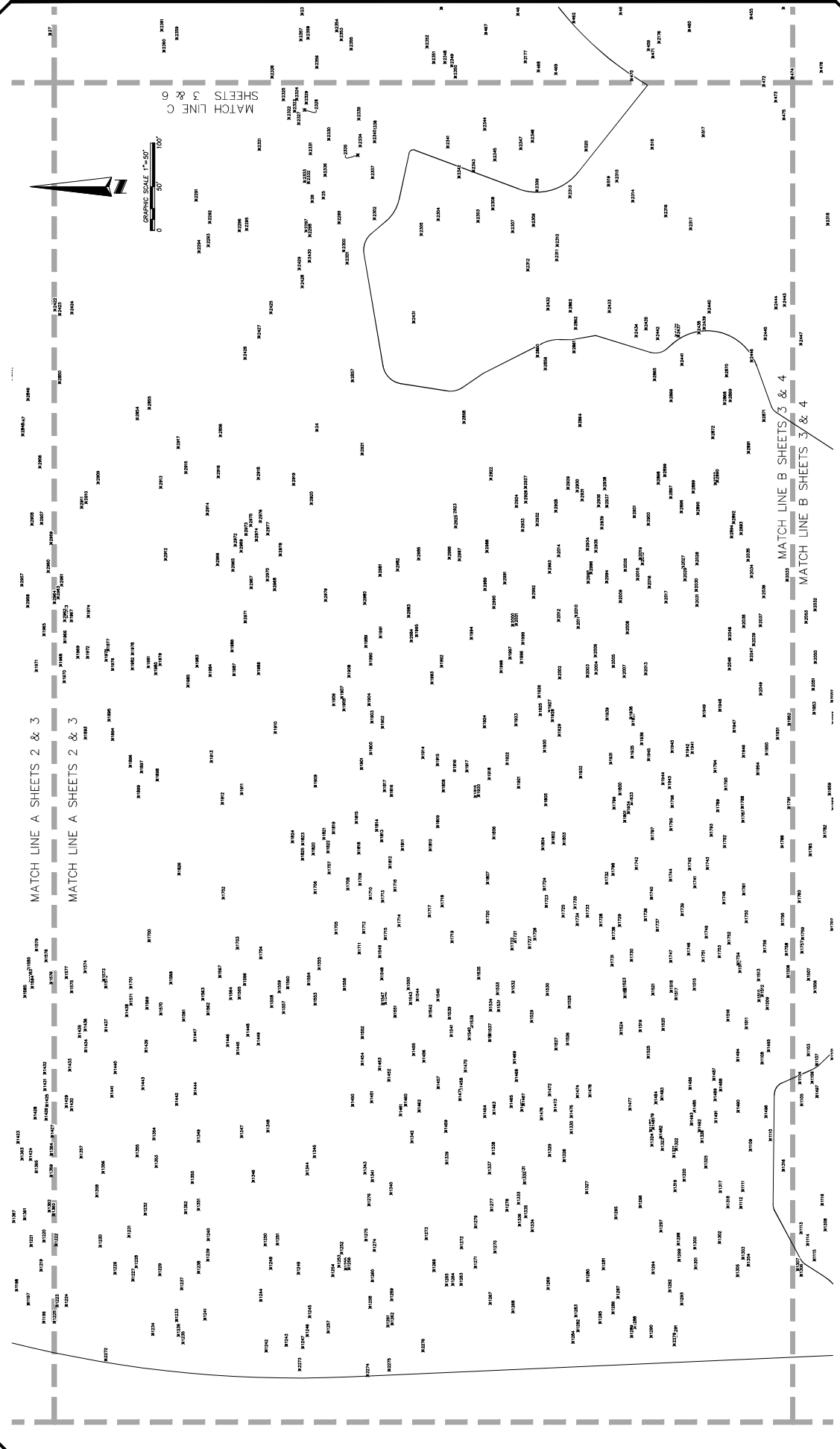
FOR:
KB Home
Orlando, LLC

TREE SURVEY
OF
MASTER LAKE AREA
SECTIONS 4 & 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

DATE	REVISIONS

JOB # 20200201
DATE 10/29/23
SCALE 1" = 50'
SHEET 2 OF 9
DRAWN BY: CT
CHECKED BY: CT







ALLEN COMPANY
Founded in 1958

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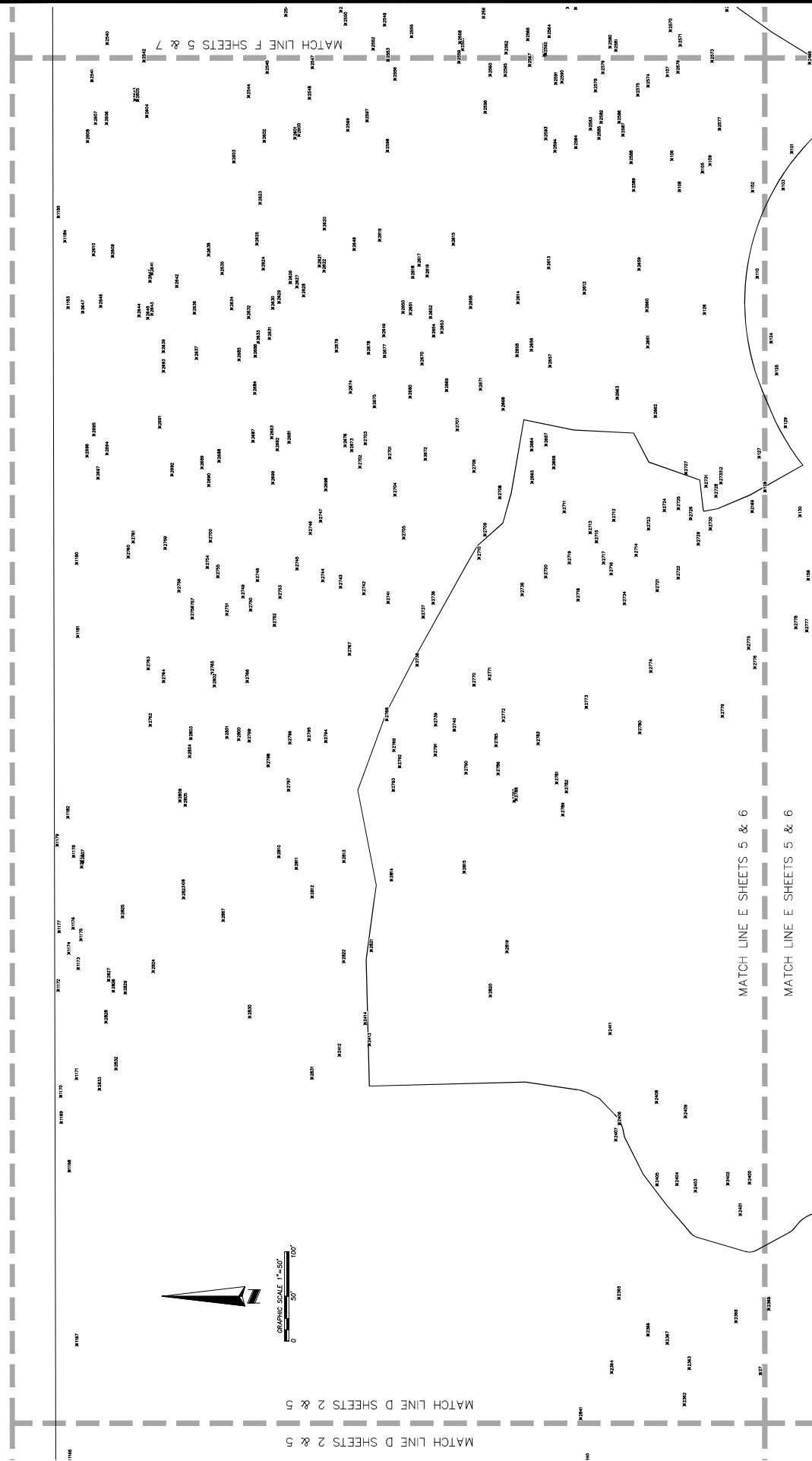
8 EAST PLANT AVENUE
WINTER GARDEN, FLORIDA 32787
(407) 854-5555 LB#723

FOR:

KB Home
Orlando, LLC

DATE: 10/09/23
SCALE: 1" = 50'
FIELD BY: TS
DRAWN BY: CT
CHECKED BY: CT

SHEET 3 OF 9



FOR: KB Home
Orlando, LLC

TREE SURVEY
 OF
 MASTER LAKE AREA

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

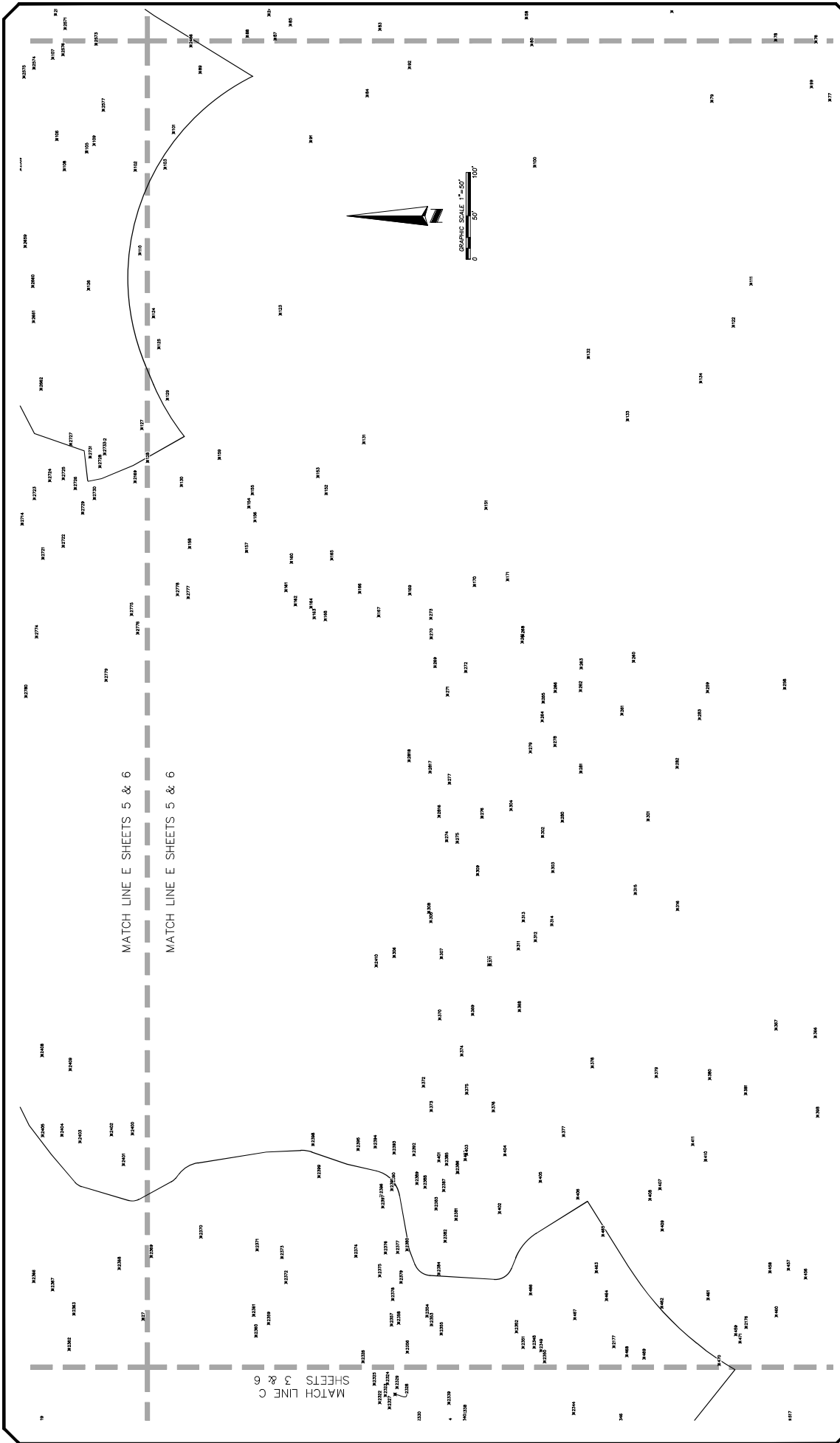
ALLEN & COMPANY
 16 EAST PLANT STREET
 WILMINGTON, DE 19802
 (407) 654-3355 LB9723

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[illegible]

SHEET 5 OF 9



FOR:

KB Home
Orlando, LLC

**TREE SURVEY
OF
MASTER LAKE AREA**

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

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JOB # 20200201
DATE 10/09/23
SCALE 1" = 50'
DRAWN BY TS
CHECKED BY CT

SHEET 6 OF 9

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Conditional Use Permit (CUP) No. 5-2025 St. Francis Reflections PACE Center**
Department/Office: Planning

Recommended Action:

Staff recommends approval of the CUP for an adult daycare at 1250 Grumman Place consistent with the approved concept plan.

Summary Explanation & Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow an adult day care center facility at 1250 Grumman Place in the Community Commercial (CC) zoning district. A Conditional Use Permit is required to establish an adult day care use if the property is located on a local street, or abutting property with a single-family zoning or use. The subject property is both: located at the western terminus of Grumman Place, a local street, and abuts the Laurel Run at Meadowridge single family residential subdivision to the south, zoned R-1B.

There is an existing 43,940 square foot building on-site which is currently used by St. Francis Reflections as office space. The request would allow an adult day care facility to occupy 19,950 square feet of area within the existing building. The proposed hours of operations are between the hours of 8AM and 5PM. The services anticipated are recreational and medical activity support. Proposed improvements to the exterior of the building include the addition of a covered drop-off area, modifications to the parking area near the drop-off area, and water/sewer improvements to support the day care services. A site development permit will be required.

Alternatives:

1. Recommend approval with conditions
2. Recommend denial
3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 1: Quality of Life

Goal 2: Efficient & Effective Services

Goal 4: Economic Development

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report CUP #5-2025
2. Application
3. Conceptual Site Plan
4. Landscape Plans
5. Survey
6. MAPS CUP #5-2025



City of Titusville

Planning Department Staff Report

Conditional Use Permit

CUP No. 5-2025 – St. Francis Reflections PACE Center

Meeting Dates: Planning and Zoning Commission: September 3, 2025
City Council Public Hearing: September 9, 2025

Prepared By: Eddy Galindo, AICP – Principal Planner

Applicant(s): Erin Trauger, Trauger Consulting Engineers, Inc. with permission of Joseph Killian with Hospice of St. Francis, Inc, owner.

Applicant's Request: Approval of a Conditional Use Permit to allow an adult day care at 1250 Grumman Place in the Community Commercial (CC) zoning district.

Staff Recommendation: Staff recommends approval of the CUP for an adult day care at 1250 Grumman Place consistent with the approved concept plan.

BACKGROUND INFORMATION

The applicant is requesting a Conditional Use Permit (CUP) to allow a Program of All-Inclusive Care for the Elderly (PACE) adult day care at 1250 Grumman Place. The property is 9.85 acres in size, is zoned Community Commercial (CC), and is adjacent to following surrounding properties: SR 405 to the south, Wawa and St. Francis Hospice to the east, single family residential to the north, and undeveloped land to the west. An FPL easement abuts the northeastern property boundary, which provides a buffer between the subject property and the single family residences to the north. In 1999, the property was rezoned from Planned Industrial Development (PID) to Community Commercial (CC) (Ord. No. 22-1999) and a CUP was approved to allow a private school on the property, which is no longer in operation. The property is currently being used as office space for St. Francis Reflections Hospice.

For property zoned CC, a CUP is required to establish an adult day care use when the property is located on a local street, or abutting property with a single-family zoning or use. The subject property is both: located at the western terminus of Grumman Place, a local street, and abuts the Laurel Run at Meadowridge single family residential subdivision to the north, zoned R-1B.

There is an existing 43,940 square foot building on-site which is currently used by St. Francis Reflections as office space. The request would allow a new Program of All-Inclusive Care for the Elderly (PACE) adult day care to occupy 19,950 square feet of area within the existing building, with operating hours between the hours of 8AM and 5PM. A PACE center provides care to

individuals who need nursing at a home-level of care but can still live at home. This differs from assisted living facilities which provide personal care and housing in a community setting.

The proposed adult day care use includes both recreational and medical support. Proposed improvements to the exterior of the building include the construction of a covered canopy drop-off area, modifications to the parking area near the drop-off area, and water/sewer improvements to support the day care services.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Office Building	Commercial High Intensity	Community Commercial (CC)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Vacant	Conservation	Open Space and Recreation (OR)
	Single Family (Meadowridge Subdivision)	Low Density Residential	Single Family Medium Density (R-1B)
South	Titusville Police Department	Planned Industrial Park	Public (P)
	Northrup Grumman	Planned Industrial Park	Planned Development (PD)
East	Office Building (St. Francis Hospice)	High Density Commercial	Hospital Medical (HM)
	Convenience Store (Wawa)	High Density Commercial	Community Commercial (CC)
	Columbia Blvd ROW		N/A
West	Vacant	Conservation	Open Space and Recreation (OR)

STAFF ANALYSIS

Conditional Use Criteria

Section 34-76 of the LDRs states that before any Conditional Use is granted, City Council shall apply the standards set forth below and shall determine that satisfactory provisions and arrangements of the following factors have been met by the petitioner, where applicable. The following are staff's findings based on the CUP request.

1) Compliance with all elements of the Comprehensive Plan.

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

Staff comment: The property is located adjacent to SR 405, with access from Grumman Place in an area with a diverse mix of uses, to include: commercial, industrial, residential, and public uses. The proposed adult day care will take place entirely within the existing building occupied by St. Francis Reflections offices, which is a compatible use in this setting, providing an essential service to nearby households and employment centers.

2) Ingress and egress to the property and proposed structure with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Staff comment: The property has frontage on a local road, Grumman Place and has one access point. The request will not cause commercial traffic to be introduced into any residential area. Exterior improvements to the existing building include the addition of a covered drop off area and modifications to the parking area adjacent to the new drop off area to allow for on-site traffic circulation.

A covered drop off is required as a limitation of the adult day care use in Sec. 28-90. – Adult day care(c)(1)d. There existing building has an existing covered drop off on the south side of the building; however, the existing covered drop off does not serve the portion of the building intended for the adult day care area. Therefore, a new covered drop off is proposed further west. The covered drop off is likely to improve pedestrian safety by preventing slippery conditions on the pavement beneath it during rainy weather.

The Fire Department did not express any concerns or objections to the request.

3) Nuisance factors detrimental to adjacent and nearby properties and the City as a whole. Nuisance factors shall include but not necessarily be limited to noise, odor, smoke, glare, electrical interference and/or mechanical vibrations.

Staff comment: The adult day care use is proposed entirely within the existing office building on-site and is unlikely to produce any nuisance factors.

4) Adopted level of service for solid waste disposal, potable water, or wastewater shall not be exceeded.

1 *Staff comment: The Public Works and Engineering Departments did not express any*
2 *concerns or objections to the request.*

- 3 5) Screening and buffering with reference to type, dimensions and character.

4 *Staff comment: The subject property has a six (6) foot high chain-link fence and dense*
5 *vegetation along the south property line, near SR 405; therefore, the proposed drop-off*
6 *area is unlikely to be visible from the surrounding properties and nearby roadways.*
7 *According to the survey data, the existing parking spaces along the south property*
8 *boundary encroach into the required Type B buffer along the south property boundary.*
9 *The building was constructed in 1988 according to Brevard County Property appraiser's*
10 *Office Data, prior to the adoption of the current landscape yard standards. No impacts or*
11 *site work is proposed to the row of parking closest to the south property line. The applicant*
12 *is proposing to install the same number of plantings that are required under current code*
13 *in this existing, narrower space in order to avoid impacting more of the site than necessary.*

- 14 6) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect and
15 compatibility and harmony with properties in the district.

16 *Staff comment: The proposed hours of operation are between 8AM and 5PM. It is unlikely*
17 *there will be a need for additional lighting; however, should additional lighting be*
18 *requested, it will be reviewed for consistency with the Land Development Regulations*
19 *upon submittal. No unique signage or exterior lighting nuisances are anticipated to be*
20 *generated by the adult day care use.*

- 21 7) Hours of operation shall be consistent with surrounding properties.

22 *Staff comment: The applicant is proposing that the operating hours for the facility will be*
23 *from 8AM until 5PM, which is consistent with the existing St. Francis Reflections office*
24 *space within the same building. The adjacent convenience store operates 24 hours a day.*

- 25 8) Off street parking and loading area where required with particular attention to ingress and
26 egress.

27 *Staff comment: The existing site is consistent with the minimum parking requirements for*
28 *an adult day care outlined in Table 9.16.4 of the Technical Manual.*

- 29 9) Required yards and other open spaces.

30 *Staff comment: The subject property has a six (6) foot high chain link fence along the*
31 *south property line abutting SR 405. There are no changes proposed to the existing*
32 *buffers or vegetation along the north property line, adjacent to the single family homes*
33 *within Laurel Run at Meadow Ridge. The applicant has provided a landscape plan to*
34 *depict how they will comply with the landscape buffer requirements.*

- 35 10) General compatibility with adjacent properties and other properties in the district.

36 *Staff comment: The proposed adult day care use will be conducted entirely within an*
37 *existing office building that is approximately 43,000 square feet in size. The proposed*
38 *office hours are the same as those of the existing office use. The proposed modifications*
39 *to the existing site include adding a covered drop-off to the south side of the building,*
40 *which is furthest from the abutting residences to the north; adjusting the parking area to*

1 accommodate the proposed drop off; and water and sewer improvements. The proposed
2 use is compatible with the mix of surrounding land uses, which include commercial,
3 industrial, residential, and vacant parcels.

4 Utilizing the existing one-story commercial building maintains consistency in scale, height,
5 and floor area with nearby properties. No new stand-alone structures are proposed, and
6 the site layout is similar to other service-oriented uses in the area. The proposed adult day
7 care will support both residential and commercial activity without disrupting the
8 surrounding character.

9 11) Whether the proposed change is out of scale with the needs of the neighborhood or the City.

10 Staff comment: The applicant will be utilizing the existing one-story commercial structure
11 on the site, with minor exterior modifications to include a dedicated drop-off area and
12 handicapped parking spaces. The applicant is not proposing exterior modifications that
13 would alter the scale, height, or intensity of the development. The building's size and
14 layout are consistent with other nearby non-residential uses and is appropriate for the
15 surrounding mix of commercial, industrial, and residential properties. No change is
16 proposed which would make the use out of scale with the other uses in the area.

17 12) Special requirements set out in the schedule of district regulations for the particular use
18 involved.

19 Section 28-90, Adult day care, requires the following requirements for adult day cares located
20 in the Community Commercial (CC) zoning district:

- 21 a. Shall be required to proceed through the conditional use permit process when
22 located on a local street, or abutting property with a single-family zoning or use.

23 Staff comment: The applicant has made application for the required conditional
24 use permit.
25

- 26
27 b. Shall provide a landscape buffer in accordance with Chapter 31, Article III,
28 Division 10 on non-street property lines. Properties in the DMU zoning district
29 shall provide landscaping pursuant to Chapter 31, Article III, Division 10.

30
31 Staff comment: The landscape plan provided depicts how the applicant will meet
32 the required landscape buffers. Several plantings from within the buffer area are
33 no longer present and are proposed to be replaced to bring the site into
34 compliance. This plan will be reviewed by staff for compliance as part of the
35 improvements requested.
36

- 37 c. Shall set back all active recreation areas, such as basketball courts, tennis
38 courts, etc., a minimum of fifty (50) feet from any abutting residential zoning
39 district or residential use, except mixed residential-commercial uses.

40
41 Staff comment: The conceptual site plan provided does not depict any outdoor
42 active recreation areas. The conceptual plan
43

- 44 d. Shall provide a passenger drop-off zone adjacent to the facility providing clear
45 ingress and egress from parking and other areas.

1
2 *Staff comment: According to the conceptual site plan provided by the applicant, a*
3 *covered drop-off area will be added to the south side of the existing structure,*
4 *adjacent to Columbia Boulevard.*
5

6 **RECOMMENDATION**

7 Based on the above analysis, staff recommends approval of CUP No. 5-2025 to allow an adult
8 day care at 1250 Grumman Place, consistent with the approved concept plan.



Gateway to Nature & Space



APPLICATION FOR CONDITIONAL USE PERMIT

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

1. Project Information	Project Name ST. FRANCIS REFLECTIONS PACE CENTER	Property Address/Location Description 1250 GRUMMAN PLACE, TITUSVILLE, FL 32780	
2. Applicant/ Owner	Name of Applicant/Contact ERIN TRAUGER WITH TRAUGER CONSULTING ENGINEERS INC.	Name of Owner JOSEPH KILLIAN WITH HOSPICE OF ST. FRANCIS, INC.	
	Street Address 2210 FRONT STREET STE 204	Street Address 1250-B GRUMMAN PLACE	
	City State Zip MELBOURNE FL 32901	City State Zip TITUSVILLE FL 32780	
	Telephone # 321-652-5316 Fax # NA	Telephone # 321-269-4240 Fax # NA	
	E-Mail Address ERIN.TRAUGER@GMAIL.COM	E-Mail Address JKILLAN@REFLECTIONSLSC.ORG	
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other		
4. Parcel ID	22-35-33-OF-*-1	Tax Acct.	2217363
5. Site Size (Attach Legal Description)	Acres: 9.85 Square Feet: 429384		
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.: SUBJECT SITE: COMMUNITY COMMERCIAL (CC) NORTH: OPEN SPACE AND RECREATION (OR) AND SINGLE FAMILY, MEDIUM DENSITY (R-1B) SOUTH: ON SOUTH SIDE OF SR 405 PULIC(P) AND PLANNED DEVELOPMENT (PID) EAST: HOSPITAL MEDICAL (HM) AND COMMUNITY COMMERCIAL (CM) WEST: OPEN SPACE AND RECREATION (OR)		
7. Current Designation	Future Land Use: COMMERCIAL HIGH INTENSITY (CHI)	Zoning: COMMUNITY COMMERCIAL (CC)	

8. Building Status	Existing Building(s) on the site? 41611 SF EXISTING OFFICE BUILDING	New Buildings Proposed? NA
9. Operating Schedule	(Hours of operation, size of operation) 8 AM TO 5 PM	
10. Note any previous CUPs on the site	NONE	
11. Check other applications submitted	Conditional Use ☒ Vacation of Easement ☐ Vacation of Right of Way ☐ Site Plan ☒	Master Plan Approval ☐ Rezoning ☐ Subdivision/Plat ☐ Other: BUILDING PERMIT
12. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) THE SCOPE OF THIS PROJECT INCLUDES BOTH INTERIOR AND EXTERIOR IMPROVEMENTS. INSIDE THE BUILDING IMPROVEMENTS INCLUDE RENOVATING A PORTION OF THE EXISTING 43,940 SF ST. FRANCIS REFLECTIONS OFFICE BUILDING SPACE. THE NEW 19,950 SF SPACE IS PROPOSED TO PROVIDE SERVICES FOR A NEW PACE ADULT DAY CARE FACILITY. THE SERVICES ARE ANTICIPATED TO PROVIDE BOTH RECREATIONAL AND MEDICAL ACTIVITY SUPPORT. AN AREA OF 23,990 SF OFFICE SPACE WILL REMAIN UNCHANGED. EXTERIOR IMPROVEMENTS INCLUDE THE ADDITION OF A COVERED DROP OFF AREA, MODIFICATIONS TO THE PARKING AREA ADJACENT TO THE NEW DROP OFF AND WATER/SEWER UPDATES TO SUPPORT THE NEW ADULT DAYCARE SERVICES.	

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

ACKNOWLEDGEMENT

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

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*)

Erin Trauger

Digitally signed by Erin Trauger
DN: CN=Erin Trauger,
dnQualifier=A01410D000001881102CB5100037901,
O=Trauger Consulting Engineers Inc., C=US
Date: 2025.04.12 05:01:42-04'00'

(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: _____

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 7)

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

1.	Complete Application and Fees	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures)	☒
6.	Conceptual Site Plan (minimum 24" x 36") in hardcopy or electronic in PDF format.	☒
7.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
8.	Pre-Application Meeting Date: Staff in Attendance:	☒
9.	Completed Concurrency Application	☒

THE CONCEPTUAL PLAN SHALL INCLUDE THE FOLLOWING:

(Development Review Procedures Manual Section 7)

1.	All property lines and easements	☒
2.	The general location and size of all existing and proposed structures and parking areas.	☒
3.	All required landscaping, buffering, or screening.	☒
4.	General location of ingress and egress to the property	☒



CONCURRENCY

City of Titusville Preliminary Concurrency Assessment

Project Name: ST. FRANCIS REFLECTIONS PACE CENTER
Project Location: 1250 GRUMMAN PLACE, TITUSVILLE, FL 32780
Submitted By: Erin Trauger Date: 3-28-2025
Company Name: Trauger Consulting Engineers Email: erin.trauger@Gmail.com

Concurrency Assessment Requirements

1. Project Developer/Engineer: Erin Trauger
Address: 2210 Front Street, Suite 204

City: MELBOURNE State: FL Zip: 32901
Email: erin.trauger@Gmail.com Phone: 321-652-5316 Fax: _____

2. Property Owner: JOSEPH KILLIAN WITH HOSPICE OF ST. FRANCIS, INC.

Address: 2210 Front Street, Suite 204

City: TITUSVILLE State: FL Zip: 32780
Email: JKILLIAN@REFLECTIONSLSC.ORG Phone: 321-269-4240 Fax: _____

3. Size of proposed development (acres): 9.85

4. Parcel ID Number: 22-35-33-OF-*-1

5. Tax Account Number: 2217363

6. Name of Primary Access Point(s): The primary access point is an existing driveway (Grumman Place) that will continue to be used. No new access points are proposed.

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

8. Are there any existing structures or improvements on the site.

Yes: ☒ No: ☐

If yes please describe: INSIDE THE BUIDLING IMPROVEMENTS INCLUDE RENOVATING A PORTION

OF THE EXISTING 43,940 SF ST. FRANCIS REFLECTIONS OFFICE BUILDING SPACE. THE NEW 19,950 SF SPACE IS PROPOSED TO PROVIDE SERVICES FOR A NEW PACE ADULT DAY CARE FACILITY. THE SERVICES ARE ANTICIPATED TO PROVIDE BOTH RECREATIONAL AND MEDICAL ACTIVITY SUPPORT. AN AREA OF 23,990 SF OFFICE SPACE WILL REMAIN UNCHANGED.

9. Proposed Use(s):

Residential Uses

☐ Single Family

Number of Lots: _____

☐ Multi-family

Number of Units: _____

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

Non-Residential Use

Use: Adult Day Care

Area: 19,950 (ft²)

Use: Office Space

Area: 23,990 (ft²)

Use: _____

Area: _____ (ft²)

Use: _____

Area: _____ (ft²)

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

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

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

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

BREVARD COUNTY ST. FRANCIS REFLECTIONS CUP

TITUSVILLE, FLORIDA

DATE:

MARCH 24, 2025

PREPARED FOR:

HOSPICE OF ST. FRANCIS, INC.

SITE INFORMATION:

GENERAL STATEMENT

THIS PROJECT CONSISTS OF THE ADDITION OF A COVERED DROP OFF/PICK UP AREA ALONG WITH SIDEWALK AND MODIFIED PARKING IN THE ADJACENT AREA. THE EXISTING 43,940 SF BUILDING WILL BE RENOVATED TO INCLUDE A NEW PACE FACILITY FOR ADULT CARE IN 19,950 SF OF THE BUILDING WHILE AN AREA OF 23,990 WILL REMAIN OFFICE SPACE. IMPERVIOUS SURFACE VALUES ARE DECREASED AS PART OF THIS PROJECT SO NO NEW SITE STORMWATER IS PROVIDED. UTILITIES WILL BE PROVIDED BY THE EXISTING INFRASTRUCTURE AS WILL FIRE SUPPRESSION AND REFUSE SUPPORT.

CONTACT INFORMATION

OWNER HOSPICE OF ST. FRANCIS, INC. 1250-B GRUMMAN PLACE TITUSVILLE, FL 32780 TEL: 321-269-4240 E-MAIL: JKILLAN@REFLECTIONSLSC.ORG	CIVIL ENGINEER: TRAUGER CONSULTING ENGINEERS, INC. ERIN TRAUGER 2210 FRONT STREET STE #204 MELBOURNE, FL 32901 TEL: 321-652-5316 E-MAIL: ERIN.TRAUGER@GMAIL.COM
--	---

SURVEYOR: BRIEL & ASSOCIATES LAND SURVEYING, INC. ROBERT BRIEL 1790 HIGHWAY A1A SATELLITE BEACH, FL 32937 TEL: 321-773-7775	ARCHITECT: J. TRAVIS KERR ARCHITECTURE, LLC J. TRAVIS KERR 297 HWY A1A, #314 SATELLITE BEACH, FL 32937 TEL: 321-626-6427
--	---

SITE DATA

TOTAL LOT ACREAGE: 9.85 ACRES	TOWNSHIP: 22
FUTURE LAND USE: COMMERCIAL-HIGH INTENSITY	RANGE: 35
ZONING CLASSIFICATION: CC - COMMUNITY COMMERCIAL	SECTION: 33
FIRM #12009C02155G (3-17-2014) FLOOD ZONE 'X' AND 'A'	
PARCEL ID: 22-35-33-OF-*1	
TAX ACCOUNT NUMBER: 2217363	
EXISTING ADDRESS: 1250 GRUMMAN PLACE, TITUSVILLE, FL 32780	

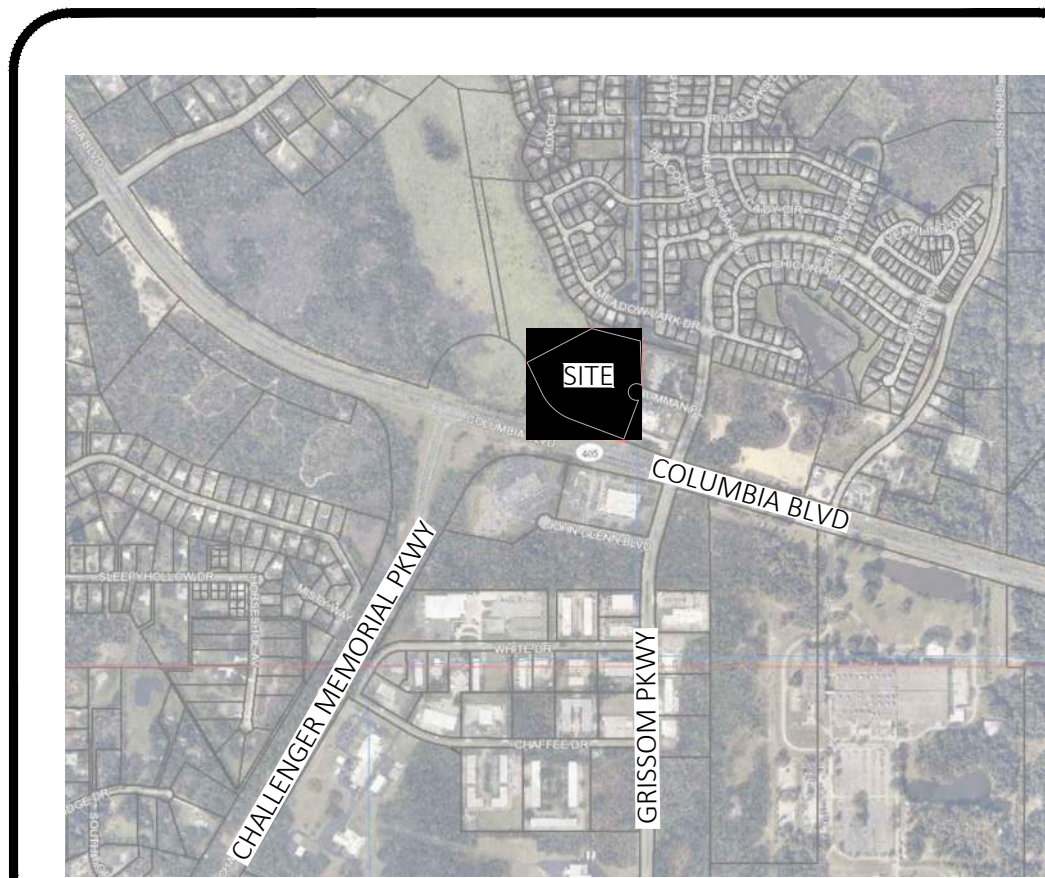
PARKING SPACE CALCULATIONS:

PACE STAFF NUMBERS	COUNT
DIRECTOR LEVEL STAFF	7
MANAGEMENT STAFF	5
MEDICAL STAFF	15
HEALTH PROFESSIONALS	15
SUPPORT STAFF	55
TOTAL EMPLOYEE PARKING	97 SPACES

PACE CUSTOMER NUMBERS	COUNT
CUSTOMERS THAT DRIVE	5
CUSTOMER FAMILY THAT DROPS OFF	5
TOTAL CUSTOMER PARKING	10 SPACES

REMAINING OFFICE SPACE OUTSIDE OF PACE RENOVATION AREA: 23,990 SF
PARKING FOR REMAINING OFFICE SPACE IS 1 SPACE PER 300 SF = 80 SPACES

TOTAL PARKING REQUIRED = 97+10+80 = 187 SPACES
TOTAL PARKING PROVIDED = 189 SPACES



VICINITY MAP
NTS

LEGAL DESCRIPTION:

DESCRIPTION PER OFFICIAL RECORDS BOOK 5284, PAGE 1678

PARCEL 2A

A PORTION OF LOT 2, MEADOWRIDGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 68, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGIN AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF A 110.00 FOOT WIDE FLORIDA POWER & LIGHT EASEMENT, AS RECORDED IN O.R.B. BOOK 1086, PAGE 686, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE EAST LINE OF SAID SECTION 33, AS SHOWN ON THE AFORESAID PLAT, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE S. 00°12'12" E., ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 319.82 FEET TO THE POINT-OF-CURVATURE OF A 60.00 FOOT RADIUS CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A TANGENT BEARING OF N. 49°25'25" W.; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST LINE OF LOT 2, THROUGH A CENTRAL ANGLE OF 78°15'10" A DISTANCE OF 81.95 FEET; THENCE N. 86°59'37" W. A DISTANCE OF 46.83 FEET; THENCE N. 25°45'29" W. A DISTANCE OF 80.71 FEET; THENCE S. 64°14'31" W. A DISTANCE OF 80.00 FEET; THENCE N. 25°45'29" W. A DISTANCE OF 150.66 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT 2; THENCE N. 64°14'31" E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 326.36 FEET TO THE POINT-OF-BEGINNING.

PARCEL 2B

A PORTION OF LOT 2, MEADOWRIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 68, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF A 110.00 FOOT WIDE FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN O.R.B. BOOK 1086, PAGE 686, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE EAST LINE OF SAID SECTION 33, AS SHOWN ON THE AFORESAID PLAT, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE S. 00°12'12" E., ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 319.82 FEET TO THE POINT-OF-CURVATURE OF A 60.00 FOOT RADIUS CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A TANGENT BEARING OF N. 49°25'25" W.; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST LINE OF LOT 2, THROUGH A CENTRAL ANGLE OF 78°15'10" A DISTANCE OF 81.95 FEET; THENCE N. 86°59'37" W. A DISTANCE OF 46.83 FEET; THENCE N. 25°45'29" W. A DISTANCE OF 80.71 FEET; THENCE S. 64°14'31" W. A DISTANCE OF 80.00 FEET; THENCE N. 25°45'29" W. A DISTANCE OF 150.66 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT 2; THENCE N. 64°14'31" E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 326.36 FEET TO THE POINT-OF-BEGINNING.

UNPLATTED PARCEL

THE PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SISSON ROAD (A 50-FOOT RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 405; THENCE N. 73°49'45" W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1236.23 FEET; THENCE N. 67°31'03" W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 755.15 FEET TO THE POINT-OF-CURVATURE OF A 377.46 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; NORTHWESTERLY, ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°45'13", AN ARC DISTANCE OF 288.25 FEET TO A POINT-OF-TANGENCY, SAID POINT BEING THE POINT-OF-BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE N. 23°43'20" W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 212.33 FEET TO THE POINT-OF-CURVATURE OF A 320.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; NORTHWESTERLY, ALONG AN ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04°50'40", AN ARC DISTANCE OF 27.89 FEET; THENCE N. 64°14'31" E., A DISTANCE OF 524.74 FEET; THENCE S. 73°49'45" E., A DISTANCE OF 359.29 FEET TO THE NORTHERLY CORNER OF LOT 2, MEADOWRIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 68, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S. 64°14'31" W. ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 799.36 FEET TO THE POINT-OF-BEGINNING.

NOTES: THERE IS A SCRIVENER'S ERROR IN LINE 11 OF THE RECORDED PARCEL 2B DESCRIPTION," N. 06°59'37" W." SHOULD READ "N. 86°59'37" W."

THERE IS A SCRIVENER'S ERROR IN LINE 6 OF THE RECORDED UNPLATTED PARCEL DESCRIPTION, "TILE" SHOULD READ "THE".

INDEX OF DRAWINGS:

DRAWING NO.	DESCRIPTION
C-1	COVER SHEET
C-2	EXISTING CONDITION AND DEMO PLAN
C-3	OVERALL CUP SITE PLAN
C-4	ENLARGED COVERED DROP OFF PLAN

LEGEND (ALL DRAWINGS)

DESCRIPTION

PROPERTY LINE

PROJECT AREA BOUNDARY

PROPOSED BUILDING (APPROXIMATE)

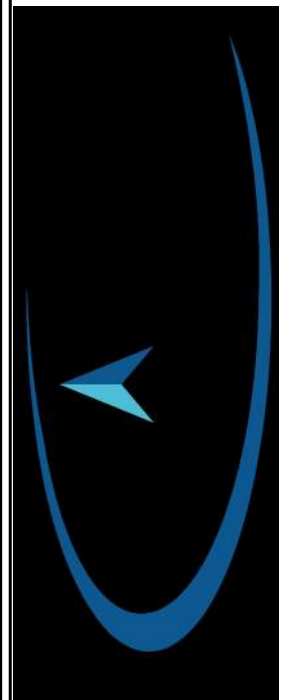
DEMOLITION

MILL AND RE-SURFACE/SEAL COAT

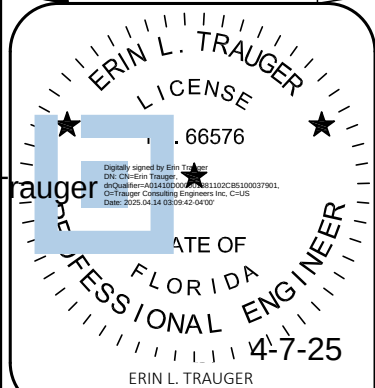
PROPOSED ASPHALTIC RESURFACE

CONCRETE SIDEWALK

REV#	DATE	REVISION



ST. FRANCIS REFLECTIONS
PACE CENTER
TITUSVILLE, FLORIDA
CUP COVER SHEET



DATE: 10-21-2024
TOWNSHIP: 22
RANGE: 35
SECTION: 33
SCALE: NTS
DRAWING NO. C-1
PROJECT: 24-PRE
DRAWN BY: TLW



KNOW WHAT'S
BELOW ALWAYS
CALL 811 BEFORE
YOU DIG
It's fast. It's free, it's the law.
Call 811 two business
days before digging

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BY ERIN TRAUGER, PE ON THE DATE AND/OR TIME STAMP SHOWN
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT
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MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



SURVEYOR'S NOTES:

- NOTES:
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SET FORTH IN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO. 11827428, CLIENT REFERENCE NO. 28-27-0108, DATED 6/12/2024. SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED BY THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SEE TITLE NOTES BELOW.
 - ALL BOUNDARY BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS NOTED OTHERWISE.
 - MEASURED BEARINGS AND FILE COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA. DATUM IS NAD 83(2011) AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION "FLORIDA PERMANENT REFERENCE NETWORK", AND REFERENCED TO MONUMENT "70 92 GPS 19" PER NATIONAL GEODETIC SURVEY PID AK7495, RESULTING IN A BEARING OF N73°46'33"W ALONG THE CENTERLINE OF STATE ROAD 405.
 - TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE MEASURED PERPENDICULAR TO THE ASSOCIATED PROPERTY LINES.
 - - DENOTES 1/2" IRON REBAR WITH CAP (BRIEL LB 3869) UNLESS OTHERWISE NOTED.
 - - DENOTES 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "BRIEL LB 3869".
 - - DENOTES NAIL & DISK STAMPED "BRIEL LB 3869" UNLESS NOTED OTHERWISE.
 - LOCATED IN ZONES X AND A (NO FEMA DETERMINED BASE FLOOD ELEVATION) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 12009C0215G, DATED MARCH 17, 2014, COMMUNITY 125152. FIRM INDEX DATE JANUARY 29, 2021. THERE IS A COMMUNITY DETERMINED BASE FLOOD ELEVATION OF 19.7 FEET NAVD 88 FOR ZONE A. THIS ELEVATION WAS PROVIDED BY THE CITY OF TITUSVILLE FLOOD PLAIN ADMINISTRATOR.
 - THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND IMPROVEMENTS, EXCEPT AS SHOWN.
 - ANY UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, VISIBLE EVIDENCE. THIS SURVEY HAS MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES OR DRAINAGE.
 - SUBJECT PARCEL IS LOCATED IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS MEASURED IN FEET AND DECIMALS THEREOF. DATUM DERIVED FROM BREVARD COUNTY SURVEY AND MAPPING DEPARTMENT BENCHMARKS "C5A21" AND C5A22.
 - CERTAIN FEATURES DEPICTED HEREON HAVE NOT BEEN DRAWN TO SCALE DUE TO SCALE LIMITATIONS. THEY ARE PLOTTED TO THE CENTER OF THE FEATURE.
- TITLE NOTES:
- SUBJECT TO EASEMENTS AND OTHER MATTERS PER PLAT OF MEADOWRIDGE RECORDED IN PLAT BOOK 34, PAGE 68.
 - PARCEL 2A AND PARCEL 2B ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEADOWRIDGE RECORDED IN OFFICIAL RECORDS BOOK 2913, PAGE 1785; AMENDED BY FIRST SUPPLEMENT RECORDED IN OFFICIAL RECORDS BOOK 3009, PAGE 3151; SECOND SUPPLEMENT RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 546 AND AMENDED IN OFFICIAL RECORDS BOOK 3720, PAGE 3655 AND IN OFFICIAL RECORDS BOOK 3908, PAGE 2134 AND ASSIGNMENT AND ASSUMPTION RECORDED IN OFFICIAL RECORDS BOOK 4190, PAGE 1132; FIFTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5406, PAGE 5293, AMENDED IN OFFICIAL RECORDS BOOK 5560, PAGE 4421 AND OFFICIAL RECORDS BOOK 9578, PAGE 2764.
 - DRAINAGE EASEMENT PER OFFICIAL RECORDS BOOK 4702, PAGE 927 PLOTTED.
 - ARTICLES OF INCORPORATION FOR MEADOWRIDGE/SOUTH ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 2913, PAGE 1883.
 - THE PARCEL IS SUBJECT TO A WATER LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2985, PAGE 332. THE SKETCH DEPICTING THE LOCATION OF THE EASEMENT IS ILLEGIBLE.
 - NOT SURVEY RELATED.
 - NOT SURVEY RELATED.

EXISTING CONDITIONS AND DEMOLITION PLAN

CIVIL DEMO NOTES:

- SAWCUT AND REMOVE SIDEWALK IN AREA OF IMPROVEMENTS TO PROVIDE FOR NEXT PARKING AND COVERED DROP OFF AREA.
- SAWCUT AND REMOVE CURB IN AREA OF IMPROVEMENTS TO PROVIDE FOR NEXT PARKING AND COVERED DROP OFF AREA.
- SAWCUT AND REMOVE ASPHALT IN AREA OF IMPROVEMENTS CONTRACTOR TO COORDINATE FIELD TESTING WITH GEOTECHNICAL ENGINEER TO CONFIRM FULL DEPTH BASE CAN BE REUSED IN AREAS OF NEW ASPHALT LOCATIONS. IN AREAS THAT NO NEW ASPHALT IS PROPOSED REMOVE FULL DEPTH BASE AND REPLACE WITH CLEAN FILL AND SOD PER LANDSCAPE ARCHITECTURAL PLAN.
- SAWCUT AND REMOVE EXISTING CURB IN AREA OF TREE FOR REPLACEMENT. LOCATION OF CURB TO BE IN SAME LOCATION TO MINIMIZE IMPACT TO ADJACENT EXISTING TREE BUT ADJACENT PAVEMENT EDGE OF PAVEMENT ELEVATIONS WILL BE SLIGHTLY RAISED. CONTRACTOR TO PROCEED WITH CARE AND CONSULT WITH SHLA PRIOR TO CONSTRUCTION FOR GUIDANCE ON CONSTRUCTION.
- PROTECT AND MAINTAIN EXISTING TREES. SEE LANDSCAPE PLAN FOR MORE DETAILS.
- PROTECT AND MAINTAIN EXISTING FIRE HYDRANT. PROVIDED ADDED RISER AS NEEDED FOR NEW CONSTRUCTION.



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Call 811 two business days before digging

REV#	DATE	REVISION

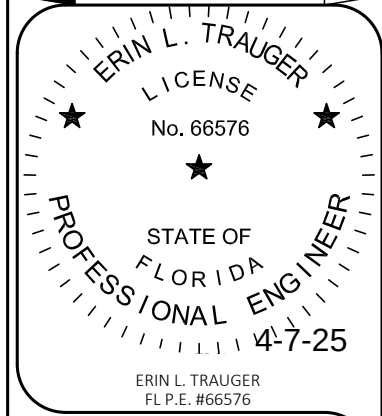


TRAUGER
CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
Erin.Trauger@gmail.com O)321.372.3060 C)321.652.5316

ST. FRANCIS REFLECTIONS
PACE CENTER
TITUSVILLE, FLORIDA

EXISTING CONDITIONS
AND DEMOLITION PLAN



ERIN L. TRAUGER
FL P.E. #66576

DATE:	10-21-2024
TOWNSHIP:	22
RANGE:	35
SECTION:	33
SCALE:	1"=30'
DRAWING NO.	C-2
PROJECT:	24-PRE
DRAWN BY:	TLW

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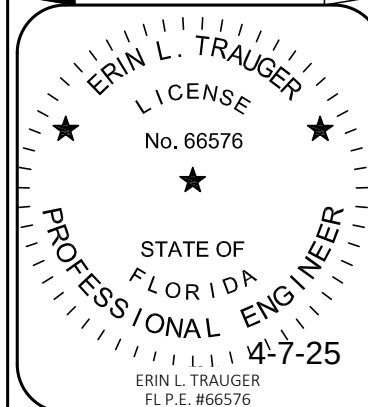
OVERALL SETBACK DIMENSION PLAN

1"=40'



ST. FRANCIS REFLECTIONS
PACE CENTER
TITUSVILLE, FLORIDA

OVERALL SETBACK DIMENSION PLAN



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DATE: 10-21-2024
TOWNSHIP: 22
RANGE: 35
SECTION: 33
SCALE: 1"=40'
DRAWING NO. C-3

PROJECT: 24-PRE
DRAWN BY: TLW



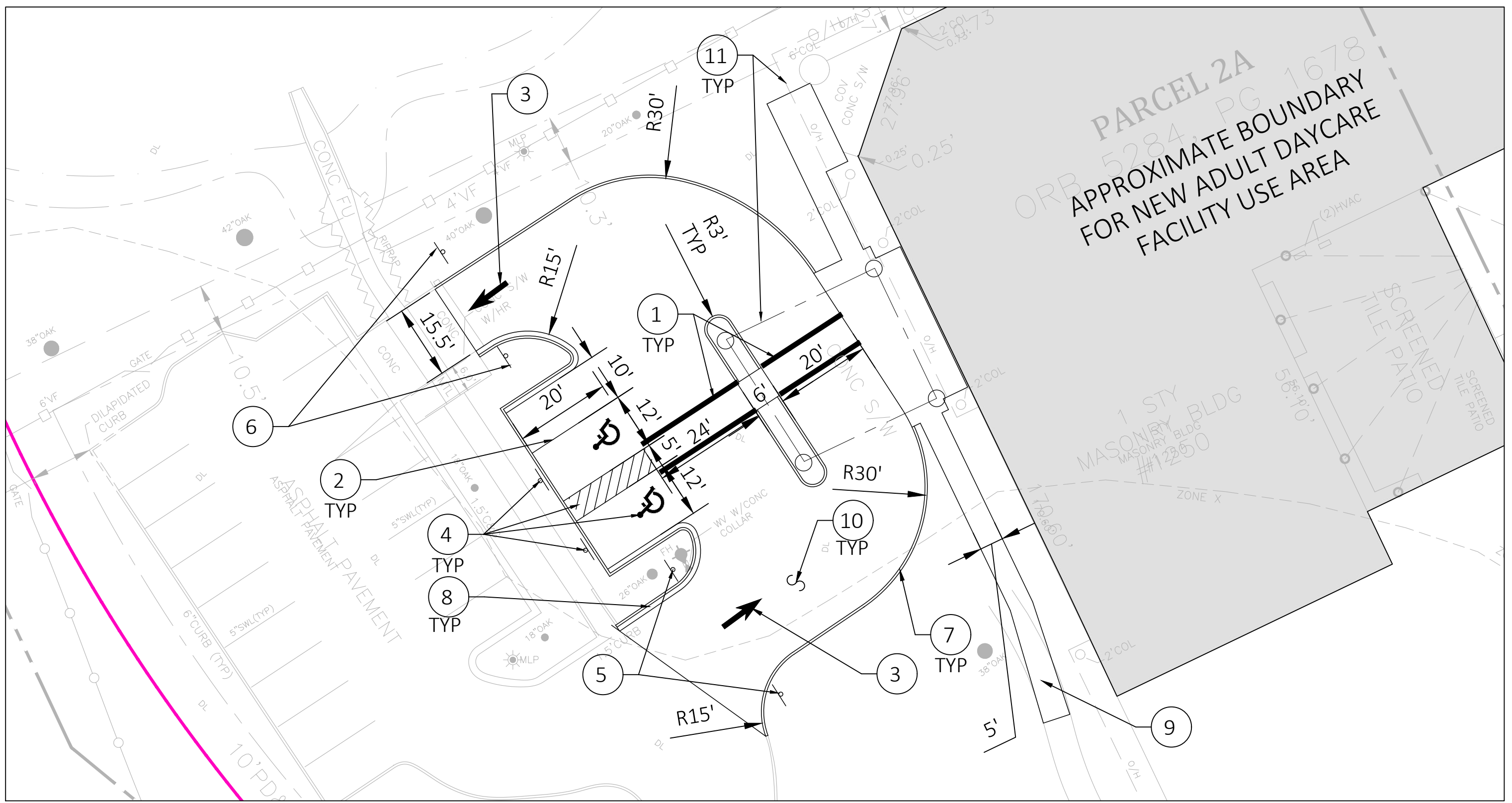
2210 FRONT STREET STE 204, MELBOURNE, FL 32901
Erin.Trauger@gmail.com (321) 372-3060 (321) 652-5316

REV#	DATE	REVISION

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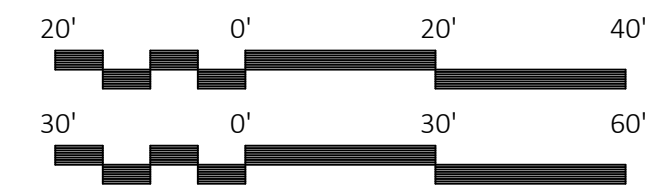


SITE AND DIMENSION PLAN



SITE AND DIMENSION PLAN

- CIVIL SITE NOTES:
1. PROVIDE PAINTED WHITE 12" PARALLEL CROSSWALK STRIPING PER FDOT INDEX NO. 711-001 AND STOP SIGN PER MUTCD R1-1 AND FDOT INDEX NO. 711-001.
 2. PROVIDE 4" WIDE WHITE PAINTED STRIPE ON-SITE PER FDOT INDEX NO. 711-001.
 3. PROVIDE PAINTED WHITE DIRECTIONAL ARROWS PER FDOT INDEX NO. 711-001.
 4. PROVIDE HANDICAP PARKING SPACE AND STRIPING PER FDOT INDEX NO. 711-001.
 5. PROVIDE 'BEGIN ONE WAY' SIGN PER MUTCD R6-6.
 6. PROVIDE 'DO NOT ENTER' SIGN PER MUTCD R5-1.
 7. PROVIDE FDOT TYPE 'D' CURB PER FDOT INDEX NO. 520-001.
 8. PROVIDE 1.5' MODIFIED FDOT TYPE 'F' CURB PER FDOT INDEX NO. 520-001.
 9. PROVIDE CONCRETE SIDEWALK.
 10. PROVIDE ASPHALTIC PAVEMENT. SEE TYPICAL DETAILS.
 11. OVERHANG PER ARCHITECTURAL DRAWINGS.



TRAUGER
CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
Erin.Trauger@gmail.com OJ321.373.3060 CJ 321.652.5316

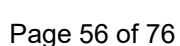
ST. FRANCIS REFLECTIONS
PACE CENTER
TITUSVILLE, FLORIDA

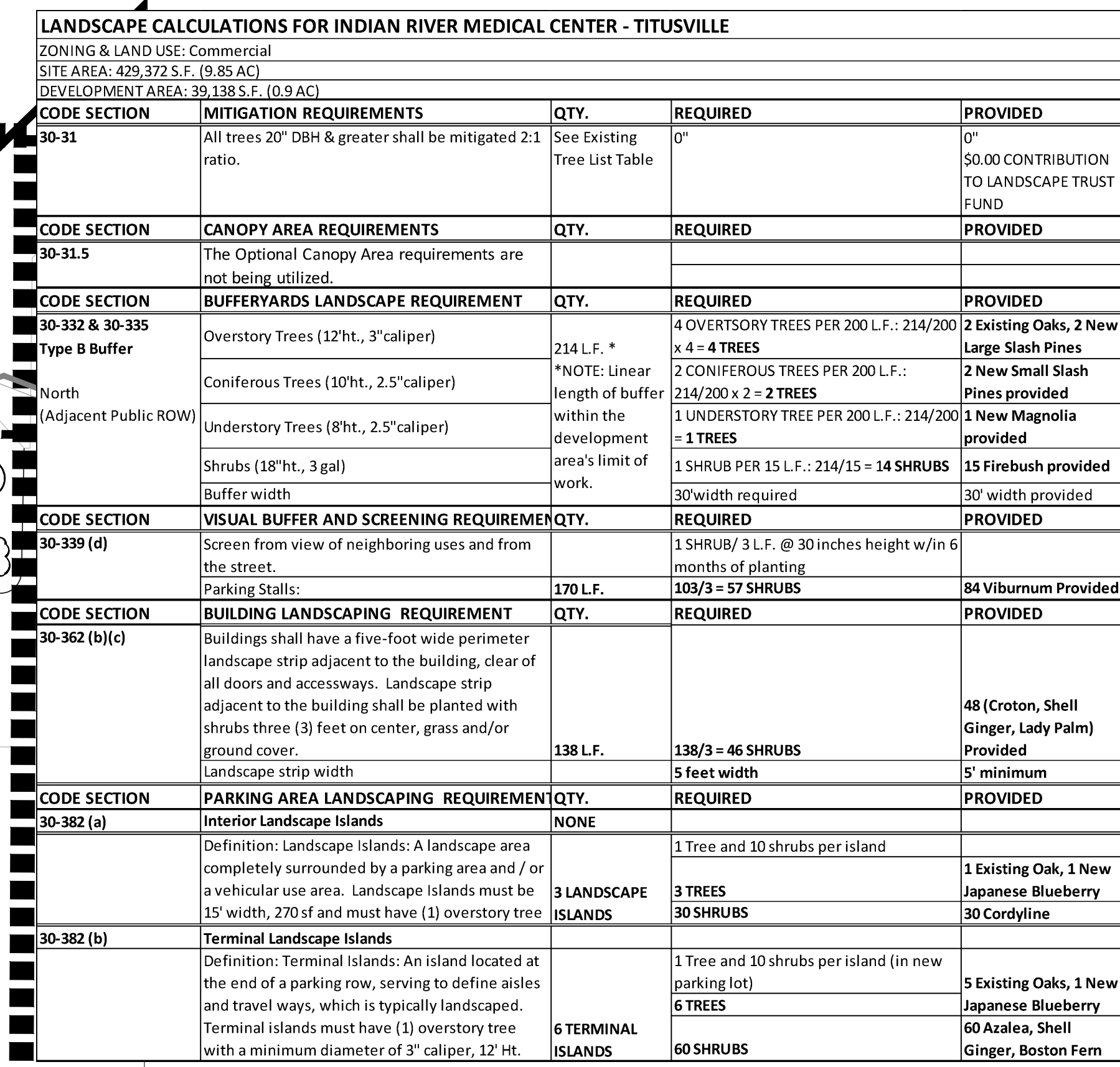
SITE AND DIMENSION PLAN

ERIN L. TRAUGER
LICENSE
No. 66576
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL P.E. #66576

DATE: 10-21-2024
TOWNSHIP: 22
RANGE: 35
SECTION: 33
SCALE: PER PLAN
DRAWING NO.
C-4
PROJECT: 24-PRE
DRAWN BY: TLW

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, P.E. 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.





St. Francis Drop Off - Plant List						
PLANT MATERIAL						
TREES & PALMS						
QTY	CODE	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPECIFICATIONS	SPACING
2	ED	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	65G	12ht. x 4.5spd. 3" cal [Code Required - Parking]	As shown
1	MG	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia 'Little Gem'	45G	8ht. x 3.5pd. 2.5" cal [Code Required - Understory]	As shown
1	PE-L	<i>Pinus elliptica</i> 'Densa'	Slash Pine 'Densa'	FG	12ht. x 4.5spd. 3" cal [Code Required - Overstory]	As shown
2	PE-S	<i>Pinus elliptica</i> 'Densa'	Slash Pine 'Densa'	FG	10ht. x 3.5spd. 2.5" cal [Code Required - Conifer]	As shown

SHRUBS & GROUNDCOVERS						
QTY	CODE	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPECIFICATIONS	SPACING
47	ALZ	<i>Alpinia zerumbet 'Variegata'</i>	Variegated Shell Ginger	7g	18"ht. x 18"spd. [Code Required]	36" oc
7	CBM	<i>Cordyline fruticosa 'Black Magic'</i>	Cordyline 'Black Magic'	3g	18"ht. x 18" spd. [Code Required]	As shown
9	COR	<i>Cordyline fruticosa 'Boleo'</i>	Cordyline 'Boleo'	3g	18"ht. x 18" spd. [Code Required]	As shown
63	FGI	<i>Ficus microcarpa 'Green Island'</i>	Ficus 'Green Island'	3g	10"ht. x 10" spd.	18" oc
15	HAP	<i>Hamelia patens 'compacta'</i>	Dwarf Firebush	3g	18"ht. x 18" spd. [Code Required]	36" oc
50	NIB	<i>Nephrolepis avallata</i>	Boston Fern	3g	12"ht. full	24" oc
30	NEM	<i>Nephrolepis falcatifolia</i>	Macho Fern	3g	18"ht. x 18" spd. [Code Required]	As shown
5	RHA	<i>Rhapis excelsa</i>	Lady Palm	7g	36"ht. x 24" spd. [Code Required]	As shown
40	RHO	<i>Rhododendron 'Purple Formosa'</i>	Azalea 'Purple Formosa'	3g	18"ht. x 18" spd. [Code Required]	36" oc
84	VIB	<i>Viburnum obovatum</i>	Walter's Viburnum	3g	24"ht. x 20" spd. [Code Required]	36" oc
58	SCT	<i>Schefflera arboricola 'Variegata'</i>	Variegated Arboricola	3g	18"ht. x 18" spd. [Code Required]	36" oc

MISCELLANEOUS LANDSCAPE ITEMS		
1	Allow	Site Preparation - The General Contractor shall provide the rough grade, the Landscape Contractor shall provide the fine grading as specified in the
4,100	SF	Sod - St. Augustine/Florham; Repair existing sod as necessary; <i>Landscape Contractor to field-verify amount needed</i> ; An additional 15% has been
25	CY	Planting Mix - 33% Clean Sharp Sand, 33% Florida Peat, 33% Well-rotted Wood Chips/Compost
54	CY	Mulch - - Good Brown Mulch from Florida Mulch
1	Allow	Irrigation System (Field connect to Existing Automatic System with Timer and Rain Sensor providing 100% coverage)
Bracing, Guying, Staking & Fertilizing is to be included in the unit price for installed plant material;		

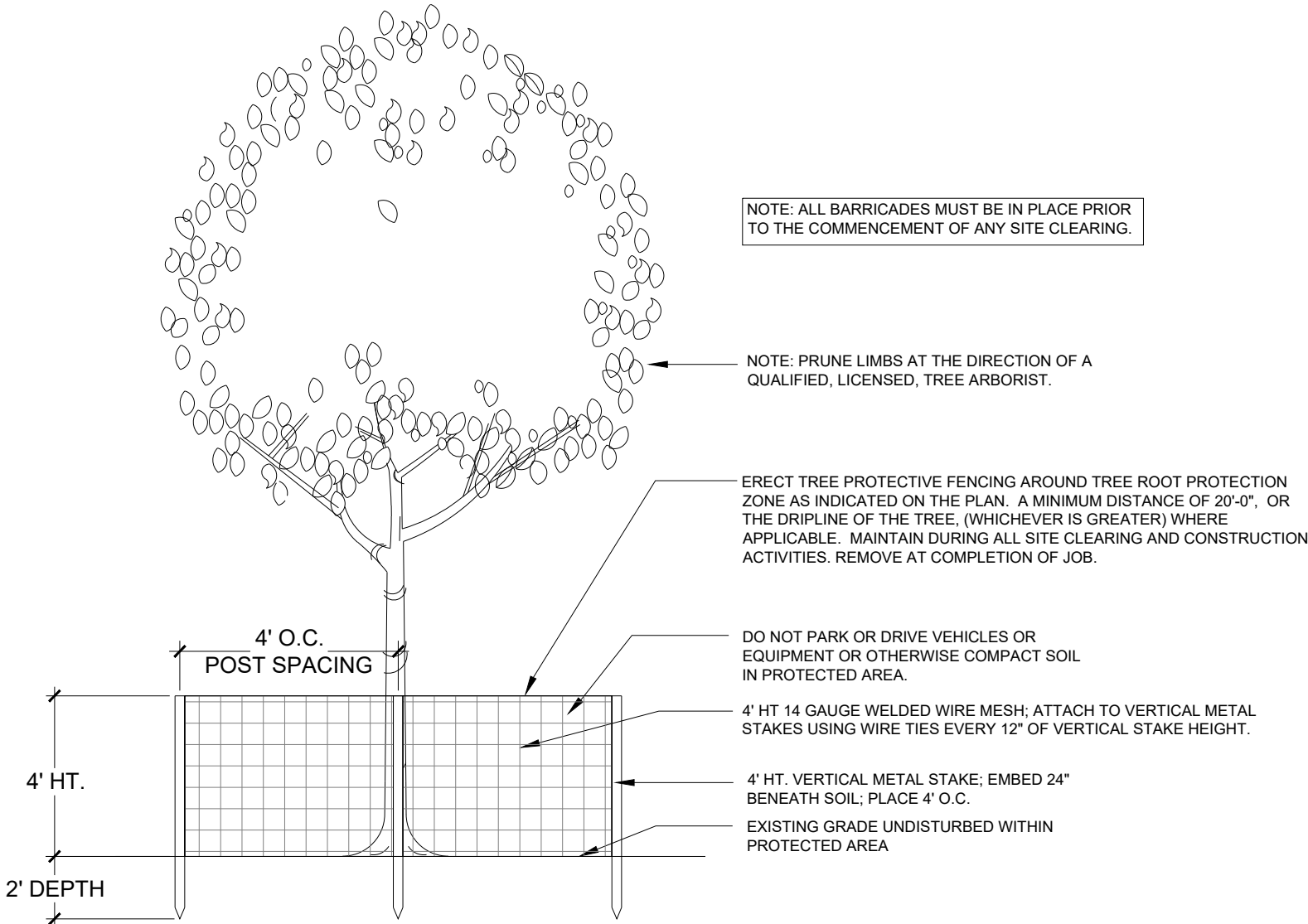
Susan Hall, ASLA
LANDSCAPE ARCHITECTURE
LC26000357
244 MCLEOD STREET
MERRITT ISLAND, FL 32953
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www.hall-la.com

St. Francis - Improved Drop Off
1250 GRUMMAN PLACE
TITUSVILLE, FLORIDA

SHEET TITLE	
LANDSCAPE PLAN	
DATE 03-19-25	
DESIGN S.H.	
DRAWN M.M.	
SCALE 1" = 10' - 0"	
REVISIONS	
SEAL  03-19-25	
L-2	4
SHEET	OF

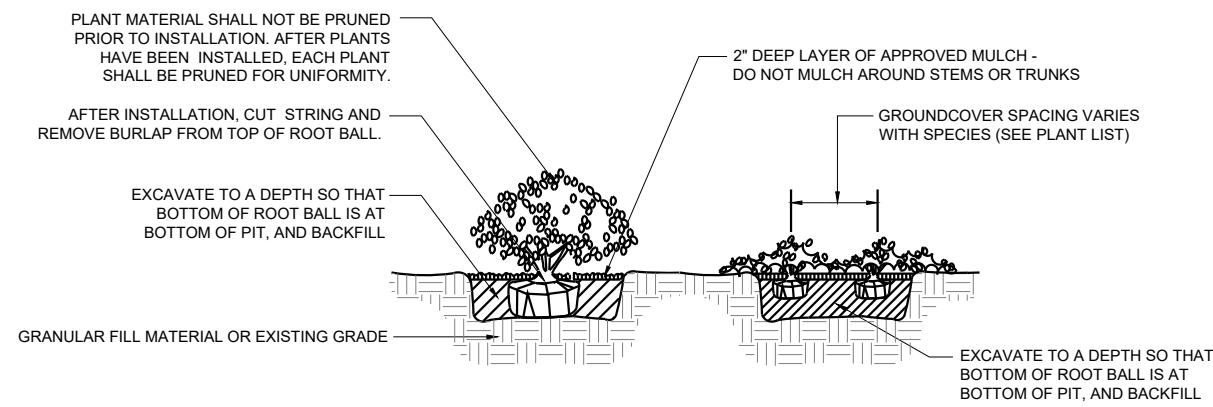
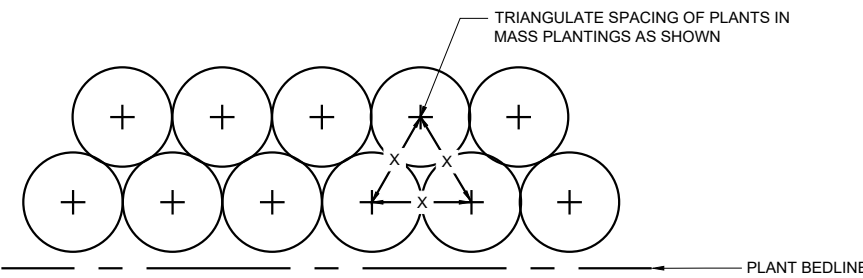
CITY OF TITUSVILLE NOTES:

- a. PER SECTION 30-303 (A)(4), ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PRACTICE (INCLUDING MULCHED AREAS AROUND APPROPRIATE SPECIES SO AS TO PROTECT AND PRESENT A FINISHED APPEARANCE) WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. A QUALIFIED REPRESENTATIVE OF THE CITY OF TITUSVILLE OR DESIGNATED QUALIFIED AGENT SHALL INSPECT ALL LANDSCAPING AND NO CERTIFICATES OF OCCUPANCY OR SIMILAR AUTHORIZATION WILL BE ISSUED UNLESS THE LANDSCAPING MEETS THE REQUIREMENTS PROVIDED HEREIN.
- b. PER SEC. 30-304(A), THE HEALTH AND VIABILITY OF ALL REQUIRED LANDSCAPE MATERIALS ON THE SITE, WHETHER PRESERVED OR NEWLY PLANTED, MUST BE MAINTAINED THROUGH PROPER CARE OR REPLACEMENT IN PERPETUITY AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, CERTIFICATE OF COMPLETION, OR RESTORATION AS MAY BE REQUIRED TO RESOLVE A CODE VIOLATION.
- c. PER SECTION 30-305 (A), ANY PERSON OWNING OR OCCUPYING THE SITE SHALL HAVE THE CONTINUING DUTY AND OBLIGATION TO MAINTAIN OR CAUSE THE MAINTENANCE OF ALL LANDSCAPING REQUIRED PURSUANT TO THIS ARTICLE BY THE APPROVED SITE PLAN, LANDSCAPE PLAN, OR THIS CODE IN COMPLIANCE WITH THE FOLLOWING MINIMUM MAINTENANCE STANDARDS: (1) ALL LANDSCAPING AND LANDSCAPE AREAS SHALL BE MAINTAINED SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. (2) ALL DEAD PLANT MATERIAL SHALL BE PROMPTLY REPLACED WITH PLANT MATERIAL MEETING THE REQUIREMENTS OF THE APPROVED SITE PLAN AND LANDSCAPE PLAN. (3) TREES AND PALMS THAT ARE REMOVED, EXCESSIVELY PRUNED, DEAD, OR BEYOND RECOVERY SHALL BE REPLACED.
- d. PER SECTION 30-306, ALL PROPERTY WHERE THERE IS REDEVELOPMENT PROPOSED OR WHERE AN ADDITION OR AN INCREASE IN IMPERVIOUS SURFACE TO AN EXISTING DEVELOPMENT IS PROPOSED SHALL BE REQUIRED TO COMPLY WITH THIS DIVISION TO THE GREATEST EXTENT POSSIBLE AS DETERMINED BY THE ADMINISTRATOR.
- e. PER SECTION 2.5.1.9.3 OF THE ENVIRONMENTAL PROTECTION TECHNICAL MANUAL, TREES AND PLANTS SHOWING EVIDENCE OF CONSTRUCTION DAMAGE SHALL NOT BE CREDITED TOWARD THE VEGETATION REQUIREMENTS.
- f. PER SECTION 30-321 (A), PLANT MATERIAL USED IN CONFORMANCE WITH THE PROVISIONS OF THIS ARTICLE SHALL BE GOOD, HEALTHY AND STURDY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER. PLANT MATERIALS WHICH ARE KNOWN TO BE INTOLERANT OF PAVING ENVIRONMENTS OR WHOSE PHYSICAL CHARACTERISTICS MAY BE INJURIOUS TO THE PUBLIC OR WHICH PRODUCE A QUANTITY AND/OR QUALITY OF DEBRIS SO AS TO PRESENT MAINTENANCE DIFFICULTIES SHALL NOT BE SPECIFIED FOR USE UNDER THIS ARTICLE.
- g. PER SECTION 30-321 (C), GROUND COVERS, OTHER THAN GRASS, SHALL BE PLANTED IN SUCH A MANNER SO AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN SIX (6) MONTHS AFTER PLANTING (SEE LANDSCAPE TECHNICAL MANUAL).
- h. PER SECTION 30-321 (D), GRASS AREAS SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN BREVARD COUNTY. SEEDING AND SPRIGGING MAY BE USED IF GRASS COVER IS COMPLETE WITHIN SIX (6) MONTHS, OR SODDING WILL BE REQUIRED (SEE LANDSCAPE TECHNICAL MANUAL).
- i. PER SECTION 30-321 (E), HEDGES, WHERE REQUIRED, SHALL BE PLANTED IN SUFFICIENT NUMBER AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF SIX (6) MONTHS AFTER TIME OF PLANTING (SEE LANDSCAPE TECHNICAL MANUAL).
- j. PER SECTION 30-321 (G), OVERSTORY TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN OF GREATER THAN TWENTY (20) FEET AND REACH A MATURE HEIGHT OF AT LEAST SIXTY (60) FEET AND HAVING A TRUNK WHICH CAN BE MAINTAINED IN A CLEAN CONDITION WITH OVER FIVE (5) FEET OF CLEAR WOOD (NO BRANCHES). TREES, INCLUDING PALMS, HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN TWENTY (20) FEET MAY BE ARRANGED IN GROUPINGS SO AS TO CREATE THE EQUIVALENT OF TWENTY-FOOT CROWN SPREAD AND SHALL COUNT AS ONE (1) REQUIRED TREE. INVASIVE SHALL NOT BE USED TO FULFILL THE REQUIREMENTS OF THIS ARTICLE (SEE LANDSCAPE TECHNICAL MANUAL).
- k. PER SECTION 30-321 (J), EACH OVERSTORY, CONIFEROUS, UNDERSTORY [TREE] OR SHRUB SHALL BE PLANTED AT LEAST TWELVE INCHES FROM THE EDGE OF ANY PAVED SURFACE.
- l. PER SECTION 30-323, ALL OPEN AREAS OF ANY SITE NOT OCCUPIED BY BUILDING, PARKING, STORAGE, OR REQUIRED LANDSCAPE PLANT MATERIALS SHALL BE RETAINED AS A NATURAL VEGETATED AREA OR (SODDED) GRASS OR GROUND COVER. THE DEVELOPER SHALL MAKE A GOOD FAITH EFFORT TO INCORPORATE EXISTING VEGETATION IN THE LANDSCAPING THROUGHOUT THE PROPERTY.
- m. PER SECTION 30-339 (D)(1), PARKING STALL SCREENING MUST MEET THE MINIMUM REQUIRED HEIGHT OF 30 INCHES WITHIN SIX MONTHS OF PLANTING AND SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 30 INCHES.
- n. PER SECTION 30-372 (A), PLANT AREAS MUST BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEEL STOPS, OR OTHER PERMANENT BARRIERS. EACH LARGE TREE, SMALL TREE, OR LARGE SHRUB SHALL BE PLANTED AT LEAST TWELVE (12) INCHES FROM THE EDGE OF ANY PAVED SURFACE. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS.
- o. PER SECTION 30-372 (B), SOIL IN ALL PLANTING AREAS IS TO BE OF SUITABLE QUALITY WITH ADEQUATE PH VALUE AND NO LARGE AGGREGATES SO AS TO SUPPORT HEALTHY PLANT LIFE.
- p. PER SECTION 30-372 (C), ALL NEWLY PLANTED TREES SHALL BE PLANTED IN A MULCHED AREA OF AT LEAST TWENTY-FIVE (25) SQUARE FEET WITH THE MINIMUM DIMENSIONS OF FIVE (5) FEET.
- q. PER SECTION 30-372 (D), LANDSCAPE ISLANDS ARE TO BE FREE OF BASE MATERIAL OR PAVEMENT. HARDPAN MATERIAL SHOULD BE REMOVED TO A DEPTH OF FOUR (4) FEET.
- r. PER SECTION 30-374, LARGE SPECIES TREES SHALL NOT BE PLANTED UNDER OR WITHIN FIFTEEN (15) FEET OF OVERHEAD POWER LINES. WHERE EXISTING OR PROPOSED OVERHEAD ELECTRIC LINES CONFLICT WITH TREE CANOPIES, REQUIRED OVERSTORY TREES MAY BE PLACED ELSEWHERE WITHIN THE DEVELOPMENT TO AVOID OVERHEAD INFRASTRUCTURE.
- s. PER SECTION 30-382 (B)(4), NO SHRUBS OR OTHER LANDSCAPING MATERIAL SHALL BLOCK THE VISUAL ACCESS BETWEEN THIRTY (30) INCHES AND EIGHT (8) FEET AND SHALL BE MAINTAINED AS SUCH.
- t. PER CODE OF ORDINANCE SECTION 12-27 (D)(1), NO APPLICATOR SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING THE PROHIBITED APPLICATION PERIOD, DURING THE RESTRICTED APPLICATION PERIOD, OR TO SATURATED SOILS.
- u. PER CODE OF ORDINANCE SECTION 12-27 (E)(1), FERTILIZER SHALL NOT BE APPLIED WITHIN TEN (10) FEET OF ANY POND, STREAM, WATERCOURSE, LAKE, CANAL, OR WETLAND AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (CHAPTER 62-340, FLORIDA ADMINISTRATIVE CODE) OR FROM THE TOP OF A SEAWALL. IF MORE STRINGENT CITY CODE REGULATIONS APPLY, THIS PROVISION DOES NOT RELIEVE THE REQUIREMENT TO ADHERE TO THE MORE STRINGENT REGULATIONS. NEWLY PLANTED TURF AND/OR LANDSCAPE PLANTS MAY BE FERTILIZED IN THIS ZONE FOR A SIXTY-DAY PERIOD BEGINNING THIRTY (30) DAYS AFTER PLANTING IF NEEDED TO ALLOW THE PLANTS TO BECOME WELL ESTABLISHED. CAUTION SHALL BE USED TO PREVENT DIRECT DEPOSITION OF NUTRIENTS INTO THE WATER.
- v. PER CODE OF ORDINANCE SECTION 12-27 (G)(1), NO FERTILIZER CONTAINING PHOSPHOROUS SHALL BE APPLIED TO TURF OR LANDSCAPE PLANTS IN THE CITY OF TITUSVILLE UNLESS A SOIL OR PLANT TISSUE DEFICIENCY IS VERIFIED BY A UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURE SCIENCES, APPROVED TESTING METHODOLOGY. IN THE CASE THAT A DEFICIENCY HAS BEEN VERIFIED, THE APPLICATION OF A FERTILIZER CONTAINING PHOSPHOROUS SHALL BE IN ACCORDANCE WITH THE RATES AND DIRECTIONS PROVIDED BY RULE 5E, FLORIDA ADMINISTRATIVE CODE. DEFICIENCY VERIFICATION SHALL BE NO MORE THAN TWO (2) YEARS OLD. HOWEVER, RECENT APPLICATION OF COMPOST, MANURE, OR TOP SOIL SHALL WARRANT MORE RECENT TESTING TO VERIFY CURRENT DEFICIENCIES.
- w. PER CODE OF ORDINANCE SECTION 12-27 (G)(2), THE NITROGEN CONTENT OF FERTILIZER APPLIED TO TURF OR LANDSCAPE PLANTS WITHIN THE CITY OF TITUSVILLE SHALL CONTAIN AT LEAST FIFTY (50) PERCENT SLOW RELEASE NITROGEN PER GUARANTEED ANALYSIS LABEL.
- x. PER CODE OF ORDINANCE SECTION 12-27 (G)(3), FERTILIZERS APPLIED TO TURF WITHIN THE CITY OF TITUSVILLE SHALL BE APPLIED AT RATES THAT ARE IN ACCORDANCE WITH REQUIREMENTS AND DIRECTIONS PROVIDED BY RULE 5E-1.003(2), FLORIDA ADMINISTRATIVE CODE, LABELING REQUIREMENTS FOR URBAN TURF FERTILIZERS.
- y. PER CODE OF ORDINANCE SECTION 12-27 (G)(4), FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS SHALL NOT BE APPLIED BEFORE SEEDING OR SODDING A SITE, AND SHALL THIRTY (30) DAYS AFTER SEEDING OR SODDING, EXCEPT WHEN HYDRO-SEEDING FOR TEMPORARY OR PERMANENT EROSION CONTROL IN AN EMERGENCY SITUATION (WILDFIRE, ETC.), OR IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN FOR THAT SITE.
- z. PER CODE OF ORDINANCE SECTION 21-63, THOSE RECLAIMED WATER CUSTOMERS OF THE CITY, WHO USE WATER FOR LANDSCAPE IRRIGATION MAY DO SO ONLY IN ACCORDANCE WITH THE LANDSCAPE IRRIGATION SCHEDULES AND THE EXCEPTIONS THERETO AS DEFINED IN CODE OF ORDINANCE SECTION 21-62.



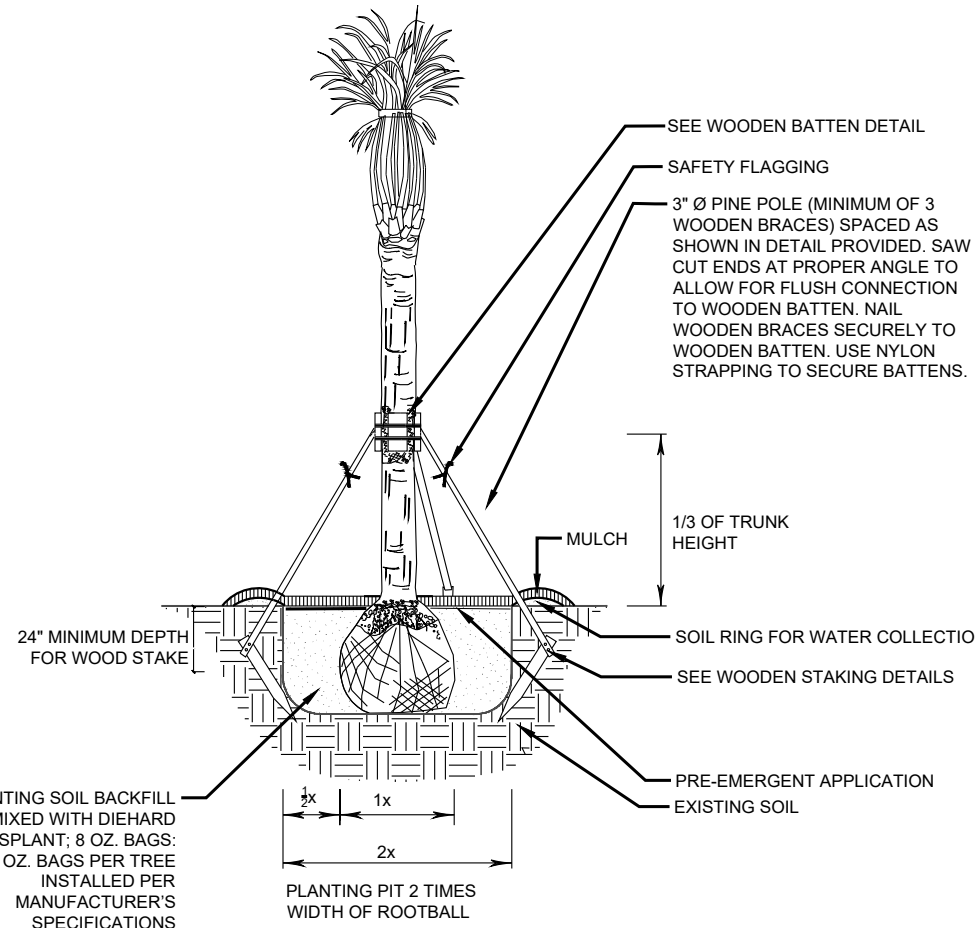
TREE PROTECTION DETAIL

SCALE: NOT TO SCALE



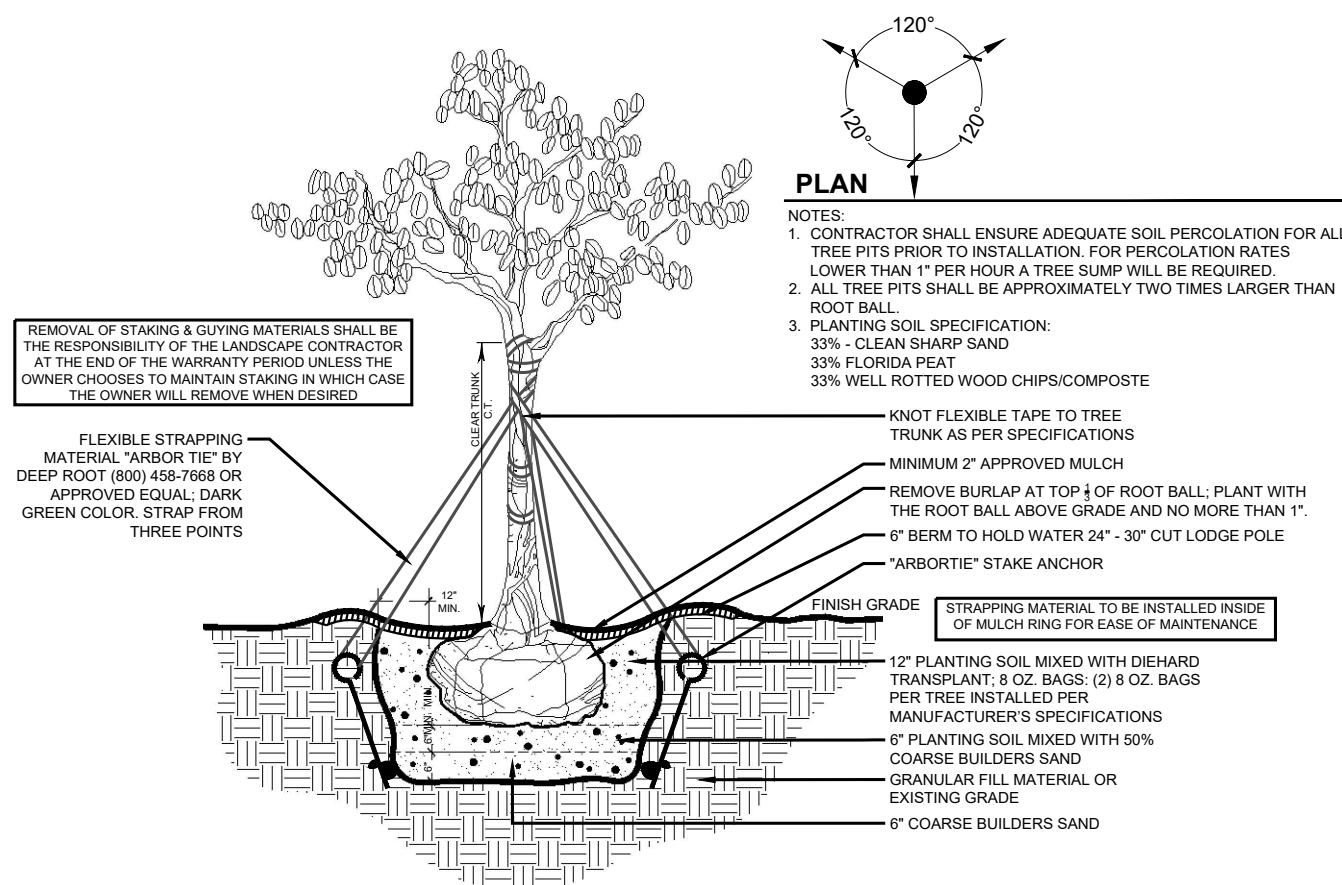
SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.



TREE PLANTING & GUYING DETAIL

N.T.S.

Susan Hall, ASLA
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St. Francis - Improved Drop Off
1250 GRUMMAN PLACE
TITUSVILLE, FLORIDA

SHEET TITLE

LANDSCAPE
NOTES &
DETAILS

DATE
03-19-25

DESIGN
S.H.

DRAWN
M.M.

SCALE
NTS

REVISIONS

SEAL



03-19-25

L-3
SHEET

4
OF

LANDSCAPE SPECIFICATIONS:

- 1.00 GENERAL
- 1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.
- 2.00 SCOPE OF WORK
- 2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:

A. Finish grading and final site preparation of all areas to be landscaped.

B. Furnishing and incorporating fertilizer and other soil amendments.

C. Furnishing plant materials and grass materials and installing same.

D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.

E. Replacement of unsatisfactory plant material.

F. Clean-up.
- 3.00 SITE PREPARATION
- 3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 2" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 2" of the site.
- 4.00 MATERIALS
- 4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.

A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants' , including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.

C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.

D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.

E. Plants larger in size than those specified may be used with approval of the Landscape Architect at no additional cost to the Owner. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.

F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.

G. Grass materials shall consist of the following:

1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.

2. Sodding installation:

a) Sodding shall be done as soon as practical following finish grading. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.

- b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
- c) All sod areas shall then be rolled using a vibrating #1500 sod roller if deemed necessary by the Landscape Architect, following installation.
- d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.
- H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.
- I. If, in the opinion of the Landscape Architect, materials and/or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.
- J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.
- 4.02 Materials used to install the job shall meet or exceed the following standards:

A. Planting mix to be used for planting shall be: 1/3 coarse sand, 1/3 Florida peat, 1/3 well rotted pine chips or compost. 70% sand / 30% muck shall be used in planters or areas with poor drainage.

B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.

C. Mulch: Mulch shall be 'Coco Brown' mulch from Florida Mulch or approved equal.

D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.
- 5.00 INSTALLATION
- 5.01 The Planting operations used to install the job shall meet or exceed the following standards:

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.

B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.

C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.

1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.

2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0/6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.

3. TREES OF 2 TO 3 ½" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 ½" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.

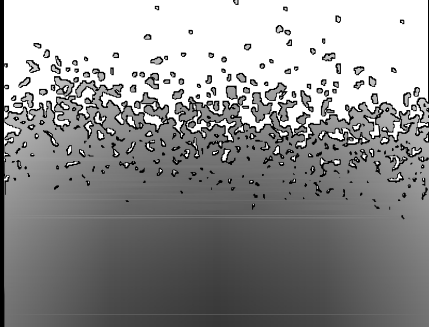
4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 ½" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.
5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of bubble wrap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.
6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.
- D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.
- E. Mulching: Within one week after planting, mulch material shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.
- F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with a slow release granular 12-6-8 with complete minors turf and ornamental fertilizer, as per manufacturer's instructions. Contractor shall submit and label to the Landscape Architect for approval prior to application.
- 6.00 MAINTENANCE
- 6.01 Maintenance and hand watering of all trees, shrubs and groundcover by the Landscape Contractor shall terminate upon final acceptance of such work, but shall not discharge the Landscape Contractor from his responsibility to honor the guarantee period. Maintenance prior to final acceptance shall include the removal of all dead or dying twigs and branches, the weeding, watering and normal pruning of plant material.
- 7.00 GUARANTEE
- 7.01 The Landscape Contractor shall guarantee and maintain all trees and palms for a period of one year. All shrubs, and groundcovers for a period of 180 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable due to death or damage; Acts of God, Owner negligence, and Vandalism excepted.

1. Acts of God are natural hazards and events outside of human control that include but are not limited to: earthquakes, flash floods, fire caused by lightning, sustained winds in excess of 75mph, and freezing temperatures below 32 degrees for more than 4 hours.
- 7.02 The guarantee period shall begin upon final acceptance of the job and completion of final punch lists, as determined by the landscape architect.
- 7.03 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for a similar period from date of installation.
- 7.04 New material used to replace material unacceptable to the Landscape Architect, shall be replaced with the grown-in size. Grown in size will be determined by the adjacent like plants in Florida #1 grade condition. This may require installing a larger container size than originally planted.
- 8.00 FINAL INSPECTION AND ACCEPTANCE
- 8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.
- 9.00 CLEAN-UP
- 9.01 Upon completion of all work under this section, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect
- 9.02 End

St. Francis - Improved Drop Off

1250 GRUMMAN PLACE

TITUSVILLE, FLORIDA



Susan Hall, ASLA
LANDSCAPE ARCHITECTURE
LC26000357
244 MCLEOD STREET
MERRITT ISLAND, FL 32953
OFFICE: (321) 449-0790
CELL: (305) 796-2574
www.hall-la.com

SHEET TITLE

LANDSCAPE SPECIFICATIONS

DATE

03-19-25

DESIGN

S.H.

DRAWN

M.M.

SCALE

NTS

REVISIONS

SEAL



03-19-25

L-4

4

SHEET

OF



PLAT OF SURVEY FOR:
1250 GRUMMAN PLACE
for: HOSPICE OF ST.FRANCIS INC.

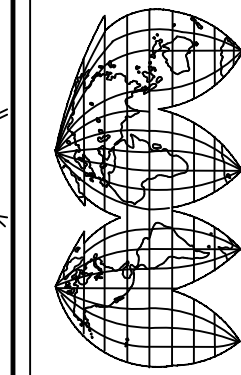
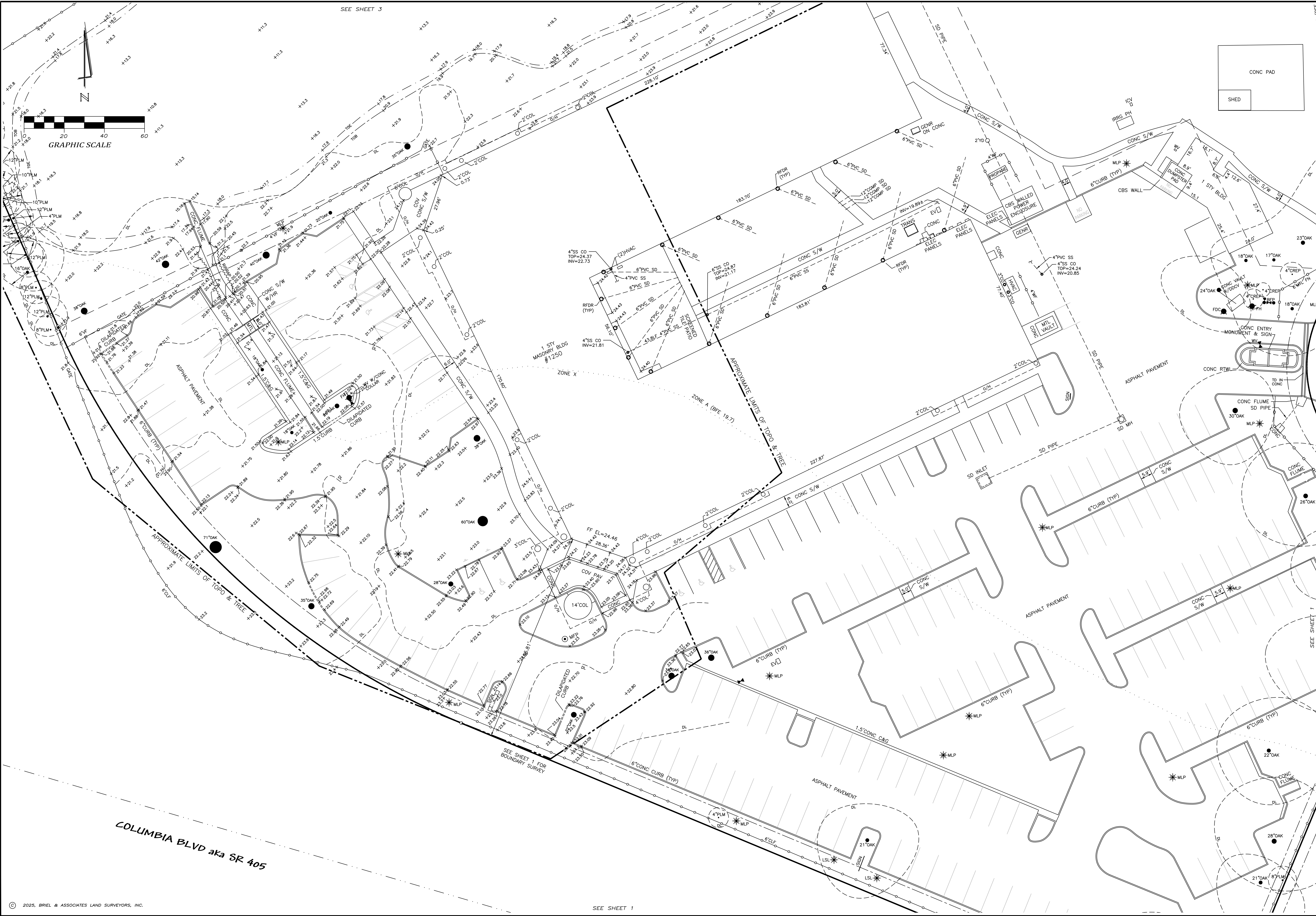
SCALE: 1" = 20'

SCALE: 1" = 20'

TYPE: SITE & TREE SURVEY

CHECKED BY: RRB

SEE SHEET 2



BRIEL & ASSOCIATES
Land Surveyors, Inc.

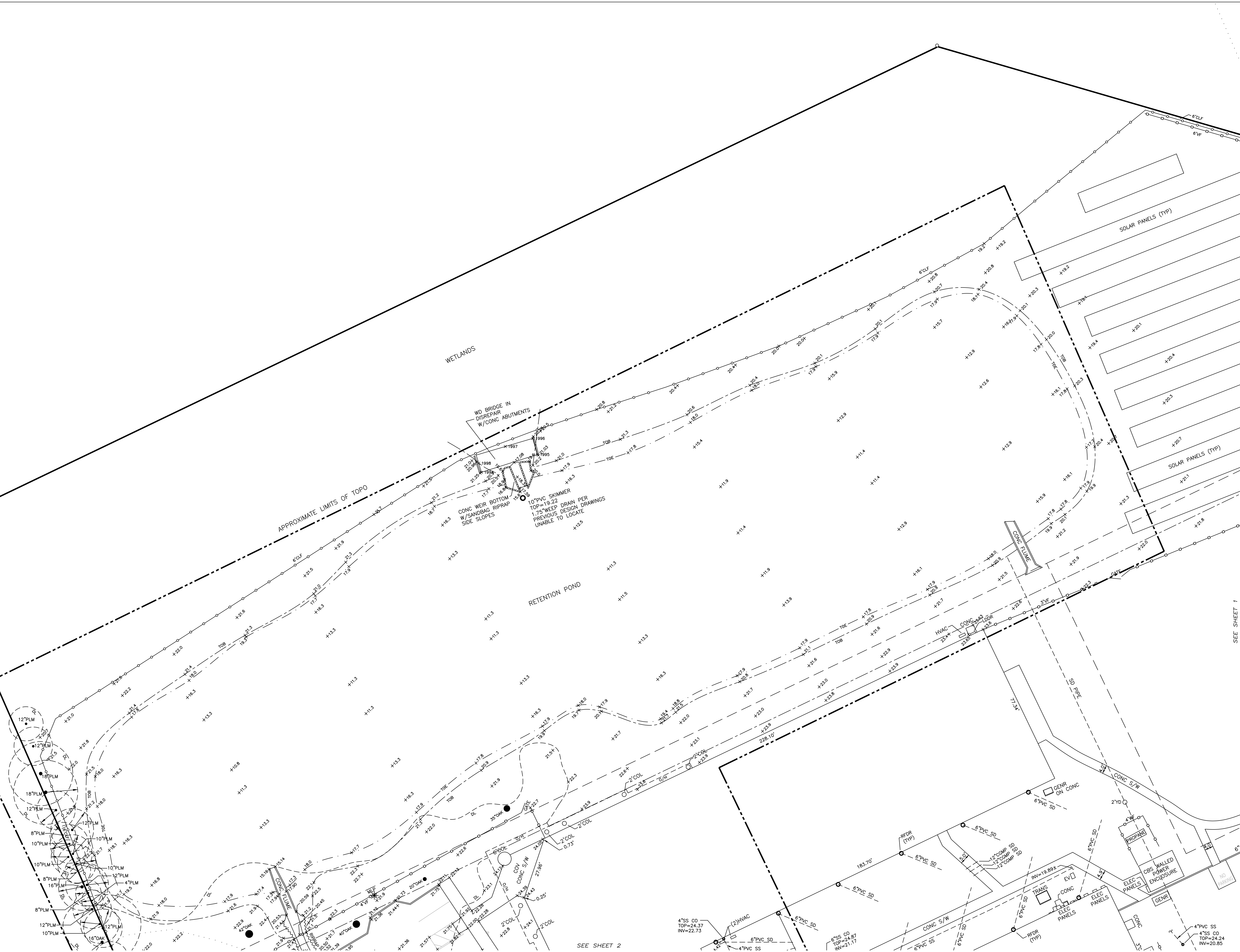
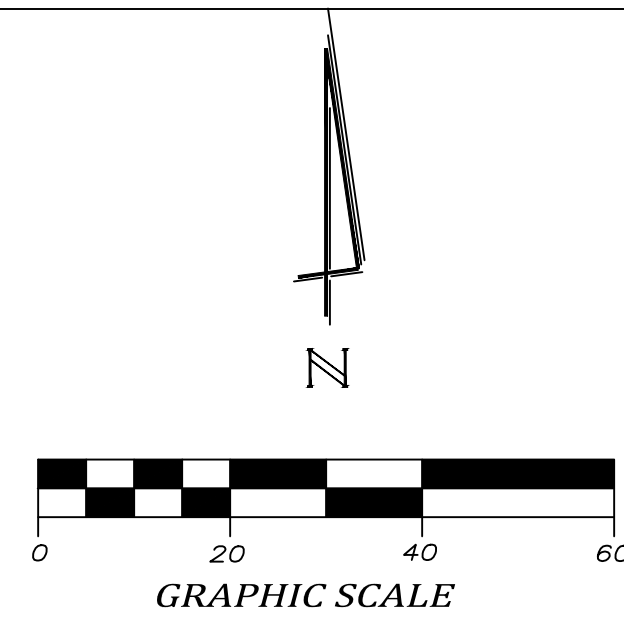
1790 Hwy. A1A, Suite 208 • Satellite Bch., Florida 32937 • (321) 773-7775

LB 3869

PLAT OF SURVEY FOR:

1250 GRUMMAN PLACE
for: **HOSPICE OF ST. FRANCIS INC.**

SEE SHEET 1 FOR CERTIFICATION

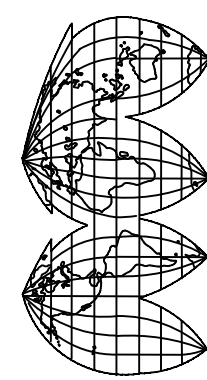


SEE SHEET 1 FOR CERTIFICATION

PLAT OF SURVEY FOR:

1250 GRUMMAN PLACE
for: HOSPICE OF ST.FRANCIS INC.

BRIEL & ASSOCIATES
Land Surveyors, Inc.



1790 Hwy. A1A, Suite 208 • Satellite Bch., Florida 32937 • (321) 773-7775

TYPE: TOPOGRAPHIC SURVEY

FIELD SURVEY DATE: NOVEMBER 11, 2024

PROJECT NO.: 24017

DRAWN BY: AMS

CHECKED BY: RRB



SUBJECT PROPERTY

GRUMMAN PL

COLUMBIA BLVD

JOHN GLENN BLVD

WHITE DR

MISTY WAY

WHISPERING LN

HORSESHOE AV

CHALLENGER MEMORIAL PKWY



Aerial 2024 CUP #5-2025

0 500 1,000 2,000 Feet



FEMA FLOOD HAZARD AREAS

CUP #5-2025

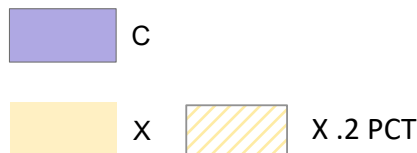
Special Flood Hazard Area Zones



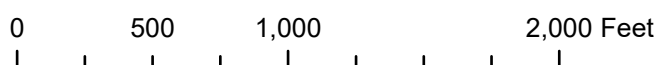
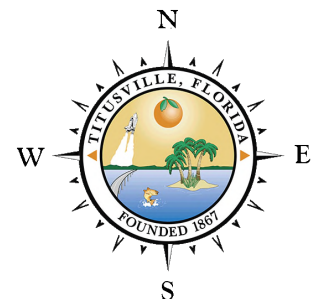
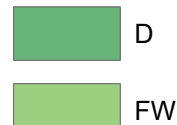
Moderate Flood Hazard Area Zone

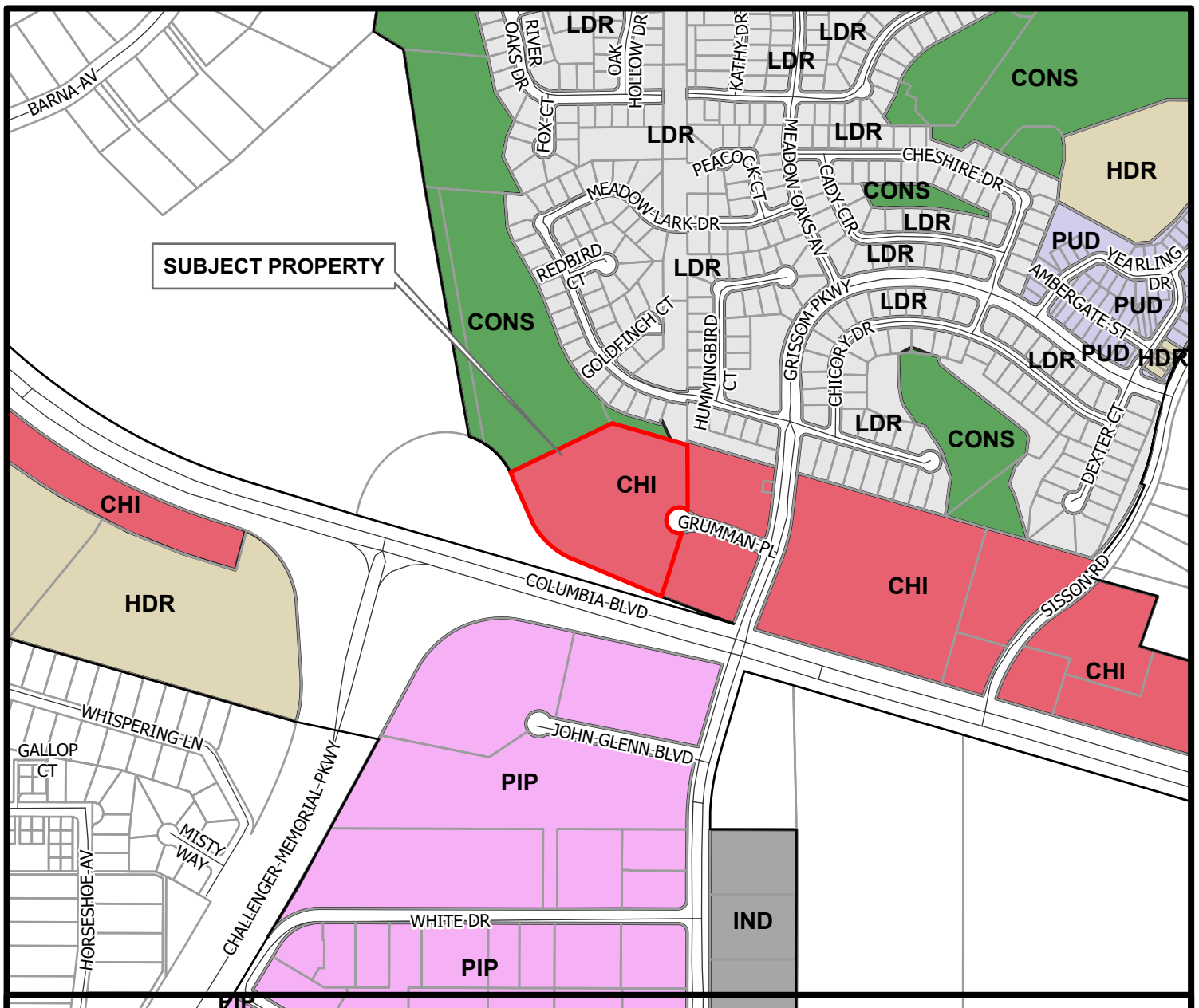


Minimal Flood Hazard Zones



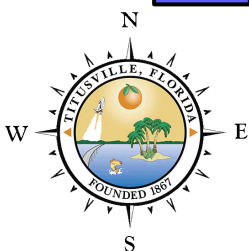
Other Flood Zone Areas





LOCATION OF PROPERTY AND FUTURE LAND USE MAP

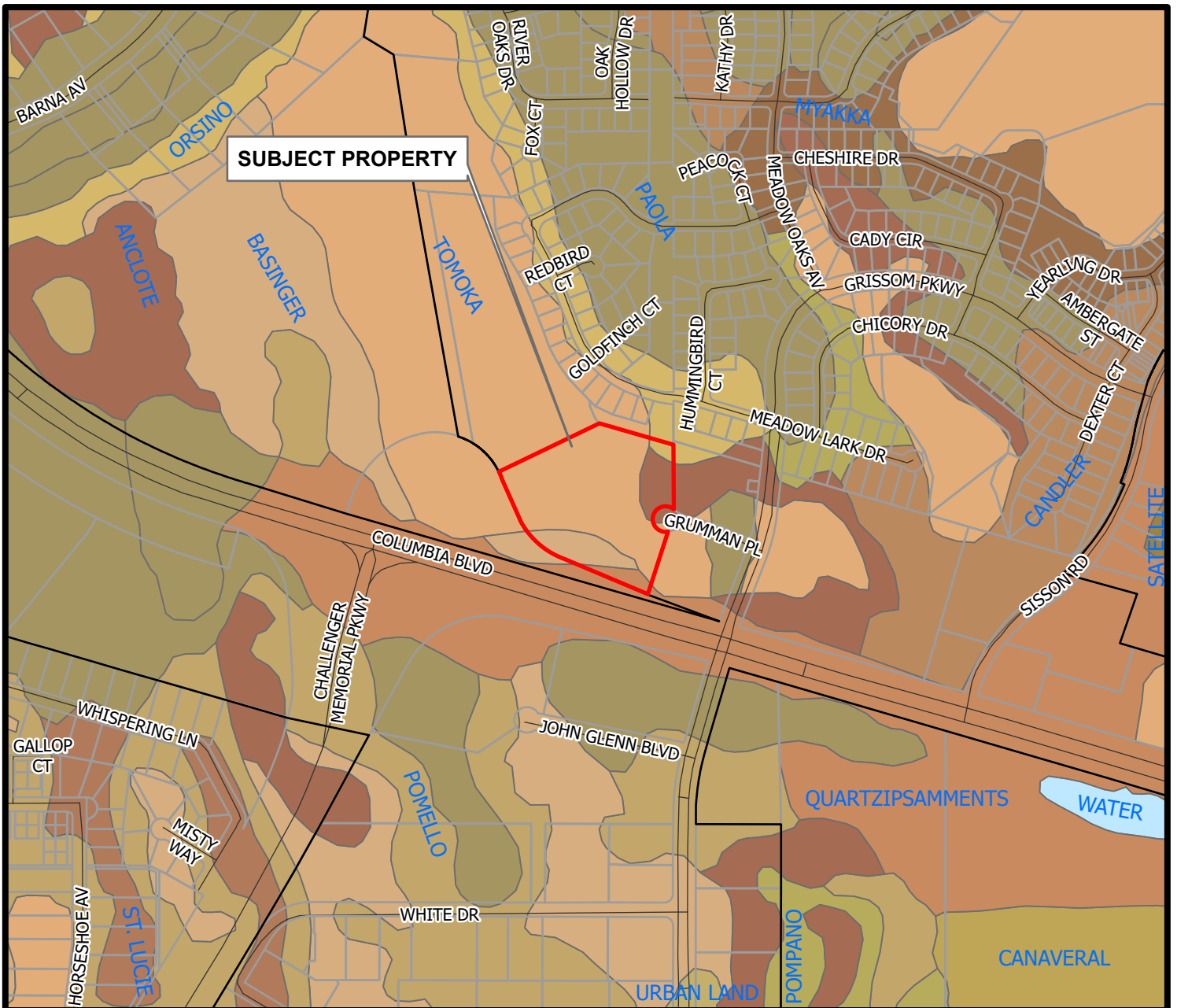
CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE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



Subject

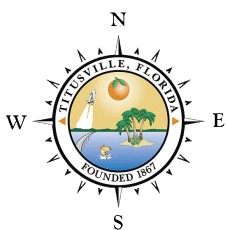


0 500 1,000 2,000 Feet



SOILS IN THE VICINITY OF SUBJECT PROPERTY CUP #5-2025

SoilName	ORSINO	ST.LUCI
ANCLOTE	PAOLA	TOMOKA
BASINGER	POMELLO	URBANLAND
CANAVERAL	POMPANO	WATER
CANDLER	QUARTZIPSAMMENTS	
MYAKKA	SATELLITE	

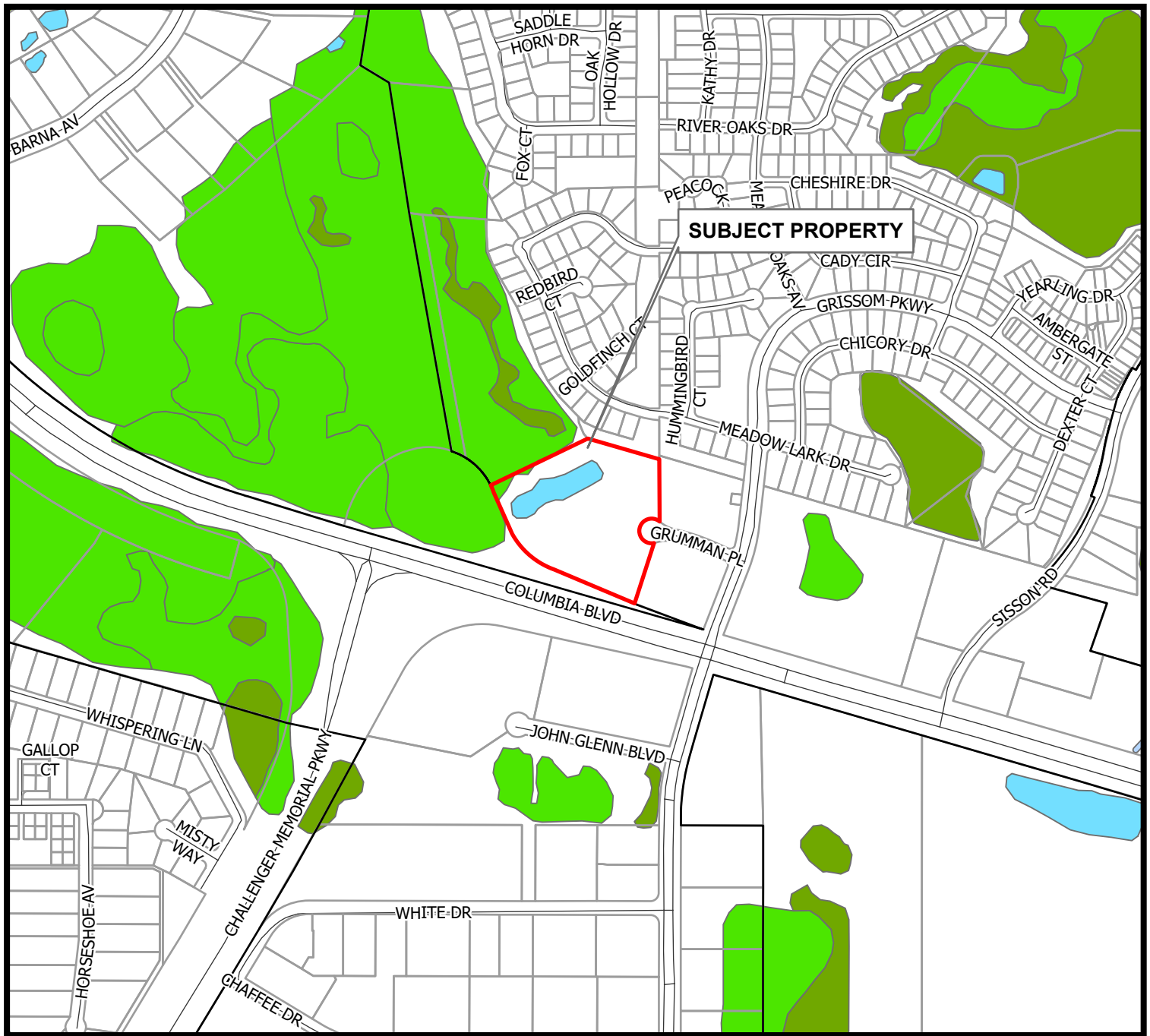


Community Development Department

0 500 1,000 2,000 Feet

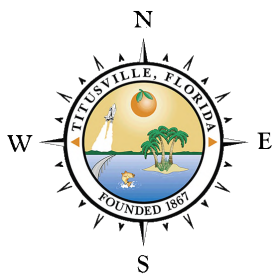
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

6/2/2025



WETLANDS IN VICINITY OF PROPERTY

CUP #5-2025



WETLAND_TY

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

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

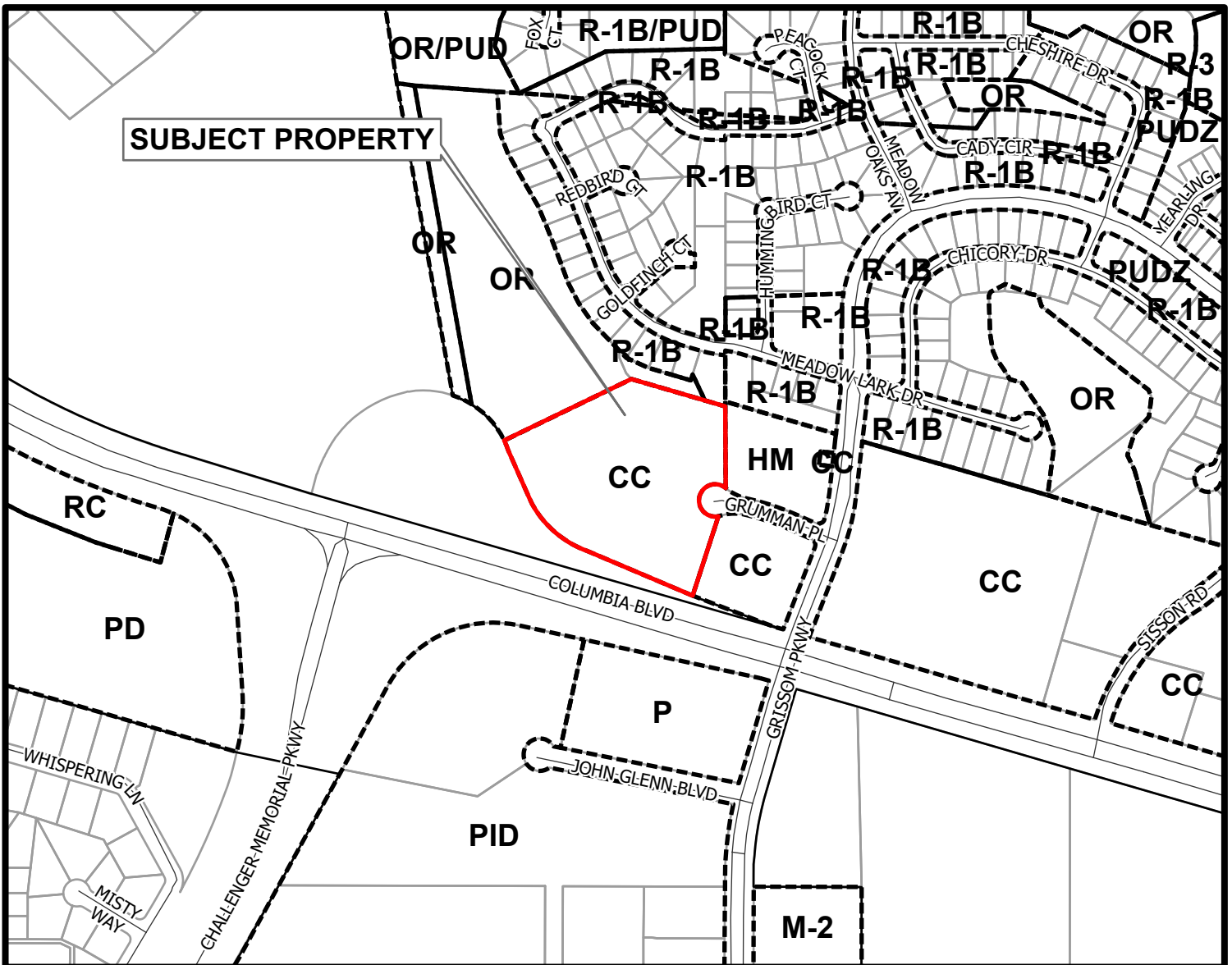
6/2/2025

Scale:1:8,500

Community Development Department
Source: USFWS NWI (2023)

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

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



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

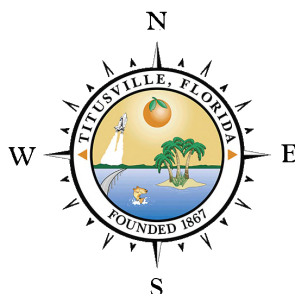
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD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

Base Map

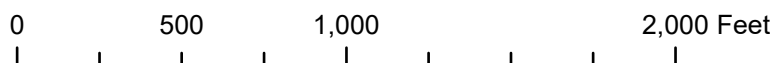
City Limits

Zoning

Subject



CUP #5-2025



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Planning and Zoning Commission Semi-Annual Report**
Department/Office: Planning

Recommended Action:

Approve Semi-Annual Report

Summary Explanation & Background:

Semi-Annual Report from Planning & Zoning Commission from January 2025 - June 2025

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. January - June 2025 SemiAnnual Update



City of Titusville

Planning Department

To: City Manager, Tom Abbate

FROM: BRAD PARRISH, COMMUNITY DEVELOPMENT DIRECTOR

Date: 09/03/2025

RE: Planning and Zoning Commission Semi-Annual Report January – June 2025

Within the last six months the Planning and Zoning Commission has reviewed the following items:

1. Ordinances and Technical Manuals

1. Memo regarding Trucks on Local Roads – P&Z made a motion to recommend to City Council, the Planning and Zoning Commission's support of moving forward with an ordinance to address trucks on local roads.
2. Expediated Residential Building Permits in Subdivisions Ordinance No. 14-2025 – P&Z made a motion to recommend approval of the Expediated Residential Building Permits in Subdivisions Ordinance No. 14-2025 as presented. Approved unanimously. May 7, 2025
3. Sidewalk Waiver Ordinance – P&Z made a motion to recommend approval of the Sidewalk Waiver Ordinance as presented. Approved unanimously. May 7, 2025
4. Artificial Turf Ordinance – P&Z made a motion to recommend approval of Ordinance No. 21-2025 that was provided as a hard copy during the meeting with the following changes: in Section 30-325. Artificial Turf. Remove part (d) completely. Section 30-325 Artificial Turf. (j) – This language should be changed to make this a conditional use instead of a variance going to the Board of Adjustments and Appeals. Section 30-321. Plant materials – (f) – remove from the language *“when concealed from view from the adjacent right-of-way and consistent with the requirements of Section 30-325 “Artificial Turf”*. Approved 5 yes, 1 no vote. May 21, 2025

2. Small Scale Amendments (SSA)

1. SSA# 12-2024 – Sedgewick Avenue Duplex – P&Z made a motion to recommend approval of Small Scale Comprehensive Plan Amendment as presented. Approved unanimously. January 8, 2025

P&Z made a motion to recommend approval of SSA#12-2024 – Rezoning as presented. Approved unanimously. January 8, 2025

Planning and Zoning Commission Semi-Annual Report July-Dec 2020

2. SSA#7-2024 – 800 Lane Avenue – P&Z made a motion to table this item to the January 22, 2025 meeting. Approved unanimously. January 8, 2025
3. SSA#7-2024 – 800 Lane Avenue – P&Z made a motion to recommend approval Small Scale Comprehensive Plan Future Land Use Map as presented. Approved unanimously. January 22, 2025
P&Z made a motion to recommend approval of SSA#7-2024 – Rezoning as presented with the condition that right turns onto Lane Avenue be restricted. Approved 4 yes, 3 no vote. January 22, 2025
4. SSA#10-2024 – Grannis Avenue Quadruplex – P&Z made a motion to recommend approval of Small Scale Comprehensive Plan Future Land Use Amendment as requested. Approved unanimously. February 5, 2025
P&Z made a motion to recommend approval of SSA#10-2024 – Rezoning as presented. Approved unanimously. February 5, 2025
5. P&Z made a motion to recommend to City Council to change motion to change Policy 1.9.1 of the Future Land Use Element to embrace determining factors including functionality of a road to qualifiedly make it a collector or arterial by determination. Approved unanimously. February 5, 2025
6. SSA#8-2024 – 1717 Barna Avenue – Royal Manor Townhomes – P&Z made a motion recommending approval of the Small Scale Comprehensive Plan Amendment SSA#8-2024. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Approved with a 6 yes, 1 no vote. March 5, 2025
P&Z made a motion recommending approval of the rezoning from the Single-Family Medium Density (R-1B) to the Multifamily Medium Density (R-2) zoning district consistent with the Small Scale Amendment SSA#8-2024. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Also included in the motion is a minimum property lot width of 24 feet. Approved unanimously. March 5, 2025
7. SSA#11-2024 – 2960 Columbia Blvd – P&Z made a motion recommending approval of Small Scale Comprehensive Plan Amendment SSA#11-2024 to amend the FLUM by changing the land use designation from Low Density Residential to Commercial High Intensity on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the

Planning and Zoning Commission Semi-Annual Report July-Dec 2020

Code of Ordinances and Land Development Regulations, Section 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Approved unanimously. March 5, 2025

P&Z made a motion recommending approval of Small Scale Comprehensive Plan Amendment SSA#11-2024 to amend the zoning designation from Single Family Medium Density (R-1B) to Community Commercial (CC) on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Approved unanimously. March 5, 2025

3. Conditional Use Permits (CUP)

1. CUP# 4-2024 – 800 Century Medical Drive – P&Z made a motion to approved Conditional Use Permit CUP#4-2024 as presented. Approved unanimously. January 22, 2025
2. CUP#1-2025 – 5195 S. Washington Avenue – P&Z made a motion to recommend approval of Conditional Use Permit CUP#1-2025 – 5195 S. Washington Avenue as presented by staff. Approved unanimously. May 21, 2025

4. Rezoning (REZ)

1. REZ# 1-2025 – Rezoning – Windover Farms/Cheney Highway – P&Z made a motion recommending denial of Rezoning REZ#1-2025 Windover Farms/Cheney Highway on the basis that there is no clear path forward on utilization of that property once this has been approved, conformity to access on the property, and conformity to lot width in the zoning district and the separation and disillusion of the plan would create at least a non-conforming issue or and present a violation of the rule upon adoption of the change. Approved with a 4 yes, 1 no vote. March 19, 2025
2. REZ# 4-2024 – Rezoning – Verona (AKA Willow Creek) PD Master Plan Amendment - made a motion to recommend approval of the requested fifteen (15) foot setback, reduced from twenty (20), for identified lots but only for those lots whose lot width fully abuts the stormwater retention lakes in Village C. If the lots are not abutting that boundary, the rear setback cannot be reduced. Approved unanimously. April 16, 2025

P&Z made a motion to recommend approval of the request to reduce the minimum lot width from forty (40) feet to twenty (20) feet for multifamily Village E. Approved unanimously. April 16, 2025

Planning and Zoning Commission Semi-Annual Report July-Dec 2020

P&Z made a motion to recommend approval the developer's request to allow model home clusters of up to four (4) model homes in each development phase of Villages A, B, C, & E with each model home cluster including a real estate sales office and an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office. Approved unanimously. Approved 16, 2025

P&Z made a motion to recommend that the following conditions be included within the draft PD rezoning ordinance:

1. Accessory building and structures setback standards be incorporated in the conditions of approval.

2. Townhouse and multifamily developments shall have a minimum distance between structures of twenty (20) feet and a maximum of six (6) dwelling units shall be allowed in a building group of townhouse units. Townhouse building groups shall also have staggered setbacks to lessen the straight row effect. Approved unanimously. Approved 16, 2025

5. P&Z By-laws

1. P&Z made a motion to approve the proposed changes to the agenda layout to the Planning and Zoning Commission By-laws as presented. Approved unanimously. March 5, 2025

6. Easement (EAS)

1. EAS# 2-2024 – 3520 Oakhill Drive – P&Z made a motion to recommend approval of the easement vacate as presented. Approved unanimously. January 22, 2025
2. EAS#3-2024 – 1558 Meadow Lark Drive – P&Z made a motion to table this item until a future meeting. Approved unanimously. February 19, 2025
3. EAS# 3-2024 – 1558 Meadow Lark Drive – P&Z made a motion to for the record it would be the City's recommendation to include a condition that the vacation will not be recorded until the applicant obtains a permit showing how the swell will be realigned within the remaining 10 feet of the easement for the flow to be maintained and should be done within one (1) year. Approved unanimously. April 2, 2025

7. Final Plat

1. Verona Village C – Final Plat – P&Z made a motion to table this item to the April 2, 2025 Planning & Zoning Commission meeting. Approved Unanimously. March 19, 2025

Planning and Zoning Commission Semi-Annual Report July-Dec 2020

- 1 2. Verona Village C – Final Plat – P&Z made a motion to recommend approval of the final
2 plat, covenants and bonds for Verona Village C Subdivision. Approved with a 6 yes, 1 no
3 vote. April 2, 2025
4
- 5 3. Odyssey Final Plat – P&Z made a motion to recommend approval of the Odyssey Ridge
6 Final Plat as presented. Approved unanimously. May 21, 2025
7
8