



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

September 17, 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 September 3, 2025

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Right of Way Vacate (ROW) No. 2-2025 - Orange Street

Conduct the public hearing and **deny** Resolution No. XX-2025 vacating, abandoning, and discontinuing certain public streets for a portion of the Orange Street public right of way.

B. Conditional Use Permit (CUP) No. 8-2025 Blue Origin

Based on the above analysis, staff recommends approval of CUP#8-2025 to permit a light manufacturing use at 7980 Grissom Parkway consistent with the approved concept plan.

C. Small Scale Amendment (SSA) No.2-2024 - SR405 & Singleton Avenue - PD SOUTH

This item will not be heard. The item will be re-advertised and rescheduled to a future meeting.

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 September 3, 2025**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes September 3, 2025

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 09.03.25 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 September 3, 2025 at 6:00 p.m.

XXX

Chairman Aton called the meeting to order at 6:00 p.m. Present were, Vice Chairman Christopher Childs, Secretary Romie Grant, Member John Scully, Member Janay Gelin, Member Erron Fayson, Alternate Member James Troutman, and Alternate Member AnnMarie Seidler. Member Garrod was absent. Also, in attendance were Principal Planner Eddy Galindo and Recording Secretary Laurie Dargie.

XXX

Member Scully made a motion to approve the minutes from the July 2, 2025 meeting as presented. Vice Chairman Childs seconded. There was a unanimous voice vote in favor.

XXX

Attorney James Stokes swore in AnnMarie Seidler and James Troutman as the newest alternate members of the Planning and Zoning Commission.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

None

XXX

Old Business

None

XXX

New Business

Verona Village A & E – Sketch Plat

Principal Planner Eddy Galindo gave an overview of this item.

Rick Kern, Engineer for the project of Cocoa, Florida came to speak in favor of this item.

XXX

Vice Chairman Childs made a motion to recommend approval of Verona Village A & E – Sketch Plat as presented. Member Scully seconded.

Roll call was as follows:

Member Scully	Yes
Member Seidler	Yes
Vice Chairman Childs	Yes
Member Gelin	Yes
Secretary Grant	Yes
Member Fayson	Yes
Chairman Aton	Yes

Motion passed.

XXX

Conditional Use Permit CUP#5-2025 – St. Francis Reflections PACE Center

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission members had some discussion regarding whether or not a conditional use permit was really needed for this.

Joe Killian, CEO of St. Francis Hospice, came to speak in favor of this item.

The Planning and Zoning Commission members had discussion with Mr. Killian regarding safety of patients, parking, traffic, and capacity.

Murray Fourine of Jupiter, Florida came to speak in favor of this item.

XXX

Vice Chairman Childs made a motion to recommend approval of Conditional Use Permit CUP#5-2025 – St. Francis Reflections PACE Center with staff conditions as presented. Member Scully seconded.

Roll call was as follows:

Secretary Grant	Yes
Member Fayson	Yes
Vice Chairman Childs	Yes
Member Scully	Yes
Member Seidler	Yes
Member Gelin	Yes
Chairman Aton	Yes

Motion passed.

XXX

Planning & Zoning Commission Semi-Annual Report

Principal Planner Eddy Galindo gave an overview of this item.

XXX

The Planning and Zoning Commission members had no changes or additions to the semi-annual report and would like it presented to City Council as a written report.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Secretary Grant asked about Senate Bill 180. Principal Planner Eddy Galindo gave a brief intent of Senate Bill 180 as he understands it. Attorney James Stokes provided a brief overview of the Senate Bill 180 for the Planning and Zoning Commission.

XXX

Adjournment 6:50pm

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Right of Way Vacate (ROW) No. 2-2025 - Orange Street**
Department/Office: Planning

Recommended Action:

Conduct the public hearing and **deny** Resolution No. XX-2025 vacating, abandoning, and discontinuing certain public streets for a portion of the Orange Street public right of way.

Summary Explanation & Background:

An application was submitted by Bruce A. Moia, P.E. MBV Engineering, Inc., requesting the vacation of a portion of the Orange Street public right of way described in Exhibit "A".

Alternatives:

Recommend approval of the request.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Resolution
3. Application
4. Utility Provider Letters
5. Maps

6. Survey
7. Sketch and Legal
8. Proposed Replacement Easement



City of Titusville

Planning Division Staff Report

RIGHT-OF-WAY VACATION (ROW) No. 2-2025

Meeting Dates: Planning and Zoning Commission: September 17, 2025
Council Public Hearing: September 23, 2025

Prepared By: Christie Anderson, AICP, Senior Planner

Applicant(s): Bruce A. Moia, P.E. MBV Engineering, Inc., Applicant

Staff Recommendation: Denial

Background

The applicant is requesting to vacate a portion of the public right-of-way (ROW) located on Orange Street. The public right-of-way is located between South Brown Street and South Deleon Avenue and is east of the Florida Coast to Coast Trail. The proposed right-of-way vacation contains 12,610+/- square feet, measuring approximately 50-feet wide and 252.20-feet in length.

A portion of the Orange Street right-of-way which included the area associated with this proposed request was vacated (approximately 50-feet wide and 250-feet in length) in 1974 under Resolution 56-1974. Resolution 56-1974 was approved with the condition that if either side of the vacated Orange Street were to be sold the right-of-way would revert back to the City. The resolution also required that a utility and drainage easement be reserved over the vacated area. Records indicate that the previously vacated right-of-way was reverted back to the City.

Subsequently, the Orange Street right-of way fronting Lots 1 and 2 (100') was re-vacated in 1988 under Resolution 53-1988 with the provision that a drainage and utility easement be reserved over the entirety of the vacated right-of-way. Attempts were made in the early 1990's to reopen the right-of way to the public; however, due to the right-of-way vacation approved under Resolution 53-1988 these attempts were unsuccessful.

Analysis

Local jurisdictions have the ability to consider requests to vacate public rights-of-way when necessary. On October 24, 2014, the City adopted Ordinance 49-2014 to include review criteria with every vacate request. The ordinance was adopted in response to concerns about the long term ramifications of losing pedestrian and vehicular connections between streets. Vacating rights-of-way should be carefully evaluated. A vacated right-of-way cannot be reversed, and its loss is immediate and forever. The City should only approve vacations if they do not result in negative impacts on the current or future needs of the City's vehicle, bicycle, or pedestrian circulation systems, or access to private property. If the negative impacts can be appropriately mitigated, the City may choose to vacate the street.

Section 17-33(b) of the Code of Ordinances lists the criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to right-of-way vacations.

The following provides review criteria and staff's findings.

Consistency with the Comprehensive Plan.

Staff Comment: The proposed vacation is inconsistent with the comprehensive plan and more specifically with the following policy:

Transportation Element [TE] Policy 1.6.2: “The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.”

The existing right-of-way currently provides a means for pedestrian and vehicle transportation. There is an existing sidewalk network which provides direct access to the Florida Coast to Coast Trail ramp. The property to the south of the right-of-way has driveways accessing onto the public roadway which must be maintained.

(1) Benefit of the public, future needs, and environmental impacts.

Staff Comment: There is a public purpose for vehicular and pedestrian access. There are several utility facilities owned and maintained by Florida City Gas, AT&T-Southeast, and the City of Titusville. No environmentally sensitive lands are known to exist within or near the subject area.

(2) Access to publicly accessible waters.

Staff Comment: The right-of-way does not provide access to a publicly accessible body of water.

(3) Impacts to utilities, access, and adjacent properties.

An application requires the submittal of a letter from each utility agency with a potential interest in the right-of-way. The Applicant received letters from the following agencies:

- a. FLORIDA CITY GAS: Easement requested [Letter dated May 16, 2025].
- b. FLORIDA POWER AND LIGHT: No objection [Letter dated April 3, 2024].
- c. AT&T SOUTHEAST: Easement requested [Letter dated February 18, 2024].
- d. SPECTRUM: No objection [Letter dated December 5, 2024].
- e. CITY OF TITUSVILLE PUBLIC WORKS - UTILITIES ONLY: Easement requested [Letter dated June 17, 2025.]
- f. CITY OF TITUSVILLE PUBLIC WORKS - PUBLIC ACCESS: There is an **objection** to the request. [Letter dated June 17, 2025.]

(4) Adverse impacts to historic areas.

Staff Comment: This request will not negatively impact any historically designated areas.

Staff Recommendation:

Based on the above findings, staff recommends **denial** of the request to vacate a portion of Orange Street.

RESOLUTION NO. XX-2025

A RESOLUTION OF THE CITY OF TITUSVILLE, FLORIDA, VACATING, ABANDONING, AND DISCONTINUING CERTAIN PUBLIC STREETS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition was presented by Bruce A. Moia, P.E. MBV Engineering, Inc., applicant on behalf of Michael and Rosa Graue, requesting the vacation of the public Rights-of-Way described in “Exhibit A”.

WHEREAS, the Resolution to consider the advisability of vacating, abandoning, and discontinuing the public streets was duly adopted by this Council on the 26th day of August 2025; and

WHEREAS, notice of the public hearing was duly published in Florida Today on September 4, 2025, as required by law; and

WHEREAS, the City Council of the City of Titusville, finds that the abandoning, vacating, and closing of the said streets will not deny access to or cause hardship to property owners abutting thereon, provided that the conditions set forth herein are satisfied.

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

Section 1. That the above-described streets are hereby vacated, abandoned, discontinued, and closed. This council does hereby renounce and disclaim any right of the City of Titusville, Brevard County, Florida, and the public in and to any of said land or any interest therein acquired by purchase, gift, devise, dedication or prescription for street, alleyway, road, or highway purposes, except as herein provided.

Section 2. That approval of this resolution is conditional on the following:

1. All required easements are provided as required by the City of Titusville, AT&T- Southeast, and Florida City Gas facilities in the area to be vacated in a form acceptable to each entity.
2. In the event that compliance with the conditions set forth herein is not achieved within one hundred eighty (180) days of the date of approval of this vacation, this resolution shall become null and void.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED, this 23rd day of September 2025.

ATTEST:

Andrew Connors, Mayor

Wanda F. Wells, City Clerk

EXHIBIT A

LEGAL DESCRIPTION:

THAT PORTION OF ORANGE STREET RIGHT OF WAY WEST OF DELEON AVENUE AND SOUTH OF LOTS 3 THROUGH 7, BLOCK 34, PARK ADDITION IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 35 EAST.



- **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.**
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission (P&Z)/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/  _____ 05-19-2025
 (Signature) Bruce A. Moia, P.E., as authorized representative (Date)

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

DATE RECEIVED: _____

ACCEPTED BY: _____



Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 4)



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

1.	Complete Application and Fees	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey) in Microsoft Word format.	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	☒
6.	Utility Provider Letters:	☐
	AT&T	☒
	Florida Power & Light	☒
	NUI/City Gas Company of Florida	☒
	Spectrum	☒
	City of Titusville Water Resources Department	☐
7.	Pre-Application Meeting Date:	No pre-app needed, approved for submittal via email with Eddie Galindo.
	Staff in Attendance:	

Request Letters sent via email to City Water and Public Works.

UTILITY PROVIDER	TELEPHONE NUMBER
AT&T Southeast. Jason Kaufman 712 Florida Avenue Cocoa, Florida 32922	386-795-1703 321-636-0233 FAX JK0276@att.com
Florida Power and Light Company Joel Beltran 9001 Ellis Road West Melbourne, FL 32904	321-455-6111 321-723-7795 Joel.Beltran@fpl.com Now Xavier Micah micah.xavier@fpl.com
Florida City Gas Brad Termini 4180 South US 1 Rockledge, Florida 32955-5309	321-213-8254 Michael.Termini@NextEraEnergy.com
Spectrum Mark Richardson Eric Anderson 720 Magnolia Avenue Melbourne, Florida 32935	321-757-6457 – Mark Richardson 321-757-6452 – Eric Anderson Mark.Richardson@charter.com Eric.Anderson@charter.com
City of Titusville Water Resources Ashleigh Smith City of Titusville P.O. Box 2806 Attn: Water Resources Department Titusville, Florida 32781-2806	321-567-3859 321-383-5653 FAX Ashleigh.Smith@Titusville.com
City of Titusville Public Works Department Kevin Cook 445 South Washington Avenue P.O. Box 2806 Titusville, Florida 32781-2806	321-567-3845 321-383-5705 FAX Kevin.Cook@Titusville.com



Jason Kaufman – AT&T Southeast
Orange Street Vacate
Engineer's Project Number 24-1069

DATE: FEB. 18, 2024

Re: Utility interest in vacation of Right-of-Way

I, Jason Kaufman, as the representative of AT & T, certify that I have examined the proposed sketch and description for the site legally described as; "That portion of Orange Street Right-of-Way West of Deleon avenue and South of Lots 3 through 7, Block 34, Park addition in Section 4, Township 22 South, Range 35 West" for any conflicts with existing utilities and

 I DO object to vacating the easement.

✓ I DO NOT object to vacating the easement with the condition that a public utility easement be put in place of the vacated ROW.

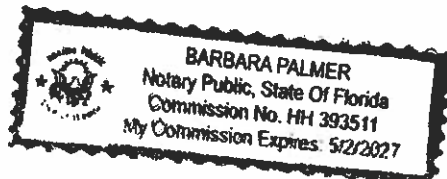
Jason Kaufman
Signature

STATE OF: Florida

COUNTY OF: Volusia

The foregoing instrument was acknowledged before me this 18th of February 2025 by Jason Kauffman, who is personally known by me or who has produced FL- DL as identification, and who did /did not take an oath.

(SEAL)



Barbara Palmer
Notary Public

HH 393511

Serial No.

My commission expires: 5/2/27



Brad Termini
Orange Street Vacate
Engineer's Project Number 24-1069

DATE: May 16, 2025

Re: Utility interest in vacation of Right-of-Way

I, Michael "Brad" Termini, as the representative of Florida City Gas, certify that I have examined the proposed sketch and description for the site legally described as; "That portion of Orange Street Right-of-Way West of Deleon avenue and South of Lots 3 through 7, Block 34, Park addition in Section 4, Township 22 South, Range 35 West" for any conflicts with existing utilities and

 I DO object to vacating the easement.

X I DO NOT object to vacating the easement with the condition that a public utility easement be put in place of the vacated ROW.

Michael Brad Termini

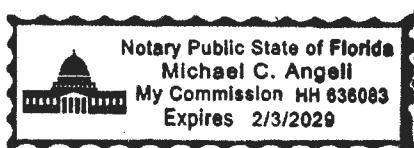
Signature

STATE OF: Florida

COUNTY OF: Brevard

The foregoing instrument was acknowledged before me this MAY 16th, 2025 by Michael Brad Termini, who is personally known by me or who has produced as identification, and who did /did not take an oath.

(SEAL)



Michael C Angell Notary Public

636083

Serial No.

My commission expires: 02/03/2029

SIGNATURE CERTIFICATE



REFERENCE NUMBER
2E9BCFEF-DD03-4875-9A29-62AB34EC7305

TRANSACTION DETAILS

Reference Number
2E9BCFEF-DD03-4875-9A29-62AB34EC7305

Transaction Type
Signature Request

Sent At
05/16/2025 13:53 EDT

Executed At
05/16/2025 13:54 EDT

Identity Method
email

Distribution Method
email

Signed Checksum
f130db69ec8d17741d1cc0ff009a73f9feb702092131e508d99e2fd5961da88c

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
Revised City Gas 03-05-2025 1

Filename
Revised_City_Gas_03-05-2025_1_.pdf

Pages
2 pages

Content Type
application/pdf

File Size
170 KB

Original Checksum
65229d9b51435d762c2dbe581a1f5612473e1920f88714b13f71db36e6418362

SIGNERS

SIGNER

Name
Brad Termini

Email
mtermini@chpk.com

Components
1

E-SIGNATURE

Status
signed

Multi-factor Digital Fingerprint Checksum
2bed5be3ba26eaca86cd85287962f0a6bc94dee77625f362dddec24f1dbfca5a6

IP Address
168.149.137.11

Device
Microsoft Edge via Windows

Typed Signature
Michael Brad Termini

Signature Reference ID
EEB0B192

EVENTS

Viewed At
05/16/2025 13:53 EDT

Identity Authenticated At
05/16/2025 13:54 EDT

Signed At
05/16/2025 13:54 EDT

AUDITS

TIMESTAMP

05/16/2025 13:53 EDT

05/16/2025 13:53 EDT

05/16/2025 13:53 EDT

05/16/2025 13:53 EDT

05/16/2025 13:54 EDT

05/16/2025 13:54 EDT

AUDIT

Leanna LeBron (llebron@chpk.com) created document 'Revised_City_Gas_03-05-2025_1_.pdf' on Microsoft Edge via Windows from 168.149.146.236.

Brad Termini (mtermini@chpk.com) was emailed a link to sign.

Brad Termini (mtermini@chpk.com) viewed the document on Microsoft Edge via Windows from 168.149.137.11.

Brad Termini (mtermini@chpk.com) viewed the document on Microsoft Edge via Windows from 3.220.188.209.

Brad Termini (mtermini@chpk.com) authenticated via email on Microsoft Edge via Windows from 168.149.137.11.

Brad Termini (mtermini@chpk.com) signed the document on Microsoft Edge via Windows from 168.149.137.11.



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

April 3, 2024

City of Titusville
1020 Orange St
Titusville, FL 32137

RE: Vacate an easement at 1020 ORANGE STREET TITUSVILLE, FL 32137

Dear City of Titusville

Subject: Vacate the ROW located on ORANGE STREET RIGHT OF WAY WEST OF DELEON AVENUE AND SOUTH OF LOTS 34 THROUGH 7, BLOCK 34 an was submitted to Florida Power and Light Company for review.

Portion to be vacated described as:

THE PORTION OF ORANGE STREET RIGHT OF WAY WEST OF DELEON AVENUE AND SOUTH OF LOTS 3 THROUGH 7, BLOCK 34, PARK ADDITION IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 35 EAST.

NOTE - Florida Power and Light Company has no objection to the above referenced vacate.
Please contact Micah Xavier – micah.xavier@fpl.com – 321-455-6111, for any questions.

Sincerely,
micah xavier
Micah Xavier
Engineer II



Mark Richardson, or Eric Anderson
Orange Street Vacate
Engineer's Project Number 24-1069

DATE: 12/5/2024

Re: Utility interest in vacation of Right-of-Way

I, Mark Richardson, as the representative of Spectrum, certify that I have examined the proposed sketch and description for the site legally described as; "That portion of Orange Street Right-of-Way West of Deleon avenue and South of Lots 3 through 7, Block 34, Park addition in Section 4, Township 22 South, Range 35 West" for any conflicts with existing utilities and

 I DO object to vacating the easement.

X I DO NOT object to vacating the easement.

Mark Richardson
Signature

STATE OF: FLORIDA

COUNTY OF: BREVARD

The foregoing instrument was acknowledged before me this 11 DECEMBER, 2024 by MARK RICHARDSON, who is personally known by me or who has produced _____ as identification, and who did/did not take an oath.

(SEAL)



Diane Niehaus
Notary Public
State of Florida
Comm# HH144551
Expires 9/10/2025

Diane Niehaus
Notary Public

Serial No. _____

My commission expires: 9/10/2025

City of Titusville

"Gateway to Nature and Space"

PUBLIC WORKS DEPARTMENT
2910 GARDEN STREET
TITUSVILLE, FLORIDA 32796



ENGINEERING
(321)-567-3859

www.titusville.com

June 17, 2025

Wanda Kessler
MBV Engineering, Inc
1250 W. Eau Gallie Blvd
Suite H
Melbourne, FL 32935
wandak@mbveng.com

RE: ROW Vacation Request- Orange St vacation along Parcel 22-35-04-AU-34-3 and Parcel 22-35-04-AU-34-6- UTILITIES ONLY- Revised Letter

Dear Ms. Kessler,

The Public Works Department has reviewed the information you have provided in respect to public utility infrastructure such as water, sewer and stormwater. There is no objection to your request with the proposed included easement. The Public Works Department does contain various utilities in the right-of-way along the described area and requires an easement over the utilities for maintenance, access, and ingress/egress. Future development of the property could result in the developer being responsible for relocation of the utilities.

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

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

Sincerely,

Ashleigh Smith, PE
City Engineer

C: Kevin Cook, Public Works Director
Brad Parrish, Community Developer Director



"Gateway to Nature and Space"

PUBLIC WORKS DEPARTMENT
2910 GARDEN STREET
TITUSVILLE, FLORIDA 32796



ENGINEERING
(321)-567-3859

www.titusville.com

June 17, 2025

Wanda Kessler
MBV Engineering, Inc
1250 W. Eau Gallie Blvd
Suite H
Melbourne, FL 32935
wandak@mbveng.com

RE: ROW Vacation Request- Orange St vacation along Parcel 22-35-04-AU-34-3 and Parcel 22-35-04-AU-34-6- ROADWAY

Dear Ms. Kessler,

The Public Works Department has reviewed the information you have provided in respect to public access including the roadway and sidewalks in the area. There is objection to your request. The property to the south of the right-of-way has driveways to the public roadway which must be maintained. In addition, access via the roadway and to existing sidewalks must remain in place.

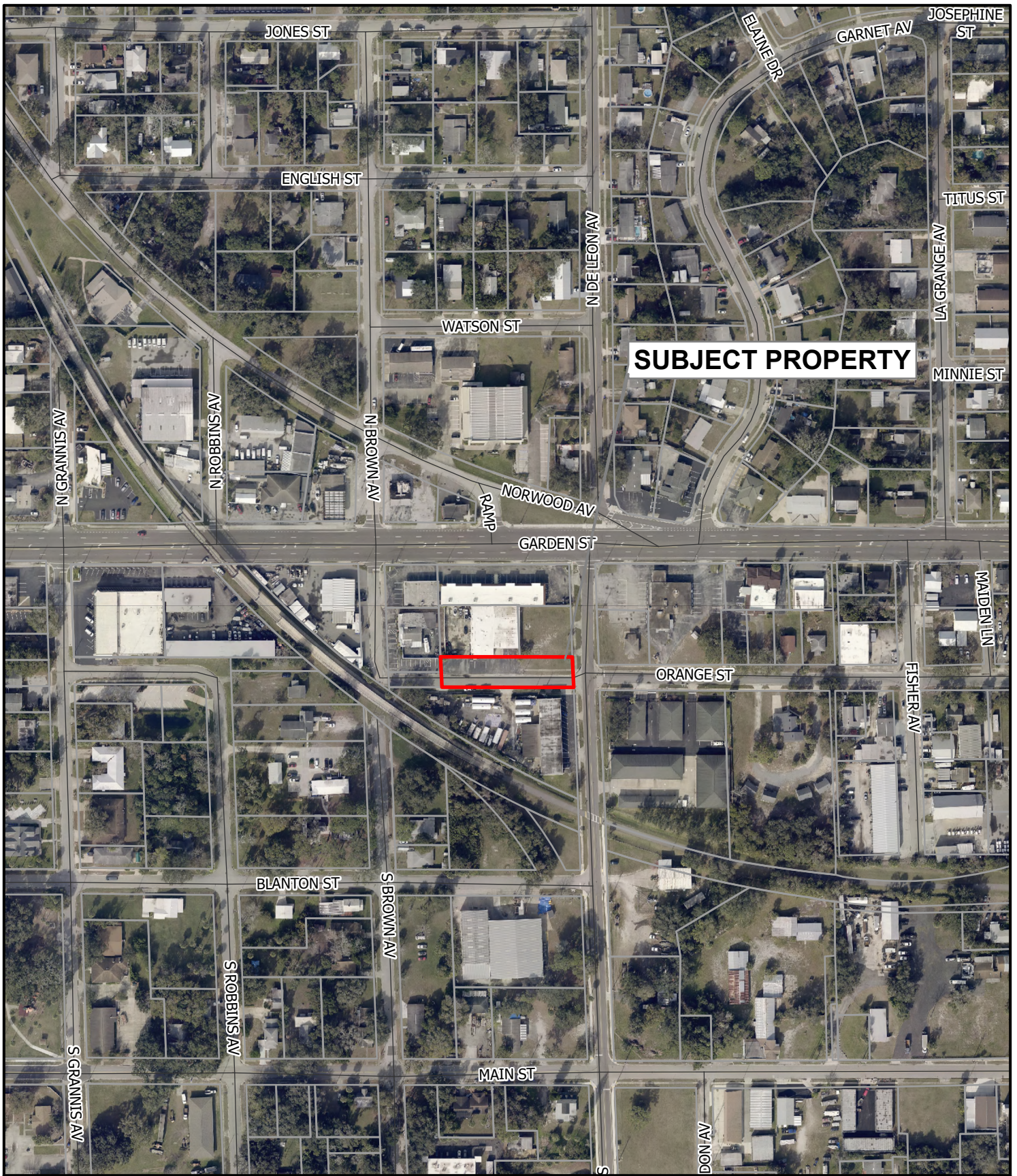
This response does not represent the collective interest of the City.

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

Sincerely,

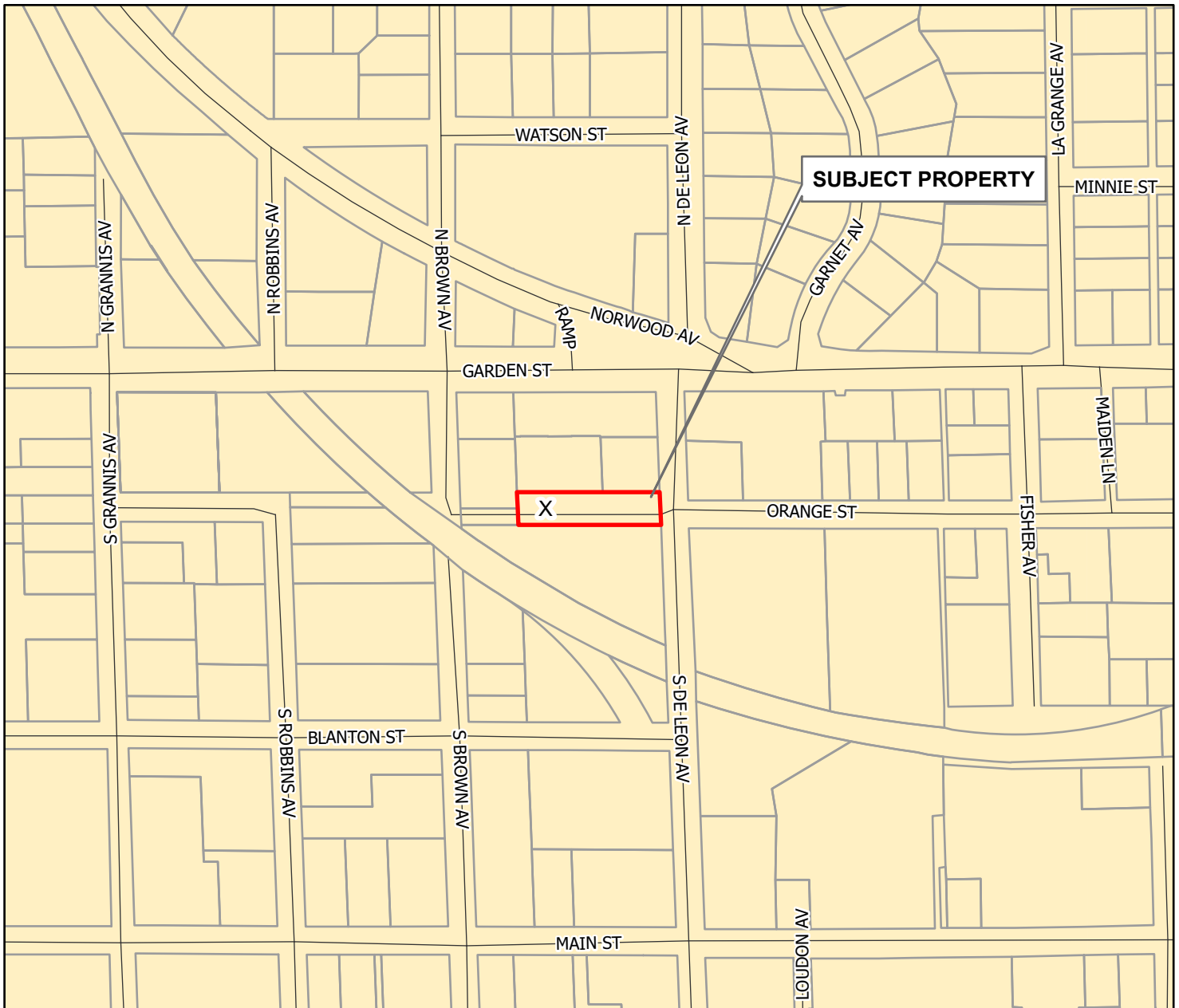
Ashleigh Smith, PE
City Engineer

C: Kevin Cook, Public Works Director
Brad Parrish, Community Developer Director



Aerial 2024 ROW #2-2025





FEMA FLOOD HAZARD AREAS ROW #2-2025

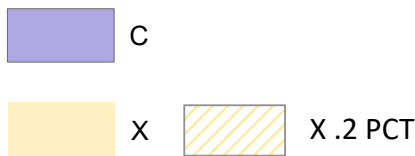
Special Flood Hazard Area Zones



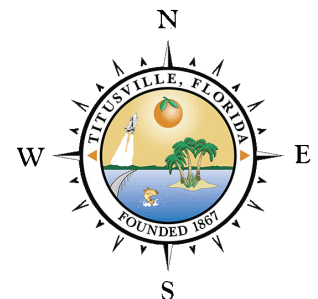
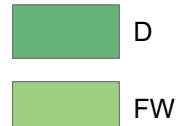
Moderate Flood Hazard Area Zone

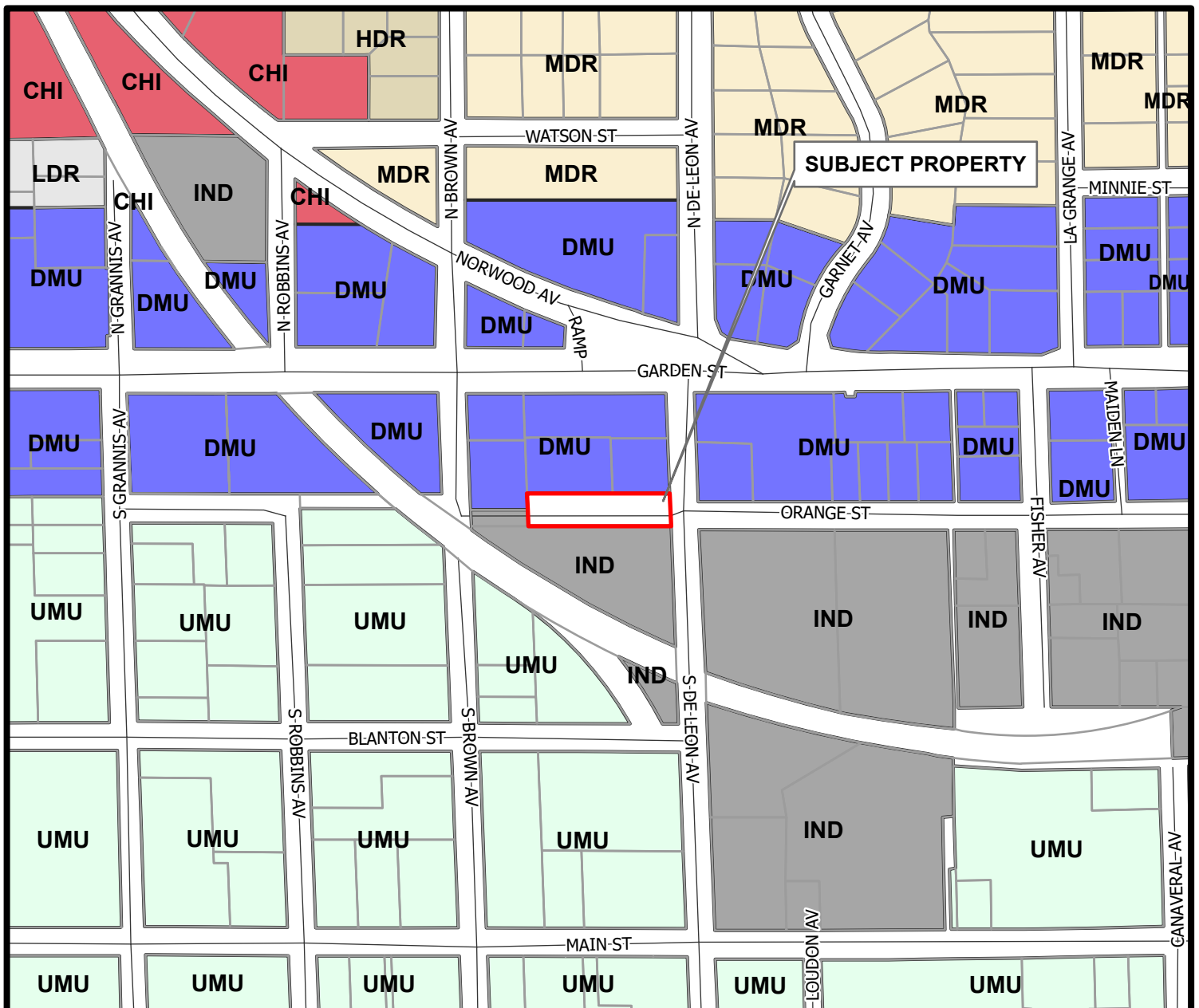


Minimal Flood Hazard Zones



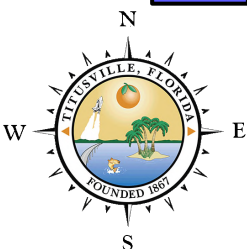
Other Flood Zone Areas





LOCATION OF PROPERTY AND FUTURE LAND USE MAP

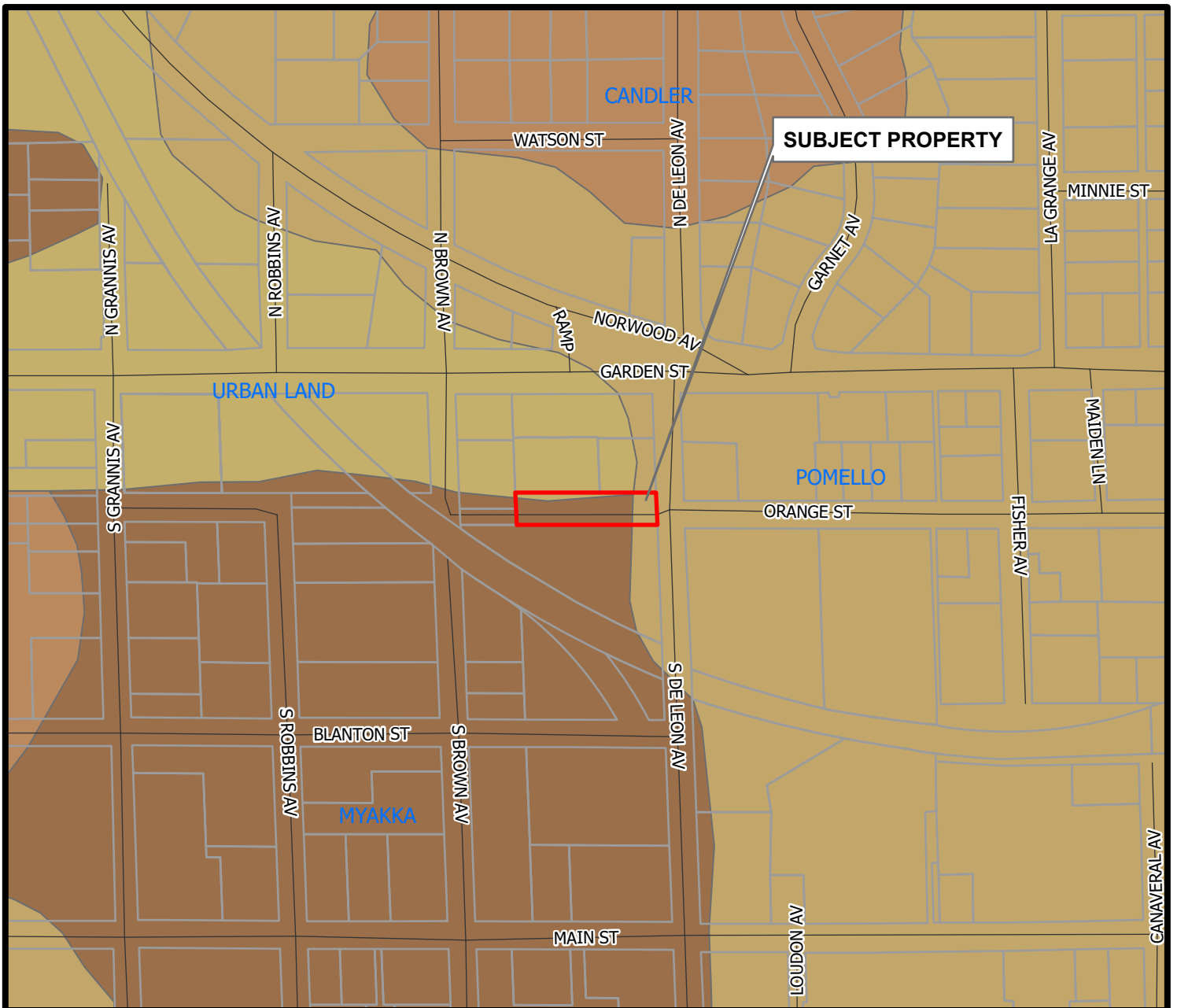
CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE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



Subject



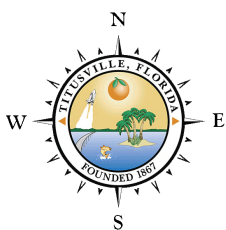
0 250 500 1,000 Feet



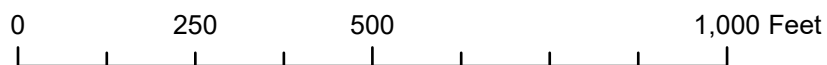
SOILS IN THE VICINITY OF SUBJECT PROPERTY ROW #2-2025

SoilName

- CANDLER
- MYAKKA
- POMELLO
- URBANLAND

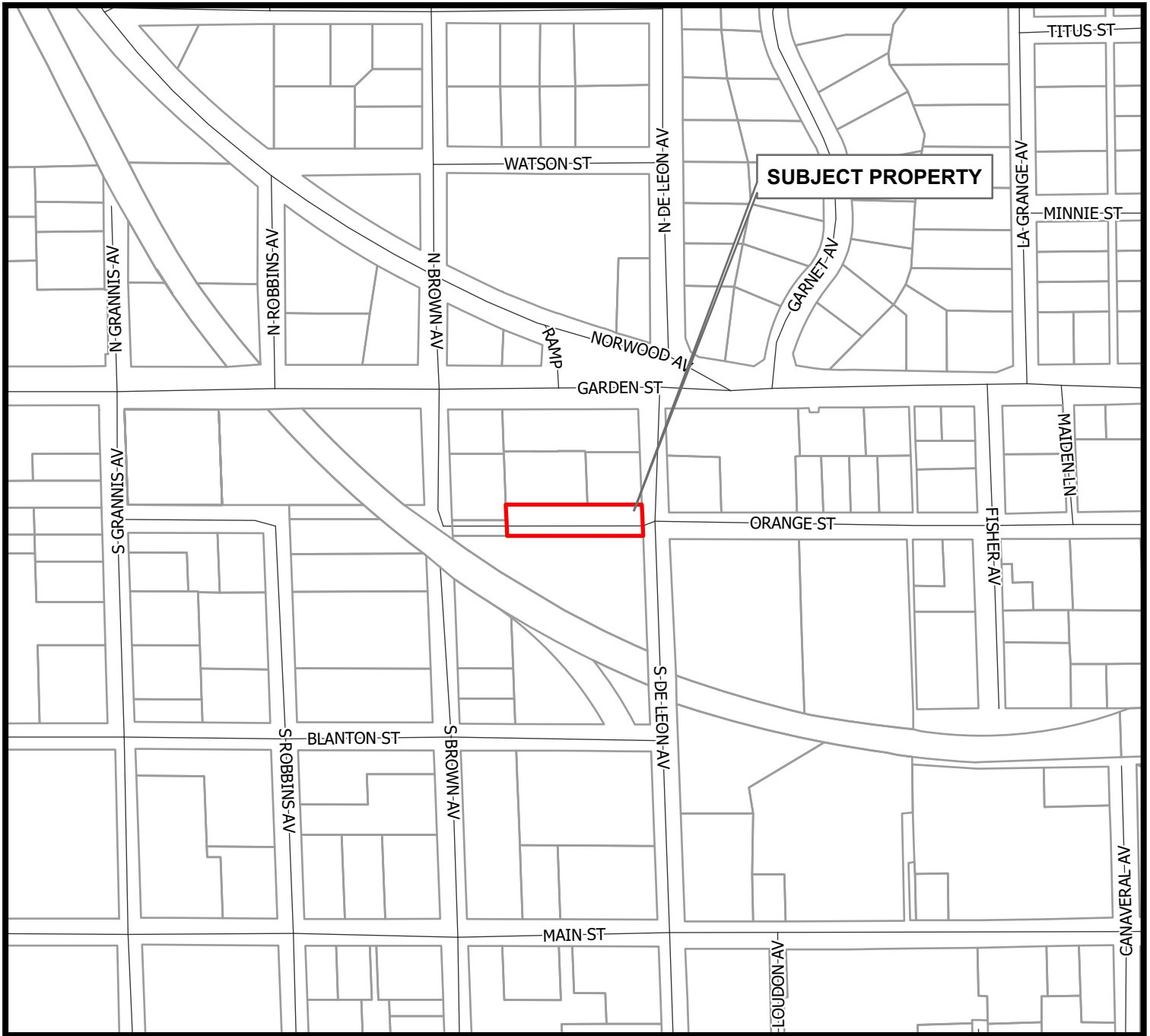


Community Development Department

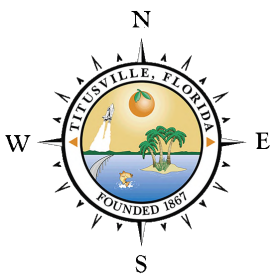


Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

6/12/2025



WETLANDS IN VICINITY OF PROPERTY ROW #2-2025



WETLAND_TY

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

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

6/12/2025

Scale:1:3,250

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



LEGAL DESCRIPTION:
LOTS 3, 4 AND 5, BLOCK 34, PARK
ADDITION TO TITUSVILLE, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 2, PAGE 12, LESS AND
EXCEPT ROAD RIGHT OF WAY, NORTH 1/2
ORANGE STREET AS IN OFFICIAL
RECORDS BOOK 1491, PAGE 807, AND
EXCEPT OFFICIAL RECORDS BOOK 2394,
PAGE 2718, OF THE PUBLIC RECORDS OF
BREVARD COUNTY, FLORIDA,
AND
LOT 6 AND 7, BLOCK 34, PARK ADDITION
TO TITUSVILLE, ACCORDING TO THE MAP
OR PLAT THEREOF, AS RECORDED IN
PLAT BOOK 2, PAGE(S) 12, OF THE PUBLIC
RECORDS OF BREVARD COUNTY,
FLORIDA, LESS AND EXCEPT THE NORTH
11 FEET THEREOF.

PAGE 1 OF 1
BOUNDARY SURVEY

CERTIFIED TO:

LOT 2
BLOCK 34

COMMUNITY NUMBER: 125152

PANEL: 0205

SUFFIX: H

F.I.R.M. DATE:

FLOOD ZONE: X

FIELD WORK: 1/5/2024

PROPERTY ADDRESS:

1020 ORANGE STREET &
8 SOUTH DE LEON AVENUE
TITUSVILLE, FL 32796

SURVEY NUMBER: 616539

CLIENT FILE NUMBER: MP7123-00645

ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT
A.C. AIR CONDITIONER
B.M. BENCHMARK
B.R. BEARING REFERENCE
(C) CALCULATED
A CHORD
D.E. DEED / DESCRIPTION
D.H. DRILL HOLE
D.W. DRIVEWAY
E.O.W. EDGE OF WATER
F.C.M. FOUND CONCRETE MONUMENT
F.F.E. FINISH FLOOR ELEVATION
F.I.P. FOUND IRON PIPE
F.P.K. FOUND PARKER-KALON NAIL
F.P.L. FOUND PLANT
L.E. LIMITED ACCESS EASEMENT
L.M. LAKE MAINTENANCE EASEMENT
L.N. LAKE / NAIL
M.H. MANHOLE
M.N. MAIL & DISK
N.R. NOT RADIAL
N.T.S. NOT TO SCALE
O.H.L. OVERHEAD UTILITY LINES
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.R. POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
R.W. RIGHT-OF-WAY
R.A. RADIAL / RADIUS
S.I.R. SET IRON ROD
T.O.B. TOP OF BANK
U.E. UTILITY EASEMENT

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES
- NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
- ONLY VISIBLE ENCUMBRANCES LOCATED
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN

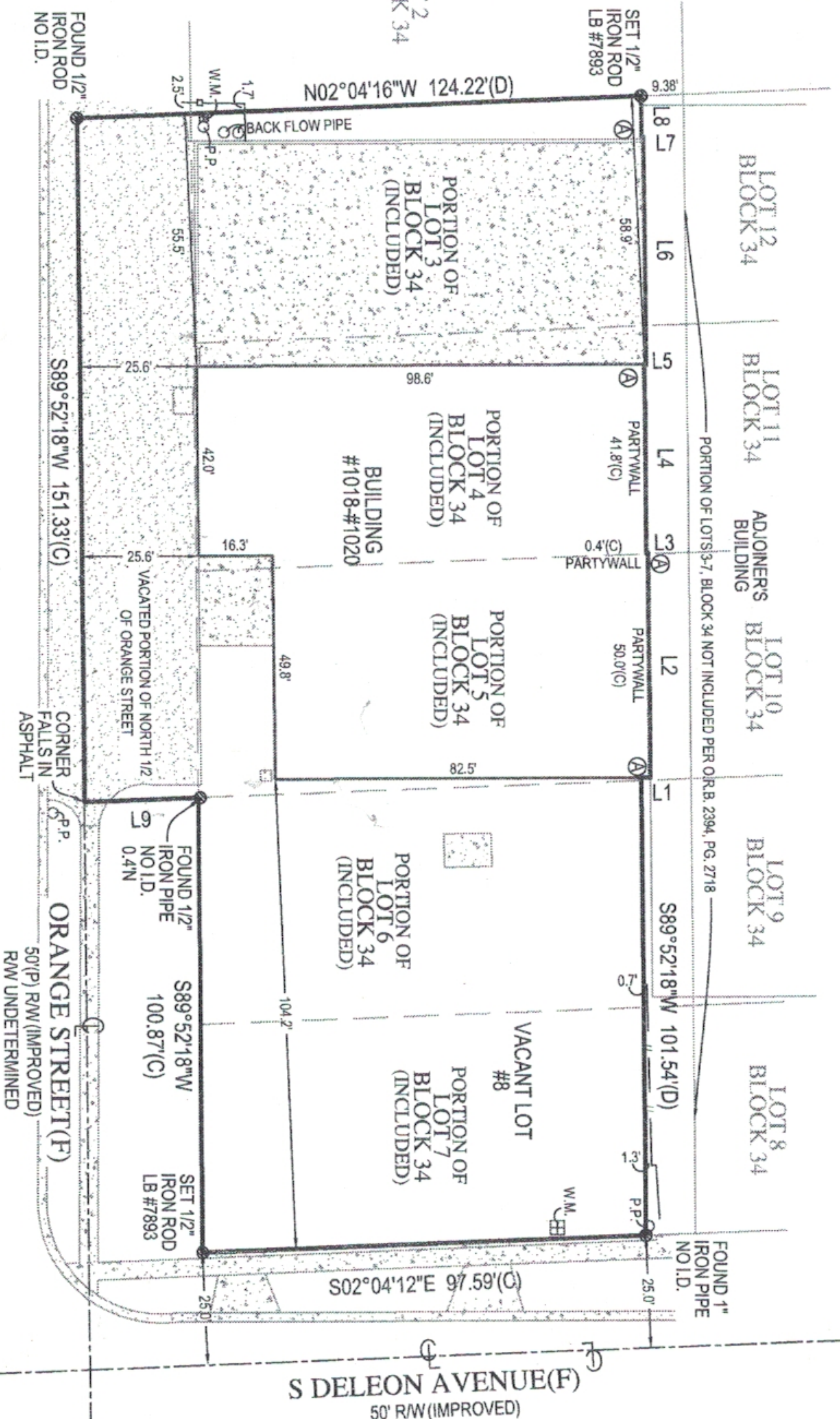
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.S. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF THE BOUNDARY LINES AND NO OTHER CONSTRUCTION SHALL BE BASED UPON THIS SURVEY
- THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THERE ARE NO OTHER ENCUMBRANCES OR IMPROVEMENTS ON THE LANDS SHOWN HEREON
- RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE
- IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

LINE	LENGTH	BEARING
L1	1.95'	N00°07'16"W
L2	50.00'	S89°52'44"W
L3	0.35'	S00°07'16"E
L4	41.80'	S89°52'44"W
L5	0.35'	N00°07'16"W
L6	49.80'	S89°52'44"W
L7	0.35'	S00°07'16"W
L8	9.11'	S89°52'44"W
L9	25.01'	S02°04'12"E

SYMBOL DESCRIPTIONS:

☐ = CATCH BASIN
— = CENTERLINE ROAD
☒ = COVERED AREA
+ x x x = EXISTING ELEVATION
⊕ = HYDRANT
⊙ = MANHOLE
— = METAL FENCE
— = MISC. FENCE
● = PROPERTY CORNER
☒ = UTILITY BOX
— = UTILITY POLE
⊕ = WATER METER
⊙ = WELL
— = WOOD FENCE



SCALE
1"=30'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

STEVEN D. MARSHALL
PROFESSIONAL SURVEYOR AND MAPPER #6376



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

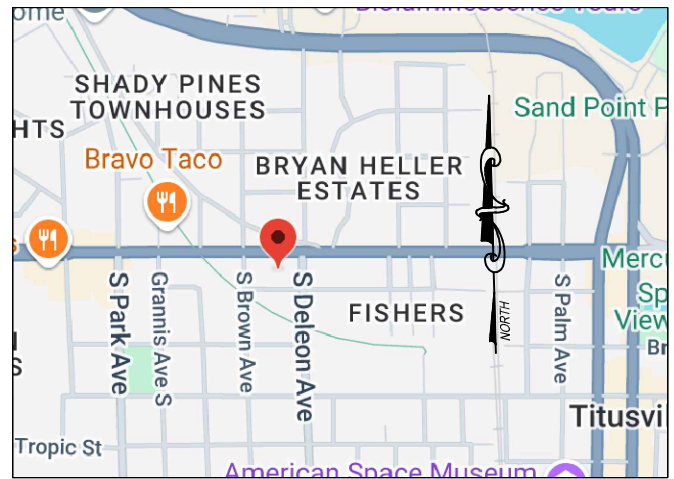
SKETCH AND DESCRIPTION

(COVER & LEGAL DESCRIPTION)

PROPERTY ADDRESS:

1020 ORANGE STREET
TITUSVILLE, FL 32137

THE PURPOSE OF THIS SKETCH AND DESCRIPTION
IS TO SHOW THE VACATED PORTION OF ORANGE
STREET



VICINITY MAP

NOT TO SCALE

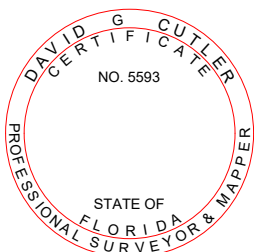
LEGAL DESCRIPTION

THAT PORTION OF ORANGE STREET RIGHT OF WAY WEST OF DELEON AVENUE AND SOUTH OF LOTS 3 THROUGH 7, BLOCK 34, PARK ADDITION IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 35 EAST.

ABBREVIATION LEGEND

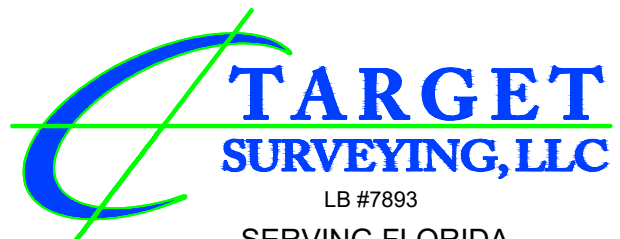
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N.R.=NON RADIAL
P=PLAT
P.B.=PLAT BOOK
PG.=PAGE
P.I.D.=PARCEL IDENTIFICATION NUMBER
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
R=RADIUS
U.E.=UTILITY EASEMENT

SURVEY NO. 616539
SKETCH DATE: 11-06-2024



THIS IS **NOT** A SURVEY, TO
ACCOMPANY SKETCH ONLY

SURVEYORS CERTIFICATE
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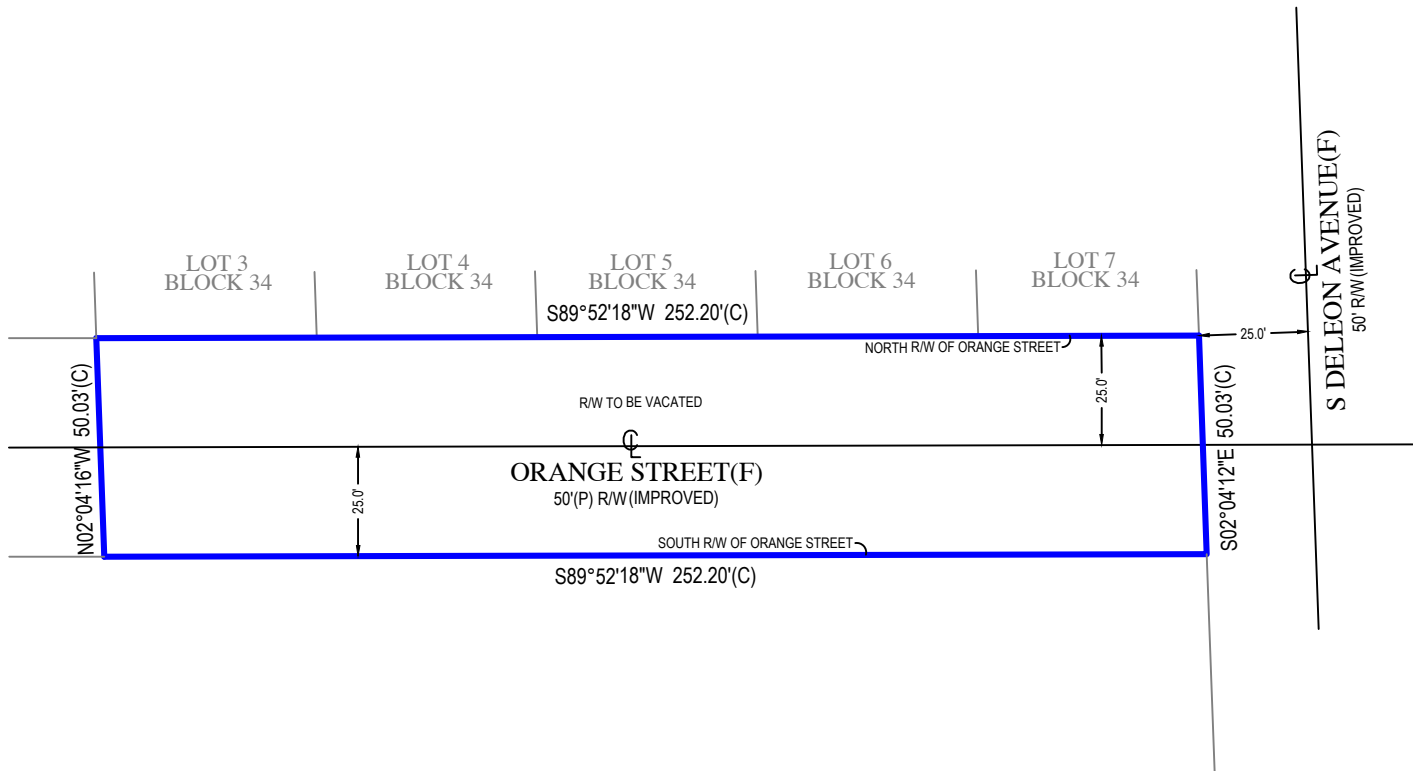
(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)



SURVEY NO. 616539
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PAGE 2 OF 2 PAGES
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Public Utility Easement

THIS INDENTURE, made this _____ day of _____ A.D., 20____, between _____, Party of the First Part, and the CITY OF TITUSVILLE, a Municipal Corporation whose address is 555 S. Washington Avenue, Titusville, FL 32781-2806, County of Brevard, State of Florida, Party of the Second Part,

Wherever used herein the terms Party of the First Part and Party of the second part include the singular and plural forms and the masculine and feminine gender.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has remised, released and by these presents does grant and convey to the said party of the second part, its successors and assigns, an easement for public utilities for the City of Titusville, County of Brevard, State of Florida, described as follows, to wit:

SEE ATTACHMENT A

This easement is made for the purpose of giving and granting to the party of the second part, its successors, legal representatives and assigns, an easement in, to and across said lands for the purpose of installation and maintenance of public utilities, together with the right of ingress and egress for such purposes.

And the said party of the first part does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness

Signature of Party of First Part

Name Printed/Typed

Name & Title Printed, Stamped or Typed

Signature of Witness

Signature of Party of First Part

Name Printed/Typed

Name & Title Printed, Stamped or Typed

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____

(Printed/Typed Name of Party of First Part)

who is personally known to me OR who has produced _____
as identification and who did (or did not) take an oath.

Notary Public

Printed/Typed Name of Notary Public

My commission expires:

Signed, sealed and delivered
in the presence of:

CITY OF TITUSVILLE

Signature of Witness

Scott Larese, City Manager

ATTEST

Name Printed/Typed of Witness

Wanda Wells, City Clerk

Signature of Witness

Name Printed/Typed of Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this _____ day of _____, 20____, by
(_____) as Personally Known ____ OR Produced Identification ____

Type of Identification Produced _____

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Title or Rank

Serial Number (if any)

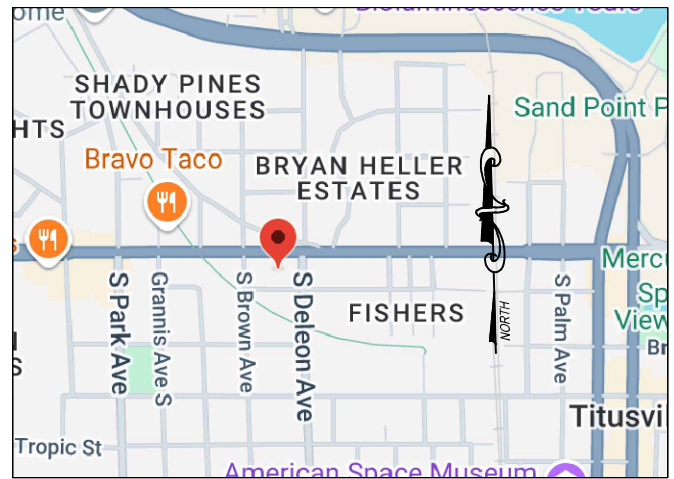
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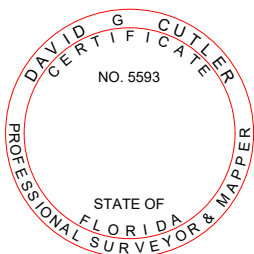
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N.R.=NON RADIAL
P=PLAT
P.B.=PLAT BOOK
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SURVEY NO. 616539
SKETCH DATE: 11-06-2024



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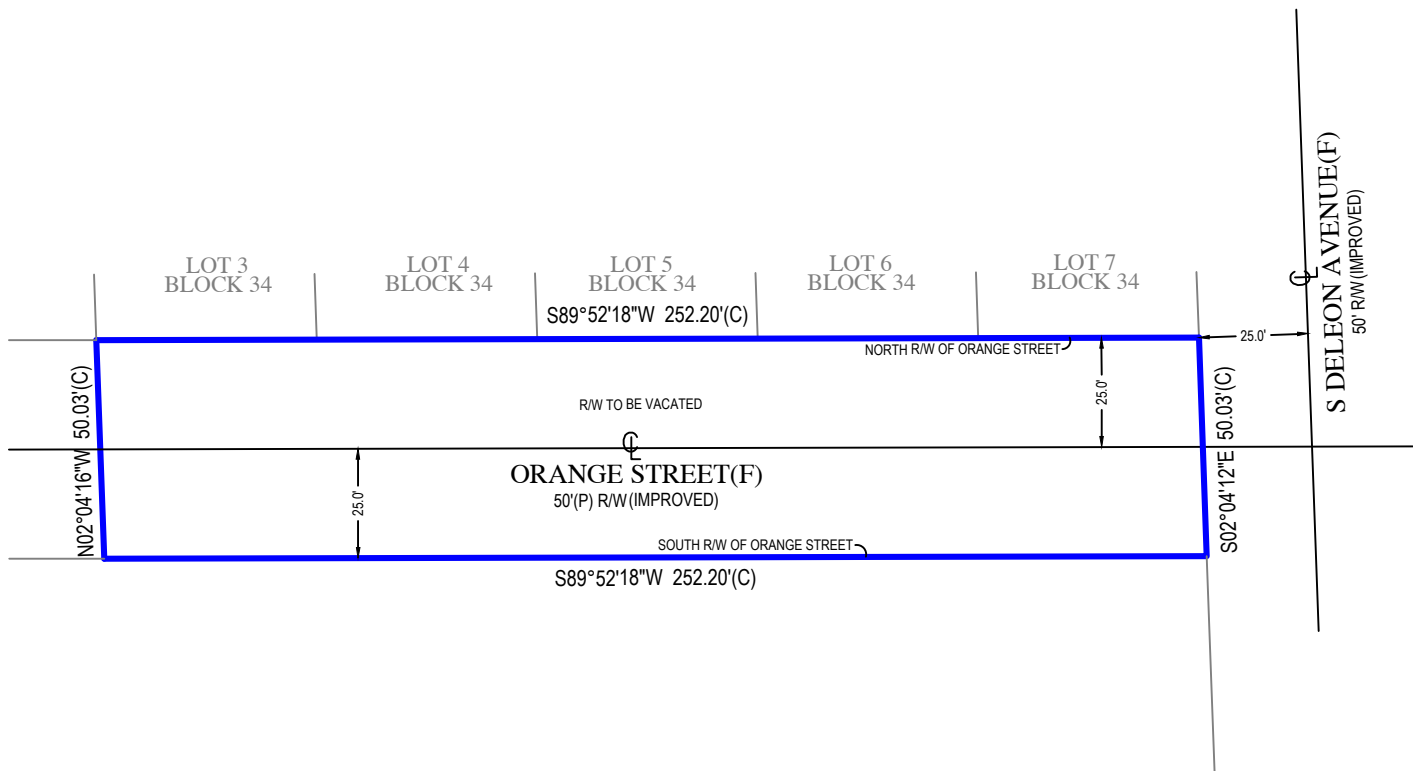
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PROFESSIONAL SURVEYOR AND MAPPER #5593

PAGE 1 OF 2 PAGES
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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. 8-2025 Blue Origin**
Department/Office: Planning

Recommended Action:

Based on the above analysis, staff recommends approval of CUP#8-2025 to permit a light manufacturing use at 7980 Grissom Parkway consistent with the approved concept plan.

Summary Explanation & Background:

The applicant is requesting a Conditional Use Permit (CUP) to operate a Light manufacturing use on property located at 7980 Grissom Parkway currently zoned Light Industrial Services and Warehousing (M-1) and designated as Commercial High Intensity on the Future Land Use Map. The property is 67.33 acres in size and is currently zoned M-1. The subject property is located to the west of Grissom Parkway, approximately 1700 feet north of Willow Creek Boulevard.

There is an existing 180,000 square foot office building on site, which was previously utilized by Eckler's as a warehouse, distribution and trucking facility. The applicant intends to make interior renovations to this facility. The conceptual site plan submitted as part of the CUP application shows additional improvements designated as Phase II (50,000 square foot, 2 story building) and Phase III (142,000 square foot building). The smaller 2-story structure (Phase II) is projected to be constructed on the east side of the property adjacent to Grissom Parkway. The larger structure (Phase II) is shown on the south side of the existing building. The applicant has stated that there will be one hundred (100) employees working in two (2) shifts from 6AM to 11PM.

The property has direct access to Grissom Parkway on the east. The surrounding properties to the north, south, and east are all vacant, commercial property. A conservation area on-site, approximately 650 feet in width, is located on the western portion of the site. This area buffers the existed and proposed buildings on the subject property from the Verona single-family residential area to the west. The nearest single family residence is located approximately 1,350 feet from the existing structure on-site.

The property was rezoned in 2013 from commercial districts, (CC) and (RC), to an industrial district, (M-1) within the upland portion of the property in order to "allow a local business to expand its capabilities by constructing buildings that would serve as a

showroom, warehouse, distribution and an office center,” while simultaneously correcting the location of the wetland boundary line and the corresponding designations: Open Space and Recreation (OR) zoning district and Conservation future land use.

The current M-1 zoning district permits light manufacturing uses with limitations. The first limitation, listed in Section 28-210(c)(1)a, states, “In the Light Industrial Services and Warehousing (M-1) zoning district, manufacturing:

a. A conditional use permit shall be required when the future land use designation is not industrial.”

The future land use designation on the property is currently Commercial High Intensity and not industrial; therefore, an approved CUP is required to operate the proposed light manufacturing use at the site.

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 Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report CUP #8-2025
2. Application
3. Concept Plan
4. Narrative
5. Survey
6. MAPS



City of Titusville

Planning Department Staff Report

Conditional Use Permit

CUP No. 8-2025 – Blue Origin – 7980 Grissom Parkway

Meeting Dates: *Planning and Zoning Commission: September 17, 2025*
City Council Public Hearing: September 23, 2025

Prepared By: Eddy Galindo, AICP – Principal Planner

Applicant(s): Brian Winters on behalf of Blue Origin, LLC, with permission from Antonio Romano, owner.

Applicant's Request: Approval of a Conditional Use Permit to allow a light manufacturing use in the Light Industrial Services and Warehouse (M-1) zoning district located at 7980 Grissom Parkway.

Staff Recommendation: Staff recommends approval of CUP#8-2025 to permit a light manufacturing use at 7980 Grissom Parkway consistent with the approved concept plan.

BACKGROUND INFORMATION

The applicant is requesting a Conditional Use Permit (CUP) to operate a Light manufacturing use on property located at 7980 Grissom Parkway currently zoned Light Industrial Services and Warehousing (M-1) and designated as Commercial High Intensity on the Future Land Use Map. The property is 67.33 acres in size and is currently zoned M-1. The subject property is located to the west of Grissom Parkway, approximately 1700 feet north of Willow Creek Boulevard.

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- a. A conditional use permit shall be required when the future land use designation is not industrial.”

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PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Office Building	Commercial High Intensity and Conservation	Light Industrial Services and Warehousing (M-1) and Open Space and Recreation (OR)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Vacant	High Intensity Commercial	Community Commercial (CC)
South	Vacant	High Intensity Commercial	Community Commercial (CC)
	Vacant	High Intensity Commercial	Regional Commercial (RC)
East	Vacant	High Intensity Commercial	Community Commercial (CC)
	Grissom Parkway 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.

Future Land Use Policy 1.8.1: Sites for industrial development shall be located with convenient access to the major transportation corridors, and should have access to air, water or rail transportation facilities. The major transportation corridors include such roadways as Interstate 95, U.S. Highway #1 and State Roads 405 and 407. Major air facilities are located at the Space Coast Regional Airport.

Staff comment: The property is located adjacent to Grissom Parkway in the vicinity of the Space Coast Regional Airport. Industrial uses currently exist in the northern section of Grissom Parkway, and the property abuts vacant commercial land to the north and south.

Future Land Use Policy 1.8.4: Negative impacts of industrial land uses on environmentally sensitive areas shall be minimized and/or mitigated. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of industrial land uses designations, and the specific intensity of use authorized by the Land Development Regulations.

Staff comment: The western portion of the property is in Conservation land use and zoned Open Space and Recreation (OR). The conceptual site plan submitted by the applicant does not propose any encroachments into the environmentally sensitive area.

Future Land Use 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 Grissom Parkway, with a single access point to this roadway. The current commercial land use designation which is not being changed is located in an area of vacant commercially zoned property and in the vicinity of the Space Coast Regional Airport.

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.

1 *Staff comment. The site has one access point along Grissom Parkway. The conservation*
2 *area to the west of the existing and proposed structures will preclude any access closer*
3 *to the current residences. Industrial related traffic will not be introduced into any residential*
4 *area.*

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

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

9 *Staff comment: As all light manufacturing activities are proposed to occur entirely within*
10 *the existing and proposed buildings, it is unlikely that there will be any nuisance factors*
11 *created by the requested use. It should be noted that per Section 28-317, Light Industrial*
12 *Services and Warehousing, the M-1 district is "intended to prevent or reduce friction*
13 *between uses in the district and to protect nearby residential and commercial districts."*

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

16 *Staff comment: During review staff had no concerns related to level of service; however,*
17 *an industrial pretreatment survey is required to ensure that any necessary pretreatment*
18 *measures are provided prior to entering the City's wastewater system.*

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

20 *Staff comment: The applicant has shown on the conceptual site plan how they will comply*
21 *with the landscape buffer requirements on the north and south property lines. The western*
22 *portion of the property is zoned Open Space and Recreation (OR) with a Conservation*
23 *land use. The conceptual site plan does not depict any improvements or disturbance to*
24 *this area. Any changes requiring site plan approval will include review to ensure that all*
25 *screening and buffering requirements are met.*

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

28 *Staff comment: No unique signage or exterior lighting nuisances are anticipated to be*
29 *generated by the proposed use. If additional signage is requested, it shall be reviewed*
30 *for consistency with the Land Development Regulations upon submittal. Should additional*
31 *lighting be requested, it will be reviewed for consistency with the Land Development*
32 *Regulations upon submittal.*

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

34 *Staff comment: The applicant states that there will be one hundred (100) employees*
35 *working in two shifts from 6AM until 11PM. As the land abutting the subject property is*
36 *currently vacant, the hours of operation are not inconsistent with the existing development.*
37 *In addition, the substantial distance (greater than 1,000 feet) between the building*
38 *proposed in Phase III of the development and the exiting residential development should*
39 *provide an adequate buffer to the proposed light manufacturing uses.*

1 8) Off street parking and loading area where required with particular attention to ingress and
2 egress.

3 *Staff comment: As part of the change of use, parking requirements will be reviewed to*
4 *ensure that the existing parking and loading areas are adequate for light manufacturing*
5 *use. Prior to construction of proposed expansion in Phases II and III, off street parking*
6 *will be reviewed to ensure consistency with the land development codes.*

7 9) Required yards and other open spaces.

8 *Staff comment: The conceptual plan depicts how the applicant will meet the required yard*
9 *and other open space requirements*

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

11 *Staff comment: The proposed light manufacturing and warehousing uses will be*
12 *conducted with the existing and proposed buildings with operating hours of 6AM to 11PM.*
13 *There is a potential for conflicts between the light manufacturing and residential uses;*
14 *however, the distance between the two uses (in excess of 1,000 feet), the buffering*
15 *provided by the conservation area, and retaining Grissom Parkway as the sole access*
16 *reduces the probability of such conflicts. Compatibility issues with the proposed use are*
17 *unlikely as the abutting properties are zoned for commercial uses and the Space Coast*
18 *Regional Airport is located to the east of the property.*

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

20 *Staff comment: The applicant will be utilizing the existing one-story structure on the site,*
21 *with minor interior renovations. The applicant is proposing additional buildings in phases*
22 *II and III for a total of 372,000 square feet, which is less than ten (10) percent of the 63 +/-*
23 *acre site. A new, two (2) story building is proposed to be adjacent to Grissom Parkway*
24 *and should not impact negatively on the residences within Willow Creek development.*
25 *Although the area surrounding this portion of Grissom Parkway is undeveloped in this*
26 *area, industrial uses are well established along Grissom Parkway to the north.*

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

29 Section 28-210, Light manufacturing requires that a conditional use permit shall be required
30 when the future land use designation is not industrial with the following conditions:

31 a. Minimum lot size: One (1) acre.

32
33 *Staff comment: The subject property is 67.33 acres in size; meeting the minimum size*
34 *requirement.*
35

36 b. Manufacturing, assembly and fabrication activities shall be located no closer than
37 seventy-five (75) feet from the property lines of the residentially zoned properties.

38
39 *Staff comment: The rear (western) boundary of the subject property is approximately*
40 *550 feet from the nearest residential lot. As the current and proposed structures are*

1 *buffered by a conservation area to the western property boundary, current and proposed*
2 *structures will be greater than 550 feet from existing residential properties.*

4 **RECOMMENDATION**

5 Based on the above analysis, staff recommends approval of CUP#8-2025 to permit a light
6 manufacturing use at 7980 Grissom Parkway consistent with the approved concept plan.

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 7980 Grissom Pkwy	Property Address/Location Description 7980 Grissom Parkway Titusville, FL
2. Applicant/ Owner	Name of Applicant/Contact Brian Winters/Blue Origin LLC	Name of Owner Antonio Romano
	Street Address 8082 Space Commerce Way	Street Address 3951 Hunters Isle DR.
	City State Zip Merritt Island FL 32953	City State Zip Orlando FL 32837
	Telephone # 703-984-9927	Telephone # 321-438-3345
	Fax #	Fax #
	E-Mail Address bwinters@blueorigin.com	E-Mail Address antonioromano@gmail.com
3. Applicant Status	☐ Owner ☒ Tenant ☐ Agent ☐ Other	
4. Parcel ID	23-35-10-01-1	Tax Acct. 2323343
5. Site Size (Attach Legal Description)	Acres: 67.33 Square Feet: 180,000	
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.: SUBJECT SITE:	
	NORTH:	Community Commercial-vacant land
	SOUTH:	Regional Commercial-vacant land
	EAST:	Community Commercial-vacant land
	WEST:	Planned Development-Single Family Residential
7. Current Designation	Future Land Use: Commercial-High Intensity	Zoning: M-1

8. Building Status	Existing Building(s) on the site? yes-1	New Buildings Proposed? no								
9. Operating Schedule	(Hours of operation, size of operation) 2 shifts-6am to 11pm, 100 employees									
10. Note any previous CUPs on the site	None									
11. Check other applications submitted	<table border="1"> <tr> <td>Conditional Use ☐</td> <td>Vacation of Easement ☐</td> <td>Master Plan Approval ☐</td> <td>Rezoning ☐</td> </tr> <tr> <td>Vacation of Right of Way ☐</td> <td>Site Plan ☐</td> <td>Subdivision/Plat ☐</td> <td>Other: ☐</td> </tr> </table>		Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☐	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/Plat ☐	Other: ☐
Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☐							
Vacation of Right of Way ☐	Site Plan ☐	Subdivision/Plat ☐	Other: ☐							
12. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) See attached narrative.									

- **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/ Brian Winter
(Signature*)

07/03/2025
(Date)

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

Date received: _____

Accepted by: _____



CONCURRENCY

City of Titusville Preliminary Concurrency Assessment

Project Name: 7980 Grissom Pkwy
Project Location: 7980 Grissom Parkway Titusville, FL
Submitted By: Brian Winters
Company Name: Blue Origin Manufacturing, LLC
Date: _____
Email: bwinters@blueorigin.com

Concurrency Assessment Requirements

1. Project Developer/Engineer: TBD
Address: _____
City: _____ State: FL Zip: _____
Email: _____ Phone: _____ Fax: _____
2. Property Owner: Antonio Romano
Address: 3951 Hunters Isle DR
City: Orlando State: FL Zip: 32837
Email: antonioromano@gmail.com Phone: 321-438-3345 Fax: _____
3. Size of proposed development (acres): 67.33 ac, 23-35-10-01-1
4. Parcel ID Number: _____
5. Tax Account Number: _____
6. Name of Primary Access Point(s): _____

One access point due West off Grissom Parkway located at NE Corner of the property: 28.504763997394967, -80.8116096358617

7. Name of Secondary Access Point(s): N/A

8. Are there any existing structures or improvements on the site. Yes: ☒ No: ☐
If yes please describe: Existing structure- steel and concrete, one story commercial facility, 180,000 sq ft

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: Manufacturing Area: 180,000 (ft²)
Use: _____ Area: _____ (ft²)
Use: _____ Area: _____ (ft²)
Use: _____ Area: _____ (ft²)

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

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

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

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

Brian Winters

**FUTURE LAND USE:
COMMERCIAL HIGH INTENSITY**

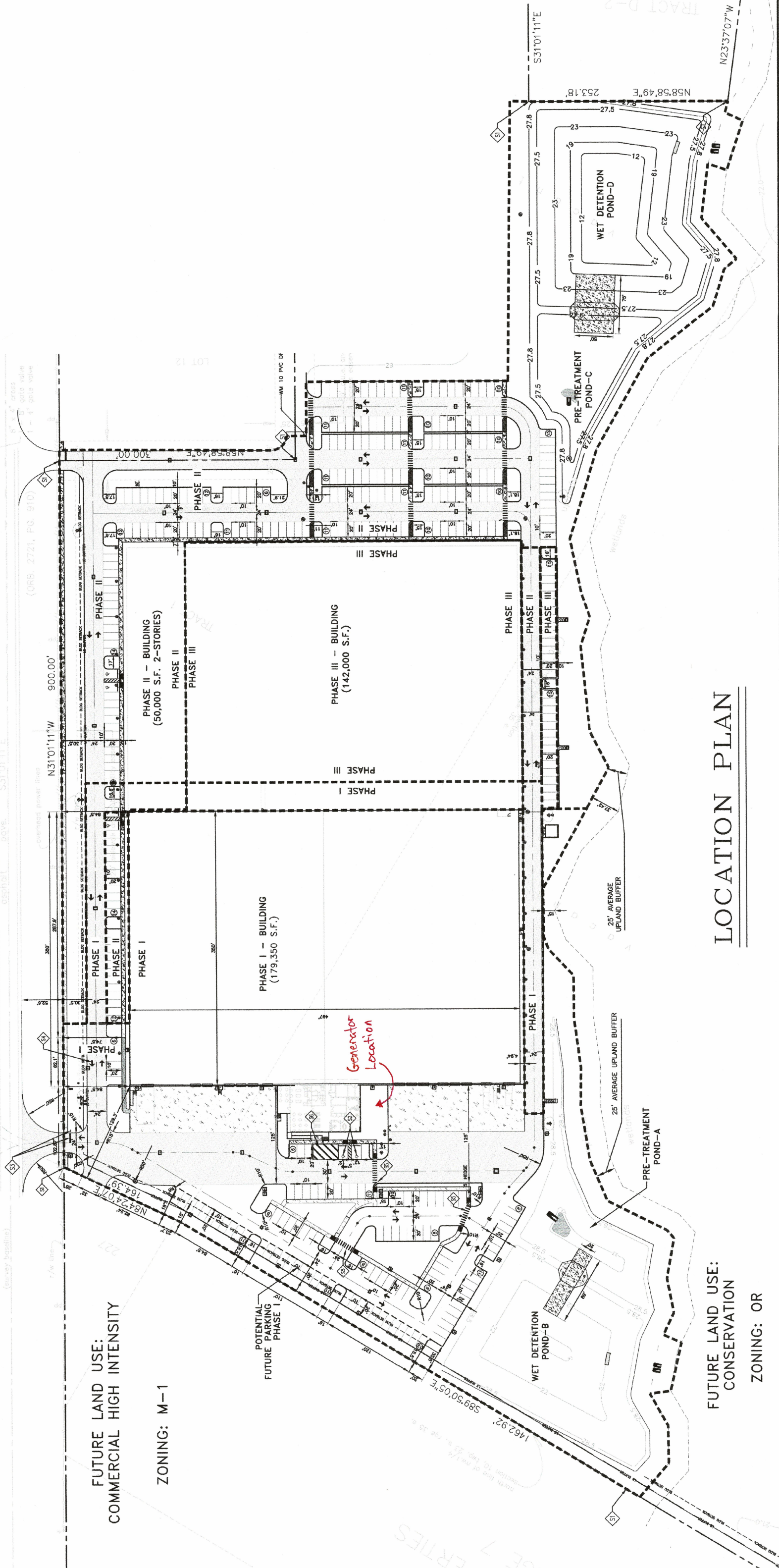
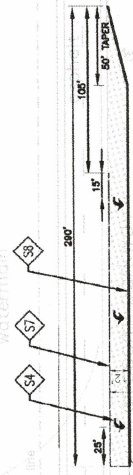
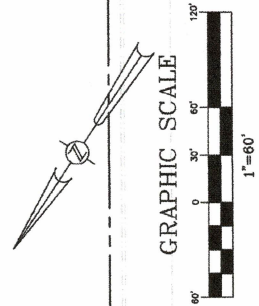
FUTURE LAND USE:
COMMERCIAL HIGH INTENSITY

ZONING: M-1

FUTURE LAND USE:
CONSERVATION

ZONING: OR

LOCATION PLAN





Brian Winters
m. 703.984.9927
Construction@blueorigin.com

July 2, 2025

To whom it may concern,

Application for Conditional Use Permit (CUP) and Occupancy Change at 7980 Grissom Pkwy

Project Overview: We seek to convert the existing building at 7980 Grissom Pkwy from its current occupancy classification (S-2) to a manufacturing space (F-1). This transformation will include comprehensive modifications to ensure compliance with life safety, mechanical, fire protection, and other relevant regulations.

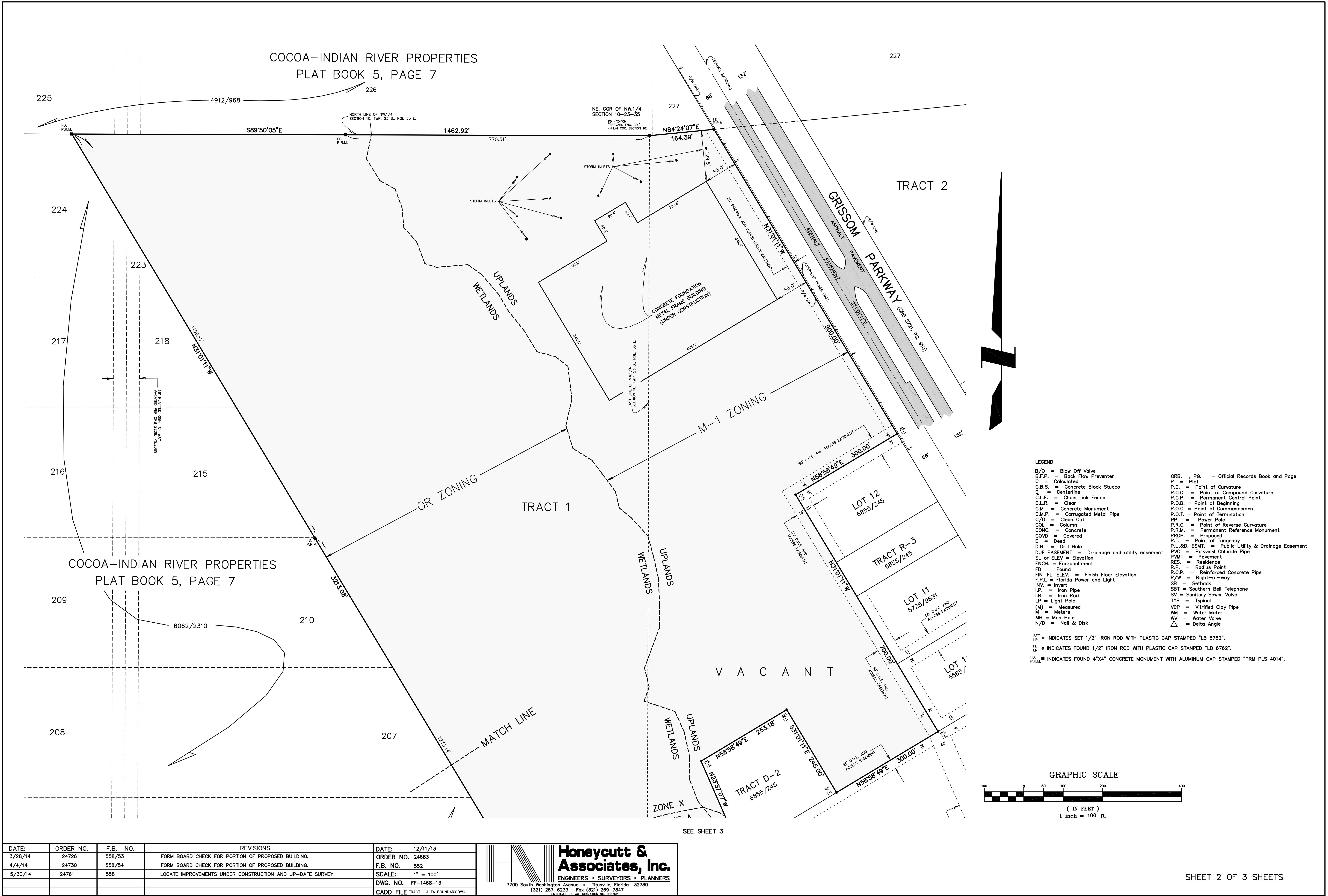
The proposed modifications include:

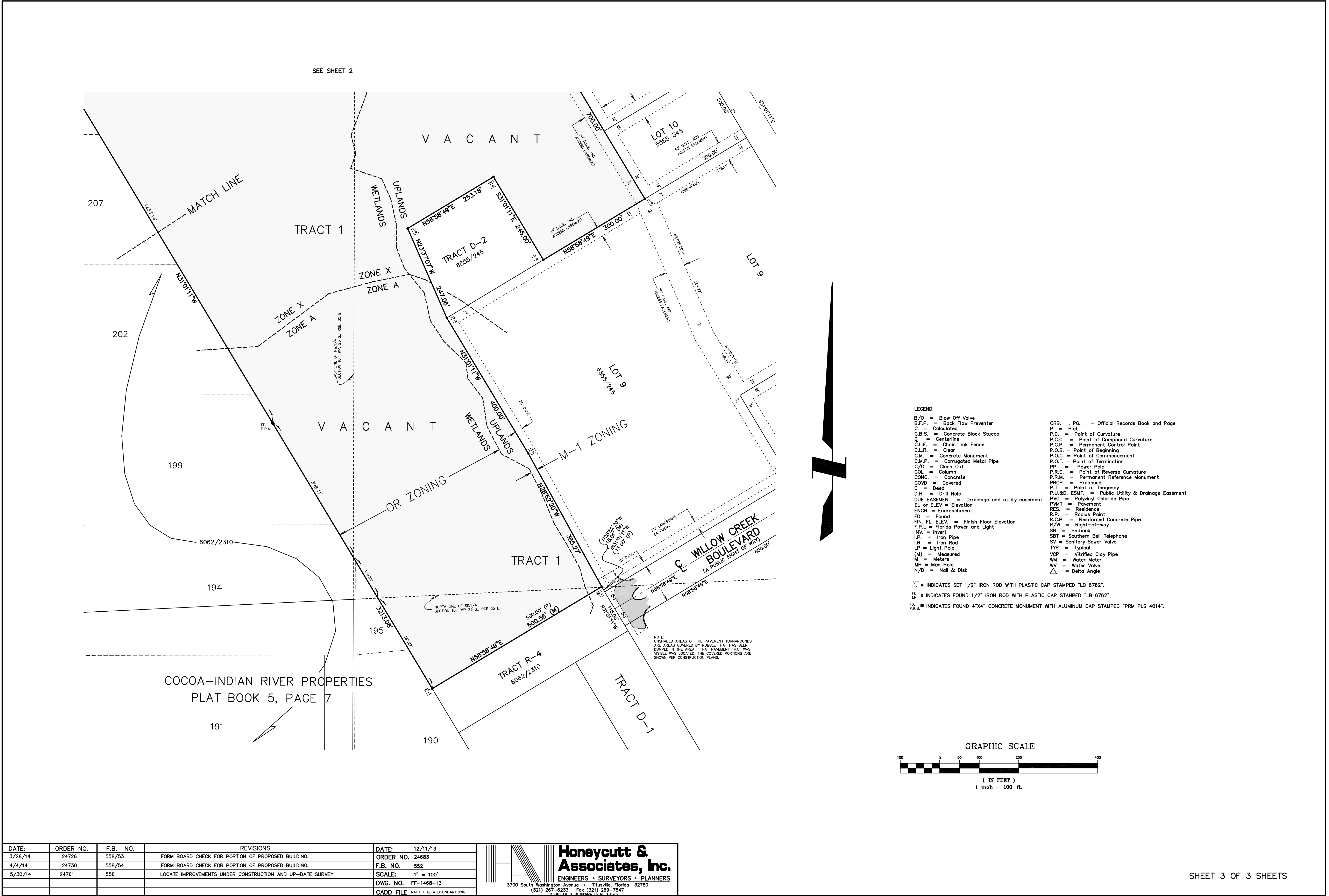
1. **Occupancy Change (S-2 to F-1):** Conversion of the building to support light manufacturing operations as per the classification letter dated 6/6/25 from the City of Titusville. Adherence to M1 zoning guidelines for the new occupancy.
2. **Electrical Service Upgrade:** Increase the total electrical service to approximately 4000 amps at 480v. Installation of new main switchgear to support future distribution needs within the building. Coordination, design, and permitting with the local utility provider as necessary.
3. **Utility Coordination:** Relocate existing communication and power lines at the building entrance to a higher elevation or underground, in coordination with the local utility provider.
4. **New Compressed Air System:** Design and installation of a new compressed air system and main distribution system to support manufacturing operations.
5. **Minor Office Space Modifications:** Painting and minor finish changes. Relocation of electrical outlets. Relocation of communication lines.
6. **Exterior Door Modifications:** Modifications to existing exterior doors to increase opening sizes to accommodate manufacturing equipment and materials.

Economic Impact: The project is expected to bring significant economic benefits to the community, including the creation of approximately 100 new jobs in Titusville. These jobs will support local families and contribute to the economic vitality of the area.

BRIAN WINTERS

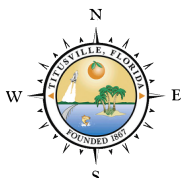
Senior Director





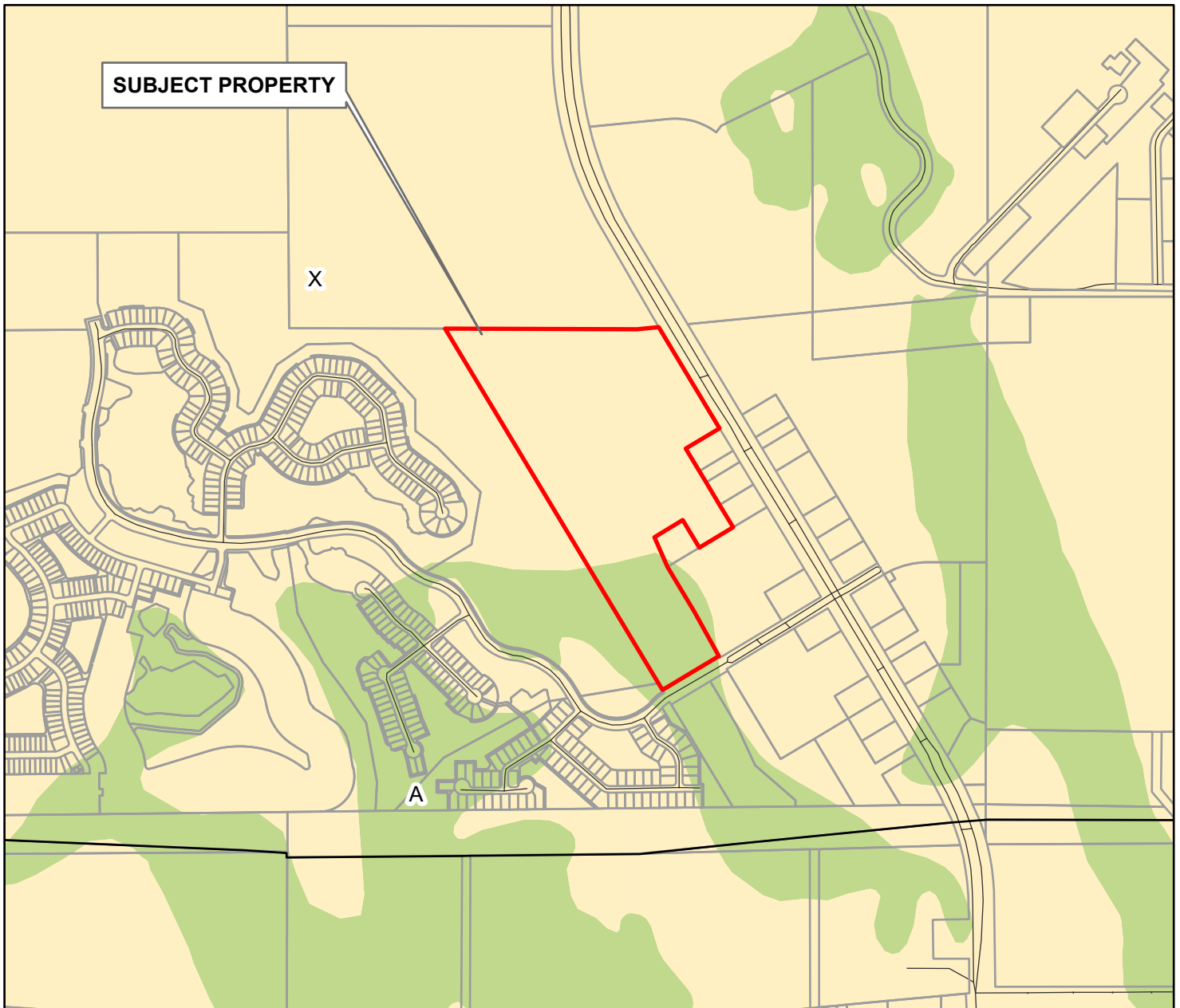


SUBJECT PROPERTY



Aerial 2024 CUP #8-2025

0 500 1,000 2,000 Feet



FEMA FLOOD HAZARD AREAS

CUP #8-2025

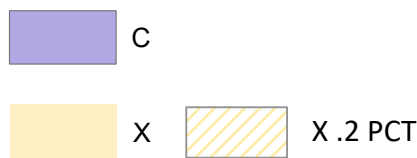
Special Flood Hazard Area Zones



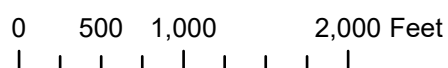
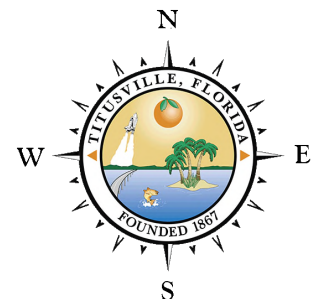
Moderate Flood Hazard Area Zone

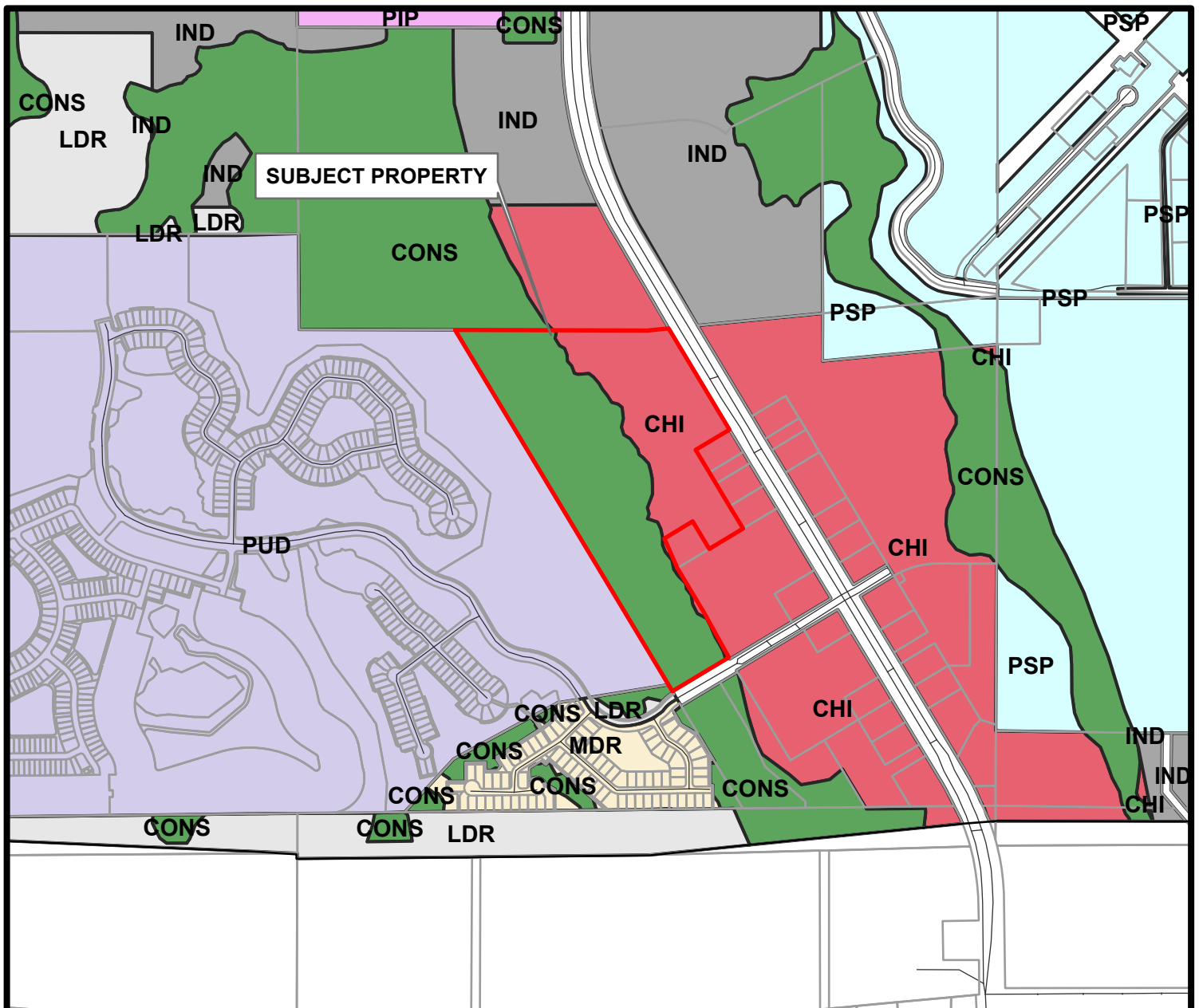


Minimal Flood Hazard Zones



Other Flood Zone Areas

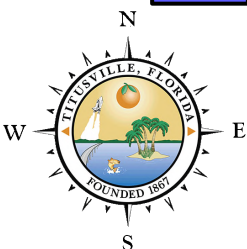




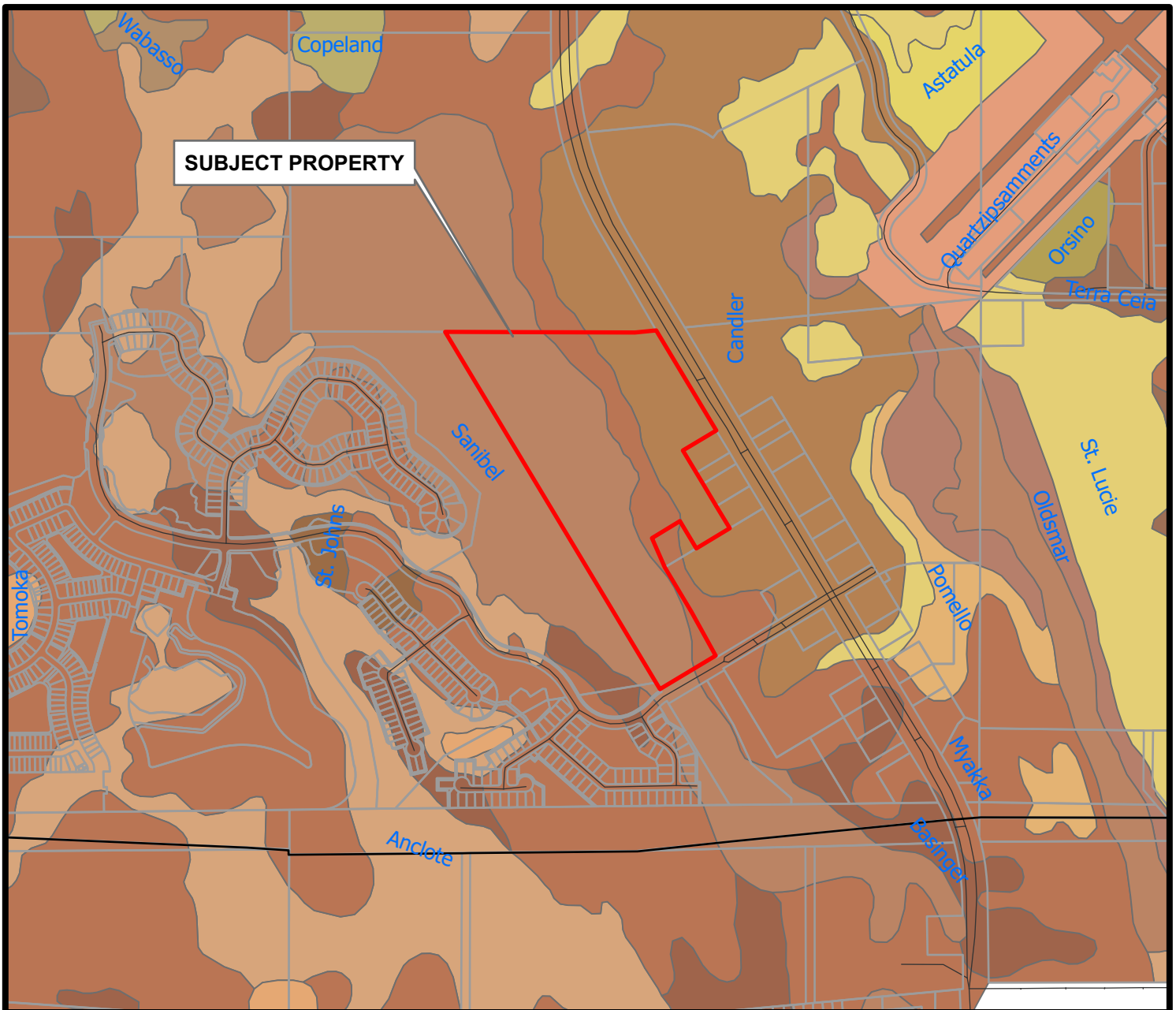
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

Subject

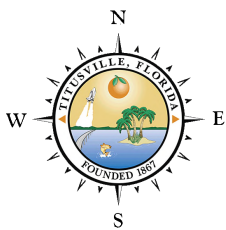


0 500 1,000 2,000 Feet



SOILS IN THE VICINITY OF SUBJECT PROPERTY CUP #8-2025

	Anclote		Oldsmar		St. Lucie
	Astatula		Orsino		Terra Ceia
	Basinger		Pomello		Tomoka
	Candler		Quartzipsamments		Wabasso
	Copeland		Sanibel		
	Myakka		St. Johns		

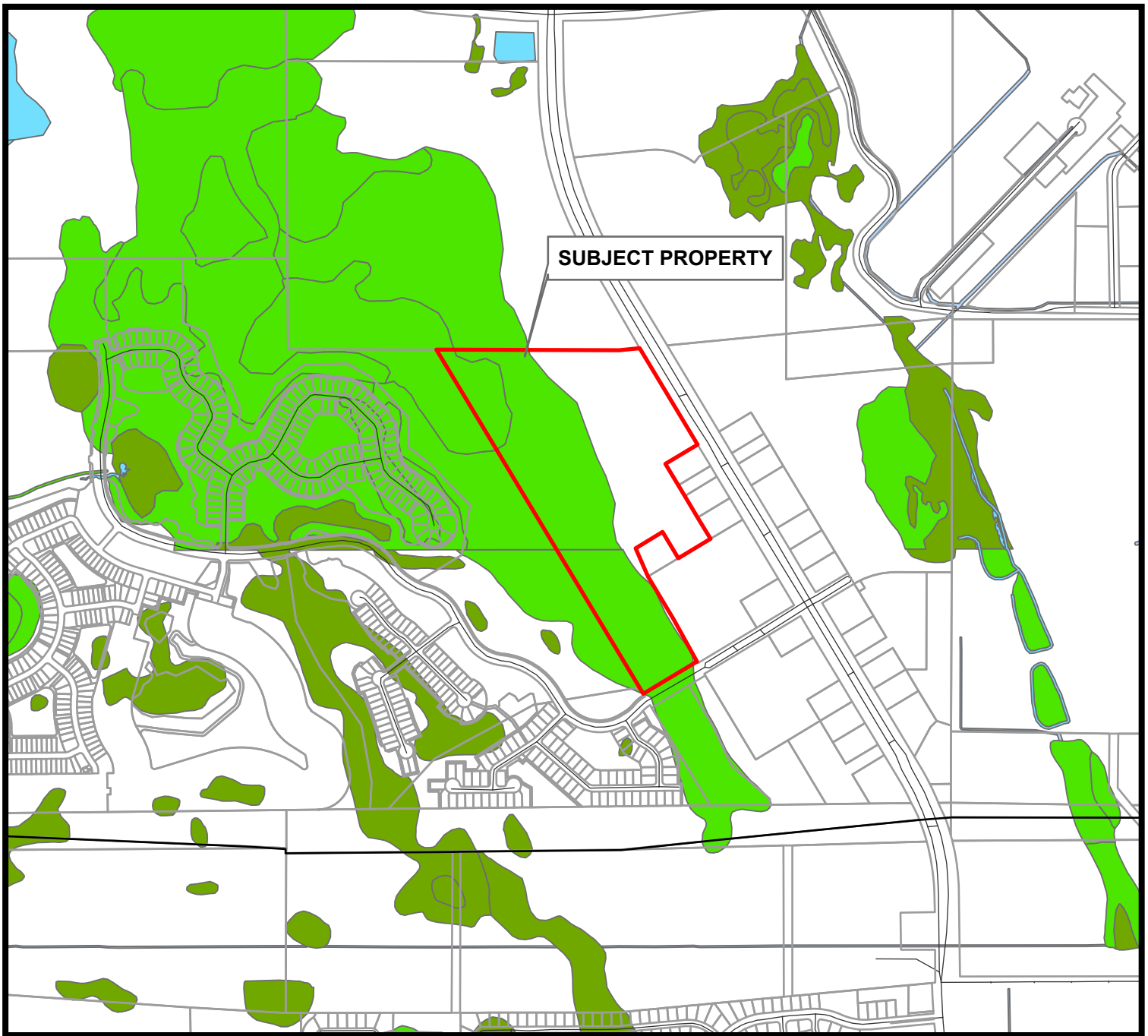


Community Development Department

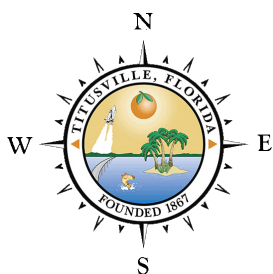
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

8/15/2025

0 550 1,100 2,200 Feet



WETLANDS IN VICINITY OF PROPERTY CUP #8-2025



WETLAND_TY

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

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

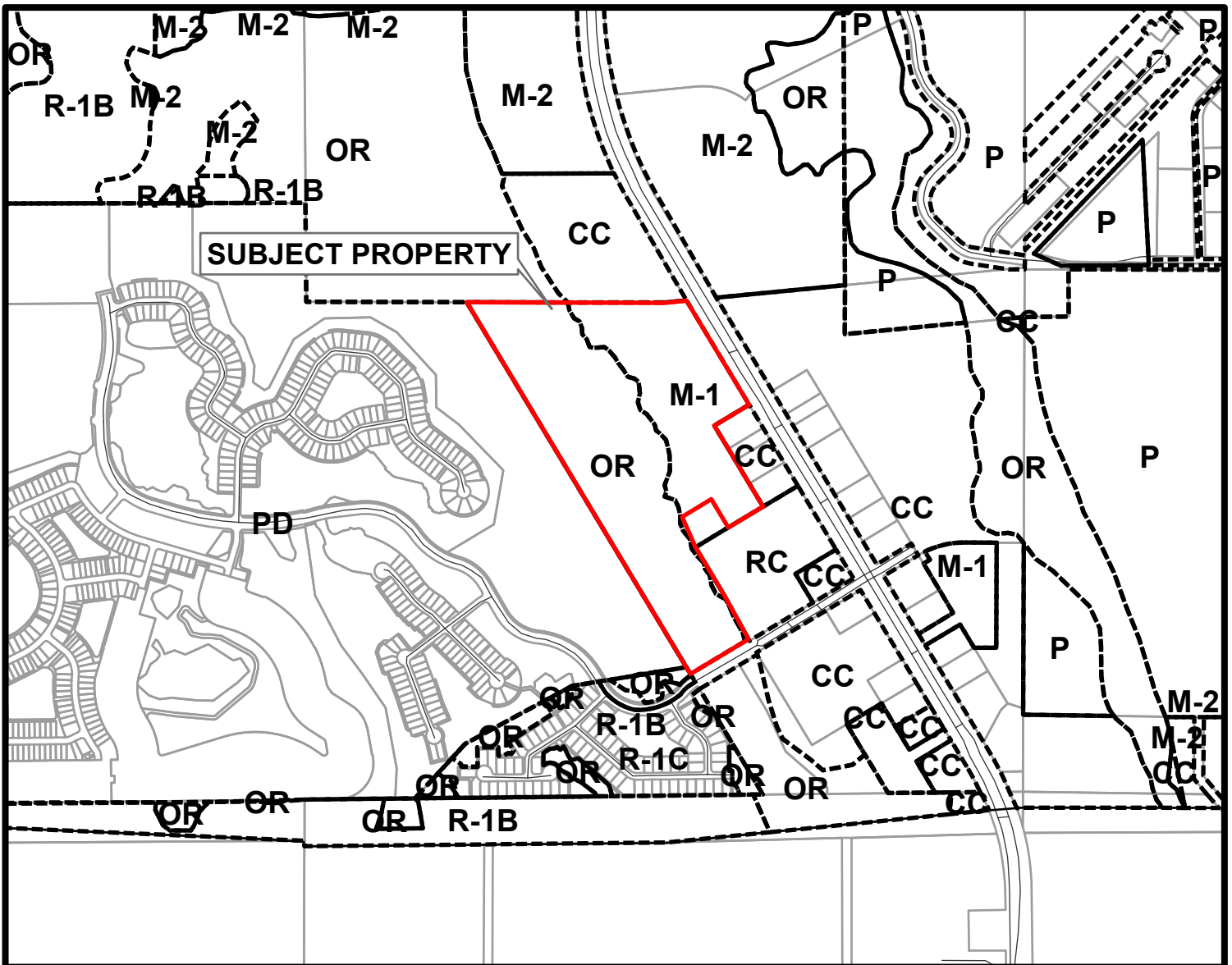
8/15/2025

Scale:1:14,000

Community Development Department
Source: USFWS NWI (2023)

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

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

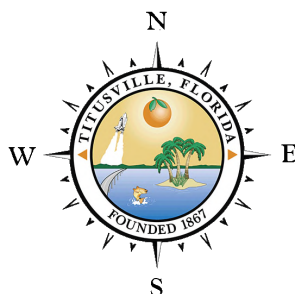
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD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

Base Map

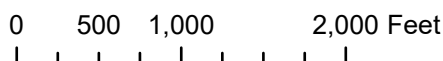
City Limits

Zoning

Subject



CUP #8-2025



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Small Scale Amendment (SSA) No.2-2024 - SR405 & Singleton Avenue - PD SOUTH**
Department/Office: Planning

Recommended Action:

This item will not be heard. The item will be re-advertised and rescheduled to a future meeting.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

NA

Source/Use of Funds/Budget Book Page:

NA

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Email Request

Anderson, Christie

From: Colby, Alyssa <Alyssa.Colby@kimley-horn.com>
Sent: Friday, September 12, 2025 9:44 AM
To: Anderson, Christie; Causby, Kiel
Cc: Richard Rosello; Anna Long; Laura Minton Young; Taylor, James; Teuffer, Karin
Subject: RE: SR405 & Singleton South - 2nd Community Engagement Report

Hi Christie,

Kiel is out of office today. The applicant wishes to reschedule the item to the 10/22 P&Z Meeting. Kiel will be the authorized agent and is working with the applicant on the revised application forms for submittal to staff next week and can coordinate with you at that time on readvertising efforts as well.

Let us know if you need anything additional at this time. We appreciate your assistance working through this with us.

Thanks,

Alyssa Colby, P.E. (FL)

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From: Anderson, Christie <Christie.Anderson@Titusville.com>
Sent: Friday, September 12, 2025 8:30 AM
To: Causby, Kiel <Kiel.Causby@kimley-horn.com>; Colby, Alyssa <Alyssa.Colby@kimley-horn.com>
Cc: Richard Rosello <rich@rmrdevelopmentgroup.com>; Anna Long <along@deanmead.com>; Laura Minton Young <lyoung@deanmead.com>; Taylor, James <James.Taylor@kimley-horn.com>; Teuffer, Karin <Karin.Teuffer@kimley-horn.com>
Subject: RE: SR405 & Singleton South - 2nd Community Engagement Report

Hello Alyssa,

I am just following up on my previous email. The agenda packets must be finalized and published by noon today. If we do not receive a response from you prior to then the application will move forward under the current schedule with you remaining as the assigned agent.

Christie Anderson, AICP

Senior Planner | City of Titusville

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