



## **CITY OF TITUSVILLE**

**COMMUNITY REDEVELOPMENT AGENCY  
Council Chamber at City Hall  
555 S. Washington Avenue Titusville, Florida 32796  
June 13, 2023  
5:30 PM**

Any person who decides to appeal any decision of the Community Redevelopment Agency 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.

- 1. CALL TO ORDER**
- 2. DETERMINATION OF A QUORUM**
- 3. INVOCATION**

A moment of silence will be held.

- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF MINUTES**
  - A. Minutes**

Approve the minutes of the regular Community Redevelopment Agency meeting on May 9, 2023.
- 6. SPECIAL RECOGNITIONS AND PRESENTATIONS**

- 7. OLD BUSINESS**
  - A. Titusville Architectural Design Guidelines Small Matching Grant Update**

Accept the staff update on the Titusville Architectural Design Guidelines.

- 8. NEW BUSINESS**

**A. Revised site plan, construction phases and parking garage structure for the Horizon at Sand Point development.**

Approve the revised site plan, revised construction phases and revised parking garage structure for the Horizon at Sand Point development.

**9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

**10. EXECUTIVE DIRECTORS REPORT**

**A. Executive Director's June Report**

The Executive Director's June Report is included in the agenda packet. The report includes a memo from the Florida Redevelopment Association regarding the use of CRA trust fund moneys for marketing and special events. No action is requested.

**11. ADJOURNMENT**

City of Titusville  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** The Honorable Mayor and City Council  
**From:** William S. Larese, City Manager  
**Subject:** **Minutes**  
**Department/Office:** City Clerk

**Recommended Action:**

Approve the minutes of the regular Community Redevelopment Agency meeting on May 9, 2023.

**Summary Explanation & Background:**

**Alternatives:**

**Item Budgeted:**

**Source/use of funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ CRA Minutes	5/22/2023	Backup Material

The Community Redevelopment Agency (CRA) of the City of Titusville, Florida met in regular session in the Council Chamber of City Hall, 555 South Washington Avenue, on Tuesday, May 9, 2023.

XXX

### **Call to Order/Determination of a Quorum**

Vice-Chairperson Robinson called the meeting to order at 5:30 p.m. Present were, Vice-Chairperson Joe Robinson and Members Herman Cole, Jr. Col USAF Retired, Jo Lynn Nelson, Greg Aker and Jim Ball, Executive Director Scott Larese, Community Redevelopment Agency (CRA) Attorney Richard Broome, and Sr. Administrative Assistant Emily Campbell were also present. Sr. Administrative Assistant Emily Campbell completed the minutes of the meeting. Chairperson Daniel Diesel and Member Dr. Sarah Stoeckel were absent.

XXX

### **Invocation/Pledge of Allegiance**

Vice-Chairperson Robinson asked for a moment of silence and then led the entire assembly in the *Pledge of Allegiance to the Flag*. Sr. Administrative Assistant Emily Campbell read the procedure for public comment.

XXX

### **Approval of Minutes**

#### Motion:

Member Nelson moved to approve the minutes of the Community Redevelopment Agency meeting on Tuesday, March 14, 2023 and Tuesday, April 11, 2023, as submitted. Member Ball seconded the motion.

The motion carried unanimously.

XXX

**Special Recognitions and Presentations** – None.

xxx

**Old Business** – None.

xxx

**New Business** –

Draft Titusville Architectural Design Guidelines Small Matching Grant Update - Executive Director Larese advised that staff would update the CRA on the draft Titusville Architectural Design Guideline State of Florida Division of Historical Resources Small Matching Grant. This item was informational only. No action was required.

The City of Titusville applied for and was awarded a \$40,000 FY2023 Small Matching Grant from the State of Florida Division of Historical Resources to create an architectural design guidelines manual for historic structures in the City. An agreement with the Division of Historical Resources and the City was entered into on July 18, 2022. The City has until June 30, 2023 to complete the grant project. The proposed architectural design guidelines are intended to provide best practices for property owners of historic and potentially historic structures for when making alterations to their structures and for the Historic Preservation Board (HPB) members to assist in their HPB duties.

Community Development Director Brad Parrish provided a presentation to the Community Redevelopment Agency. The presentation highlighted as follows:

- Historic District Design Guidelines
- About Us
- What are design guidelines?
- Purpose of design guidelines
- How design guidelines are developed
- Secretary of the Interior's Standards
- How design guidelines are used
- Titusville's Design Guidelines

Member Ball stated that the Historic Preservation Plan established the Historic Preservation Board (HPB) as a quasi-judicial board and the HPB had the legal power to make a regulatory order and judgment on development using the Secretary of Interior's standards and design guidelines. Member Ball expressed concern for these guidelines and if they would have negative regulatory implications and outcomes.

Community Development Director Brad Parrish stated that the Draft Titusville Architectural Design Guidelines Small Matching Grant was not a regulatory document any different then what was found in the guidelines published by the Department of Interior or from an architectural book

at the library. It consolidates what is already published into one document that is contextual to Titusville and it does not propose anything new.

Community Development Director Brad Parrish stated that if the City wanted to amend the Titusville Architectural Design Guidelines, they were able to make that amendment.

Member Ball stated that he would provide his comments and concerns with the Draft Titusville Architectural Design Guidelines Small Matching Grant to the consultant and Historic Preservation Board as a citizen and not as a CRA Member.

Vice-Chairperson Robinson stated that he would like to see the final Titusville Architectural Design Guidelines Small Matching Grant at the next Community Redevelopment Agency meeting on June 13, 2023. There was no objection from the CRA.

xxx

### **Petitions and Request from the Public Present**

Allen Kiesel stated that he was the Chairman for the Historic Preservation Board (HPB). Mr. Kiesel stated that the HPB applied for the grant so they could have an architectural guideline as many other municipalities have in order to guide citizens that have registered historic properties. It was not meant to be a legal document, more of a local version of the Secretary of Interior's standards, which was what the HPB was using for the requests.

xxx

Toni Shifalo stated that she was on the Historic Preservation Board. Ms. Shifalo stated that the guidelines came about because of the interest the HPB had in preserving the history in Titusville and the guidelines were not meant to be laws and rules. Ms. Shifalo stated that there were not enough historic places to create a historic district in Titusville.

xxx

### **Executive Directors Report**

Executive Director Larese submitted his written report and advised that all items were informational only.

xxx

With no further business to discuss, the meeting adjourned at 6:27 p.m.

City of Titusville  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Community Redevelopment Agency Members  
**From:** William S. Larese, Executive Director  
**Subject:** **Titusville Architectural Design Guidelines Small Matching Grant Update**  
**Department/Office:** Community Development

**Recommended Action:**

Accept the staff update on the Titusville Architectural Design Guidelines.

**Summary Explanation & Background:**

At the May CRA meeting staff provided a presentation on the proposed Titusville Architectural Design Guidelines grant project as requested by Member Ball at the CRA's April meeting. After the presentation the CRA requested that an email notice with a link to the draft Design Guidelines be sent to property owners of historic properties for their input and an update on the status of the project be provided at the June CRA meeting. A copy of the email notice to historic property owners is attached.

Second draft review comments from the Historic Preservation Board (HPB), staff, and from Member Ball were forwarded to the consultant, JMT on May 10th. Based on the review comments JMT further amended the draft of the Guidelines. The final draft of the Guidelines included revisions to address Member Ball's comments. Per the grant agreement with the State, the project needs to be completed by June 30th. In the abundance of caution, staff requested a 30-day extension to allow for the HPB's review of the final draft version of the Design Guidelines.

At the June 5th meeting, the Historic Preservation Board accepted some of the recommendations that helped clarify the purpose of the design guidelines document but declined others that appeared to be regulatory. The Board stated the guide is intended to be an education tool and not a regulatory document. The Board requested the document be submitted to the State Division of Historical Resources for review consistent with the requirements of the Small Matching Grant.

**Alternatives:**

**Item Budgeted:**

Yes

**Source/use of funds/Budget Book Page:**

State of Florida Small Matching Grant funds

**Strategic Plan:**

No. 1 – Quality of Life No. 4 – Economic Development

**Strategic Plan Impact:**

The restoration and preservation of the city's historical resources adds to the city's culture and pride, and eliminates blight thus furthering the Quality of Life in the city. Restored and preserved historic resources also further Economic Development in the city by providing tourism from visitors who come to experience the city's architectural charm.

**ATTACHMENTS:**

Description	Upload Date	Type
□ Email Notice to Historic POs	5/30/2023	Backup Material



**From:** Dargie, Laurie <[Laurie.Dargie@Titusville.com](mailto:Laurie.Dargie@Titusville.com)>  
**Sent:** Friday, May 19, 2023 2:38 PM  
**Subject:** City of Titusville - Architectural Design Guidelines

Good afternoon -

As a property owner or a lessee of an historic building, the City of Titusville Community Redevelopment Agency is requesting your input on a draft design guide book of historic architecture. The City's Historic Preservation Board developed an architecture style guide to assist property owners maintain their historic structures. This project was funded by a grant from the Florida Division of Historical Resources with the assistance of JMT Associates of Tampa. The Historic Preservation Board will review the guide at their next regular meeting on Monday, June 5<sup>th</sup> at 1pm. The Community Redevelopment Agency will hear a report on the guide at their regular meeting on Tuesday, June 13<sup>th</sup> at 5:30pm. Both meetings will be held in the Council Chambers in City Hall at 555 S Washington Ave. If you have any questions or would like more information about this project, please contact the City Planning staff at (321) 567-3782 or via email at [Planning@Titusville.com](mailto:Planning@Titusville.com).

<https://titusville.sharefile.com/d-s17708c8ef4c04d36a17d566d912cc382>

Thank you,

Laurie Dargie  
City of Titusville  
Community Development  
Senior Administrative Assistant  
Ph# 321-567-3778

City of Titusville  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Community Redevelopment Agency Members  
**From:** William S. Larese, Executive Director  
**Subject:** **Revised site plan, construction phases and parking garage structure for the Horizon at Sand Point development.**  
**Department/Office:** Community Development

**Recommended Action:**

Approve the revised site plan, revised construction phases and revised parking garage structure for the Horizon at Sand Point development.

**Summary Explanation & Background:**

The applicant, Ken Taylor of HSP, L.L.C., is requesting the Community Redevelopment Agency (CRA) to approve the revised site plan, construction phases and garage structure for design review appropriateness and conformance to the Downtown Mixed Use (DMU) Zoning District and the Downtown Urban Design Manual for a proposed development known as Horizons at Sand Point. The development involves a mixed use multistory apartment – commercial/hotel complex to be developed in four (4) phases on 14.99 ± acres within the DMU Zoning Uptown sub-district located at 300 N. Washington Avenue. The total area of the site has increased .89 acres ± with the acquisition of the former Sand Point Office Center property located northeast and adjacent to the original development site.

On April 13, 2021 the Community Redevelopment Agency (CRA) approved six (6) waivers and Site Plan and Development Mixed Use Phasing for Horizon at Sand Point development consisting of two (2) eight (8) story apartment building configured in a U-shape with a total of 384 dwelling units, two (2) hotel sites, and a commercial building (see attached 2021 approved site layout plans). CRA waiver and design approval was required due to the size of the property being greater than 1.5 acres and or involving a building with excess of 10,001 square feet.

With the acquisition of the former Sand Point Office Center property and the elimination of private access easements on the property, the applicant is proposing to revise the approved site layout with a hotel proposed at the newly acquired property; revise the two (2) level parking structure to a six (6) level parking structure, add storm water retention areas to Phase 1; and reduce the driveway access to the south from two (2) points to one (1) point. The attached Staff Report provides more detailed information regarding the proposed development revisions to the approved plans.

The CRA per Section 28-33 (b) of the Land Development Regulations is required to review and approve the revised site plan with recommendations from the DRC. The DRC is tasked with recommending to the CRA, based on the whether the revisions to the approved site plan and the revised parking garage structure continue to adhere to the adopted DMU District Code

and the Urban Design Manual; and conforms to the City's Comprehensive Plan and Land Development Code. The DRC met on May 30, 2023 and recommended approval of the proposed revisions. Please note that future phase buildings will need to obtain CRA approval.

**Alternatives:**

1. Approve the revisions with conditions.
2. Do not approve the revisions.

**Item Budgeted:**

NA

**Source/use of funds/Budget Book Page:**

**Strategic Plan:**

No. 1 – Quality of Life No. 4 – Economic Development

**Strategic Plan Impact:**

The proposed development with the proposed revisions further the Quality of Life Goal by balancing the environment with economic development, housing, and community development and furthers the Economic Development Goal of continuing to eliminate blight, and continuing efforts to develop a thriving downtown.

**ATTACHMENTS:**

	Description	Upload Date	Type
▢	DRC Horizons at Sand Pt Full Staff Report 6.13.23	5/30/2023	Backup Material



# City of Titusville

## Community Development Department

### 1 COMMUNITY REDEVELOPMENT AGENCY (CRA)

### 2 Downtown Mixed Use (DMU) development and design review

### 3 Horizons at Sand Point Development Site Plans

4 **Meeting Date:** June 13, 2023

5 **Prepared By:** Prepared by Tim Ford & Sue Williams, Redevelopment Planners

6 **Applicant(s):** Ken Taylor; (HSP Titusville LLC)

7 **Applicant's Request:** Approve the revised construction phases, revised site plan, and  
8 revised garage structure.

9 **Staff Recommendation:** Approve the revised development plan and revised garage structure  
10 for final determination.

### 11 I. Background Information

12 The applicant, Ken Taylor of HSP, L.L.C., is requesting the Community Redevelopment Agency  
13 (CRA) to approve the revised site plan, construction phases and garage structure for design review  
14 appropriateness and conformance to the Downtown Mixed Use (DMU) Zoning District and the  
15 Downtown Urban Design Manual for a proposed development known as Horizons at Sand Point.  
16 The development involves a mixed use multistory apartment – commercial/hotel complex to be  
17 developed in four (4) phases on 14.99 ± acres within the DMU Zoning Uptown sub-district located  
18 at 300 N. Washington Avenue. The total area of the site has increased .89 acres ± with the  
19 acquisition of the former Sand Point Office Center property located northeast and adjacent to the  
20 original development site.

21 On April 13, 2021 the Community Redevelopment Agency (CRA) approved six (6) waivers and  
22 Site Plan and Development Mixed Use Phasing for Horizon at Sand Point development consisting  
23 of two (2) eight (8) story apartment buildings configured in a U-shape with a total of 384 dwelling  
24 units, two (2) hotel sites, and a commercial building (see attached 2021 approved site layout plans).  
25 With the acquisition of the former Sand Point Office Center property and the elimination of private  
26 access easements on the property, the applicant is proposing to revise the approved site layout with  
27 a hotel proposed at the newly acquired property; revise the two (2) level parking structure to a six  
28 (6) level parking structure, add stormwater retention areas to Phase 1; and reduce the driveway  
29 access to the south from two (2) points to one (1) point.

### 30 II. Analysis

31 The 14.99 ± acre parcel is polygonal shaped. The parcel is located north of Garden Street and west  
32 and adjacent to US-1 (N. Washington Avenue). The property is zoned DMU, Downtown Mixed

1 Use, Uptown sub-district. The development now has additional frontage on US-1 abutting the  
2 FEC Railroad bridge and embankment.

3 The CRA per Section 28-33 (b) of the Land Development Regulations is required to review and  
4 approve site plans and building architecture for properties with excess of 1.5 acres and or buildings  
5 with 10,001 square feet of building area with recommendations from the Development Review  
6 Committee (DRC). The DRC, comprised of the City Engineer, the Fire Marshal, Planning  
7 Manager, Building Official, and Water Resources Engineer, is tasked with recommending to the  
8 CRA based on the proposal's conformance to the DMU code, Urban Design Manual, the  
9 Comprehensive Plan, and the Land Development Code.

10 Proposed revisions to the approved development plans that were previously determined to  
11 conform to the Urban Design Manual, Comprehensive Plan, and Land Development Code include  
12 the following:

- 13 1. Hotel site at the former Sand Point Office Center property – The proposed hotel will be  
14 developed in Phase 2 of the development. The hotel development will be required to  
15 received CRA architectural design review approval at the time of development. Access to  
16 the hotel site appears to be improved from the original layout when the property was in  
17 different ownership.
- 18 2. Parking garage – The proposed parking garage has increased in height to six (6) levels from  
19 the original two (2) level structure and has reduced in length so that the building will be  
20 shielded entirely behind the eight (8) story apartment building. The original two (2) level  
21 garage extended north and south of the apartment building. The six (6) level garage  
22 building will still be lower in height than the apartment building. The six (6) level garage  
23 takes up less floor area than the two (2) level garage.
- 24 3. Stormwater retention area – The revised plans show additional stormwater retention areas  
25 as part of the Phase 1 development whereas the original layout indicated that stormwater  
26 retention would be constructed with the development phases. Installing the additional  
27 stormwater retention areas in Phase 1 provides common stormwater facilities upfront for  
28 future development.
- 29 4. Driveway access to the south – The revised plan eliminates access to Lemon Avenue which  
30 helps to protect existing single family homes on Lemon Avenue from direct traffic access  
31 to and from the development. The access to Palm Avenue is proposed to have direct access  
32 to the Phase 4 commercial site and not to the Phase 1 site. The other access drives to US-  
33 1 remain unchanged.

### 34 **III. Recommendation to the CRA:**

#### 35 **SITE PLAN**

36 The CRA per Section 28-33 (b) of the Land Development Regulations is required to review and  
37 approve the revised site plan with recommendations from the DRC. The DRC met on May 30,  
38 2023 and unanimously recommended approval of the proposed revisions to the approved site plan  
39 and the revised parking garage structure to the CRA based on the plans continuing to adhere to the  
40 adopted DMU District Code and the Urban Design Manual; and conformance to the City's  
41 Comprehensive Plan and Land Development Code. Please note that future phase buildings will need  
42 to obtain CRA design approval when they are proposed to be developed.

43



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APPLICATION FOR DEVELOPMENT REVIEW COMMITTEE (DRC)-
TECHNICAL MANUAL/DOWNTOWN MIXED USE (DMU) ZONING WAIVERS

Please submit electronically a completed application and required submittals to the Community Development
Department for payment and meeting scheduling. Section 34-296 of the Titusville Land Development Regulations
contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE
ACCEPTED.

Form with sections: 1. Project Location, 2. Applicant/Owner, 3. Applicant Status, 4. Parcel ID, 5. Site Size, 6. Property Information, 7. Waiver(s) Requested. Includes handwritten notes like '14.99 JRF' and 'CRA Approved 4-13-21'.

<b>8. Design Review and or Waivers Required by CRA in DMU Zoning</b>	Property is > 1.5 acres <input checked="" type="checkbox"/> Building is > 10,001 square feet in size <input checked="" type="checkbox"/> Not applicable ( property ≤ 1.5 acres or building ≤ 10,000 square in size) <input type="checkbox"/>
<b>9. Narrative</b>	<p>NA</p> <p>Please provide a brief description of your request and the proposed project:  E10. Site Plan. Parking Calculations: Please note that the parking for Phase 1 and the cumulative at the end of Phase 2 both exceed the 125% cap. A DRC waiver with justification will be needed. - We have been Apartment Builders and Owners for many years and our Tenants more often than not have two vehicles per household, sometimes three if there are Teenage Children. The City Cap will create a parking hazard on the Street and in the Green Areas.</p> <p>NA</p> <p>RP3. Interior head to head parking stalls are shown as 18 feet in depth. The DMU code requires 19 foot long stalls when there is no vehicle overhang. A waiver can be applied for from the DRC/CRA. Downtown Mixed Use Transportation Manual, Parking Standards, 9.21.6.1.</p> <p>From the Building Department – Garage Review Letter  2. The revised garage structure will need to be reviewed and approved by the Community Redevelopment Agency (CRA) for design approval with a recommendation from the Design Review Committee (DRC) prior to a Building Permit being issued. - This Approval Requested ties into the 125% Cap noted above and this Six Story Garage will allow us to effectively park all of our Tenant Vehicles in the Garage.</p>

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

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 DRC Committee and or the Community Redevelopment Agency (CRA) on this topic to properly noticed public meetings or to written communication to the Redevelopment Planner for DMU waivers and the Development Services Manager for Technical Manual waivers, City of Titusville, P.O. Box 2806, Titusville, FL 32781

Isl Benjamin Taylor  
(Signature\*)

4/8/2023  
(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: 4-19-2023

ACCEPTED BY: Tim Ford



## Development Review Committee Waiver Criteria

Section 31-91 of the Land Development Regulations of the City of Titusville establishes the Development Review Committee (DRC) to grant waivers to certain Downtown Mixed Use (DMU) Zoning District regulations and certain City Technical Manual requirements where alternative standards promote flexibility and environmental soundness in layout and design where justified by need, hardship, physical constraint, or to improve the overall layout and design of a development in the City. The DRC may grant a waiver based on the criteria noted in Section 34-288, Waivers to Technical Manuals and Section 34-296, Waivers to the Downtown Mixed Use Zoning District of the LDRs. The DRC shall review waiver applications with staff comments and either approve, approve with conditions, or deny the request by a majority of the attending committee members. The criteria for granting such waivers shall be the following:

(a) Technical Manual Waiver Criteria:

- (1) The alternative standards promotes flexibility and environmental soundness in layout and design; or
- (2) The proposed new standards are appropriate to the proposed type of development; or
- (3) The property exhibits physical constraints that prevent the implementation of provisions of the City's technical manuals and the waiver would allow the implementation of the code provision to the greatest extent possible; or
- (4) The waiver would be based on the latest best professional practices that would not be possible in implementing the code provision.

(b) DMU, Downtown Mixed Use Zoning District Waiver Criteria:

- (1) The property exhibits physical constraints that prevent the implementation of the Code provision and the waiver would allow the implementation of the Code provision to the greatest extent possible; or
- (2) The waiver would facilitate a greater adherence to the Urban Design Manual that would not be possible in implementing the Code provision as required; or
- (3) The waiver would facilitate an agreement for participation in a regional stormwater or parking program with the Downtown; or
- (4) The waiver would facilitate the provision of required landscaping within a public space.

### Waiver Applicability

(a) The Development Review Committee (DRC) shall have the authority to waive the following zoning district requirements on any project within the Downtown Mixed Use (DMU) Zoning District:

(1) Parking.

(2) Stormwater management: When any requirements above the SJRWMD permitting standards or, if on-site stormwater is required and there are regional retention, storage or detention options available, a waiver or payment in lieu of cost may be levied.

(3) Setbacks.

(4) Sign setbacks.

(5) Landscaping.

(6) One (1) story height increase in the Downtown sub-district.

(b) The DRC shall have the authority to waive technical requirements found in the City's adopted Technical Manuals.



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### SUBMITTAL CHECKLIST

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

1. Complete Application and Fees	<input checked="" type="checkbox"/>
2. Warranty Deed	<input checked="" type="checkbox"/>
3. Notarized Owner Authorization Form (If applicable)	<input type="checkbox"/>
4. Legal Description (from a certified survey)	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
6. Digital plot or site plan, drawn to scale, illustrating the waiver requested.	<input checked="" type="checkbox"/>
7. Pre-Application Meeting Date: Staff in Attendance:	<input type="checkbox"/>

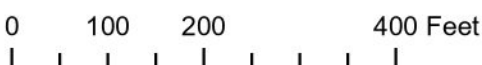


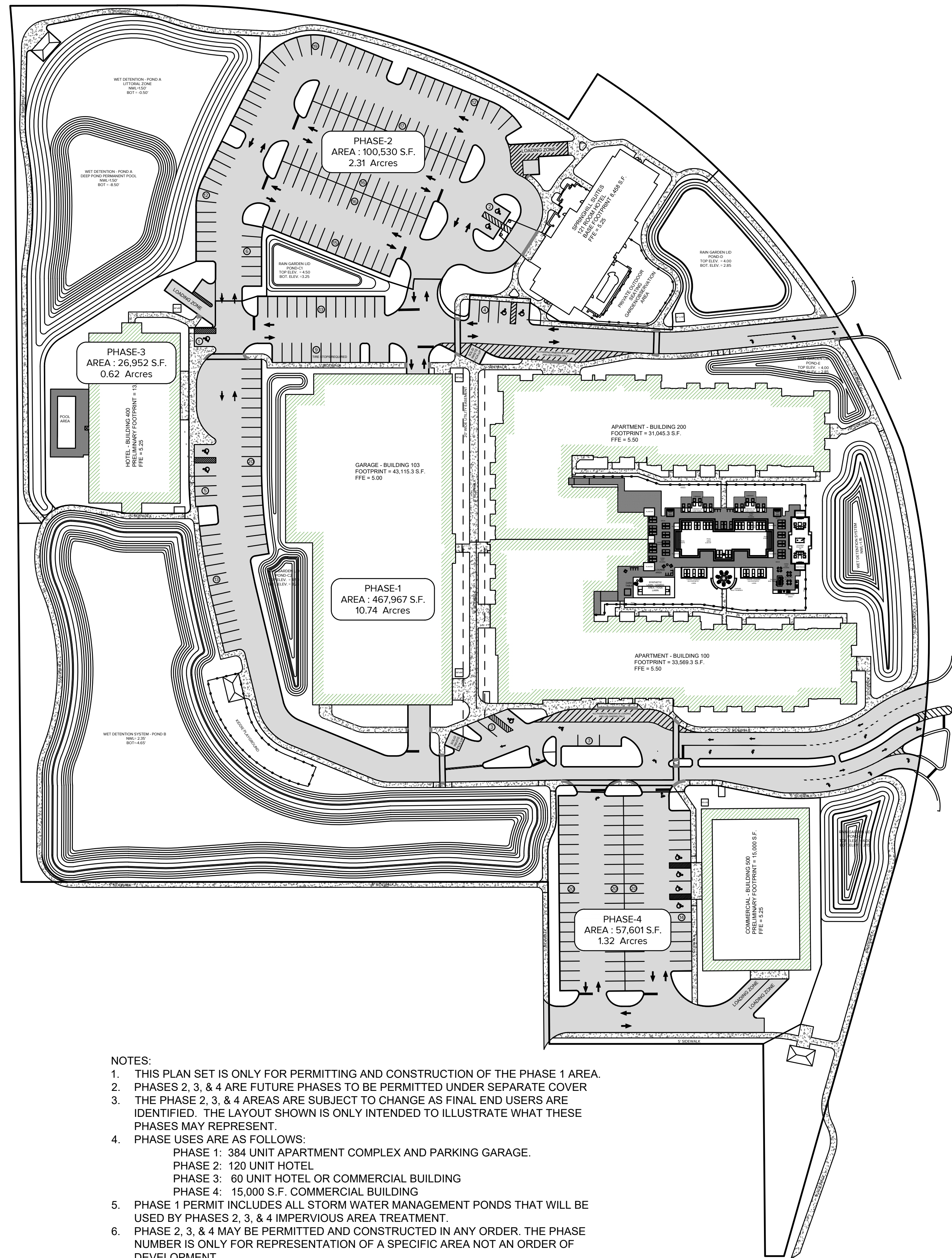
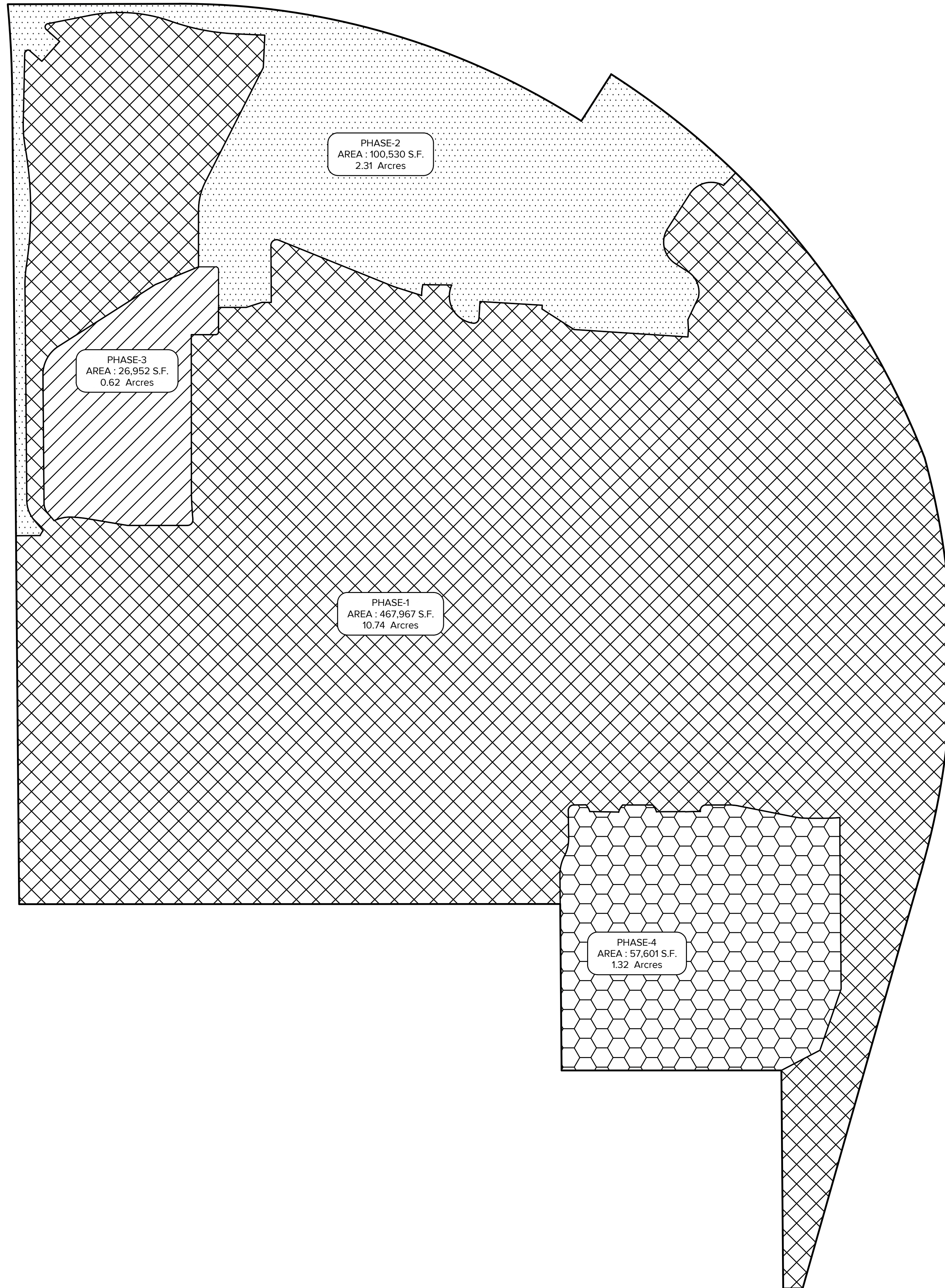
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# 300 N Washington Ave



Parcels  
 Subject Parcel





- NOTES:
1. THIS PLAN SET IS ONLY FOR PERMITTING AND CONSTRUCTION OF THE PHASE 1 AREA.
  2. PHASES 2, 3, & 4 ARE FUTURE PHASES TO BE PERMITTED UNDER SEPARATE COVER
  3. THE PHASE 2, 3, & 4 AREAS ARE SUBJECT TO CHANGE AS FINAL END USERS ARE IDENTIFIED. THE LAYOUT SHOWN IS ONLY INTENDED TO ILLUSTRATE WHAT THESE PHASES MAY REPRESENT.
  4. PHASE USES ARE AS FOLLOWS:  
 PHASE 1: 384 UNIT APARTMENT COMPLEX AND PARKING GARAGE.  
 PHASE 2: 120 UNIT HOTEL  
 PHASE 3: 60 UNIT HOTEL OR COMMERCIAL BUILDING  
 PHASE 4: 15,000 S.F. COMMERCIAL BUILDING
  5. PHASE 1 PERMIT INCLUDES ALL STORM WATER MANAGEMENT PONDS THAT WILL BE USED BY PHASES 2, 3, & 4 IMPERVIOUS AREA TREATMENT.
  6. PHASE 2, 3, & 4 MAY BE PERMITTED AND CONSTRUCTED IN ANY ORDER. THE PHASE NUMBER IS ONLY FOR REPRESENTATION OF A SPECIFIC AREA NOT AN ORDER OF DEVELOPMENT.
  7. THE US-1 IMPROVEMENTS WILL BE DESIGNED AND PERMITTED WITH THE NEXT PHASE. THESE ROAD IMPROVEMENTS DID NOT TRIGGER DEMAND DURING THE PHASE 1 USES.

**SANDPOINT HORIZON**  
 300 N. WASHINGTON AVENUE  
 TITUSVILLE, FLORIDA  
**PHASE PLAN LAYOUT**  
 (PRELIMINARY FUTURE LAYOUTS AREAS  
 TBD & ARE SUBJECT TO CHANGE)

NO.	REVISIONS	DATE

PROPERTY INFORMATION	
Sec-Township-Range	S-34 T-21S R-35E
Zoning	DMU-UT
Future Land Use	DMU
Parcel ID	21-35-34-00-521
Tax Account	2110118

**FOR REVIEW ONLY**

Linwood V. Rice      Date  
 FL PE LIC. 49304

This item has been digitally signed and sealed by Linwood V. Rice, PE, on 4/3/2023

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Scale      **1" = 60'**

Sheet      **C-200**      DWG Date      4/3/2023

**SANDPOINT HORIZON  
PHASE-1  
LAYOUT & DIMENSION**

300 N. WASHINGTON AVENUE  
TITUSVILLE, FLORIDA

REVISIONS	
NO.	DATE

PROPERTY INFORMATION	
Sec-Township-Range	S-34 T-21S R-35E
Zoning	DMU-UT Future Land Use DMU
Parcel ID	21-35-34-00-521
Tax Account	2110118

*FOR REVIEW ONLY*

This item has been digitally signed and sealed by Linwood V Rice, PE, on 3/29/2023

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Scale **1" = 30'**

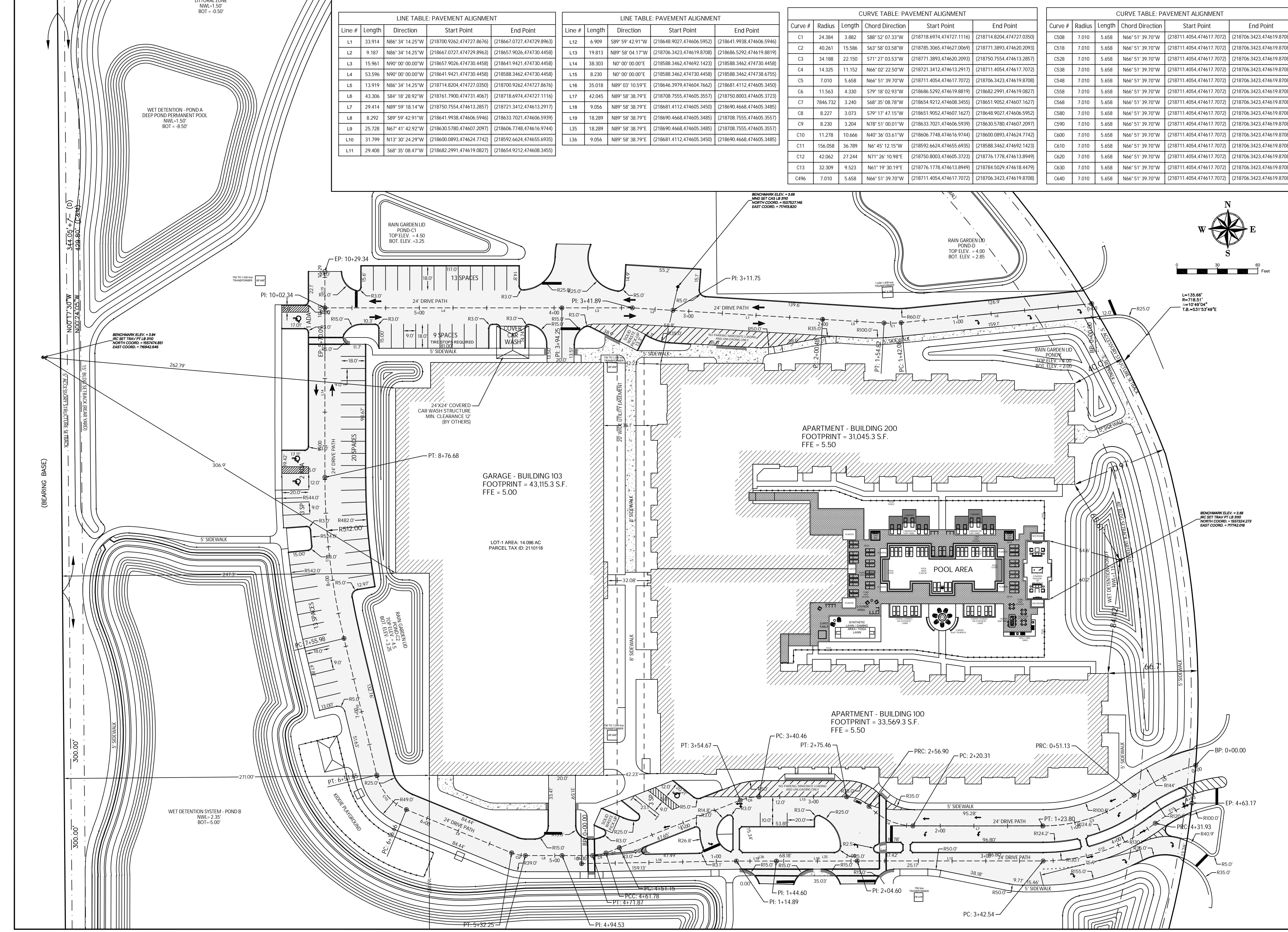
Sheet **C-201** DWG Date **3/29/2023**

LINE TABLE: PAVEMENT ALIGNMENT				
Line #	Length	Direction	Start Point	End Point
L1	33.914	N86° 34' 14.25" W	(218700.9262, 474727.8676)	(218667.0727, 474729.8963)
L2	9.187	N86° 34' 14.25" W	(218667.0727, 474729.8963)	(218657.9026, 474730.4458)
L3	15.961	N90° 00' 00.00" W	(218657.9026, 474730.4458)	(218641.9421, 474730.4458)
L4	53.596	N90° 00' 00.00" W	(218641.9421, 474730.4458)	(218588.3462, 474730.4458)
L5	13.919	N86° 34' 14.25" W	(218714.8204, 474727.0350)	(218700.9262, 474727.8676)
L6	43.306	S84° 18' 28.92" W	(218761.7900, 474731.4067)	(218718.6974, 474727.1116)
L7	29.414	N89° 59' 18.14" W	(218750.7554, 474613.2857)	(218721.3412, 474613.2917)
L8	8.292	S89° 59' 42.91" W	(218641.9938, 474606.5946)	(218633.7021, 474606.5939)
L9	25.728	N67° 41' 42.92" W	(218630.5780, 474607.2097)	(218606.7748, 474616.9744)
L10	31.799	N113° 30' 24.29" W	(218600.0893, 474624.7742)	(218592.6624, 474655.6935)
L11	29.408	S68° 35' 08.47" W	(218682.2991, 474619.0827)	(218654.9212, 474608.3455)

LINE TABLE: PAVEMENT ALIGNMENT				
Line #	Length	Direction	Start Point	End Point
L12	6.909	S89° 59' 42.91" W	(218648.9027, 474606.5952)	(218641.9938, 474606.5946)
L13	19.813	N89° 58' 04.17" W	(218706.3423, 474619.8708)	(218686.5292, 474619.8819)
L14	38.303	N0° 00' 00.00" E	(218588.3462, 474692.1423)	(218588.3462, 474730.4458)
L15	8.230	N0° 00' 00.00" E	(218588.3462, 474730.4458)	(218588.3462, 474738.6755)
L16	35.018	N89° 03' 10.59" E	(218646.3979, 474604.7662)	(218681.4112, 474605.3450)
L17	42.045	N89° 58' 38.79" E	(218708.7555, 474605.3557)	(218750.8003, 474605.3723)
L18	9.056	N89° 58' 38.79" E	(218681.4112, 474605.3450)	(218690.4668, 474605.3485)
L19	18.289	N89° 58' 38.79" E	(218690.4668, 474605.3485)	(218708.7555, 474605.3557)
L35	18.289	N89° 58' 38.79" E	(218690.4668, 474605.3485)	(218708.7555, 474605.3557)
L36	9.056	N89° 58' 38.79" E	(218681.4112, 474605.3450)	(218690.4668, 474605.3485)

CURVE TABLE: PAVEMENT ALIGNMENT					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	24.384	3.882	S88° 52' 07.33" W	(218718.6974, 474727.1116)	(218714.8204, 474727.0350)
C2	40.261	15.586	S63° 58' 03.58" W	(218785.3065, 474627.0069)	(218771.3893, 474620.2093)
C3	34.188	22.150	S71° 27' 03.53" W	(218771.3893, 474620.2093)	(218750.7554, 474613.2857)
C4	14.325	11.152	N66° 02' 22.50" W	(218721.3412, 474613.2917)	(218711.4054, 474617.7072)
C5	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C6	11.563	4.330	S79° 18' 02.93" W	(218686.5292, 474619.8819)	(218682.2991, 474619.0827)
C7	7846.732	3.240	S68° 35' 08.78" W	(218654.9212, 474608.3455)	(218651.9052, 474607.1627)
C8	8.227	3.073	S79° 17' 47.15" W	(218651.9052, 474607.1627)	(218648.9027, 474606.5952)
C9	8.230	3.204	N78° 51' 00.01" W	(218633.7021, 474606.5939)	(218630.5780, 474607.2097)
C10	11.278	10.666	N40° 36' 03.61" W	(218606.7748, 474616.9744)	(218600.0893, 474624.7742)
C11	156.058	36.789	N6° 45' 12.15" W	(218592.6624, 474655.6935)	(218588.3462, 474692.1423)
C12	42.062	27.244	N71° 26' 10.98" E	(218750.8003, 474605.3723)	(218776.1778, 474613.8949)
C13	32.309	9.523	N61° 19' 30.19" E	(218776.1778, 474613.8949)	(218784.5029, 474618.4479)
C496	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)

CURVE TABLE: PAVEMENT ALIGNMENT					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C508	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C518	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C528	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C538	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C548	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C558	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C568	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C578	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C588	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C598	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C608	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C610	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C620	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C630	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)
C640	7.010	5.658	N66° 51' 39.70" W	(218711.4054, 474617.7072)	(218706.3423, 474619.8708)



# STRUCTURAL NOTES

**GENERAL NOTES:**

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, OR TIEDOWNS.

**DESIGN LOADS:**

THE STRUCTURAL SYSTEM FOR THE BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE. THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:  
LIVE LOAD - 30 PSF  
DEAD LOAD - 25 PSF

STAIRS FLOOR:  
LIVE LOAD - 100 PSF  
DEAD LOAD - 10 PSF

WIND:  
PER ASCE 7-10  
3 SECOND GUST SPEED = 160 MPH  
IMPORTANCE FACTOR = 1.0  
EXPOSURE D

**SHOP DRAWING REVIEW:**

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED.

SHOP DRAWING SUBMITTALS SHALL INCLUDE ONE SET/PA AND THREE SETS OF BLUEPRINTS. ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER, ONE BY THE ARCHITECT, ONE BY THE LOCAL BUILDING DEPARTMENT (WHERE REQUIRED) AND THE CONTRACTOR SHALL MAKE PRINTS FROM THE SETS/AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

**FOUNDATIONS:**

SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES. SITE PREPARATION AND FOUNDATION INSTALLATION SHALL COMPLY WITH REPORT #: 11191341  
PREPARED BY: GHD, 5904 HAMPTON OAKS PARKWAY, SUITE F TAMPA, FL 33610  
TITLED: TITUSVILLE RESIDENTIAL DEVELOPMENT 300 NORTH WASHINGTON AVENUE TITUSVILLE, FLORIDA  
DATED: MARCH 18, 2019

FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 6,000 PSF.

**FORMWORK AND SHORING:**

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. A MINIMUM OF 3 STORIES OF SHORING AND /OR RESHORING SHALL BE USED WHICH SHALL CONSIST OF ONE COMPLETE SET OF VERTICAL SHORES AND TWO SETS OF VERTICAL SHORES THAT COMPRISE AT LEAST 50% A COMPLETE SET. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301. DRAWINGS FOR SHORING AND RESHORING SHALL BE PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

**PLUMBING SLEEVES:**

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

**REINFORCING STEEL:**

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

**CONCRETE:**

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE.  
4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C39 FOR COURSE AGGREGATE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1 AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCAFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318-89.

**WEATHER RESISTANCE:**

WHEREVER CONCRETE BALCONIES (OR OTHER FLAT SURFACES) OF THE REINFORCED OR POST-TENSIONED CONCRETE SLABS ARE TO REMAIN EXPOSED TO THE WEATHER THROUGHOUT THE LIFE OF THE BUILDING, THE TOP SURFACE OF THE CONCRETE SHALL BE TREATED WITH A CLEAR NONFLAMMABLE PENETRATING SEALER OF THE ALKYL-ALKOXY SILANE CLASSIFICATION, SUCH AS SONNEBORN PENETRATING SEALER 20, HYDROZO ENVIROSEAL 20, OR OTHER ENGINEER APPROVED WEATHER RESISTANT SYSTEM. APPLICATION AND SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

**CONCRETE TESTING:**

AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A.) ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 5" + 1".

B.) ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

- 1 AT 3 DAYS
- 1 AT 7 DAYS
- 2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

**CHEMICAL ANCHORS:**

SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS RAMSET "EPOCON", RAWL "FOIL-FAST" CARTRIDGE SYSTEM, DUR-O-WAL "DUR-O-PAIR" EPOXY ANCHOR, OR HILTI HSE2411 EPOXY DOWELING SYSTEM, OR ENGINEER APPROVED SUBSTITUTION. INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE.

**MASONRY WALLS:**

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NET AREA (Fm = 1500 PSI). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 2000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

BLOCK CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED REINFORCING BAR VERTICAL AS SHOWN ON THE PLAN. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED.

PROVIDE 9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES.

**TIE BEAMS:**

BEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE. REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED; IN ACCORDANCE WITH ACI 530.1, SECTION 4.3.3.3 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED).

**LINTELS:**

MASONRY OPENINGS LESS THAN 14 FEET SHALL BE SPANNED WITH 8"x16" CONCRETE LINTELS WITH 2#5 REINFORCING BARS TOP AND BOTTOM. MASONRY OPENINGS LESS THAN 12 FEET SHALL BE SPANNED WITH 8"x12" CONCRETE LINTELS WITH 2#5 REINFORCING BARS TOP AND BOTTOM. MASONRY OPENINGS LESS THAN 6 FEET SHALL BE SPANNED WITH 8"x8" PRECAST CONCRETE LINTELS WITH 2#5 REINFORCING BARS. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END.

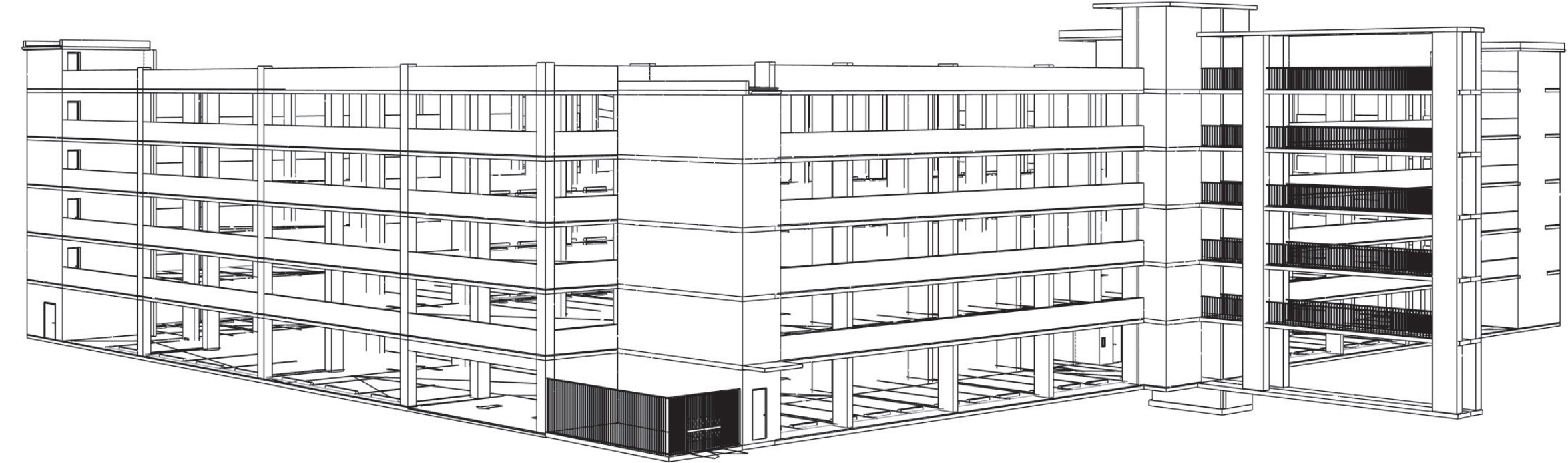
**WINDOW AND DOOR SYSTEMS:**

ALL DOOR AND WINDOW SYSTEMS SHALL BE DESIGNATED AS SPECIALTY ENGINEERED ITEMS AND THE DESIGN OF THESE SYSTEMS AND THEIR CONNECTIONS TO THE STRUCTURE DEPICTED ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER/SPECIALTY ENGINEER. SUBMIT PRODUCT APPROVAL INFORMATION (OR SIGNED AND SEALED CALCULATIONS) FOR APPROVAL.

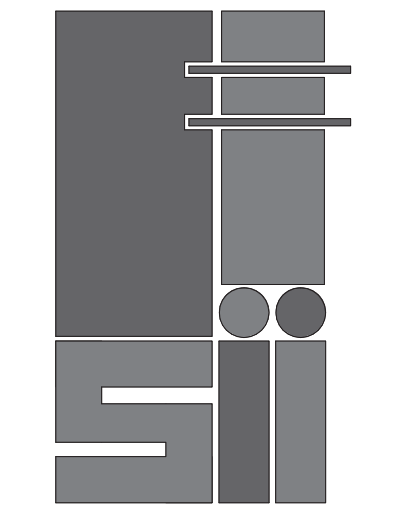
ALL DOOR AND WINDOW SYSTEMS SHALL BE DESIGNED TO SAFELY RESIST THE WIND PRESSURES SHOWN ON THIS SHEET. SUBMIT SHOP DRAWINGS VERIFYING CONFORMANCE.

**DESIGN PROFESSIONAL SIGNATORY NOTE TO BUILDING OFFICIAL:**

THE ELECTRONIC SEAL PROVIDED ON THIS SHEET OVER THE SEAL AND SIGNATURE OF THE STRUCTURAL ENGINEER OF RECORD OF THIS STRUCTURAL PERMIT SET OF DOCUMENTS BY STRUCTURES INTERNATIONAL INC. IS COVERING ALL SHEETS IN THIS PERMIT SET AS SHOWN ON THE STRUCTURAL INDEX OF DRAWINGS SHEETS. PLEASE NOTE THAT ALL STRUCTURAL SHEETS IN THIS PERMIT SET ALSO CONTAIN THE SEAL AND SIGNATURE OF THE STRUCTURAL ENGINEER OF RECORD AS SHOWN ON THIS ELECTRONICALLY SEALED SHEET.

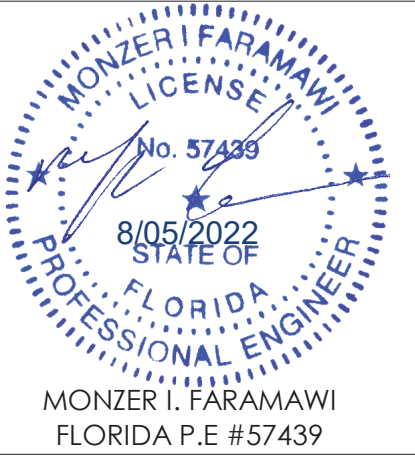


## THE HORIZON AT SAND POINTE(GARAGE) TITUSVILLE, FLORIDA NEW PARKING GARAGE



**STRUCTURES  
INTERNATIONAL, INC.**

CONSULTING STRUCTURAL  
ENGINEERS  
7501 Wiles Road, Suite 106-B  
Coral Springs, FL 33067  
TEL: (954) 227-1512  
www.sieengineers.com  
C.A. #9446



TO THE BEST OF MY KNOWLEDGE  
AND ABILITY, THE COMPLETED  
STRUCTURE DEPICTED ON THESE  
PLANS COMPLIES WITH THE  
APPLICABLE MINIMUM BUILDING  
CODES.

### THE HORIZON AT SAND POINTE TITUSVILLE, FLORIDA

REVISIONS		
No.	Description	Date

DRAWING TITLE:  
  
STRUCTURAL NOTES

JOB No: 19-043  
DATE: 09/07/2021  
STATUS: FOR CONSTRUCTION  
DRAWN: G.C.  
CHECKED: M.F

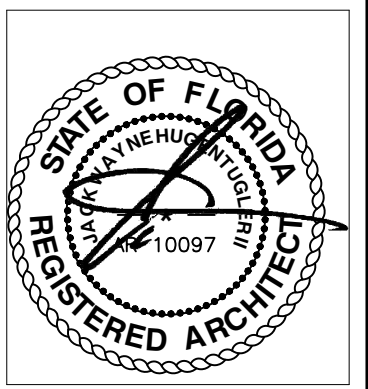
# S-0

Sheet List	
Sheet Number	Sheet Name
S-0	STRUCTURAL NOTES
S-0.1	ADDITIONAL NOTES
S-0.2	GENERAL INFORMATION
S-0.3	WIND PRESSURES
S-0.4	WIND PRESSURES
S-0.5	GENERAL SCHEDULES
S-1	FOUNDATION LEVEL FRAMING FLOOR PLAN
S-2	SECOND- FIFTH LEVEL POST TENSIONING FLOOR PLAN
S-2.1	SECOND- FIFTH LEVEL FRAMING FLOOR PLAN
S-3	SIXTH LEVEL POST TENSIONING FLOOR PLAN
S-3.1	SIXTH LEVEL FRAMING FLOOR PLAN
S-4	SECTIONS
S-4.1	SECTION
S-4.2	SECTIONS
S-4.3	SECTIONS
S-6	TYPICAL DETAILS

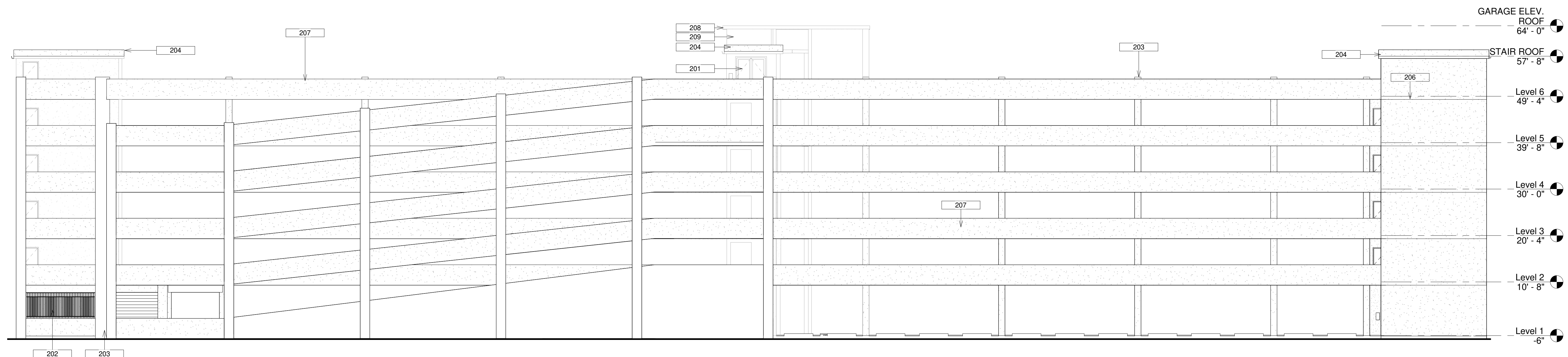


Design Group, Inc.  
Architecture • Planning

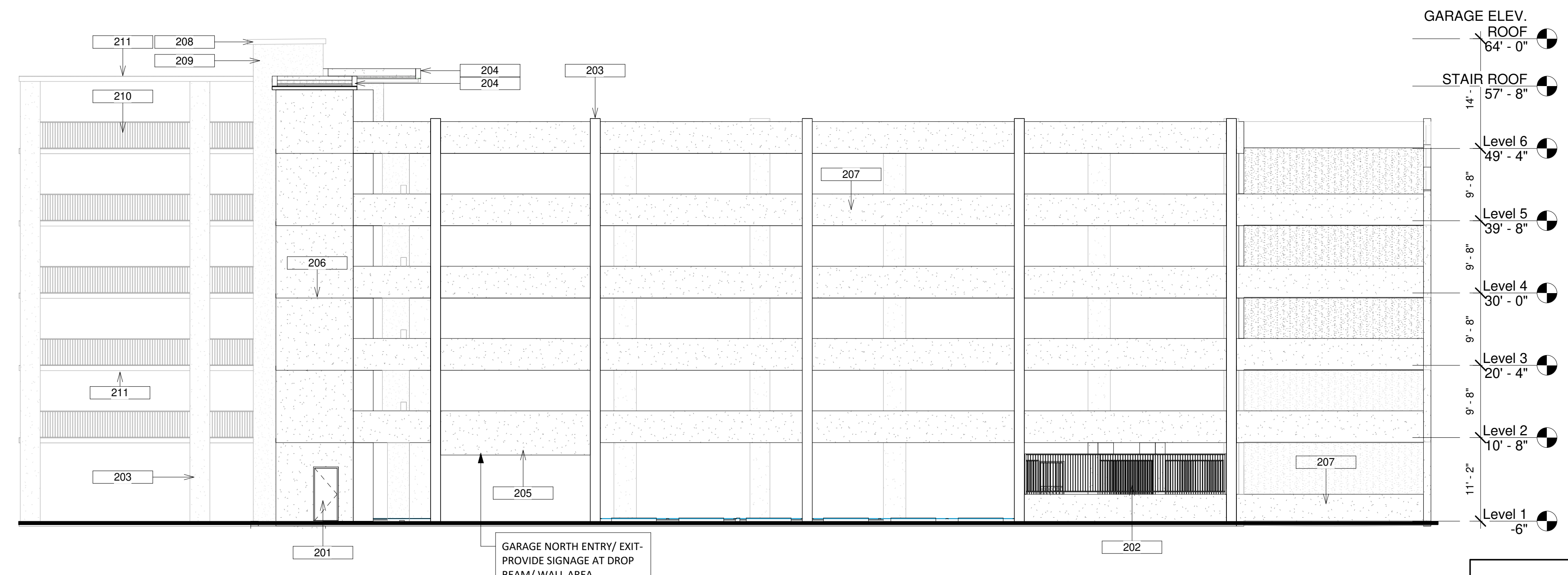
652 South Military Trail  
Deerfield Beach, Florida 33442  
(561) 554-3044 (office)  
(561) 919-1464 (fax)



NOTE:  
ALL FIELD, DESIGN, DIMENSIONS AND FINISHES INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SPECIFIC CONDITIONS AND CONDITIONS OF THE PROJECT. NO PART OF THIS DRAWING, INCLUDING ANY PARTS, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. SHOP DETAILS OR DETAILS SHALL NOT BE SUBMITTED TO THE ARCHITECT FOR REVIEW OR APPROVAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE GROUND AND THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE GROUND AND THE ARCHITECT'S DRAWINGS. THE FINISH AND SPECIFICATIONS SHALL COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS.



1 GARAGE- WEST SIDE ELEVATION  
3/32" = 1'-0"



2 GARAGE- NORTH SIDE ELEVATION  
3/32" = 1'-0"

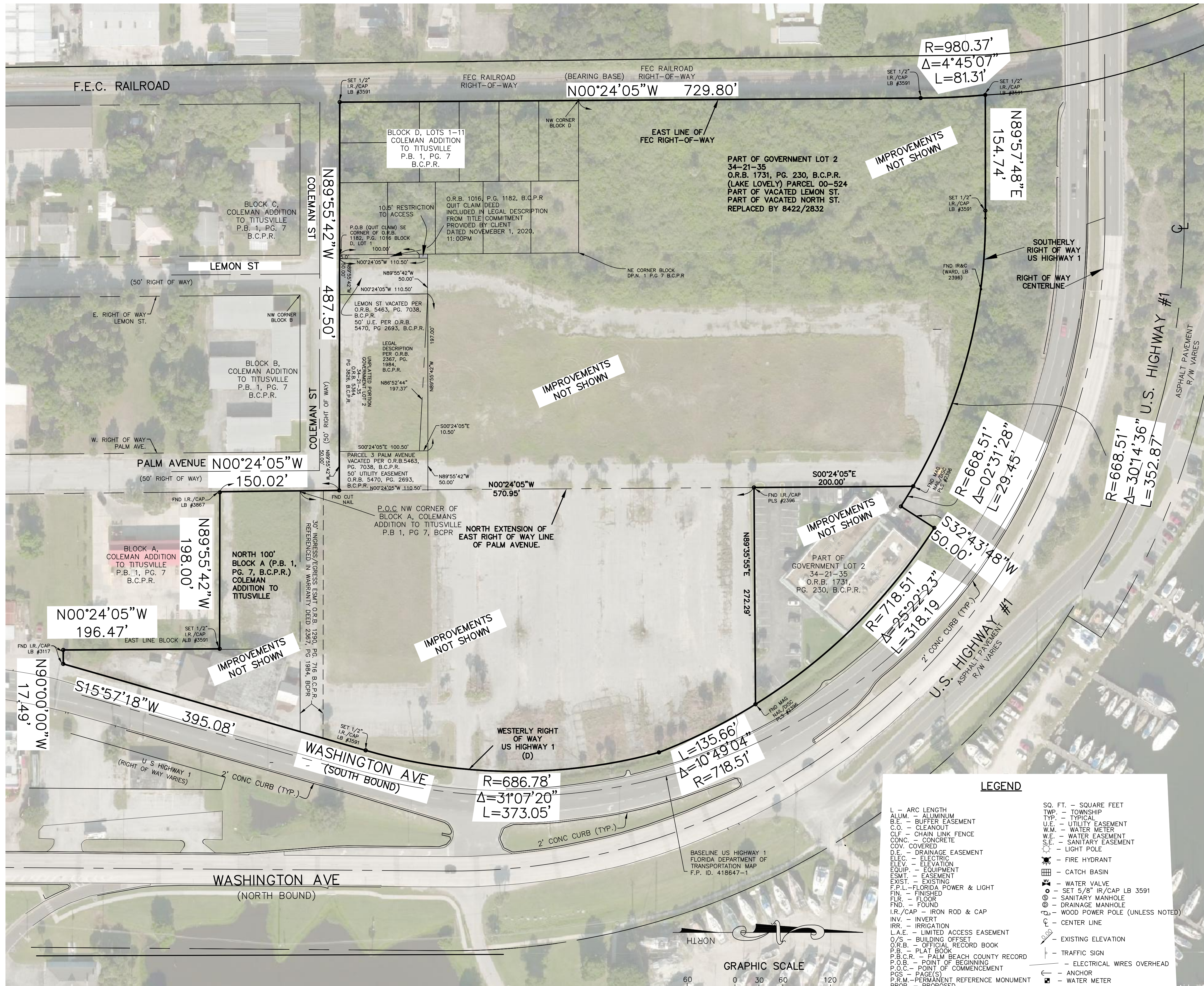
ELEVATION COLOR	ELEVATION KEYNOTE			
<b>A</b> UPPER COLOR :  <b>B</b> BASE COLOR :  <b>C</b> TRIM COLOR :	201	DOOR (REFER TO BUILDING PLANS AND SCHEDULE FOR DETAILS)(SUBMIT SHOP DRAWINGS FOR APPROVAL)	206	STUCCO SCORE LINE (SEE DETAIL 10/G-A5.1)
	202	5' HIGH PICKET RAILING SITTING ON 8" X 3'-8" TALL POURED CONCRETE WALL (SUBMIT SHOP DRAWINGS FOR REVIEW OF RAILING PRIOR TO FABRICATION)	207	42" MINIMUM HEIGHT 8" POURED CRASH AND FALL PROTECTION WALL- SEE STRUCTURAL DOCUMENTS FOR CONSTRUCTION DETAILS- STUCCO FINISH TO BE APPROVED BY DEVELOPER. SEE BUILDING PLANS AND AS.0 WALL TYPES FOR FURTHER INFO
	203	CONCRETE COLUMN- SEE STRUCTURAL DRAWINGS. CONSULT DEVELOPMENT IF STUCCO FINISH IS DESIRED	208	CONCRETE DECK- SLOPE TO EXTER. 1/4" PER FOOT AT ALL EYEBROW ROOF EXTENSIONS- (SEE STRUCTURAL PLANS DETAILS FOR CONSTRUCTION DTLs)
	204	8" X 16" POURED ROOF CAP PARAPET WALL- (SMOOTH FINISH) SEE PLAN VIEW FOR DISCONTINUATION OF WALL TO ALLOW FOR DRAINAGE ONE SIDE OF AREA. PURPOSE OF SHORT ROOF CAP/ PARAPET IS TO PROVIDE BACKING FOR ROOFING SYSTEM TO SLOPE TOWARD MAIN ROOF FOR DRAINAGE- PROVIDE MIN 6" OVERHANG FROM WALLS BELOW OR AS SHOWN ON ROOF PLANS - SEE DTL 10 SHEET G-A5.1, STAIR & ELEVATOR PLANS SHEETS G-A4.0 AND G-A4.1	209	8" CMU WALL WITH STUCCO FINISH. FINISH TEXTURED TO BE APPROVED BY DEVELOPER- PROVIDE 3- 3' SQUARE SAMPLES IN THE FIELD
	205	DROPPED BEAM FOR BUILDING SIGNAGE- SEE STRUCTURAL DOCUMENTS FOR CONSTRUCTION DETAILS- STUCCO FINISH TO MATCH ADJACENT WALL FINISH	210	42" HIGH PICKET SAFEGUARD RAILING - AS SHOWN (SUBMIT SHOP DRAWINGS FOR APPROVAL)
			211	BRIDGE ROOF AND DECK SLABS, PROVIDE 1/2" SLOPE TO EXTERIOR - 2 DIRECTIONS NORTH AND SOUTH FROM CENTERLINE OF BRIDGE. PROVIDE TREMCO TRAFFIC COATING 350/ 351 IN COLOR APPROVED BY DEVELOPER

No	Date	Description

Scale: AS NOTED  
 Project No: 20-10691  
 Issue Date: 09-07-21  
 Issue Purpose: FOR CONSTRUCTION  
 Drawn: Author Checked: Checker  
 Sheet Title: BUILDING ELEVATIONS

Sheet No. G-A2.1

NEW PARKING GARAGE @  
**HORIZON SAND POINTE**  
 FOR KD VT DEVELOPMENT LLC  
 Enter address here



- NOTES**
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
  2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
  3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
  4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988.
  5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY OF FEC RAILROAD, BEARING N00°24'05"W.
  6. THE DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
  7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
  8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  9. FLOOD ZONE: 'X'; COMMUNITY PANEL NO. 125152 0210 H; DATE: 01/29/2021.
  10. VACATED EASEMENT REMOVED FROM SURVEY EASEMENT AGREEMENT TERMINATED BY ORB 9019 PG 762 BREVARD COUNTY RECORDS

**DESCRIPTION:**  
 BEING PORTIONS OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF COLEMAN'S ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF BLOCK D AS SHOWN ON SAID PLAT OF COLEMAN'S ADDITION TO TITUSVILLE, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 00° 24' 05" WEST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID BLOCK D AND ITS' NORTHERLY EXTENSION AND ALONG SAID EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 729.80 FEET TO THE BEGINNING OF A TANGENT CURVE (CONCAVE WESTERLY), HAVING A RADIUS OF 980.37 FEET AND A CENTRAL ANGLE OF 04° 45' 08"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 81.31 FEET TO A POINT OF NON-TANGENCY LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ONE;  
 THENCE NORTH 89° 57' 48" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 154.74 FEET TO THE BEGINNING OF A TANGENT CURVE (CONCAVE SOUTHWESTERLY), HAVING A RADIUS OF 668.51 FEET AND A CENTRAL ANGLE OF 30° 14' 36"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 352.87 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1731, PAGE 230, (MEDICAL BUILDING) OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00° 24' 05" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS;  
 THENCE NORTH 89° 35' 55" EAST ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 272.29 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY ONE, ALSO BEING A POINT ON THE ARC OF A NON-TANGENCY CURVE (CONCAVE SOUTHWESTERLY) HAVING A TANGENT BEARING OF SOUTH 31° 53' 49" EAST, A RADIUS OF 718.51 FEET AND A CENTRAL ANGLE OF 10° 49' 04"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 135.66 FEET TO A POINT OF COMPOUND CURVE (CONCAVE SOUTHWESTERLY) HAVING A TANGENT BEARING OF SOUTH 15° 10' 01" EAST, A RADIUS OF 686.78 FEET AND A CENTRAL ANGLE OF 31° 07' 19"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 373.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15° 57' 18" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 395.08 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 610, PAGE 857 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 17.49 FEET TO THE EAST LINE OF BLOCK A, COLEMAN'S ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00° 24' 05" WEST ALONG SAID EAST LINE, A DISTANCE OF 196.47 FEET TO THE SOUTHEAST CORNER OF THE NORTH 100 FEET OF SAID BLOCK A; THENCE NORTH 89° 55' 42" WEST ALONG THE SOUTH LINE OF SAID NORTH 100 FEET OF BLOCK A, A DISTANCE OF 198.00 FEET TO THE EAST RIGHT OF WAY LINE OF PALM AVENUE (50 FEET WIDE); THENCE NORTH 00° 24' 05" WEST ALONG SAID EAST LINE, A DISTANCE OF 150.02 FEET TO THE NORTH RIGHT OF WAY LINE OF COLEMAN STREET (50 FEET WIDE); THENCE NORTH 89° 55' 42" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 487.50 FEET TO BE POINT OF BEGINNING.

TOGETHER WITH:  
 A PART OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 21 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF BLOCK A AS SHOWN ON THE PLAT OF COLEMAN'S ADDITION TO TITUSVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN NORTH 00° 24' 05" WEST ALONG THE RIGHT-OF-WAY LINE OF PALM AVENUE AND ALONG THE NORTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE, 570.95 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE RUN NORTH 89° 35' 55" EAST 272.29 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY ONE, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 718.51 FEET, AT WHICH POINT A RADIAL LINE BEARS SOUTH 50° 06' 11" WEST; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 22' 23", A DISTANCE OF 318.19 FEET; SOUTH 32° 43' 48" WEST ALONG THE LINE RADIAL TO SAID CURVE AND RADIAL TO THE NEXT MENTIONED CURVE, 50.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 668.51 FEET; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 31' 28", A DISTANCE OF 29.45 FEET TO A POINT ON THE AFFIRMATION NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF PALM AVENUE; THENCE SOUTH 00° 24' 05" EAST ALONG SAID NORTHERLY EXTENSION, 200.00 FEET TO THE POINT OF BEGINNING, AND PART OF VACATED LEMON STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 1182, PAGE 1016, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA.

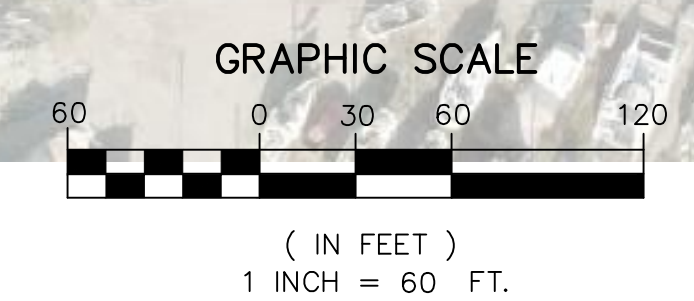
AND  
 EASEMENT:  
 ALSO AN EASEMENT FOR INGRESS AND EGRESS 50 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF LOT 7 BLOCK D AS SHOWN ON THE PLAT OF COLEMAN'S ADDITION TO TITUSVILLE RECORDED IN PLAT BOOK 1 AT PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 0° 23' E, 189.50 FEET; THENCE N 89° 51' 31" E, 25.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE N 0° 23' W, 104.5 FEET; THENCE N 89° 51' 31" E, 50.00 FEET; N 0° 23' W, 57.0 FEET MORE OR LESS TO A POINT LYING 25.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. ONE SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 643.51 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 210 FEET MORE OR LESS TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF PALM AVENUE; THENCE S 0° 23' E 185 FEET MORE OR LESS TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL TWO (MEDICAL BUILDING) AS DESCRIBED HEREIN; THENCE N 89° 37' E 282 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY ONE AND THE END OF THE CENTERLINE HEREIN DESCRIBED. SAID LANDS SITUATE IN BREVARD COUNTY, FLORIDA

**CERTIFICATE**  
 I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 5, 2022; I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, PLS  
 REG. LAND SURVEYOR #5005  
 STATE OF FLORIDA - LB #3591

**LEGEND**

L - ARC LENGTH	SQ. FT. - SQUARE FEET
ALLM. - ALUMINUM	TWP. - TOWNSHIP
B.E. - BUFFER EASEMENT	TYP. - TYPICAL
C.O. - CLEANOUT	U.E. - UTILITY EASEMENT
CL - CHAIN LINK FENCE	W.M. - WATER METER
CONC. - CONCRETE	W.E. - WATER EASEMENT
COV. COVERED	S.E. - SANITARY EASEMENT
D.E. - DRAINAGE EASEMENT	○ - LIGHT POLE
ELEC. - ELECTRIC	⊗ - FIRE HYDRANT
ELEV. - ELEVATION	⊕ - WATER VALVE
EQUIP. - EQUIPMENT	⊞ - CATCH BASIN
ESMT. - EASEMENT	⊖ - WATER VALVE
EXIST. - EXISTING	⊙ - SET 5/8" IR/CAP LB 3591
F.P.L. - FLORIDA POWER & LIGHT	⊚ - SANITARY MANHOLE
FIN. - FINISHED	⊛ - DRAINAGE MANHOLE
FLR. - FLOOR	⊜ - WOOD POWER POLE (UNLESS NOTED)
FND. - FOUND	⊝ - CENTER LINE
IR./CAP. - IRON ROD & CAP	⊞ - EXISTING ELEVATION
INV. - INVERT	⊞ - TRAFFIC SIGN
IRR. - IRRIGATION	⊞ - ELECTRICAL WIRES OVERHEAD
L.A.E. - LIMITED ACCESS EASEMENT	⊞ - ANCHOR
O/S - BUILDING OFFSET	⊞ - WATER METER
O.R.B. - OFFICIAL RECORD BOOK	⊞ - RPZ
P.B. - PLAT BOOK	⊞ - GROUND LIGHT
P.B.C.R. - PALM BEACH COUNTY RECORD	⊞ - ELECTRIC HAND HOLE
P.O.B. - POINT OF BEGINNING	⊞ - IRRIGATION CONTROL VALVE
PROP. - PROPOSED	
PGS. - PAGE(S)	
P.R.M. - PERMANENT REFERENCE MONUMENT	
R - RADIUS	
R/W - RIGHT-OF-WAY	
RGE - RANGE	
SEC - SECTION	
Δ - DELTA (CENTRAL ANGLE)	



DATE	2/5/21
DRAWN BY	TW
F.B./PG.	N/A
SCALE	1"=60'

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING SURVEYING  
 LANDSCAPE ARCHITECTURE  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452

**HORIZON SANDPOINT  
 BOUNDARY SURVEY**

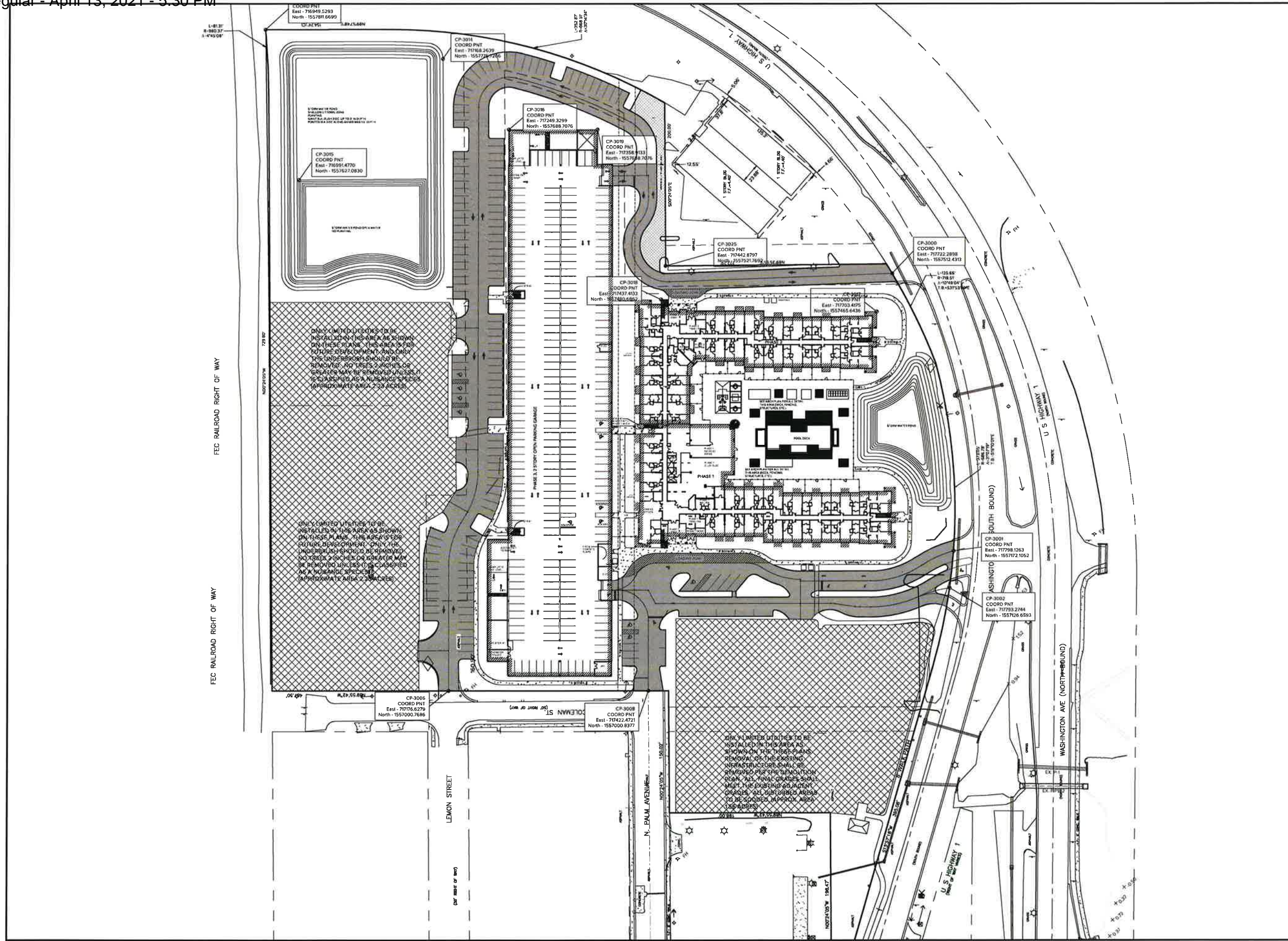
DATE	2/5/21
DRAWN BY	TW
F.B./PG.	N/A
SCALE	1"=60'

**CERTIFICATE**  
 I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 5, 2022; I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**JOB #8988sur3**  
 SHT. NO. **1**  
 OF 1 SHEETS



**2021 CRA Approved Site Plans and  
Two Level Parking Garage Structure Elevations  
for the Horizon at Sand Point Development**



# HORIZON SANDPOINT

300 N. WASHINGTON AVE.  
TITUSVILLE, FLORIDA 32796

## OVERVIEW PLAN

NO.	REVISIONS	DATE

PROPERTY INFORMATION	
Sec-Township-Range	S-34 T-21S R-35E
Zoning	DMU-UP
Future Land Use	DMU
Parcel ID	*****
Tax Account	211016

Date: 2020.02.06  
07:46:47-0500

**FOR REVIEW ONLY**

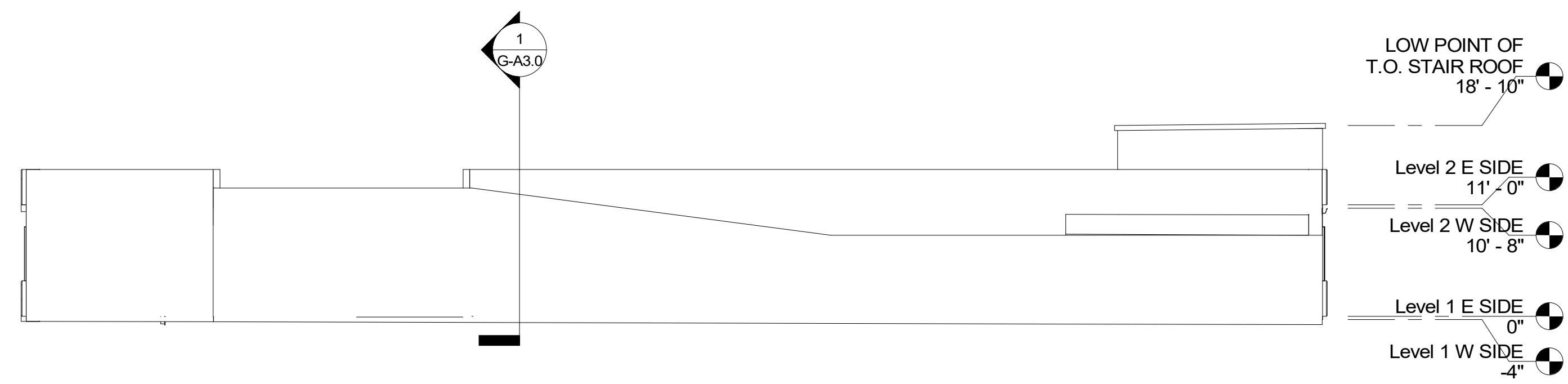
Linwood V. Rice	Date
FL PE LIC. 49304	
Scale:	1"=30'
Sheet:	C-200
DWG Date:	2/4/2020



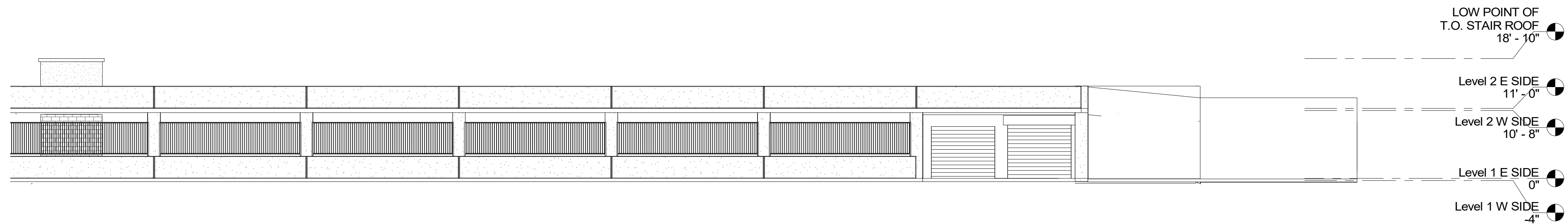
Design Group, Inc.  
Architecture • Planning

AA25002184  
652 South Military Trail  
Deerfield Beach, Florida 33442  
(561) 554-3044 (office)  
(561) 919-1464 (fax)

NOTE:  
ALL FIELD DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE OFFICE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OFFICE. ANY REVISIONS TO THIS DRAWING SHALL BE INDICATED BY A REVISION TABLE. DRAWINGS, SHOP DETAILS OR DETAILS SHALL NOT BE SUBMITTED TO THE OFFICE FOR PERMIT REVIEW WITHOUT THE WRITTEN PERMISSION OF THE OFFICE. THE OFFICE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE SHALL BE RESPONSIBLE FOR ANY VARIATIONS FROM THESE DETAILS TO THE BEST OF OUR KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS.



① GARAGE- NORTH ELEVATION  
3/32" = 1'-0"



② GARAGE- EAST ELEV.-NORTH END  
3/32" = 1'-0"

ELEVATION KEYNOTE

A UPPER COLOR :

B BASE COLOR :

C TRIM COLOR :

ELEVATION COLOR

NEW PARKING GARAGE @  
**THE HORIZON AT SAND POINTE**  
KD CONSTRUCTION  
Enter address here

No.	Date	Description

Scale: AS NOTED	
Project No: 18-08538	
Issue Date: 12-13-19	
Issue Purpose: PERMIT RELEASE	
Drawn: Author	Checked: Checker
Sheet Title: <b>BUILDING ELEVATIONS</b>	

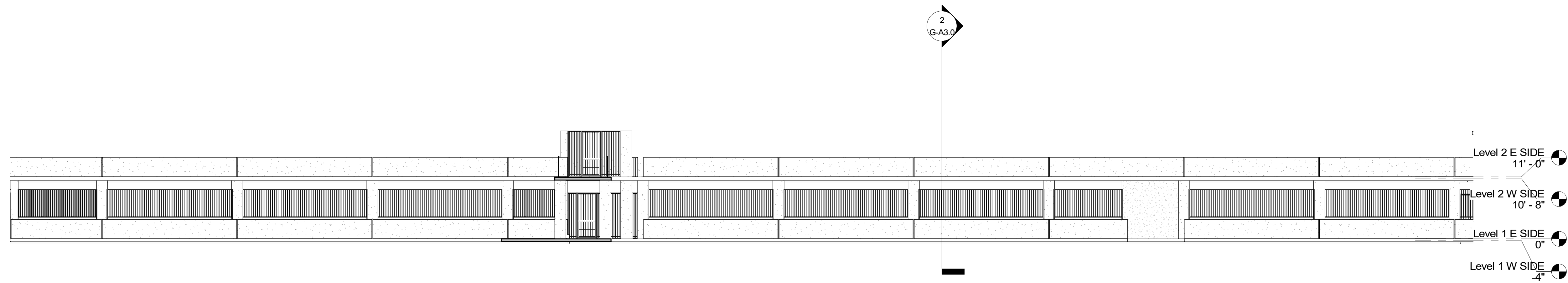
Sheet No.  
**G-A2.0**



**Design Group, Inc.**  
Architecture • Planning

AA25002184  
652 South Military Trail  
Deerfield Beach, Florida 33442  
(561) 554-3044 (office)  
(561) 919-1464 (fax)

NOTE:  
ALL LEVELS, FINISH, ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE OFFICE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OFFICE.  
DIMENSIONS ON THIS DRAWING SHALL PRECEDE OVER SCALE DIMENSIONS FROM DIMENSIONAL AND CONSTRUCTION DETAILS.  
DRAWINGS, SHOP DETAILS OR RELATED SCALE SHALL BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE SHALL BE NOT RESPONSIBLE FOR ANY VARIATIONS FROM DIMENSIONS TO THE BEST OF OUR KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS.



① GARAGE- EAST ELEV.-MID SECTION  
3/32" = 1'-0"



② GARAGE- EAST ELEV.-SOUTH END  
3/32" = 1'-0"

**ELEVATION KEYNOTE**

**A** UPPER COLOR :

**B** BASE COLOR :

**C** TRIM COLOR :

**ELEVATION COLOR**

NEW PARKING GARAGE @  
**THE HORIZON AT SAND POINTE**  
 KD CONSTRUCTION  
 Enter address here

No.	Date	Description

<b>Scale:</b> AS NOTED	
<b>Project No:</b> 18-08538	
<b>Issue Date:</b> 12-13-19	
<b>Issue Purpose:</b> PERMIT RELEASE	
<b>Drawn:</b> Author	<b>Checked:</b> Checker
<b>Sheet Title:</b> <b>BUILDING ELEVATIONS</b>	

Sheet No.  
**G-A2.2**

City of Titusville  
"Gateway to Nature and Space"

REPORT TO COUNCIL

**To:** Community Redevelopment Agency Members  
**From:** William S. Larese, Executive Director  
**Subject:** **Executive Director's June Report**  
**Department/Office:** Community Development

**Recommended Action:**

The Executive Director's June Report is included in the agenda packet. The report includes a memo from the Florida Redevelopment Association regarding the use of CRA trust fund moneys for marketing and special events. No action is requested.

**Summary Explanation & Background:**

**Alternatives:**

**Item Budgeted:**

**Source/use of funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ HBP May Meeting Minutes	5/30/2023	Backup Material
☐ Executive Director's June Report	6/1/2023	Backup Material
☐ CIP Monthly Spreadsheet June	6/2/2023	Backup Material
☐ FRA Special Events Budget Memo	6/1/2023	Backup Material

The Historic Preservation Board (HPB) of the City of Titusville, Florida met in regular session at City Hall in the Council Chamber, located at 555 South Washington Avenue on Monday, May 1, 2023 at 1:00 p.m.

XXX

Chairman Kiesel called the meeting to order at 1:00 p.m. Present were Vice Chairman Petyk, Secretary Adams, Member Jonas, Member Shifalo, Member Gaetjens and Member Foster. Alternate Member Davis and Alternate Member Crofton were absent. Also attending was Redevelopment Planner Tim Ford and Recording Secretary Laurie Dargie.

XXX

Member Foster motioned to approve the minutes from the April 3, 2023 meeting. Vice Chairman Petyk seconded. There was a unanimous voice vote in favor.

XXX

***Old Business***

**Historic Preservation Board annual workshop**

The Historic Preservation Board members complimented staff on getting the lobby in City Hall setup for Historic Preservation month.

The Historic Preservation Board members had no additions or changes to the upcoming annual workshop.

XXX

**Titusville Design Guidelines Manual draft**

Chairman Kiesel said he would like to give an opportunity for each member to comment on the draft Titusville Design Guidelines manual.

Some comments were brought up and clarification was made regarding:

- References to color palettes when used on specific architectural styles
- Differentiating between commercial and residential
- Incorporated and founded dates for the City of Titusville clarified
- Pritchard House photo being updated throughout the document
- Scrivener's errors throughout document

The Historic Preservation Board members also had brief discussion on the upcoming new legislation and the impacts it may have on Historic Districts. Chairman Kiesel asked that this be put on the next agenda for discussion and also asked that staff email the legislation information to the Historic Preservation Board members to review before the next meeting.

Discussion took place regarding the concern that the document might be intimidating for citizens who are interested in purchasing a historic structure and could be overwhelming, however the Commission

also feels that even though this is a large document, it is really concise given the amount of information that is in it.

The Historic Preservation Board members are overall very pleased with the document.

Mr. Ford requested that any additional comments to this draft Titusville Design Guideline Manual be given to him no later than May 11, 2023 at noon, but would appreciate it if the comments were provided at their earliest convenience.

Several members requested a printed copy of the Titusville Design Guidelines Manual.

XXX

***New Business***

None

XXX

***Petitions & Request***

None

XXX

***Reports***

Mr. Ford went over the staff report items.

- 4050 Coquina Avenue plaque was installed
- Budget update
- May 9<sup>th</sup> CRA meeting at 5:30pm, staff will be giving the update on the Titusville Design Guidelines grant project
- Historic Preservation plan recommendations – Mr. Ford asked that the Historic Preservation Board members review the list of recommendations to see what they would like to prioritize and work towards at future meetings.

Member Shifalo said she would like to see the Historic Preservation Board be included in development planning.

Member Foster said she is concerned with the Baldwin Plaza shopping center being demolished in the future. Mr. Ford said that the Baldwin Plaza shopping center is not in the Historic District but that the garage and the former burger restaurant (red building) is located in the Historic District.

Mr. Ford mentioned that the Historic Preservation Board may want to discuss the following items

- \* Preservation trust fund
- \* Historic Preservation in disaster preparedness, mitigation and post disaster strategies
- \* The old railroad station being fully documented

Chairman Kiesel asked that the Historic Preservation Board members think about what they would like to prioritize and bring it to the next meeting for discussion.

XXX

**Adjournment 1:50 pm**

DRAFT



## EXECUTIVE DIRECTOR'S REPORT

**TO:** Honorable Chairman and CRA Members

**FROM:** Scott Larese, Executive Director

**DATE:** June 13, 2023

### Capital Projects in the Downtown

1. Sidewalk Infill & Repair

The CRA approved of a scope for consultant DRMP, Inc. to develop a plan for sidewalk infill and repair at the November 22, 2022, CRA meeting. Work order was issued and is in progress.

2. Spaceview Park Observation/Walkway Pier

A permit exemption from the permitting agencies has been granted to the project. Taylor Engineering is proceeding with 100% design plans and specifications for bidding. The project will be bid and brought to the CRA for possible award.

3. Utilities Infrastructure Improvements – The FY2022 CRA budget has \$47,000 available for utility infrastructure improvements. CRA funds will be used to assist with the Indian River Avenue force main replacement project and street repaving. The project has been awarded and plans are under contract review.

4. Street Resurfacing – The paving of Julia Street between Hopkins Avenue and Palm Avenue is programmed in the FY2023 budget. The paving of Indian River Avenue between South Street and Palmetto Street will be done by Water Resources as part of a force main replacement project. This project is scheduled to begin in June.

5. Stormwater Infrastructure – The grant from the Save Our Indian River Lagoon Grant Program for the tree box filters project in the Main Street – Indian River Ave. – Commons Parking area has been approved. A grant agreement is being processed. Agreements were approved by Council on 5/23, waiting on execution by the County and FDEP to begin design.

6. Whiteway Replacement – The CRA approved the consultant DRMP, Inc. to develop a design scope for the Whiteway Replacement at the November 22, 2022, meeting. The design scope is being developed.

### Ongoing Projects

1. US Highway 1 and SR 406 Corridor Studies

The next step in the process is to take input from the meetings held in 2018 and refine the proposed alternatives, which will be presented to the local agencies for acceptance. Project design is the step after local acceptance. Information regarding the projects can be found at [www.cflroads.com](http://www.cflroads.com) under "Future Projects" or at the following links:

US-1: [http://www.cflroads.com/project/435627-1/US\\_1\\_Corridor\\_Planning\\_Study](http://www.cflroads.com/project/435627-1/US_1_Corridor_Planning_Study)

SR 406: [http://www.cflroads.com/project/436187-1/SR\\_406\\_Corridor\\_Planning\\_Study](http://www.cflroads.com/project/436187-1/SR_406_Corridor_Planning_Study)

2. Historic Preservation Board

The Historic Preservation Board (HPB) held their regular scheduled meetings on May 1, 2023. The draft minutes of the meetings are attached for review.

On May 18, 2023, the Historic Preservation Board workshop was held. The theme of the workshop was the Titusville Architectural design guidelines.

On June 5, 2023, the Historic Preservation Board meeting agenda involved the review of the 3rd draft of the Architectural Design Guidelines and discussion and direction on Historic Preservation Board priorities for 2023 – 2024.

3. CRA Projects Chart

Attached is a chart showing the status of on-going projects carried over from FY 22 and programmed FY23 projects in the CRA district.

Downtown Projects FY23

Projects	Status	FY23											FY24		
		October	November	December	January	February	March	April	May	June	July	August	September	October	November
Julia Street Paving	Scheduling	Annual street paving bids due			Bid awarded/ contract signed		Street paving scheduled & mobilization			Construction/Completion					
Downtown Marketing	Budget Approved			Directory Maps updated/ completed							Directory maps updated				Directory Maps printed
Observation Pier Feasibility Study	Final Design			100% Design Plans developed				100 % Design Plans & specs for bidding received		Project proposed for bid.	Bids recived	Determination to move forward with award			
Utilities Infrastructure Project	Planning	Utilities staff to plan an infrastructure project to use the CRA funds for.								Project Awarded and Contract Review		Material Procurement and Mobilization		Construction	
Stormwater Infrastructure	Grant Award				Project grant award from SOIRL			Agreement & Procurement			Preconstruction & Construction				
Whiteway Replacement	Planning	Scope development with DRMP		Award work order for concept development			Concept Development				Concept to CRA/City				



## Memo

**To:** FRA Members

**From:** Cliff Shepard, General Counsel

**CC:** Jeff Blomeley

**Re:** Use of CRA Trust Fund moneys for Marketing and Special Events

Members-

Based on a 2010 attorney general's opinion, AGO 2010-40, it has long been the position of the FRA that CRA trust funds could be used to promote the use of a redeveloped area. Indeed, although the *"enumerated uses of community redevelopment trust fund moneys are . . . couched in terms of redevelopment activities involving "bricks and mortar,"* rather than promotional campaigns, AG McCollum opined at the time that *"to read the statute as precluding the promotion of a redeveloped area once the infrastructure has been completed would be narrowly viewing community redevelopment as a static process."*

The FRA agreed with and even lauded that interpretation as a significant step in the right direction when it comes to redevelopment. Unfortunately, the redevelopment statute was amended in October of 2019 to eliminate the legal support for that position, thus making it necessary to issue this memo of guidance to our members, many of whom seem to be unaware of the change and its significance.

### Five Little Words

In AGO 2010-40, AG McCollum cited to the then wording of Fla. Stat. § 163.387(6) which provided (as does the current version) a list of expenditures specifically authorized by the redevelopment act. Notably, however, that list was not intended to be exhaustive. We know this because, as Attorney General McCollum pointed out, the list of authorized expenditures was introduced by the precatory language

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“including, but not limited to:” These five words make all the difference. Sadly, they have been deleted from the current version of the statute.

The key language, as it read then, was as follows:

*Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, **including, but not limited to:***

In his conclusion, AG McCollum, relying almost solely on the “including, but not limited to” language, recognized the lack of a specific authorization in the statute for marketing and promotional type expenditures, and stated his opinion somewhat awkwardly:

*I cannot say that the use of community redevelopment funds would be so limited that the expenditure of funds for the promotion of a redeveloped area would be prohibited. However, grants to entities which promote tourism and economic development, as well as to nonprofits providing socially beneficial programs would appear outside the scope of the community redevelopment act.*

Thus, the AG recognized a narrow window, created by the then statutory language, that would allow the expenditure of CRA trust funds on marketing and promotional activities for the CRA so long as the marketing and promotional activities were authorized by the redevelopment plan, were within the CRA budget, and being spent exclusively in the district. Notably, however, even then the AG believed grants to entities which promote tourism and economic development, or nonprofits providing socially beneficial programs “would appear outside the scope” of the redevelopment act.

### **The 2019 Amendment**

With the 2019 amendment, the words “including, but not limited to” no longer exist in the statute. This is a huge change, and not without legislative intention.

Historically, certain CRAs in Florida have pushed the boundaries of what they can spend redevelopment dollars on. As a result, the FRA has become a perpetual legislative watchdog as well as legal educator when it comes to trying to keep our membership on the “straight and narrow.” Unfortunately, it doesn’t

take many complaints on a perceived issue for a legislator to seek a statutory solution to what ultimately is a minor or even nonexistent problem.

The problem the legislature was attempting to address with the 2019 amendment was the perception that CRA trust fund expenditures had devolved into a “wild west” scenario, where CRAs were justifying all manner of expenditures, while hanging their hats on the “including, but not limited to” language cited by AG McCollum. The solution, as they saw it, was to take away that excuse so that accountability would be easier to achieve.

The introductory language to relevant portion of Fla. Stat. § 163.387(6) now reads:

*Effective October 1, 2019, moneys in the redevelopment trust fund may be expended for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency and only for the purposes specified in paragraph (c).*

While this is a significant and consequential change, it must be noted that there is still a long list of authorized expenditures for CRA trust funds under the existing law. That list includes:

- 1. Administrative and overhead expenses directly or indirectly necessary to implement a community redevelopment plan adopted by the agency.*
- 2. Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.*
- 3. The acquisition of real property in the redevelopment area.*
- 4. The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. 163.370.*
- 5. The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.*
- 6. All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of*

*any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.*

*7. The development of affordable housing within the community redevelopment area.*

*8. The development of community policing innovations.*

*9. Expenses that are necessary to exercise the powers granted under s. 163.370, as delegated under s. 163.358.*

Moreover, the language “expenses necessary to exercise the powers granted under s. 163.370” adds the following into the mix:

*1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.*

*2. Demolition and removal of buildings and improvements.*

*3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.*

*4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.*

*5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.*

*6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.*

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.

10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:



1. *To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.*
  2. *To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.*
  3. *To hold, improve, clear, or prepare for redevelopment any such property.*
  4. *To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.*
  5. *To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.*
  6. *To enter into any contracts necessary to effectuate the purposes of this part.*
  7. *To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.*
- (f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.*
- (g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed*

*pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.*

*(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:*

*1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.*

*2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.*

*3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.*

*(i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.*

*(j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.*

*(k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.*

*(l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the*

*contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.*

*(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.*

*(n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.*

*(o) To develop and implement community policing innovations.*

## **Conclusion**

While CRA trust funds can no longer be spent on promotional and marketing activities, and could never be spent on grants to entities which promote tourism and economic development, or nonprofits providing socially beneficial programs, there are still a large number of authorized expenditures under the redevelopment act, which continues to exist as Florida's best vehicle for successful local government redevelopment efforts across the state.