



CITY OF TITUSVILLE

BOARD OF ADJUSTMENTS AND APPEALS

AGENDA

Regular Meeting

December 8, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

Notice

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

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. September 24, 2025 Minutes

Approve Minutes.

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

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

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

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

6. CONSENT AGENDA

7. OLD BUSINESS

8. NEW BUSINESS

A. Variance No. 23-2025, 1525 Bunker Hill Court

Consider the requested variance to allow less than the required 20-foot side corner yard setback and to allow less than the required 5-foot interior side yard setback for a detached accessory structure, for a property located at 1525 Bunker Hill Court, Titusville, FL.

B. Variance No. 24-2025, Parcel ID # 22-35-05-00-93

Consider the requested variance to allow less than the required 50-foot front yard setback, less than the required 50-foot rear yard setback, less than the required 25-foot interior side yard setback for a primary structure, and to exceed the required 20 percent maximum building coverage for a property located at Parcel ID # 22-35-05-00-93

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

11. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From:
Subject: **September 24, 2025 Minutes**
Department/Office: Development Services

Recommended Action:

Approve Minutes.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. BAA 9.24.25

DRAFT

Board of Adjustments and Appeals

Regular Meeting

September 24, 2025

The Board of Adjustments and Appeals (BAA) of the City of Titusville, Florida, met in regular session in Council Chambers, on Wednesday, September 24, 2025.

XXX

Chairman Thomas Taylor called the meeting to order at 6:00 p.m. and asked the assembly to recite the Pledge of Allegiance to the Flag.

XXX

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

XXX

Vice-Chairwoman Van Deven made a motion to approve the August 27, 2025 minutes. Member Wheelus seconded. There was a unanimous voice vote.

XXX

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

XXX

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

XXX

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

XXX

Consent Agenda Items

None.

DRAFT

XXX

Old Business

Variance 17-2025 – 109 Fisher Avenue

Tabitha Armstrong stated she has an email from the applicant stating he would like to make a brief statement to the Board and rescind the variance application.

Dave Ruppe, 3827 Huntington Avenue, Scottsmoor, Florida, spoke on this item. Mr. Ruppe asked to rescind the variance application at this time.

XXX

New Business

Variance 22-2025 – 2730 Hillcrest Avenue

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

Vice-Chairwoman Van Deven made a motion on Variance 22-2025 at 2730 Hillcrest Avenue to grant the variance because it is the minimal variance that will make possible the reasonable use of her pool.

Chairman Taylor asked if she would consider putting the stipulation that it pertains only to the existing slab.

Vice-Chairwoman Van Deven stated the motion is on the existing slab and not to make any new renovations in order to put the screen enclosure.

Member Beckles seconded.

Member Wheelus stated there would be no other increase in the setback intrusion. He stated not to keep them from putting a landing outside of the screen door going out into the yard in a reasonable area.

Chairman Taylor stated they are talking about the screen enclosure.

Ms. Armstrong stated if the landing area was outside of the screen enclosure, just concrete, that would not be part of it because it is the structure part of that screen enclosure that is requesting the variance.

Member Beckles second held.

Roll call was as follows:

Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes

DRAFT

Member Beckles	Yes
Member Wheelus	Yes
Alternate Member Wright	Yes

Motion passed.

XXX

Petitions and Requests from the Public Present

XXX

Reports

Staff – Tabitha stated there were no variances for the October meeting at this time.

Tabitha stated the board needed to merge the November and December meetings and decide on a date for the combined meeting.

Several dates were discussed among the board members.

Member Beckles made a motion to have the combined November and December meeting on Monday, December 8, 2025, at 6:00 pm.

Member Wheelus seconded.

There was a unanimous voice vote.

Attorney – None.

Members – None.

Chairman – Chairman Taylor stated he would not be able to attend the board recognition dinner October 9.

Adjournment was at 6:27 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance No. 23-2025, 1525 Bunker Hill Court**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow less than the required 20-foot side corner yard setback and to allow less than the required 5-foot interior side yard setback for a detached accessory structure, for a property located at 1525 Bunker Hill Court, Titusville, FL.

Summary Explanation & Background:

The applicant is requesting a Variance to Land Development Regulations, Chapter 28, Section 28-306(c) to allow less than the required 20-foot side corner yard setback and Chapter 28, Section 28-391(g)(2) to allow less than the required 5-foot interior side yard setback for a detached accessory structure, for a property located in the Multifamily Medium Density Residential (R-2) zoning district, at 1525 Bunker Hill Court, Titusville, FL 32796, as submitted by Barry Hallman, Owner.

Alternatives:

1. Approve the Variance
2. Deny the Variance
3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 23-2025 Staff Report
2. Application
3. Justification and Neighbors Feedback
4. Supplemental Info
5. Concept Plan
6. Survey
7. LDR Sec. 28-306
8. LDR Sec. 28-391
9. Maps



City of Titusville Community Development

1 **BOARD OF ADJUSTMENTS AND APPEALS**

2 **Variance (VAR) No. 23-2025, 1525 Bunker Hill Court**

3 **Meeting Date:** December 8, 2025

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

5 **Applicant:** Barry Hallman, Owner

6 **Background**

7 (a) Variance request: *Land Development Regulations, Chapter 28, Section 28-306(c)*
8 *to allow less than the required 20-foot side corner yard setback and Chapter 28,*
9 *Section 28-391(g)(2) to allow less than the required 5-foot interior side yard*
10 *setback for a detached accessory structure, for a property located in the*
11 *Multifamily Medium Density Residential (R-2) zoning district, at 1525 Bunker Hill*
12 *Court, Titusville, FL 32796, as submitted by Barry Hallman, Owner.*

13 (b) Location: 1525 Bunker Hill Court, Titusville, FL. Tax No. 2106887. Parcel ID #
14 21-35-30-05-*-24

15 (c) Land Description: VETERANS CITY UNIT 5 LOT 24

16 (d) Future Land Use: Medium-Density Residential

17 (e) Zoning: Multi-Family Medium Density (R-2)

18 (f) Surrounding Zoning Districts.

19 1. North: Multi-Family Medium Density (R-2)

20 2. South: Multi-Family Medium Density (R-2)

21 3. East: Multi-Family Medium Density (R-2)

22 4. West: Multi-Family Medium Density (R-2)

23 (g) Lot Characteristics: The subject property is approximately 0.12 acres (5,227 sq ft).
24 The lot is a corner lot with approximately 52.67 linear feet of frontage along Bunker

Board of Adjustments and Appeals: Variance No. 23-2025

1 Hill Court and 92.82 linear feet of frontage on Powder Horn Place. These
2 dimensions meet dimensional standards of the R-2 zoning district.

3 (h) Uses: Half-duplex residence constructed in 1981

4 **Powers of the BAA**

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

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

28 **Analysis**

29 The applicant is requesting variances to the Land Development Regulations (LDR) to
30 allow less than the required setbacks for a detached accessory structure located at 1525
31 Bunker Hill Court in the Multifamily Medium Density Residential (R-2) zoning
32 district. The request includes a variance to Chapter 28, Section 28-306(c) to allow less
33 than the required 20-foot side corner yard setback and a variance to Chapter 28,
34 Section 28-391(g)(2) to allow less than the required 5-foot interior side yard setback.

Board of Adjustments and Appeals: Variance No. 23-2025

1 The applicant proposes to construct a 30-foot by 20-foot detached garage with a 10-
2 foot side corner yard setback and a 0-foot interior side yard setback.

3 The property is part of the Veteran’s City Unit Five plat and is surrounded by R-2
4 zoning, with the neighborhood consisting primarily of single-family homes and split
5 duplex or triplex units. Since the detached accessory provisions of the code do not
6 specifically outline side corner yard setbacks, such structures are required to meet the
7 same standards applicable to principal buildings. In this case, the required side corner
8 yard setback is 20 feet and the required interior side yard setback is 5 feet.

9 The lot fronts Bunker Hill Court with a side corner along Powderhorn Place, a cul-de-
10 sac. The rear portion of the lot measures approximately 40.42 feet in width, and the
11 rounded side lot line along Powderhorn Place creates a varying setback that measures
12 about 10 feet at the narrowest point and increases outward along the curve. A 10-foot
13 Public Utility and Drainage Easement (P.U.&D.E.) extends along this side lot line; the
14 submitted concept plan does not show the proposed structure encroaching into the
15 easement. The garage would be located near the existing screened porch at the rear of
16 the primary structure, facing Powderhorn Place, with ingress and egress provided by
17 a new driveway connection along that street.

18 While the proposed garage is positioned behind the home and along a cul-de-sac
19 frontage in a manner that may be generally compatible with surrounding development
20 patterns, the lot does not contain unique physical conditions or circumstances that
21 would otherwise prevent compliance with the required setbacks.

22 **Recommendation**

23 Staff recommend **denial** of the variance request to allow a detached accessory
24 structure to be constructed with a side corner yard setback of 10 feet instead of the
25 required minimum of 20 feet.

26
27 Staff recommend **denial** of the variance request to allow a detached accessory
28 structure to be constructed with an interior side yard setback of 0 feet instead of the
29 required minimum of 5 feet in the R-2 zoning district.

30
31 There are no special conditions or circumstances which exist that are peculiar to the
32 land. The lot conforms to the R-2 zoning district dimension requirements. The literal
33 interpretation of the code will not deprive the owner of rights commonly enjoyed by
34 others in the same zoning district.



Gateway to Nature & Space



APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description 1525 Junker Hill Ct Titusville, FL 32796		
2. Applicant/ Owner	Name of Applicant/Contact Barry Hallman	Name of Owner Barry Hallman	
	Street Address 3672 Powder Horn Place	Street Address 3672 Powderhorn Pl	
	City State Zip Titusville FL 32796	City State Zip Titusville FL 32796	
	Telephone # 321-615-1747 Fax #	Telephone # 321-615-1747 Fax #	
	E-Mail Address ASK4myCARD@aol.com	E-Mail Address ASK4myCARD@aol.com	
3. Applicant Status	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other		
4. Parcel ID	21-35-30-05-A-24	Tax Acct.	2106887
5. Site Size	Acres: 12.227	Square Feet: 5,227	
6. Property Information	Current Zoning R-2	Current Use of Property	
7. Variance(s) Requested	Section Number 1) <u>28-391</u> 2) <u>28-306</u> 3) _____ 4) _____ 5) _____	LDR Requirement 1) _____ 2) <u>20'</u> 3) _____ 4) _____ 5) _____	Variance Requested 1) _____ 2) <u>10'</u> 3) _____ 4) _____ 5) _____
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application)		

- **All applications shall require Community Development staff review prior to submittal.**
- All applications shall be submitted to the Department electronically and officially logged in by **end of business day**.
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

ACKNOWLEDGEMENT

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

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

/s/ 
 (Signature*)

10/22/25
 (Date)

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

Date received: _____

Accepted by _____

Variance Justification

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

(Please attach a separate sheet if necessary)

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

The entrance to the garage is on the side of the property facing Powder Horn Place. Powder Horn place is a cul-de-sac. Due to the road increasing in width for the cul-de-sac, the side setback is diminished and does not fall within the 20 foot side setback. This diminishes the size of the building.

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

Because of the curve of the road (Powder Horn Place) one side of the building is closer to the sidewalk than the other. If Powder Horn place was a through street it might not require a variance for the setback.

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

I would like to request a 10 foot variance on the side setback, this would allow room for the building depth.

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

The people that might be affected by the building are our neighbors that live in the cul-de-sac. I wrote a letter and visited all the people that live in the cul-de-sac. I wanted to make sure that it would not be damaging or harmful to any one of their property. Attached is the letter with signatures of all the neighbors in support of this building/garage.

Garry Hallman, home owner of 1525 Bunkerhill Ct. Titusville Fl.32796
has explained to me that he is applying for a variance to have a detached metal
garage in the back yard at ~~1625~~¹⁵²⁵ Bunkerhill Ct.
He asked if I felt that a detached garage would be harmful or dangerous to my
property or use of this area on Powder Horn Place.

Below is a list of address on Powder Horn Place Titusville Fl 32796

My signature shows that I have no issues with this detached metal garage.

- 3674 Powder Horn Place *Rose Bar*
- 3672 Powder Horn Place *B. Miller*
- 3670 Powder Horn Place *[Signature]*
- 3664 Powder Horn Place *James Debra*
- 3662 Powder Horn Place *Judith Pley*
- 3660 Powder Horn Place *Debra J. Faulk*
- 3665 Powder Horn Place *VACANT*
- 3667 Powder Horn Place *Robert Sedon*
- 3675 Powder Horn Place *Forest Lines*
- 3677 Powder Horn Place *[Signature]*
- 3705 Powder Horn Place *Richard L. Conway*
- 3717 Powder Horn Place = *David A. Potts* David A. Potts
- 1525 Bunkerhill Court *Core O'Connell*
- 1527 Bunkerhill Court

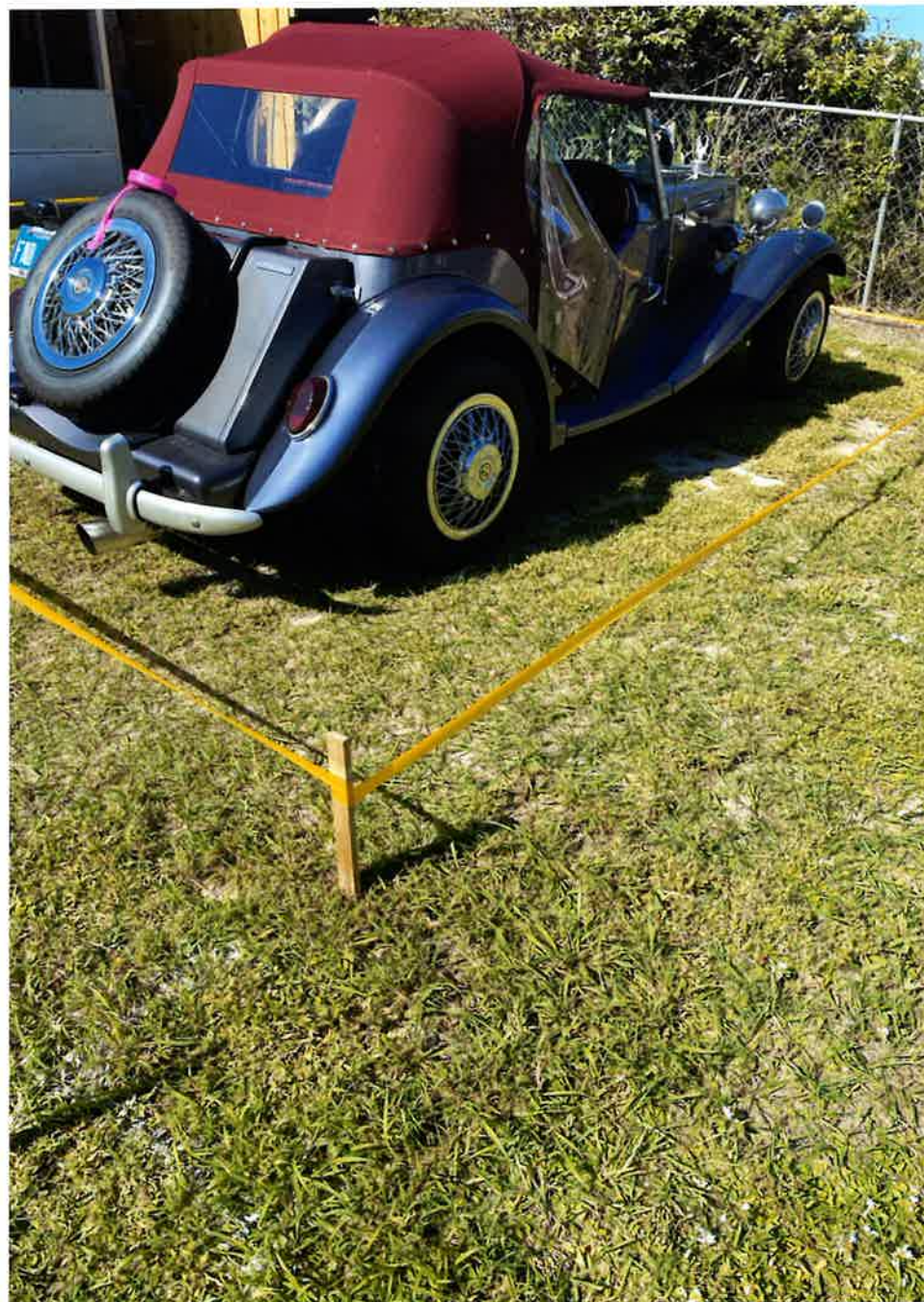
Barry Hollman Home Owner of 1525 Bunker Hill
COURT Titusville FLA 32796. Has explained
to me that he is applying for a variance to
have a Detached metal Garage in the Back
YARD AT 1525 Bunker Hill COURT.

He asked if I felt that the Detached
Garage would be harmful or dangerous to
my property. He explained that as part
of the variance the Building could be
built up to the fence line in the
Back yard.

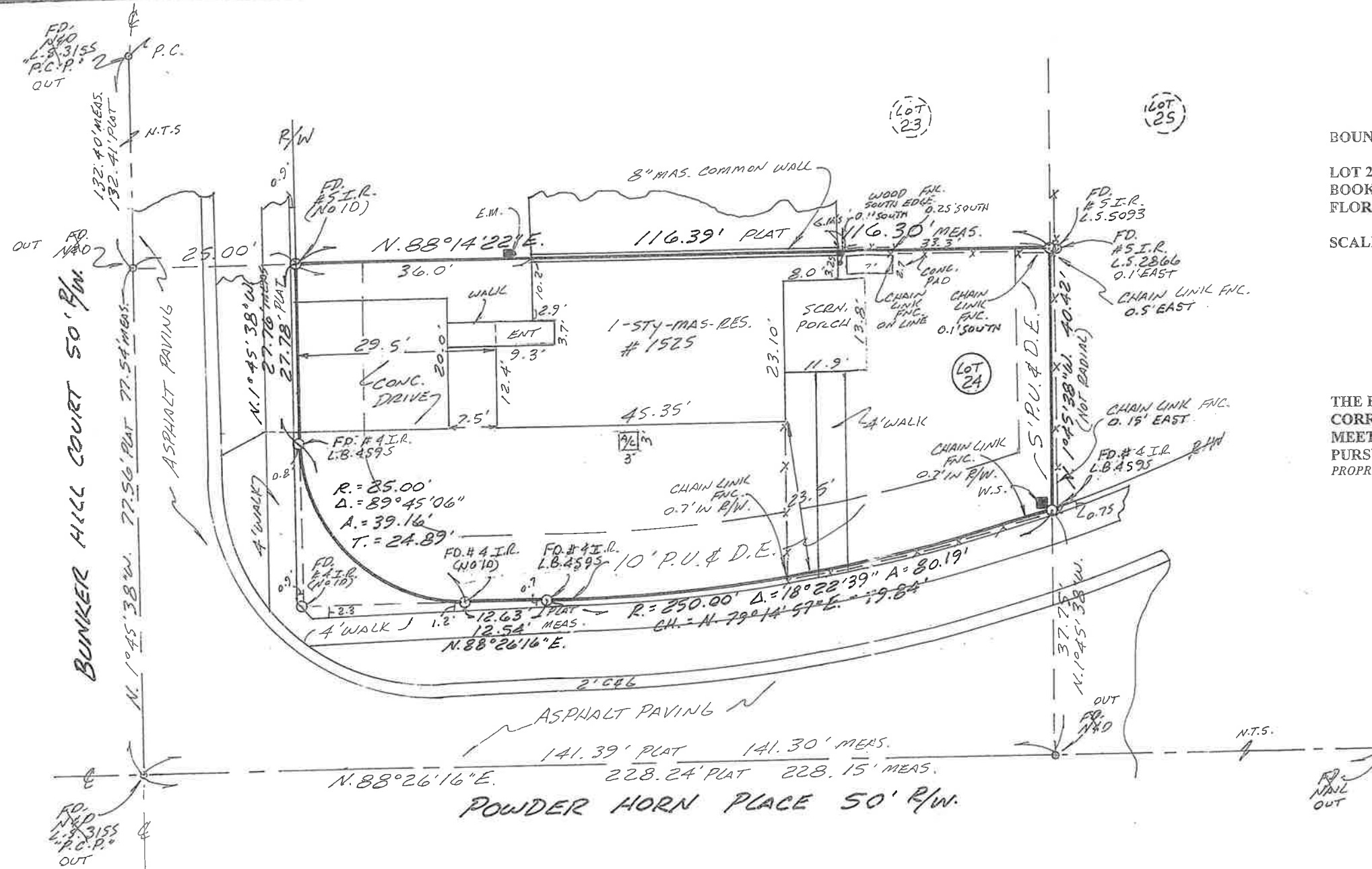
my signature shows that I have no
issues with this Detached Garage

1527 Bunker Hill COURT Dona Albruner
1









BOUNDARY SURVEY OF:

LOT 24, VETERAN'S CITY UNIT FIVE, AS RECORDED IN PLAT BOOK 28, PAGE 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SCALE: 1" = 20'

22, AUGUST, 1996

HOLLEY & ASSOCIATES, INC., L.B. # 4595
 REGISTERED LAND SURVEYORS
 P.O. BOX 1975, TITUSVILLE, FL 32781
 1846 ROBIN HOOD AV.
 321-267-6113

THE FOREGOING PLAT IS HEREBY CERTIFIED AS BEING A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTE 472.027.
 PROPERTY RECHECKED AND FOUND TO BE AS SHOWN — 09/09/25

[Signature]
 JOHN T. HOLLEY, P.S.M. # 5050
 ("NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.")

NOTE:

1. BEARINGS ARE FROM PLAT, THE CENTER LINE OF POWDER HORN PLACE BEING N. 88°26'16" E.
2. THE ACCURACY OF FIELD MEASUREMENTS FOR THIS SURVEY MEETS OR EXCEEDS 1 FT. IN 7,500 FT.
3. FLOOD ZONE -- "X" -- MAP # 12009C0115H
4. SEE REVERSE

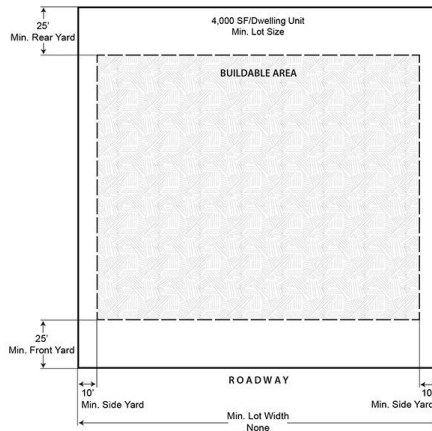
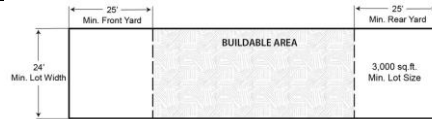
CERTIFIED TO:
 BARRY L. HALLMAN AND SHARON DEE HALLMAN

(OVER)

Sec. 28-306. Multifamily Medium Density Residential (R-2).

Multifamily Medium Density Residential (R-2)	
<i>(a) Purpose</i>	
<p>The Multifamily Medium Density Residential (R-2) district is intended to allow the erection of a variety of housing types at a maximum density of nine (9) units per acre. This district is designed to allow development adjacent to arterial or collector streets and is well served by public services and facilities. When adjacent to R-1 zoning districts, the development within this district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening and parking.</p>	
<i>(b) Use Standards</i>	
See Chapter 28 Article IV and Article V	
<i>(c) Intensity and Dimensional Standards</i>	
Lot area, minimum (sq. ft.)	Townhomes: 3,000 Multifamily: 4,000 per DU
Lot width, minimum (ft.)	Townhomes: 24 Multifamily: None
Density, maximum (du/ac)	9
Floor area per dwelling unit, minimum (sq ft)	Townhomes: 800 Multifamily: Efficiency - 600 1 Bedroom - 700 2 Bedroom - 800 3 Bedroom 900
Building coverage, maximum (% of lot area)	50
Lot coverage, maximum (% of lot area)	NA
Height, maximum (ft.)	35
Front yard setback, minimum (ft.)	25
Side corner yard setback, minimum (ft.)	20
Interior side yard setback, minimum (ft.)	10 ¹

Typical Lot Pattern



Rear yard setback, minimum (ft.)	25	
Accessory Use Development Standards	See Chapter 28 Article VII	

NOTES:

- Townhome and Multifamily developments shall have a minimum distance between structures of 20 feet.

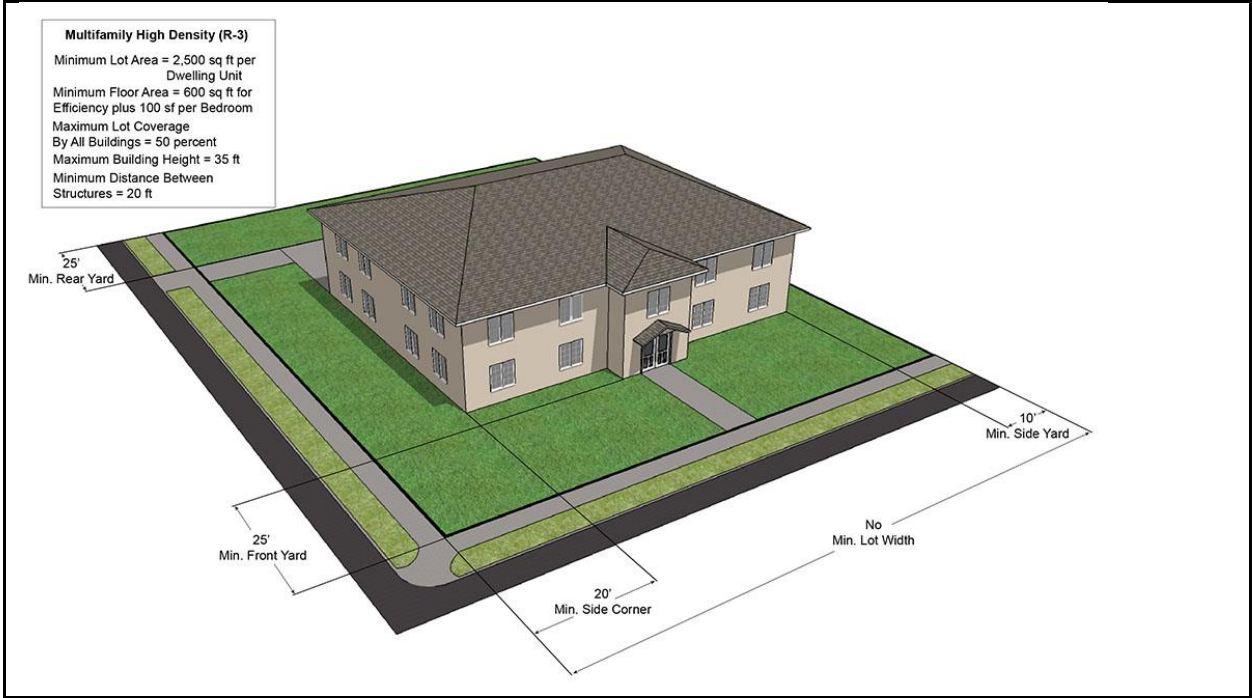
- A maximum of six (6) dwelling units shall be allowed in a building group of townhouse units.

- Staggered setbacks are encourage to lessen the straight row effect.

¹ For properties meeting one of the specified characteristics described in Comprehensive Plan Future Land Use Element Policy 1.7.7 for infill development, and where the required building setbacks established in this section are less than that required by Chapter 30, Development standards, Article III, Improvements, Division 10, Landscaping, the required landscape yard may be reduced to be consistent with the building setback regulations in this section.

Typical Development Configuration (For illustrative purposes only)





(Ord. No. 1-2025, § 2, 1-14-25)

Sec. 28-391. Residential accessory buildings and structures.

- (a) Accessory buildings and structures may be erected on any lot, provided that such buildings and structures comply with the provisions of this section.
- (b) No accessory building or structure shall be constructed on any lot of record which does not have a completed principal structure on the same lot.
- (c) The cumulative area of all accessory buildings or structures, excluding swimming pools and pool enclosures, shall not exceed fifty (50) percent of the square foot area of the principal structure.
- (d) Any accessory building or structure, excluding swimming pools and pool enclosures, exceeding twenty (20) percent of the square foot area of the principal structure shall be compatible in architectural style, color and exterior facing material to the principal structure.
- (e) A building permit is required for all accessory buildings and structures. Accessory structures not exceeding one hundred twenty (120) square feet, which are not physically anchored shall not require a permit. No accessory structure or equipment, such as permanently installed generators, shall encroach into a utility/drainage easement.
- (f) Accessory structures shall not be located in the front yard with the following exception:
 - (1) One (1) detached landscape feature, arbor, or trellis under one hundred twenty (120) square feet, with a maximum height of twelve (12) feet, a minimum of five (5) feet from the property line, and shall not be placed in the sight distance triangle as specified in the City's Transportation Technical Manual. Such landscape feature shall not be used for storage, including vehicular storage.
 - (2) Accessory buildings and structures, including a swimming pool, may be located in the front yard of a single-family residential lot when the lot is five hundred (500) feet or greater in depth, provided that all accessory structures are set back a minimum of one hundred (100) feet from the front property line.
- (g) Accessory buildings and structures shall meet the standards for the zoning district in which they are located with the following exceptions:
 - (1) Rear yard setbacks for accessory buildings and structures (all dimensions are in feet):

	RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1	RMH-2	RHP	SMU	RMU
Detached Building/ Structures	10	10	7.5	5	5	5	5	5	15	5	5	5
Attached Screen Porches	20	20	20	15	15	10	10	7.5	15	15	15	15
Swimming Pools	13	13	10.5	8	8	8	8	8	18	8	8	8
Pool Enclosures	10	10	7.5	5	5	5	5	5	15	5	5	5

- (2) Side yard setbacks for accessory buildings and structures (all dimensions are in feet):

	RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1	RMH-2	RHP	SMU	RMU

Detached Building/ Structures	10	10	7.5	5	5	5	10	5	15	5	5	5
Attached Screen Porches	20	15	15	10	10	10	10	7.5	15	10	15	15
Swimming Pools	23	18	18	13	13	13	13	10.5	18	13	8	8
Pool Enclosures	20	15	15	10	10	10	10	7.5	15	10	5	5

(Ord. No. 32-2018, § 1, 7-24-18; Ord. No. 12-2019, § 3, 4-9-19)



SUBJECT PROPERTY

LAFAYETTE AV

BUNKER HILL CT

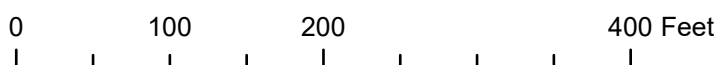
YORKTOWN AV

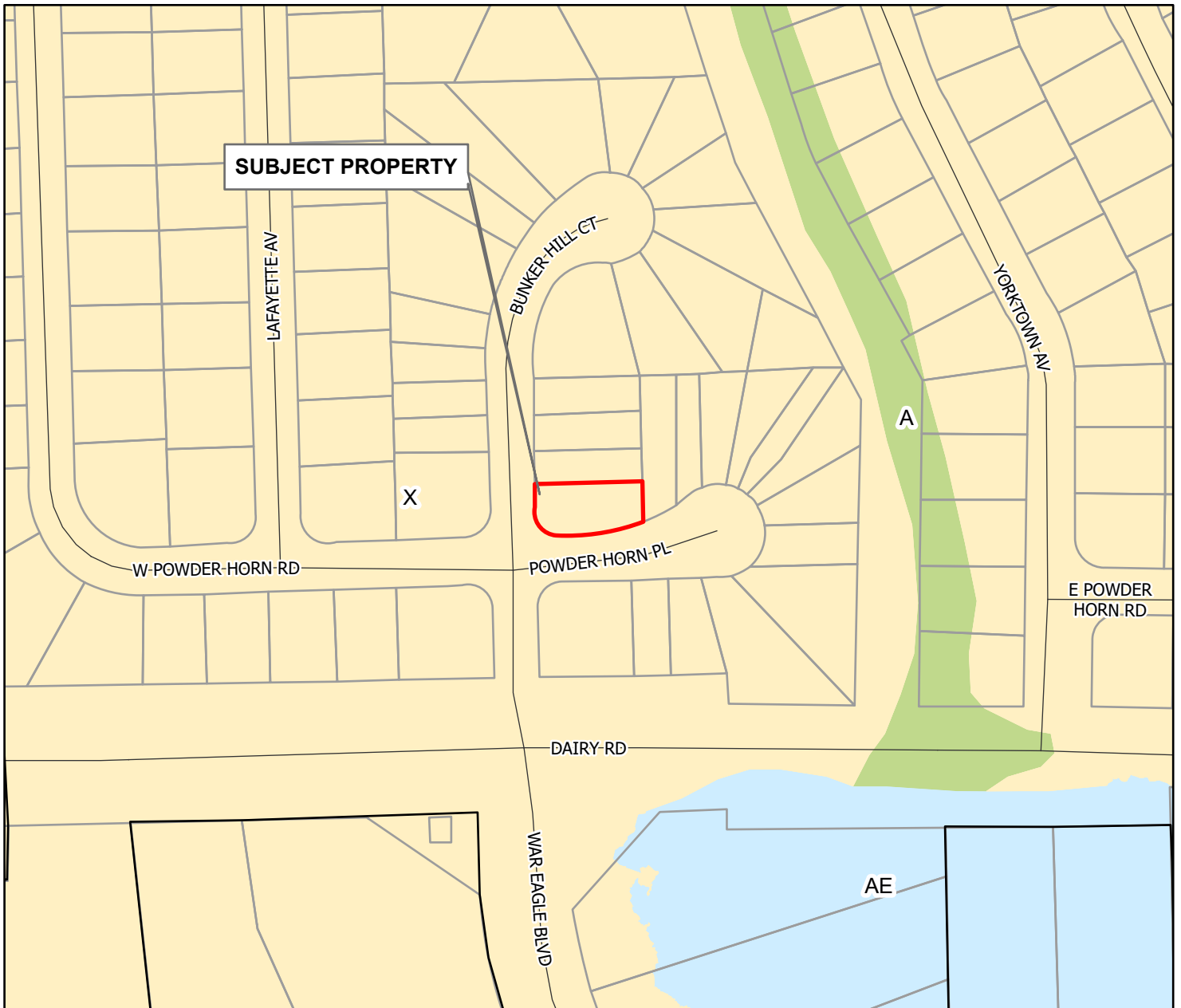
W POWDER HORN RD

POWDER HORN PL

DAIRY RD

Aerial 2025 VAR #23-2025





FEMA FLOOD HAZARD AREAS

VAR #23-2025

Special Flood Hazard Area Zones

- A
- A0
- AE
- AO
- VE

Moderate Flood Hazard Area Zone

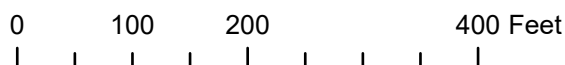
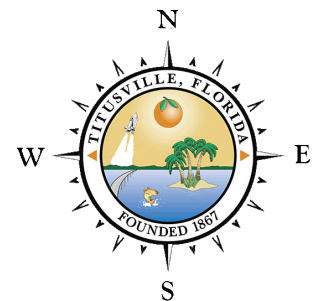
- X5

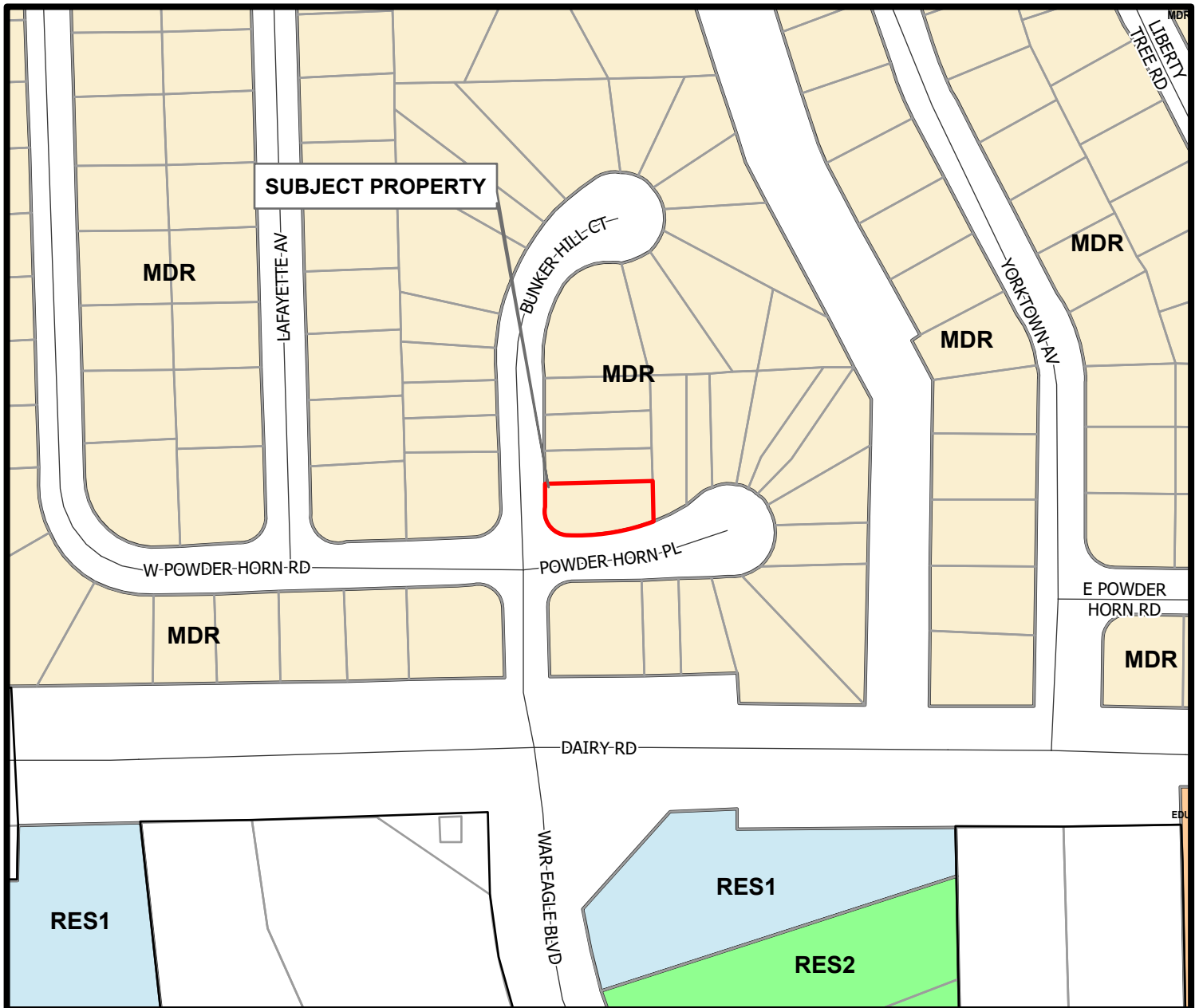
Minimal Flood Hazard Zones

- C
- X
- X.2 PCT

Other Flood Zone Areas

- D
- FW

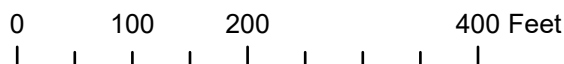
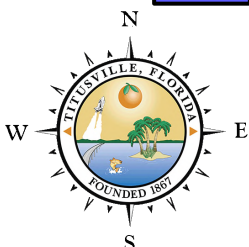


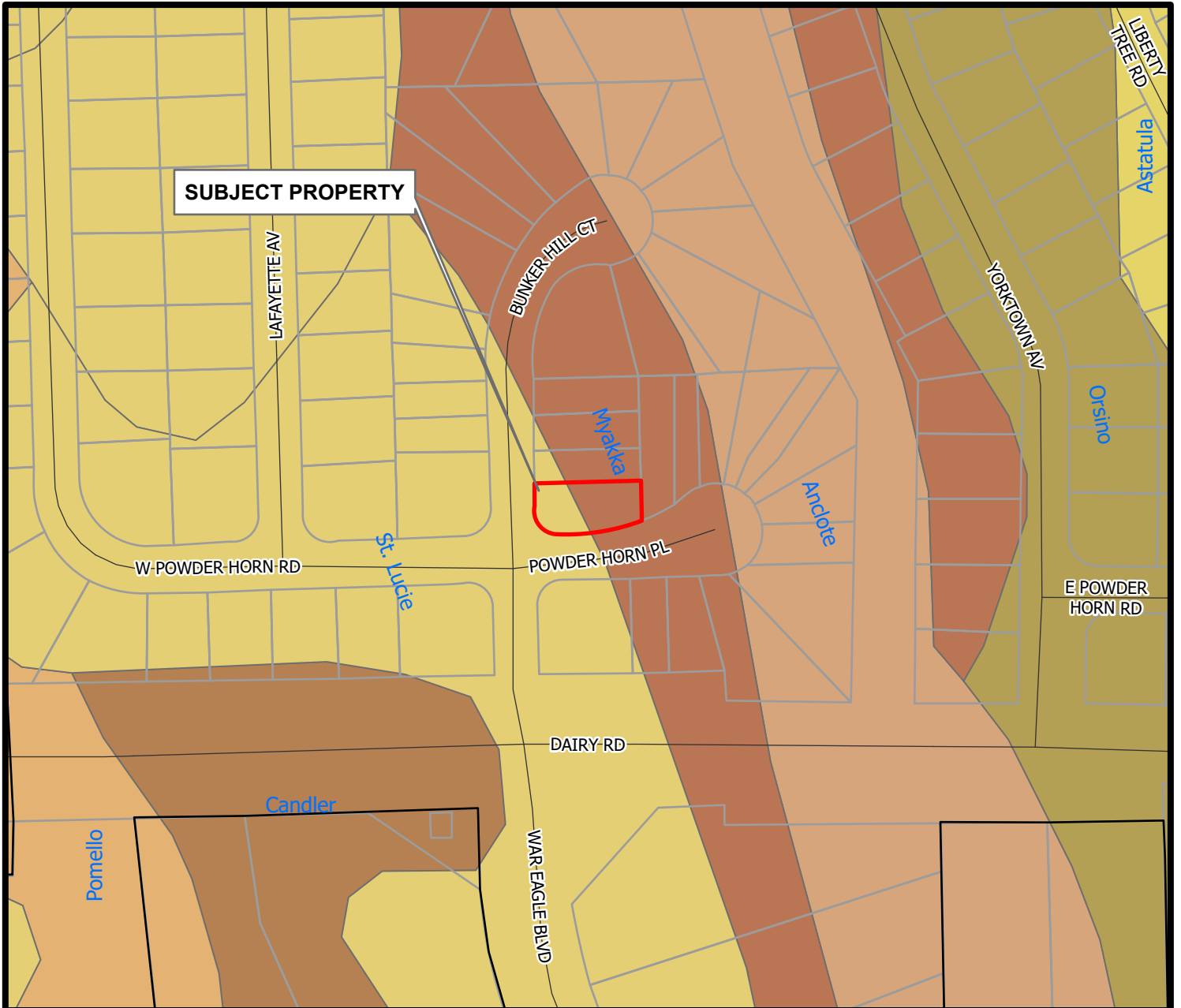


LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

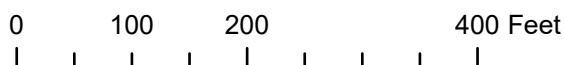
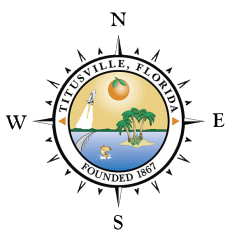
Subject





SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #23-2025

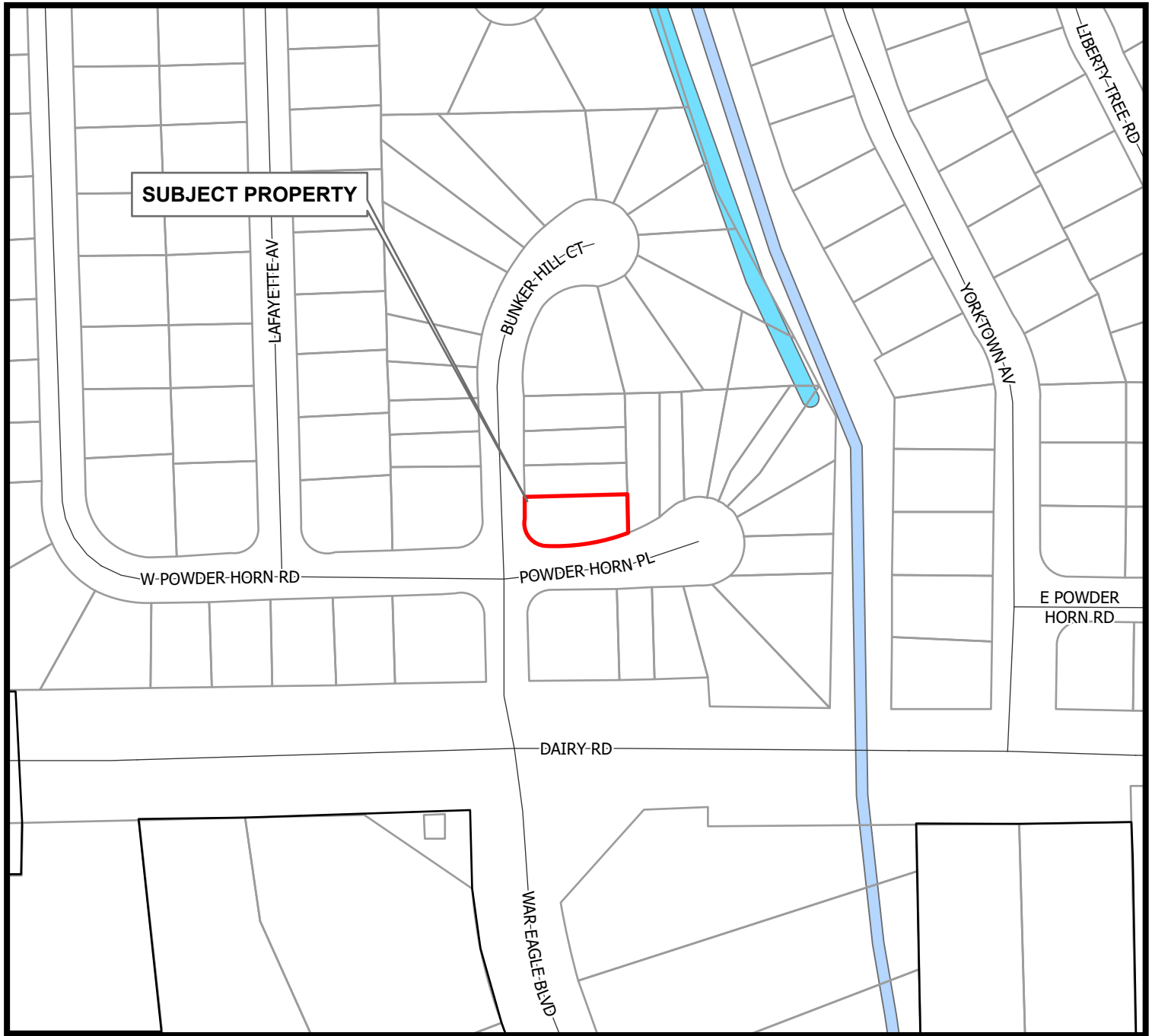
- Anclote
- Astatula
- Candler
- Myakka
- Orsino
- Pomello
- St. Lucie



Community Development Department

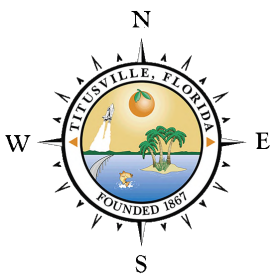
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

11/4/2025



WETLANDS IN VICINITY OF PROPERTY

VAR #23-2025



WETLAND_TY

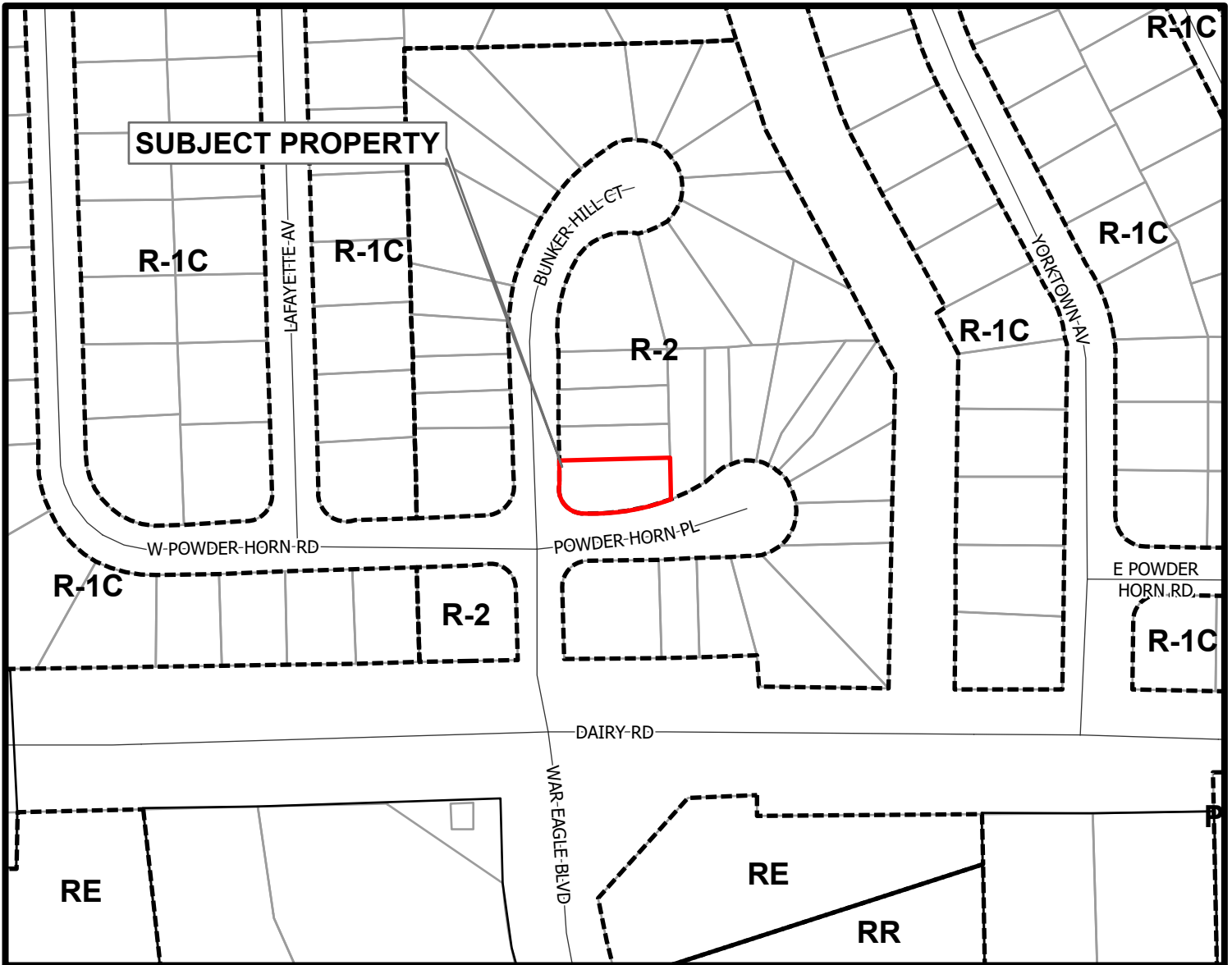
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

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

11/4/2025

Scale:1:2,000

Community Development Department
Source: USFWS NWI (2023)



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

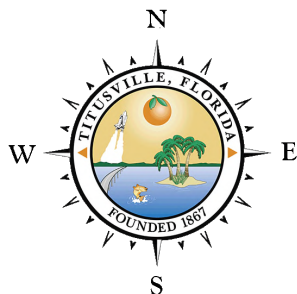
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

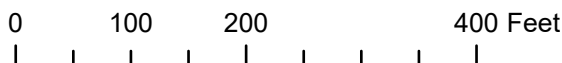
- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

Base Map

- City Limits
- Zoning
- Subject



VAR #23-2025



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustments and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance No. 24-2025, Parcel ID # 22-35-05-00-93**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow less than the required 50-foot front yard setback, less than the required 50-foot rear yard setback, less than the required 25-foot interior side yard setback for a primary structure, and to exceed the required 20 percent maximum building coverage for a property located at Parcel ID # 22-35-05-00-93

Summary Explanation & Background:

Applicant is requesting a Variance to Land Development Regulations, Chapter 28, Section 28-321(c) to allow less than the required 50-foot front yard setback, less than the required 50-foot rear yard setback, less than the required 25-foot interior side yard setback for a primary structure, and to exceed the required 20 percent maximum building coverage for a property located in the General Use (GU) zoning district, with Parcel ID # 22-35-05-00-93, as submitted by Daniel Gable, Owner.

Alternatives:

1. Approve the Variance
2. Deny the Variance
3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 24-2025 Staff Report
2. Application
3. Concept Plan/Survey
4. LDR Sec. 28-321
5. Maps



City of Titusville Community Development

1 **BOARD OF ADJUSTMENTS AND APPEALS**

2 **Variance (VAR) No. 24-2025, Parcel ID # 22-35-05-00-93**

3 **Meeting Date:** December 8, 2025

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

5 **Applicant:** Daniel Gable, Owner

6 **Background**

7 (a) Variance request: *Land Development Regulations, Chapter 28, Section 28-321(c)*
8 *to allow less than the required 50-foot front yard setback, less than the required*
9 *50-foot rear yard setback, less than the required 25-foot interior side yard setback*
10 *for a primary structure, and to exceed the required 20 percent maximum building*
11 *coverage for a property located in the General Use (GU) zoning district, with Parcel*
12 *ID # 22-35-05-00-93, as submitted by Daniel Gable, Owner.*

13 (b) Location: Tax No. 2218467. Parcel I.D. 22-35-05-00-93

14 (c) Land Description: PART OF S 1/2 OF SE 1/4 OF SE 1/4 OF NE 1/4 AS DESC IN
15 ORB 3246 PG 2980

16 (d) Future Land Use: Low Density Residential & Recreation

17 (e) Zoning: General Use (GU) & Open Space & Recreation (OR)

18 (f) Surrounding Zoning Districts.

19 1. North: Single-Family Medium Density (R-1B) & Open Space & Recreation
20 (OR)

21 2. South: Single-Family Medium Density (R-1B) & Open Space & Recreation
22 (OR)

23 3. East: Open Space & Recreation (OR)

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

Board of Adjustments and Appeals: Variance No. 24-2025

1 (g) Lot Characteristics: The subject property is an unplatted lot with approximately 115
2 feet of frontage along Hillcrest Avenue and a total area of about 0.35 acres. These
3 dimensions do not meet the minimum 3-acre lot area or 200-foot lot width required
4 under the General Use (GU) zoning district standards.

5 (h) Uses: Vacant lot

6 **Powers of the BAA**

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

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

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

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

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

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

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

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

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

30 **Analysis**

31 The applicant is requesting a variance to the Land Development Regulations (LDR),
32 Chapter 28, Section 28-321, to allow reduced setbacks and increased building coverage
33 from those required in the General Use (GU) zoning district for the construction of a
34 single-family dwelling. Specifically, the request seeks to permit a 30-foot front yard
35 setback where 50 feet is required, a 15-foot interior side yard setback along the north

Board of Adjustments and Appeals: Variance No. 24-2025

1 property line where 25 feet is required, and a rear yard setback ranging from 10 feet at
2 the narrowest point to 25.2 feet at the widest point where 50 feet is required. In addition,
3 the applicant is requesting a variance to exceed the maximum building coverage of
4 20%, with the proposed concept plan indicating approximately 25% building coverage
5 within the GU portion of the property.

6 The subject property is an unaddressed vacant parcel located along Hillcrest Avenue,
7 approximately 0.35 acres in size. The parcel contains two zoning designations—
8 General Use (GU) and Open Space and Recreation (OR)—with the OR portion of the
9 property encompassing a wetland area. Split zoning appears to have existed since the
10 parcel’s creation. The front portion of the property was administratively rezoned from
11 Single-Family Medium Density (R-1B) to GU in 1993, which rendered the lot
12 nonconforming under the current GU standards. The GU zoning district establishes
13 significantly larger dimensional requirements, including a minimum lot area of three
14 acres, a minimum lot width of 200 feet, and greater setbacks intended for larger tracts
15 of land.

16 The applicant proposes to construct a single-family residence on the upland portion of
17 the site, outside of the OR area. Given the parcel’s limited size and configuration, there
18 is no feasible way to develop the property in compliance with the dimensional standards
19 of the GU district without variances. The proposed setbacks and building coverage
20 would allow for reasonable residential development while maintaining a scale and
21 character consistent with surrounding single-family properties.

22 **Recommendation**

23 Staff recommend **approval** of the variance request to allow a single-family residence
24 to be constructed with a front yard setback of 30 feet instead of the required minimum
25 of 50 feet.

26
27 Staff recommend **approval** of the variance request to allow a single-family residence
28 to be constructed with a north interior side yard setback of 15 feet instead of the
29 required minimum of 25 feet.

30
31 Staff recommend **approval** of the variance request to allow a single-family residence
32 to be constructed with a rear yard setback ranging from 10 feet at the narrowest point
33 to 25.2 feet at the widest point instead of the required minimum of 50 feet.

34
35 Staff recommend **approval** of the variance request to allow a single-family residence
36 to be constructed with a maximum building coverage of approximately 25 percent
37 instead of the permitted maximum of 20 percent in the General Use (GU) zoning
38 district.

39
40 In granting the variance, special conditions and circumstances do not result from the
41 actions of the applicant. The limited lot size and configuration within the General Use
42 (GU) zoning district create a hardship, as there is no feasible way to develop the
43 property for a single-family residence in compliance with current dimensional

Board of Adjustments and Appeals: Variance No. 24-2025

- 1 standards. Approval of the requested variances would not confer any special privilege
- 2 upon the applicant that is denied to other lands, buildings, or structures within the same
- 3 zoning district.



Gateway to Nature & Space



APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description		
2. Applicant/ Owner	Name of Applicant/Contact	Name of Owner	
	Street Address	Street Address	
	City State Zip	City State Zip	
	Telephone #	Telephone #	
	E-Mail Address	E-Mail Address	
3. Applicant Status	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other		
4. Parcel ID		Tax Acct.	
5. Site Size	Acres:		Square Feet:
6. Property Information	Current Zoning		Current Use of Property
7. Variance(s) Requested	<i>Section Number</i> 1) _____ 2) _____ 3) _____ 4) _____ 5) _____	<i>LDR Requirement</i> 1) _____ 2) _____ 3) _____ 4) _____ 5) _____	<i>Variance Requested</i> 1) _____ 2) _____ 3) _____ 4) _____ 5) _____
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application)		

- **All applications shall require Community Development staff review prior to submittal.**
- All applications shall be submitted to the Department electronically and officially logged in by **end of business day**.
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

ACKNOWLEDGEMENT

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

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

/s/ Daniel Gable _____ (Date)

(Signature*)

** 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 _____

Grounds For Granting A Variance

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

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

SURVEYOR'S STATEMENT

The seal appearing on this map was authorized by William R. Reeves, Jr., LS#4313 November 10, 2025. All mapped features shown hereon are based on a survey made on the ground by the undersigned that conforms to the Standard of Practice for professional surveyors and mappers as outlined in Chapter 5J-17 F.A.C.



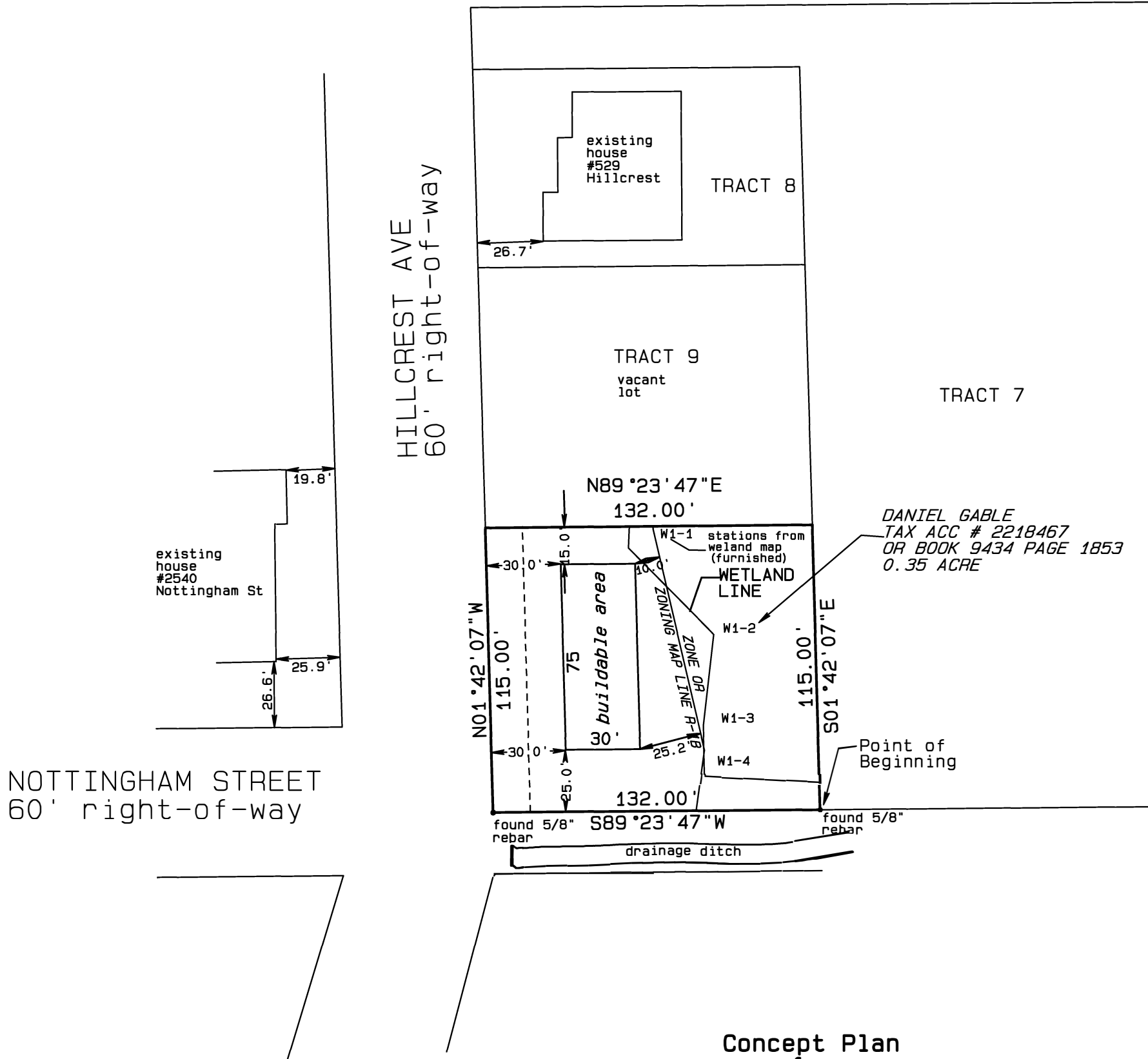
LEGAL DESCRIPTION

A parcel of land lying in the Northeast 1/4 of Section 5, Township 22 South, Range 35 East, in the City of Titusville, Brevard County, Florida, being more particularly described as follows:

Commence at the East 1/4 corner of said Section 5, thence run South 89 degrees 39 minutes 05 seconds West, along the South line of the Northeast 1/4, a distance of 548.94 feet to the Point Of Beginning of the herein described parcel; thence continue South 89 degrees 39 minutes 05 seconds West, along said South line, a distance of 132.00 feet to the West line of vacated right of way, according to the Official Records Book 2934, Page 426, Brevard County Public Records; thence run North 01 degree 26 minutes 49 seconds West, along said West line, a distance of 115.00 feet; thence run North 89 degrees 39 minutes 05 seconds East, parallel with the South line of the Northeast 1/4, a distance of 132.00 feet; thence run South 01 degree 26 minutes 49 seconds East, parallel with the West line of vacated right of way, a distance of 115.00 feet to the Point Of Beginning.

NOTES

1. Basis of Bearings is Grid North FL East Zone by GNSS observations.
2. This Plan is not valid with out signature and seal.
3. The purpose of the survey is to support a variance request.

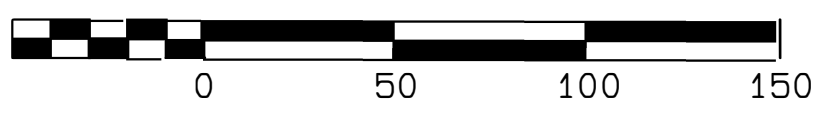


DANIEL GABLE
TAX ACC # 2218467
OR BOOK 9434 PAGE 1853
0.35 ACRE

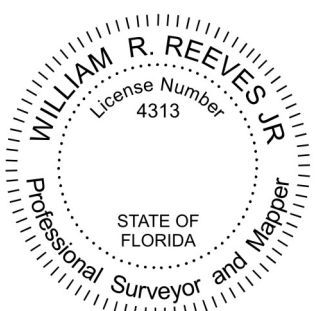
**Concept Plan
for
Building Setback
Variance Request**

for Daniel Gable
Date of Survey: October 28, 2025

GRAPHIC SCALE 1"=50'

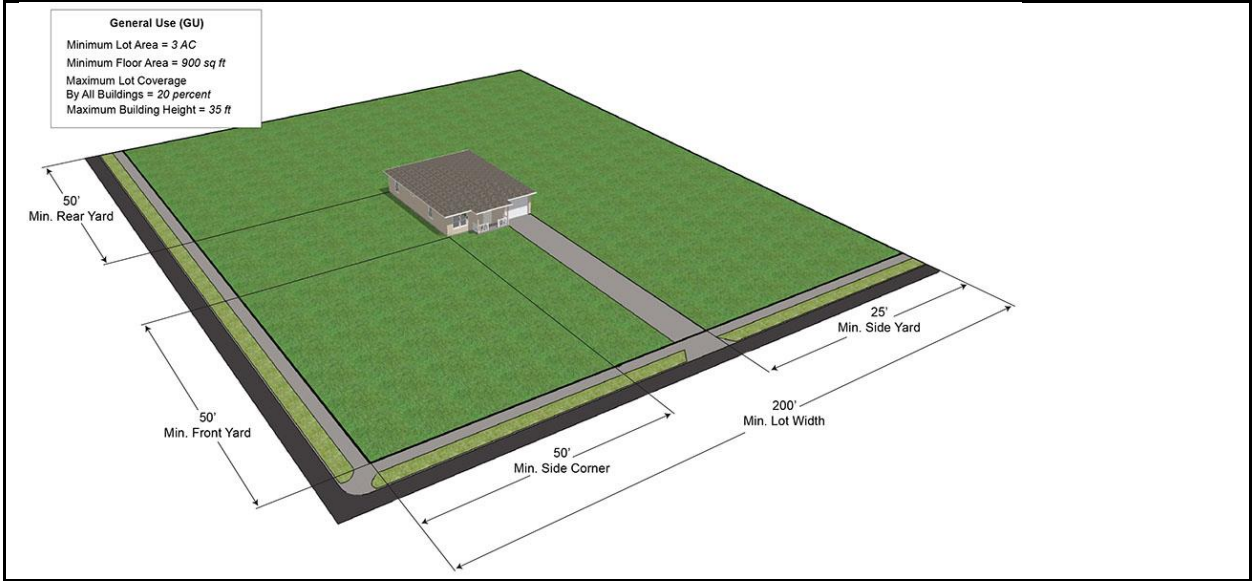


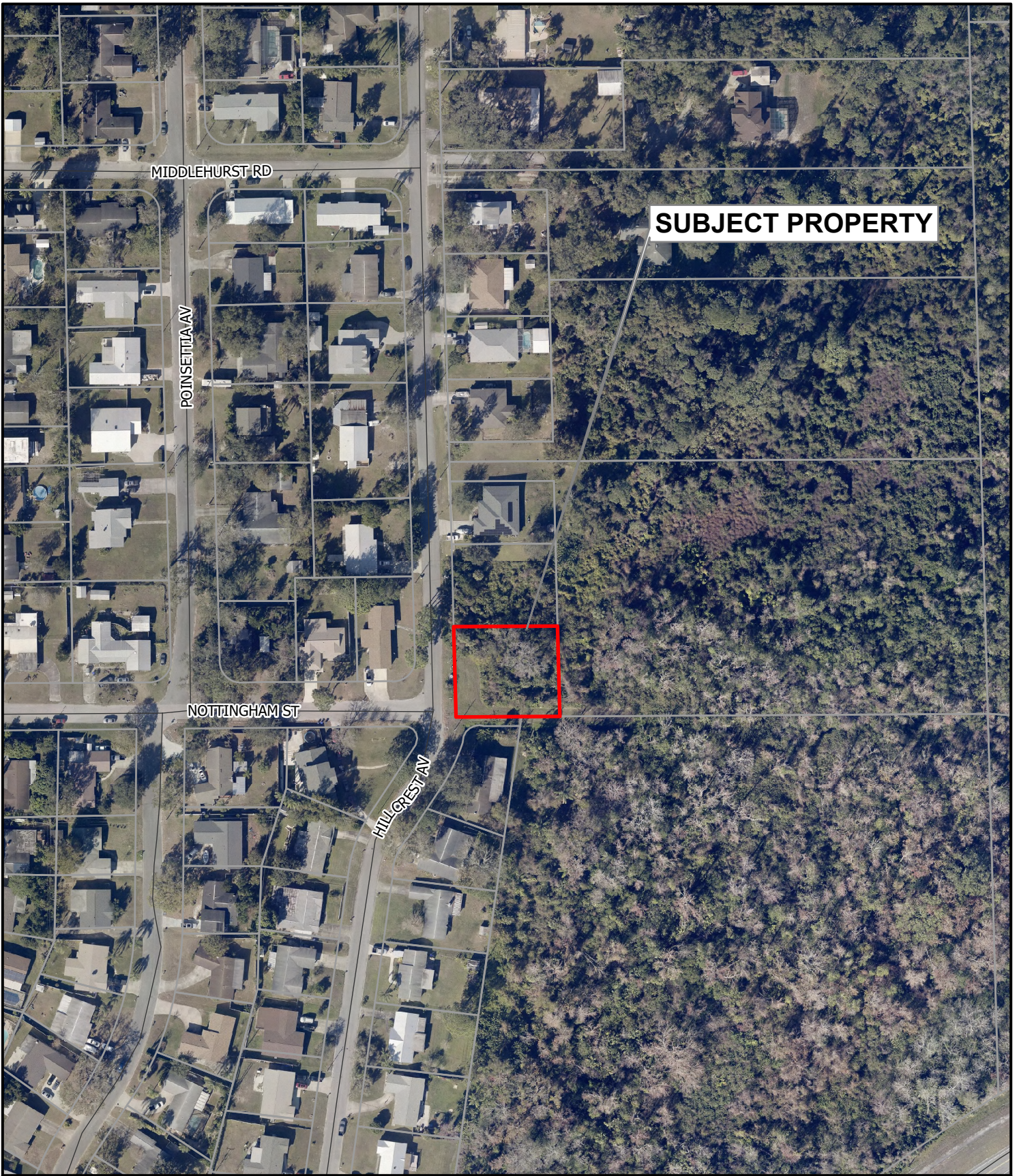
Coast & Inland SURVEY
918 S WASHINGTON AVE
TITUSVILLE FL 32780
LIC. NO. LB8144



Sec. 28-321. General Use (GU).

General Use (GU)		
<i>(a) Purpose</i>		
The General Use (GU) District is created to apply to areas where urban services are not presently available. The regulations for this district are intended to retain these lands under this designation pending the proper timing of economical provision of public services and facilities to ensure orderly development. It is further intended that this district will implement the goals, objectives, and policies of the Comprehensive Plan.		
<i>(b) Use Standards</i>	<i>Typical Lot Pattern</i>	
See Chapter 28 Article IV and Article V	<p>The diagram illustrates a rectangular lot with a minimum size of 130,680 SF (3 acres). A central 'BUILDABLE AREA' is shown with a grid pattern. Setbacks are indicated: 50 feet for the minimum rear yard, 50 feet for the minimum front yard, and 25 feet for the minimum side yard. A 'ROADWAY' is shown at the bottom of the lot, with a 200-foot minimum lot width. The lot is oriented vertically in the diagram.</p>	
<i>(c) Intensity and Dimensional Standards</i>		
Lot area, minimum (sq. ft.)		130,680 (3 ac)
Lot width, minimum (ft.)		200
Density, maximum (du/ac)		1du/3ac
Floor area per dwelling unit, minimum (sq. ft.)		900
Building coverage, maximum (% of lot area)		20
Lot coverage, maximum (% of lot area)		None
Height, maximum (ft.)		35
Front yard setback, minimum (ft.)		50
Side corner yard setback, minimum (ft.)		50
Interior side yard setback, minimum (ft.)		25
Rear yard setback, minimum (ft.)		50
Accessory Use Development Standards		See Chapter 28 Article VII
NOTES:		
<i>Typical Development Configuration (For illustrative purposes only)</i>		





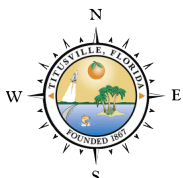
SUBJECT PROPERTY

MIDDLEHURST RD

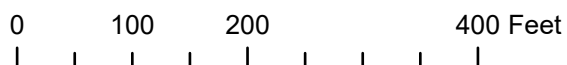
POINSETTIA AV

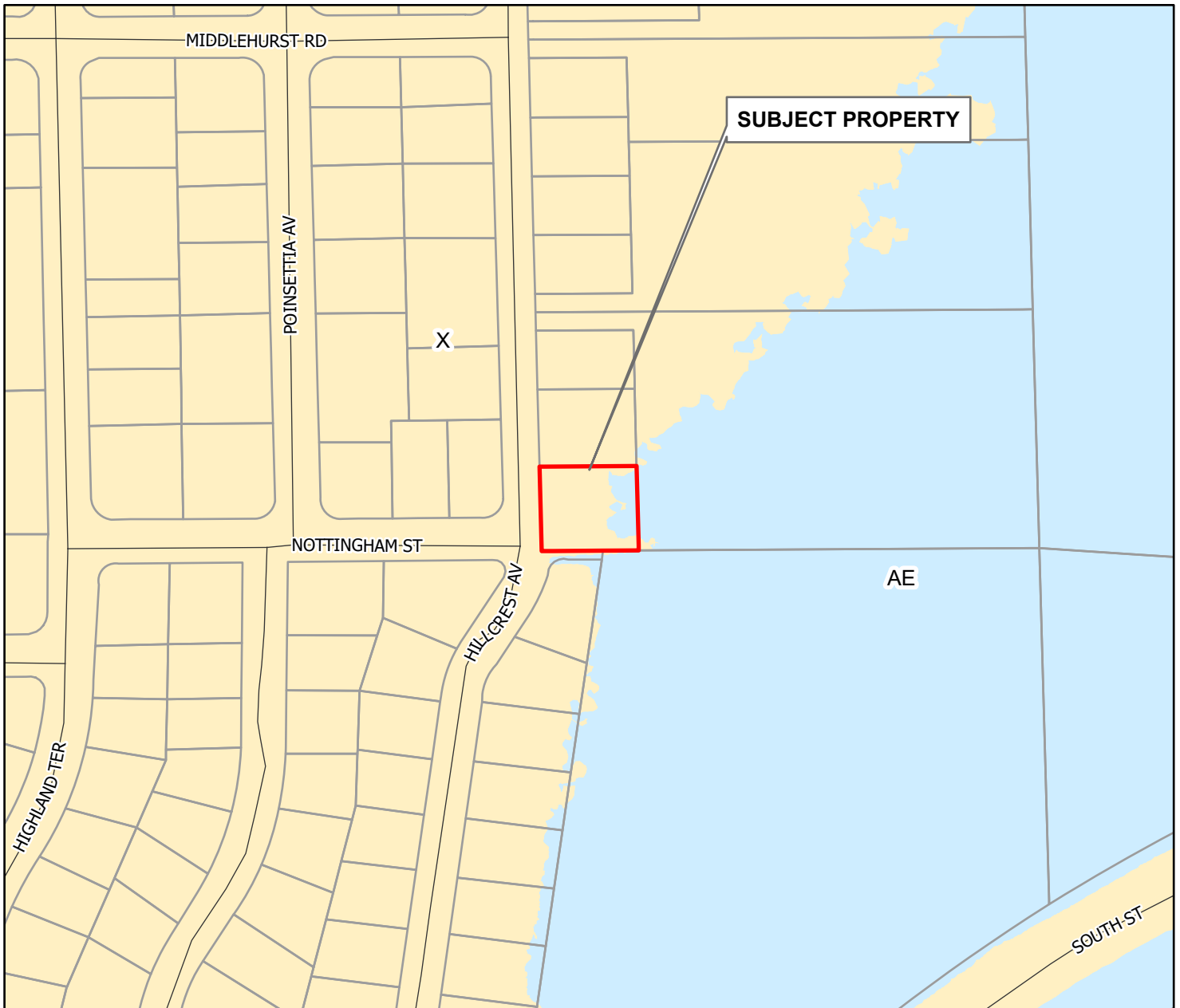
NOTTINGHAM ST

HILLCREST AV



Aerial 2025 VAR #24-2025





FEMA FLOOD HAZARD AREAS

VAR #24-2025

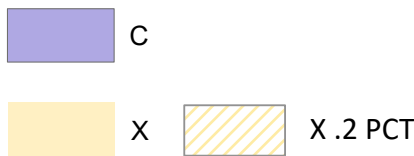
Special Flood Hazard Area Zones



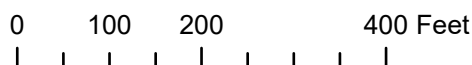
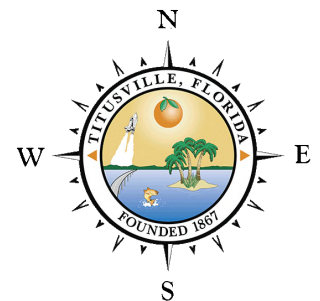
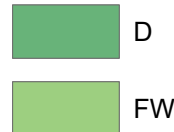
Moderate Flood Hazard Area Zone



Minimal Flood Hazard Zones



Other Flood Zone Areas

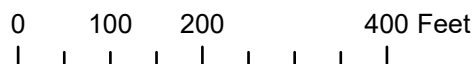
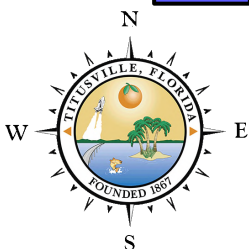


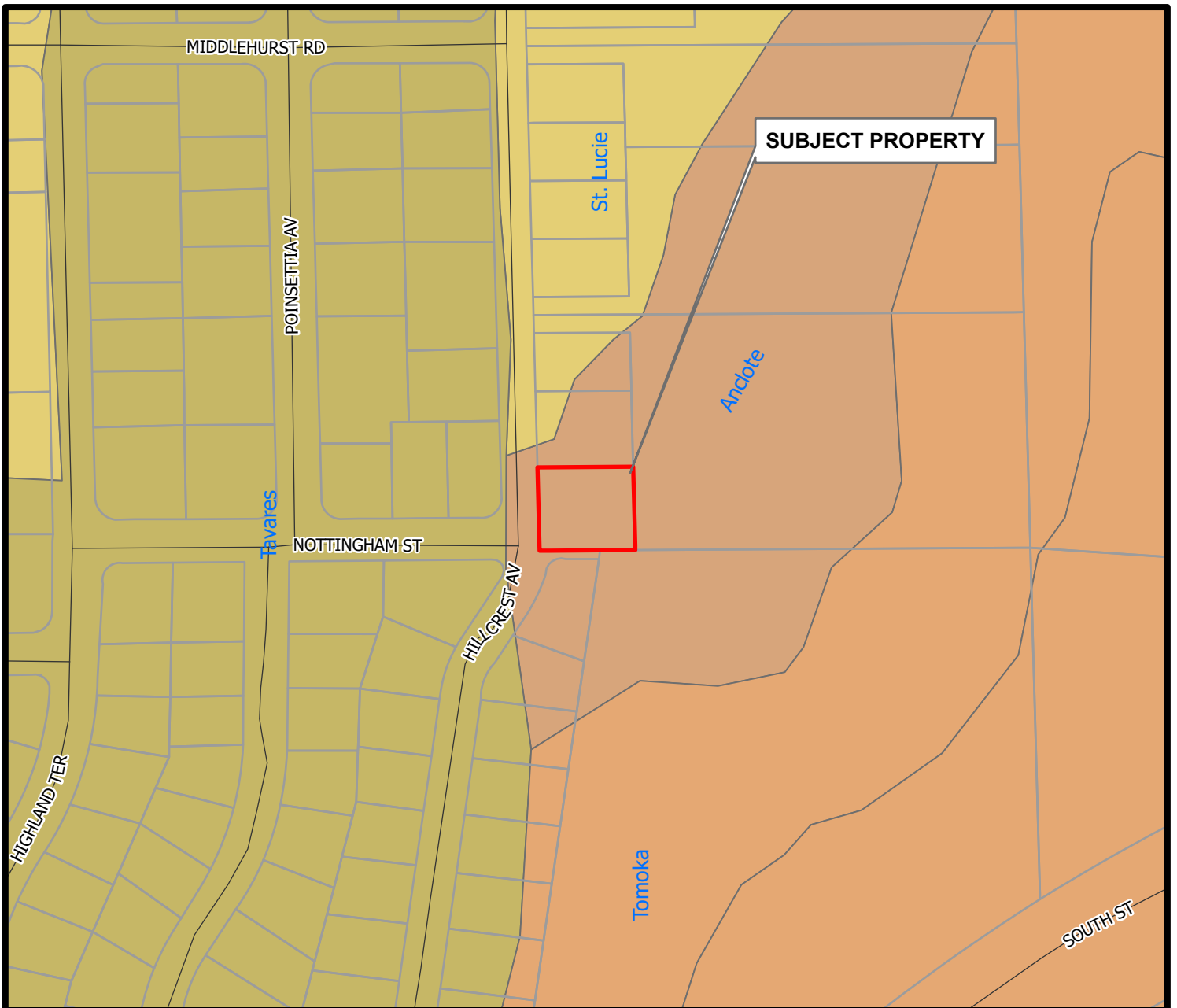


LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

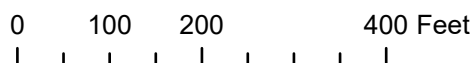
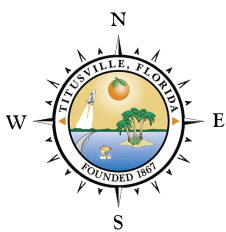
Subject





SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #24-2025

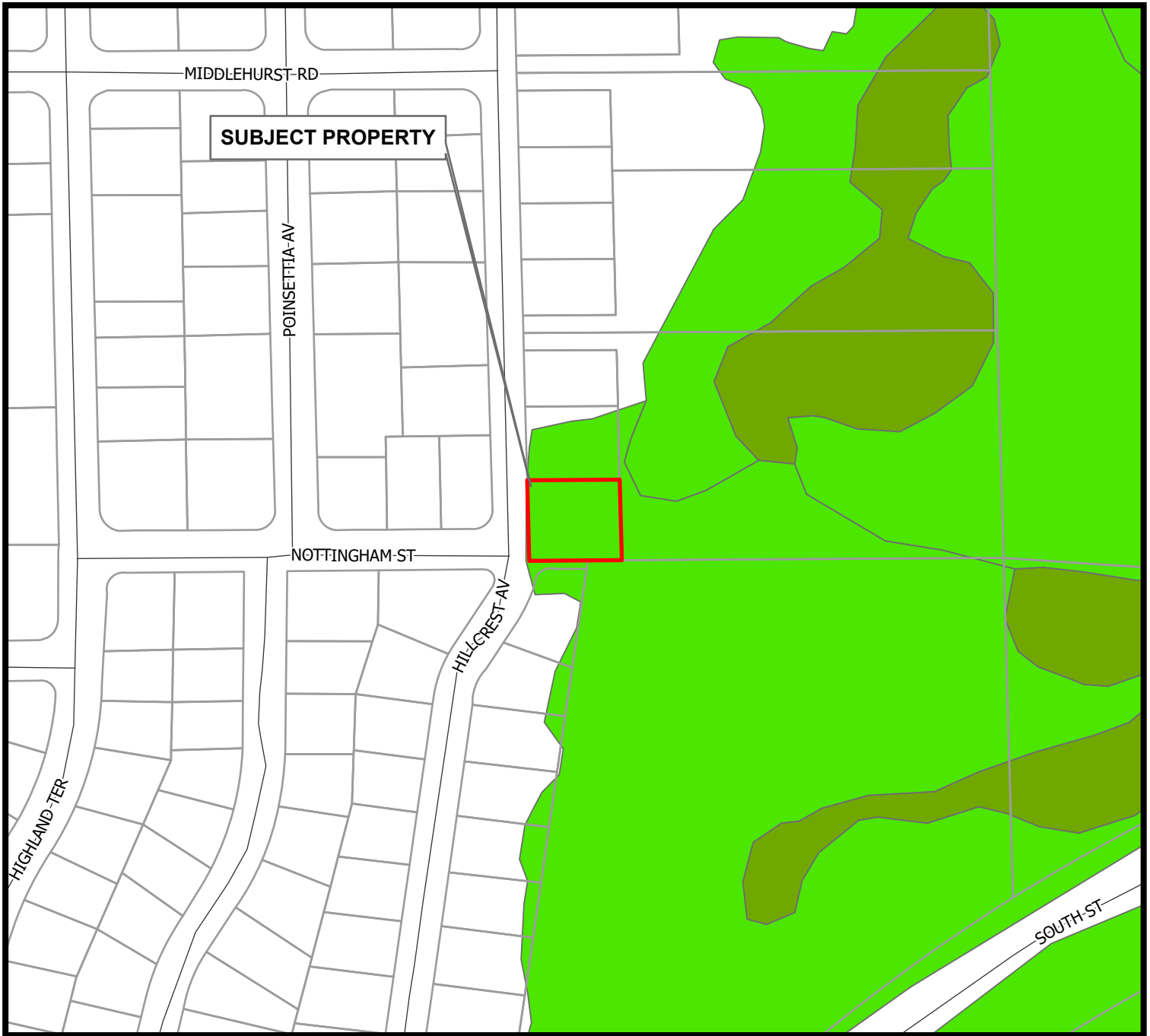
- Anclote
- St. Lucie
- Tavares
- Tomoka



Community Development Department

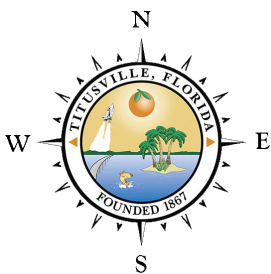
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

11/12/2025



WETLANDS IN VICINITY OF PROPERTY

VAR #24-2025



WETLAND_TY

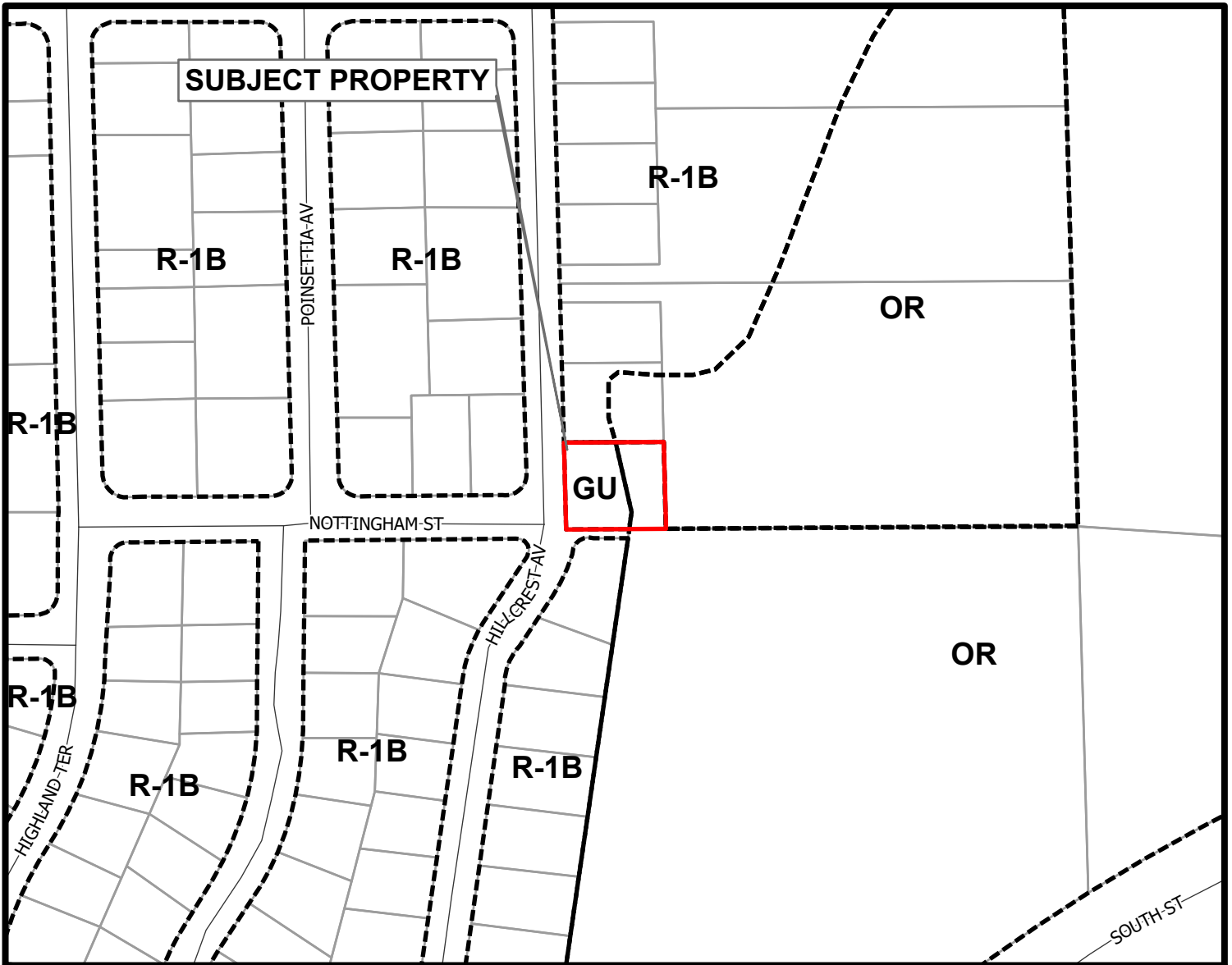
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

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

11/12/2025

Scale:1:2,500

Community Development Department
Source: USFWS NWI (2023)



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

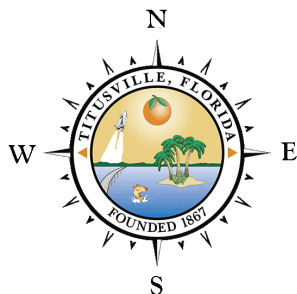
- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

SPECIAL DISTRICTS

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

Base Map

- City Limits
- Zoning
- Subject



VAR #24-2025

