



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

November 5, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes October 22, 2025

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Small Scale Amendment (SSA) 5-2025 Sunset Development 125 Precision Way with Annexation

Approve the Annexation and Small Scale Amendment (SSA) 5-2025

B. Public (P) Zoning Ordinance

Approve the Public (P) Zoning Ordinance.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. City Staff

B. City Attorney

C. Chairman

D. Members

12. ADJOURNMENT

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Minutes October 22, 2025**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes October 22, 2025

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 10.22.25 Minutes Draft P&Z

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday October 22, 2025 at 6:00 p.m.

XXX

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

XXX

Member Scully made a motion to approve the minutes from the October 8, 2025 meeting as presented. Member Gelin seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

XXX

Old Business

None

XXX

New Business

Small Scale Amendment SSA#2-2024 – State Road 405 and Singleton Avenue – PD South

Senior Planner Christie Anderson provided an overview and background history of this application. This application was presented to this commission on September 18, 2024, however, was subsequently withdrawn during the city council hearing: At that time the planning and zoning commission approved the Comp plan amendment unanimously and the Rezoning was approved (by a 4 to 3 vote) With the following additional recommended conditions:

1. Building height, no greater than 40 feet.
2. Allow the Forest Hills Baptist Church to access their proposed driveway at the Singleton Ave intersection, if possible.

Reasons for denial were due to flooding concerns, the proposed residential density, and low water pressure.

**An email was received from the Forest Hills Baptist Church in support of cross access between the applicant's proposed driveway and the church parking lot.*

The proposal remains unchanged with the exception of an Updated traffic study (pg. 141) and a Stormwater and Floodplain Due Diligence Memorandum (page 294).

Ms. Anderson also provided an updated copy of the rezoning ordinance to the Commission members correcting scrivener's errors.

The Planning and Zoning Commission members had questions of Ms. Anderson.

Attorney Anna Long of Orlando, Florida on behalf of the applicant, came to speak in favor of this item.

Kiel Causby, P.E. with Kimley-Horn gave a PowerPoint presentation on the Small Scale Amendment SSA#2-2024.

Karin Teaffer, Stormwater Engineer with Kimley-Horn came to speak about the stormwater analysis on the project.

The Planning and Zoning Commission had discussion with Ms. Teaffer.

Manny Rodriguez with Kimley-Horn came to speak about the Transportation Impact Analysis.

The Planning and Zoning Commission members had questions of Mr. Rodriguez regarding a left turn lane into the development.

Jill Dobson of Titusville, Florida came to speak against this item. Ms. Dobson provided a handout that she went over in detail and provided four pictures.

The Planning and Zoning Commission members had some discussion with Ms. Dobson.

Kay St. Onge of Titusville, Florida came to speak against this item.

Kiel Causby addressed a question of Member Fayson on lift stations.

The Planning and Zoning Commission members had questions of staff regarding impacts of stormwater, adjacent property, and conservation land.

Vickie Conklin of Titusville, Florida came to speak against this item.

Kathleen O'Rourke of Titusville, Florida came to speak against this item.

The Planning and Zoning Commission members had some discussion regarding lack of information for this project.

Laurilee Thompson of Mims, Florida came to speak against this item. Ms. Thompson provided three photos and spoke in detail regarding the photos she provided.

Stan Johnston of Titusville, Florida came to speak neither for nor against this item. Mr. Johnston suggested a condition that a named city professional engineer shall report on this project as to whether this project conforms to requirements of the city's 1966 stormwater master plan of greater Titusville especially the requirement that this project drains to the St. Johns River.

Attorney Anna Long came to rebut.

Ms. Long said this project will provide some affordable housing.

Ms. Long addressed some of the concerns of the stormwater.

Ms. Long said the lift station will maintain at least the 75 feet distance requirement.

Ms. Long said they still agree to the 40-foot height restriction that was agreed upon last time.

Ms. Long said that some of the details of the project that have been requested at tonight's meeting have just not been provided because some of those details are addressed further along in the process.

The Planning and Zoning Commission members had some discussion with Ms. Long.

Member Seidler spoke about potential potable water supply demands and asked when that would be addressed. Senior Planner Christie Anderson said it would be addressed during the site plan process.

Vice Chairman Childs asked what the previous conditions were when this was brought up previously. Ms. Anderson provided those conditions.

Vice Chairman Childs said he feels there are some issues with flooding that need to be addressed before additional development is done.

Member Fayson said what is being voted upon tonight is the Planned Development (PD) and Rezoning. Member Fayson said he is conflicted.

Member Scully asked for the previous vote that took place in 2024. Senior Planner Christie Anderson provided the previous vote information.

Member Gelin said she feels conflicted. She would like the existing flooding issues to be addressed.

Member Troutman said that the Commission needs to look at what is being presented tonight, which is the Planned Development and Rezoning request.

XXX

Member Fayson made a motion to recommend approval to amend the Comprehensive Plan Future Land Use Map by changing the future land use designation from the Low Density Residential to Conservation on 11.25+/- acres of property and from Conservation to Low-Density Residential on 0.44+/- acres of property having Parcel ID Nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759; and 22-35-05-00-760 for SSA#2-2024 – State Road 405 and Singleton Avenue. Member Troutman seconded.

Roll call was as follows:

Member Scully	Yes
Vice Chairman Childs	No
Member Gelin	Yes
Secretary Grant	Yes
Member Troutman	Yes
Member Fayson	Yes
Chairman Aton	Yes

Motion passed with a 6 yes, 1 no vote.

XXX

Member Fayson made a motion to recommend approval of the rezoning from the General Use (GU) zoning district to the Planned Development (PD) zoning district on 27.99+/- acres of property; and the Open Space Recreational (OR) zoning district to the Planned Development (PD) zoning district on 0.44+/- acres of property having Parcel ID Nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759 and 22-35-05-00-760 with master plan and conditions of approval as described in the rezoning ordinance (staff conditions one (1) through five (5)). Three additional conditions are as follows: 1. The development must conform to the city’s stormwater master plan. 2. The maximum building height allowed is forty (40) feet. 3. Cross-access to the Forest Hills Baptist Church parking lot be provided. Member Scully seconded.

Roll call was as follows:

Secretary Grant	Yes
Troutman	Yes
Member Fayson	Yes
Vice Chairman Childs	No
Member Scully	Yes
Member Gelin	Yes
Chairman Aton	Yes

Motion passed with a 6 yes, 1 no vote.

Vice Chairman Childs voted no because he feels there will be a negative impacts to the conservation land and the zoning does not match the area.

XXX

Cancellation of the December 17, 2025 Planning and Zoning Commission meeting

Vice Chairman Childs made a motion to cancel the December 17, 2025 Planning and Zoning Commission meeting. Member Scully seconded.

Roll call was as follows:

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

Motion passed.

XXX

Petitions & Requests from the Public Present

XXX

Reports
No reports

XXX

Adjournment 8:15pm

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Small Scale Amendment (SSA) 5-2025 Sunset Development 125 Precision Way with Annexation**
Department/Office: Community Development

Recommended Action:

Approve the Annexation and Small Scale Amendment (SSA) 5-2025

Summary Explanation & Background:

The Applicant is requesting a voluntary annexation and Small-Scale Comprehensive Plan Amendment (SSA) with rezoning on 24.834 acres of land. The subject property is made up of a 23.934 acre parcel within Unincorporated Brevard County which is the site of a vacant building previously utilized as an appliance store, and 0.9 acres of unimproved right-of-way. The applicant is requesting the County vacate the right-of-way. The property is situated south of Golden Knights Boulevard and west of U.S. Highway 1. The property has a FLU designation of Industrial (Brevard County) and is zoned Planned Industrial Park (PIP), Light Industrial (IU), General Retail Commercial (BU-1) (Brevard County). The intent of the request is to change the entire 24.834 acres to the Industrial future land use category and Industrial (M-2) zoning district. A concept plan was not provided as part of the request.

Alternatives:

- Recommend approval of the Annexation and Small Scale Amendment with changes.
- Do not recommend approval of the Annexation and Small Scale Amendment.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report SSA #5-2025 Sunset Developemnt
2. SSA#5-2025 Ordinance ANX
3. SSA#5-2025 Ordinance FLU
4. SSA#5-2025 Ordinance REZ
5. All Maps SSA #5-2025 Rev 2
6. Survey
7. Survey
8. School Concurrency
9. Traffic Analysis
10. Legal Description Additional ROW
11. ROW Survey
12. Sketch of Right of Way
13. Right of Way Plat
14. Sketch Right of Way
15. Plat Right of Way
16. Aerial (2024) SSA #5-2025 and County Res. 2025-063 Rev 1
17. Vacate Resolution - Vacant ROWs
18. 1000.029_Precision Way_Sunset Coquina_Bndy
19. Application ANX
20. Application SSA
21. Application REZ
22. Owners Authorization - Allied New Technologies
23. Owner's Authorization Form - John Wurtz - Adjacent
24. Owner's Authorization Form Rezanka



City of Titusville

Planning Department Staff Report

1 **Annexation, Small Scale Comprehensive Plan Map Amendment, and**
2 **Rezoning**

3 **SSA #5-2025 Sunset Development**

4 Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	November 5, 2025
City Council First Ordinance Reading	November 11, 2025
City Council Public Hearing	November 25, 2025

5 **Prepared By:** Brad Parrish, Community Development Director

6 **Applicant(s):** Kimberly B. Rezanka on behalf of owner, Allied New
7 Technologies 3, Inc.

8 **Applicant's Request:** **ANX:** Annex 23.934 plus 0.9 acres of property south of Golden
9 Knights Boulevard and west of U.S. Highway 1 having Parcel I.D.
10 23-35-12-03-*-2.05, Tax Account # 2301504.

11 **SSA:** Amend the Comprehensive Plan Future Land Use Map by
12 changing the future land use designation on 23.934 plus 0.9
13 acres of property from the current Planned Industrial (Brevard
14 County) to Industrial (City of Titusville).

15 **REZ:** Amend the zoning map by changing the Planned Industrial
16 Park (PIP), Industrial Light (IU), General Retail Commercial (BU-
17 1) (Brevard County) zoning district to the Industrial (M-2) zoning
18 district on 23.934 plus 0.9 acres of property.

19 **Staff Recommendation:** **ANX:** Approve the annexation of 24+ acres

20 **SSA:** Approve the comprehensive plan land use amendment
21 from Planned Industrial (Brevard County) to the City's
22 Industrial future land use designation

23 **REZ:** Approve the rezoning from Planned Industrial Park
24 (PIP), Light Industrial (IU), General Retail Commercial
25 (BU-1) (Brevard County) to the City's Industrial (M-2)
26 zoning district.

1 **BACKGROUND INFORMATION**

2 The Applicant is requesting a voluntary annexation and Small-Scale Comprehensive Plan
3 Amendment (SSA) with rezoning on 24.834 acres of land. The subject property is made
4 up of a 23.934 acre parcel within Unincorporated Brevard County which is the site of a
5 vacant building previously utilized as an appliance store, and 0.9 acres of unimproved
6 right-of-way. The applicant is requesting the County vacate the right-of-way. The property
7 is situated south of Golden Knights Boulevard and west of U.S. Highway 1. The property
8 has a FLU designation of Industrial (Brevard County) and is zoned Planned Industrial
9 Park (PIP), Light Industrial (IU), General Retail Commercial (BU-1) (Brevard County). The
10 intent of the request is to change the entire 24.834 acres to the Industrial future land use
11 category and Industrial (M-2) zoning district. A concept plan was not provided as part of
12 the request.

13 The Industrial future land use designation has a minimum floor area ratio (FAR) of 1.0,
14 which will provide a buildout potential of approximately 1 million sq. ft. Impacts on the
15 surrounding area may be mitigated by performance standards described in the M-2
16 zoning district, including increased building setbacks that must be increased for each foot
17 above 50 feet in height [Sec. 28-318]. In addition, the property is also located within an
18 airport height notification zone and is required to obtain either a variance or approval from
19 the Federal Aviation Administration (FAA) and the Florida Department of Transportation
20 (FDOT) in order to allow structures or buildings over 25 feet in height [Sec. 29-144(b)].
21 This should ensure that buildings and structures maintain an appropriate and safe
22 distance from the Space Coast Regional Airport and other adjacent properties. All
23 developments must adhere to all other performance standards, such as the minimum
24 landscape yard buffers, screening, lighting, and noise regulations.

25 Industrially zoned lands provide jobs and economic diversity; however, they are generally
26 difficult to zone due to compatibility and nuisance impacts on surrounding areas. The
27 proposed Industrial (M-2) zoning district allows more uses than the existing light industrial
28 zoning (County). The city has the opportunity to add more flexibility to the allowable
29 industrial and commercial uses, which will help facilitate the development of vacant and/or
30 underutilized industrial property.

31 Section 34-39 of the Code encourages the submittal of a concept plan to support the
32 request. A conceptual plan that is voluntarily submitted will be deemed binding on a
33 applicant assigns, heirs and successors in possession of the land. A concept plan was
34 not submitted with the rezoning application.

35 At a pre-application meeting the applicant described a bleach processing facility to City
36 staff.

37 A zoning verification letter was issued stating the bleach processing use is a Heavy
38 Industrial use in the M-2 zoning district, which will require a conditional use permit.

39 Based on the lack of a concept plan, information provided at the pre-application meeting
40 and the zoning letter, this report evaluated the annexation, land use and rezoning based
41 on the full build out of the zoning at approximately 900,000+ square feet of building and
42 250 million gallons of water use per day.

43

SSA No. 5-2025 Small Scale Comprehensive Plan Map Amendment with Annexation and Rezoning

1 The following is a general list of the permitted uses in the County’s General Retail
 2 Commercial (BU-1), Light Industrial (IU), Planned Industrial Park (PIP) zoning districts
 3 versus the City’s Industrial (M-2) zoning district.

BU-1, IU and PIP (County)	Industrial M-2 (City)	
<ul style="list-style-type: none"> • General retail commercial • Retail, warehousing and wholesale commercial • Contractors • Industry • Office research • Transportation • Trucking • Assisted living facility • Commercial entertainment and amusement enterprises (small scale) • Power substations and transmission facilities • Preexisting use • Recovered materials processing facility • Treatment and recovery facility 	<ul style="list-style-type: none"> • Animal shelter • Automobile repair • Billboard (principal use) • Car wash • Lumber yard • Outdoor storage • Package and parcel delivery service • Restaurants/caterers • Screen printing shops • Bakeries and confectioneries • Bottling plants • Building trades services • Craft brewery/craft distillery • Dry-cleaning plants, freight distribution • Heavy manufacturing, • Laboratory (research and testing) • Light manufacturing, • Machine shop 	<ul style="list-style-type: none"> • Mechanical service and repair • Production print shops, printing • Engraving, retail or wholesale • Sale of products manufactured on site • Transportation facilities • Warehousing/wholesale • Welding, metal working, fabrication • Airpark • Airports • Public utility • Solar facility • Vocational school • Parks (public or non-profit)

4

5

1 **PROPERTY INFORMATION**

2 **Existing Use, Future Land Use, and Zoning**

Existing Use	Future Land Use	Zoning
Vacant Building (Previously Appliances Direct)	Planned Industrial (Brevard County)	Planned Industrial Park (PIP), Light Industrial (IU), General Retail Commercial (BU-1)

3 **Proposed Use, Future Land Use, and Zoning**

Proposed Use	Future Land Use	Zoning
Industrial	Industrial	Industrial (M-2)

4 **SURROUNDING PROPERTY INFORMATION**

5 **Existing Use, Future Land Use, and Zoning**

Location	Use	Future Land Use	Zoning
North	Vacant Commercial Land	Neighborhood Commercial/Community Commercial (Brevard County)	General Use (GU)/General Retail Commercial (BU-1) (Brevard County)
South	Manufacturing Company (Yacht Stabilizers)/ Vacant Industrial Land	Planned Industrial (Brevard County)	IU-1 Industrial Light/General Retail Commercial (BU-1) (Brevard County)
East	Mixed Use/Commercial Properties/U.S. Highway 1	Community Commercial (Brevard County)	General Retail Commercial (BU-1) (Brevard County)
West	Titusville-Cocoa Airport Authority / FEC Railroad/Vacant Industrial Land	Industrial	Industrial (M-2)

6
7 **STAFF ANALYSIS**

8
9 **ANNEXATION**

10 Florida Statutes Section 171.044 Voluntary Annexation: (1) The owner or owners of real
 11 property in an unincorporated area of a county, which is contiguous to a municipality and
 12 reasonably compact may petition the governing body of said municipality that said
 13 property be annexed to the municipality. (5) Land shall not be annexed through voluntary
 14 annexation when such annexation results in the creation of enclaves.

15 *Staff Comment: The subject property abuts property to the west (across the FEC*
 16 *railroad), which is currently within the Titusville City Limits; therefore, the subject*
 17 *property is contiguous to the City pursuant to Section 171.03, F.S. The subject*

1 *property abuts property located within Brevard County’s jurisdiction to the north,*
2 *south and west.*

3 Comprehensive Plan Future Land Use Element [FLUE] Policy 1.7.2: In considering
4 annexations, the City shall require the availability of essential public facilities and assess
5 the level of service of the facilities to support urban development incorporating into the
6 City of Titusville. As a minimum, the level of service standards set forth under Objective
7 1.5 of the Capital Improvements Element shall be maintained.

8 *Staff Comment: The stated purpose of the annexation is to rezone the property in*
9 *order to allow for the development of industrial uses with connection to City*
10 *services. City utility services are available to serve the subject site. The traffic*
11 *analysis prepared by LTG Engineering and Planning dated November 2024 and*
12 *submitted by the applicant anticipates the traffic impacts of the development to be*
13 *less than would be generated under the current County land use and zoning.*

14 Code of Ordinances Section 21-1(a) “...If by reason of annexation laws, the property can
15 be annexed and the city in its discretion desires to annex the property, the property owner
16 shall submit an application for annexation and pay the required advertising and recording
17 fees and the annexation will be processed in accordance with applicable regulations...”

18 *Staff Comment: The City has the discretion to annex property.*

19 **COMPREHENSIVE PLAN AMENDMENT REVIEW**
20 **Future Land Use Map Amendment Sprawl Criteria**

21 The following list is the review criteria under which the Planning and Zoning Commission
22 and the City Council review applications as they relate to urban sprawl [Section 34-23 of
23 the LDR].

24 Summary of Staff’s findings

- 25 1. The extent to which the proposed amendment is contiguous to an existing
26 development area which has developed in a manner providing a compact,
27 contiguous development pattern with the proposed amendment;

28 *Staff Comment: The stated purpose of the annexation is to allow for the*
29 *development of a heavy manufacturing plant with connection to City*
30 *services. City utility services are available to serve the subject site. The*
31 *traffic analysis prepared by LTG Engineering and Planning dated November*
32 *2024 and submitted by the applicant anticipates the traffic impacts of the*
33 *development to be less than would be generated under the current County*
34 *land use and zoning.*

35 *The property is bounded by vacant industrial property to the north and west*
36 *(across the FEC railroad) and is located near the intersection of Golden*
37 *Knights Boulevard and U.S. Highway 1. Adjacent property to the south*
38 *includes a manufacturing company (Yacht Stabilizers) zoned Industrial (IU,*
39 *Brevard County) and vacant commercial property zoned General Retail*
40 *Commercial (BU-1, Brevard County). Properties to the east across U.S.*
41 *Highway 1 are a mix of commercial along the U.S. 1 frontage and single*
42 *family residential farther east. In order to ensure compatibility with new*
43 *industrial uses, the City has established specific standards for development*

adjacent to the airports in Chapter 29 of the City Code by establishing Impact Overlay Airport Districts, which require additional regulations pertaining to height, runway protection, and noise impacts.

2. The extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

Staff Comment: The land use amendment is requested to support non-residential use, which is not expected to generate additional population.

It should be noted that the State’s Live Local Act requires the City to permit a residential development as an allowable use in any area zoned for commercial, industrial, or mixed-use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in Section 420.0004, Florida Statutes.

The City has the option to request a concept plan to bind the property to an industrial use prior to annexation.

3. The extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted capital improvement schedule, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Staff Comment: The stated purpose of the annexation is to rezone the property in order to allow for the development of industrial uses with connection to City services. The following statements are based on the highest and most intense uses permitted in the Industrial land use category.

The traffic analysis prepared by LTG Engineering and Planning dated November 2024 and submitted by the applicant anticipates the traffic impacts of the development to be less than would be generated under the current County land use and zoning. The analysis compared the buildout potential based on the allowable Floor Area Ratio (FAR) pre and post annexation.

Traffic Analysis by Land Use Type	ITE Land Use Code	FAR	Size/1,000 sq.ft.	Total Average Daily Trips (ADT)
County General Light Industrial	110	2.48	2,370.15	11,543
City Manufacturing	140	1.0	955.71	4,450

City utility services are available to serve the subject site. Specific needs are typically determined at the time of a site plan submittal. However, the City may request a detailed analysis prior to consider the annexation. This may involve the submittal of a concept plan to help determine the true impact to City services.

4. The extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;

1 *Staff Comment: Potable water and sewer infrastructure are available to*
2 *serve the property, and no additional public funds will be necessary for the*
3 *provision of new infrastructure.*

- 4 5. The extent to which the amendment will not result in a sprawl development pattern
5 as determined by Chapter 163, Florida Statutes, and will not discourage infilling of
6 more appropriate areas available for development within existing Development Area
7 Boundaries; and

8 *Staff Comment: The subject property is bounded by vacant industrial*
9 *property, developed commercial property, and is along U.S. Highway 1.*
10 *South of the subject property is a large industrial building located at 7700*
11 *South U. S. 1 Highway, and the Orlando Utility Commission (now*
12 *abandoned). The Space Coast Regional Airport is located to the west of*
13 *the property, The amendment is unlikely to result in urban sprawl as*
14 *defined in Chapter 163, which is characterized by a low density,*
15 *automobile-dependent development pattern requiring the inefficient*
16 *extension of public facilities. The predominant zoning districts in the area*
17 *are industrial and commercial. The character of the area is primarily*
18 *industrial in nature.*

- 19 6. The extent to which the amendment will result in a sustainable development pattern
20 through a balance of land uses that is internally interrelated, demonstrates an
21 efficient use of land, ensures compatible development adjacent to agriculture lands,
22 protects environmental qualities and characteristics, provides interconnectivity of
23 roadways, supports the use of non-automobile modes of transportation, and
24 appropriately addresses the infrastructure needs of the community.

25 *Staff Comment: The subject site is located west of U.S. Highway 1*
26 *adjacent to the FEC railroad approximately one (1) mile from the Golden*
27 *Knights Boulevard.*

28 *Water and sanitary sewer facilities are available to serve the site. The*
29 *Space Coast Area Transit Bus Route #1 provides service within*
30 *approximately half a mile of the subject property with a stop near the*
31 *intersection of Harbor Palm Lane and South Washington Ave (U.S.*
32 *Highway #1).*

- 33 7. The extent to which the amendment results in positive market, economic and fiscal
34 benefits of the area as demonstrated through a market demand analysis, economic
35 impact analysis and fiscal impact analysis.

36 *Staff Comment: There has been an increased desire for industrial property*
37 *within the City. In general, industrial development is desirable within the city*
38 *as it provides opportunities for employment and creates positive market*
39 *impacts by generating additional products.*

40 **Consistency with the Comprehensive Plan**

41 The following is an analysis of the consistency of the request with the City's
42 Comprehensive Plan. The request for a Comprehensive Plan Amendment and rezoning
43 is consistent with the Comprehensive Plan and more specifically with the following
44 objectives and policies of the Comprehensive Plan.

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

6 *Staff Comment: The proposed Industrial future land use is in close proximity
7 to vacant industrial land and the Space Coast Regional Airport. It is located
8 adjacent to the FEC railroad and U.S. Highway 1. The predominant land
9 uses in the area are Industrial with some commercial along U.S. Highway
10 1. The character of the area is primarily industrial in nature due to the
11 zoning. The proposed land use will provide additional City land available for
12 industrial development along a major transportation corridor (U.S. Highway
13 #1) with convenient access (approximately 1 mile) from State Road 405.
14 The requested M-2 zoning district is consistent with the Industrial future land
15 use designation identified in the Land Use/Zoning Matrix contained within
16 LDR Chapter 27, Article IV, Sec. 27-21.*

17 FLUE Policy 1.8.2: Industrial development sites shall be accessible to and/or
18 provide essential public services at levels of service adopted by this
19 Comprehensive Plan, including transportation, potable water, sewer
20 collection/treatment/disposal, solid waste, drainage and recreation and open
21 space.

22 *Staff Comment: Potable water and sewer infrastructure are available to
23 serve the property, and no additional public funds will be necessary for the
24 provision of new infrastructure.*

25 FLUE Policy 1.8.3: Industrial land use designations shall be clustered in limited
26 areas for the purpose of maximizing employment centers and convenient access
27 to labor supply, raw material sources and market areas. Industrial development
28 shall be encouraged to be master planned to share infrastructure.

29 *Staff Comment: The proposed Industrial future land use is in close proximity
30 to vacant industrial land as well as the Space Coast Regional Airport. The
31 subject property abuts the FEC railroad to the west and U.S. Highway 1 to
32 the east. The character of the area is primarily industrial in nature.*

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

38 *Staff Comment: The property is located within Flood Zone X (area of
39 minimal flood hazard). A soils map is included in the agenda item for this
40 request. According to the environmental report completed by Atlantic
41 Environmental, the property supports approximately +20.31 acres of
42 uplands, +1.28 acres of wetlands, and approximately 0.35 acres of surface
43 waters. These natural resources must be addressed in the development
44 process, through permitting, avoidance, mitigation, or some combination*

1 *thereof. Permits for wetland impacts and mitigation should be obtainable*
2 *through SJRWMD and USACE.*

3 *According to the applicant's environmental assessment report (dated*
4 *November 24, 2024), Atlantic Environmental did not find any gopher tortoise*
5 *burrows during the site visit. However, since suitable habitat is present,*
6 *Atlantic Environmental recommends having a formal gopher tortoise survey*
7 *over 100% of the suitable habitat completed within 90 days of*
8 *clearing/development. Prior to any site improvements, if gopher tortoises*
9 *are present, a permit will be required from FWC. Should any tortoises be*
10 *dwelling on the property, Atlantic Environmental believes the population will*
11 *be small (less than 5 individuals) due to the low-quality habitat present.*

12 *According to the Atlantic Environmental report, wading birds, including little*
13 *blue herons, tricolored herons, sandhill cranes, and wood storks, may use*
14 *the on-site wetlands and surface waters from time to time on an*
15 *opportunistic foraging basis. However, the preliminary survey did not*
16 *indicate that any of the above listed protected wading bird species are using*
17 *the property in a way that is significantly dependent upon on-site habitat.*
18 *No nests of any of the listed species were observed on the Property, and*
19 *no signs of these species were noted. The potential opportunistic usage*
20 *should not trip a threshold to require compensatory mitigation for any of*
21 *these species.*

22 FLUE Policy 1.8.5: Industrial land uses designations and accompanying proposals
23 shall consider compatibility between industrial and surrounding land uses,
24 including, but not limited to, intensity of use, hours of operation, heat, glare, smoke,
25 fumes, noise, visual impacts, privacy factors and impacts on the microclimate.

26 *Staff Comment: The proposed Industrial land use designation and the*
27 *Industrial (M-2) zoning district are compatible with the existing industrial*
28 *land use to the north, west, and south of the subject property. As the*
29 *property is located adjacent to U.S. Highway 1, additional landscape buffer*
30 *standards are required to ensure that industrial development is properly*
31 *buffered along the southern entry to the City. The City's Land Development*
32 *Regulations require properties zoned Industrial (M-2) abutting arterial*
33 *streets to provide a thirty-foot buffer meeting the requirements of a Type E*
34 *buffer as provided in Table 30-9, Landscape Yard Standards, and the*
35 *requirements of Section 30-339(h)- Visual buffer and screening*
36 *requirements. The western boundary of the property is adjacent to the FEC*
37 *railroad, which is consistent with industrial development.*

38 FLUE Policy 1.17.1: The following items shall be addressed in the analysis of the
39 land use changes: Surrounding uses; Surrounding zoning; Acreage; Description
40 of site; Soils and topography; Flood zone; Recharge potential; Traffic counts on
41 adjacent streets; and Impact on adopted levels of service; Water supply
42 availability.

43 *Staff Comment: The amendment is consistent with the surrounding*
44 *industrial land use and zoning. The traffic analysis prepared by LTG*
45 *Engineering and Planning dated November 2024 and submitted by the*

1 *applicant anticipates the traffic impacts of the development to be less than*
2 *would be generated under the current County land use and zoning. Maps*
3 *depicting soils, flood hazard areas, location, etc. are provided within the*
4 *agenda package. Surrounding land uses, description of the site, and*
5 *concurrency issues are addressed in other areas of this report. The property*
6 *is not within the Area of Critical Concern.*

7 **REZONING REVIEW**

8 **Zoning Review Criteria**

9 Section 34-40 of the LDR lists the review criteria under which the Planning and Zoning
10 *Commission and the City Council review applications as they relate to zoning.*

11 The following are staff's findings.

12 **1. Comprehensive Plan Consistency Statement.**

13 Staff Comment: *The proposed rezoning to the M-2 zoning district is consistent with*
14 *the proposed Industrial Future Land Use designation.*

15 1.1. Public facilities are available and concurrent with the land use change per the
16 *Comprehensive Plan and Concurrency provisions of the LDRs.*

17 Staff Comment: *The property is located in the City's urban service area. City*
18 *utility services are available to serve the subject site. The stated purpose of*
19 *the annexation is to rezone the property in order to allow for the*
20 *development of industrial uses with connection to City services. City utility*
21 *services are available to serve the subject site. The proposed amendment*
22 *has frontage along U.S. Highway 1, which is classified an arterial pursuant*
23 *to Sec. 9.3 of the Transportation Technical Manual. The traffic analysis*
24 *prepared by LTG Engineering and Planning dated November 2024 and*
25 *submitted by the applicant anticipates the traffic impacts of the development*
26 *to be less than would be generated under the current County land use and*
27 *zoning.*

28 *City utility services are available to serve the subject site. Specific needs*
29 *are typically determined at the time of a site plan submittal. However, the*
30 *City may request a detailed analysis prior to considering the annexation.*
31 *This may involve the submittal of a concept plan to help determine the true*
32 *impact to City services.*

33 Transportation impact.

34 Staff Comment: *The proposed amendment has frontage along U.S.*
35 *Highway 1, which is classified an arterial pursuant to Sec. 9.3 of the*
36 *Transportation Technical Manual. The traffic analysis prepared by LTG*
37 *Engineering and Planning dated November 2024 and submitted by the*
38 *applicant anticipates the traffic impacts of the development to be less than*
39 *would be generated under the current County land use and zoning.*

40 *The traffic analysis prepared by LTG Engineering and Planning dated*
41 *November 2024 and submitted by the applicant anticipates the traffic*
42 *impacts of the development to be less than would be generated under the*
43 *current County land use and zoning. The analysis compared the buildout*

1 potential based on the allowable Floor Area Ratio (FAR) pre and post
 2 annexation.

Traffic Analysis by Land Use Type	ITE Land Use Code	FAR	Size/1,000 sq.ft.	Total Average Daily Trips (ADT)
County General Light Industrial	110	2.48	2,370.15	11,543
City Manufacturing	140	1.0	955.71	4,450

3
 4 Solid Waste.

5 Staff Comment: Solid waste services are available to serve industrial
 6 development at the subject property.

7 1.2. Public streets are adequate to access the property.

8 Staff Comment: The proposed amendment has frontage along U.S.
 9 Highway 1, which is classified an arterial pursuant to Sec. 9.3 of the
 10 Transportation Technical Manual. The traffic analysis prepared by LTG
 11 Engineering and Planning dated November 2024 and submitted by the
 12 applicant anticipates the traffic impacts of the development to be less than
 13 would be generated under the current County land use and zoning.

14 1.3. The land will support the proposed development.

15 Staff Comment: The property appears able to support the proposed
 16 development. The property is located within Flood Zone X (area of minimal
 17 flood hazard). According to the environmental report completed by Atlantic
 18 Environmental, the property supports approximately +20.31 acres of
 19 uplands, +1.28 acres of wetlands, and approximately 0.35 acres of surface
 20 waters. These natural resources must be addressed in the development
 21 process, through permitting, avoidance, mitigation, or some combination
 22 thereof. Permits for wetland impacts and mitigation should be obtainable
 23 through SJRWMD and USACE.

24 According to the applicant’s environmental assessment report (dated
 25 November 24, 2024), Atlantic Environmental did not find any gopher tortoise
 26 burrows during the site visit. However, since suitable habitat is present,
 27 Atlantic Environmental recommends having a formal gopher tortoise survey
 28 over 100% of the suitable habitat completed within 90 days of
 29 clearing/development. Prior to any site improvements, if gopher tortoises
 30 are present, a permit will be required from FWC. Should any tortoises be
 31 dwelling on the property, Atlantic Environmental believes the population will
 32 be small (less than 5 individuals) due to the low-quality habitat present.

33 According to the Atlantic Environmental report, wading birds, including little
 34 blue herons, tricolored herons, sandhill cranes, and wood storks, may use
 35 the on-site wetlands and surface waters from time to time on an
 36 opportunistic foraging basis. However, the preliminary survey did not
 37 indicate that any of the above listed protected wading bird species are using
 38 property in a way that is significantly dependent upon on-site habitat. No

1 *nests of any of the listed species were observed on the Property, and no*
2 *signs of these species were noted. The potential opportunistic usage should*
3 *not trip a threshold to require compensatory mitigation for any of these*
4 *species.*

5 *The property is not within the Area of Critical Concern.*

6 **1.4. Environmental impact.**

7 *Staff Comment: According to the environmental report completed by*
8 *Atlantic Environmental, the property supports approximately +20.31 acres*
9 *of uplands, +1.28 acres of wetlands, and approximately 0.35 acres of*
10 *surface waters. These natural resources must be addressed in the*
11 *development process, through permitting, avoidance, mitigation, or some*
12 *combination thereof. Permits for wetland impacts and mitigation should be*
13 *obtainable through SJRWMD and USACE.*

14 *According to the applicant's environmental assessment report (dated*
15 *November 24, 2024), Atlantic Environmental did not find any gopher tortoise*
16 *burrows during the site visit. However, since suitable habitat is present,*
17 *Atlantic Environmental recommends having a formal gopher tortoise survey*
18 *over 100% of the suitable habitat completed within 90 days of*
19 *clearing/development. Prior to any site improvements, if gopher tortoises*
20 *are present, a permit will be required from FWC. Should any tortoises be*
21 *dwelling on Property, Atlantic Environmental believes the population will be*
22 *small (less than 5 individuals) due to the low-quality habitat present.*

23 *According to the Atlantic Environmental report, wading birds, including little*
24 *blue herons, tricolored herons, sandhill cranes, and wood storks, may use*
25 *the on-site wetlands and surface waters from time to time on an*
26 *opportunistic foraging basis. However, the preliminary survey did not*
27 *indicate that any of the above listed protected wading bird species are using*
28 *property in a way that is significantly dependent upon on-site habitat. No*
29 *nests of any of the listed species were observed on the property, and no*
30 *signs of these species were noted. The potential opportunistic usage should*
31 *not trip a threshold to require compensatory mitigation for any of these*
32 *species.*

33
34 **2. The existing zoning, if deemed consistent with the Comprehensive Plan, shall**
35 **be presumed correct unless substantial change in the area has occurred since**
36 **the original zoning.**

37 *Staff Comment: The subject property is currently zoned Light Industrial IU*
38 *(Brevard County). The proposed M-2 zoning is in close proximity to other*
39 *vacant industrial land. The predominant zoning in the area is industrial, with*
40 *some commercial zoning to the east and south. The character of the area*
41 *is a mix of vacant industrial land and commercial development located east*
42 *of U.S. Highway 1. The requested Industrial (M-2) zoning district is*
43 *consistent with the Industrial future land use category under the Titusville*

1 *Future Land Use/Zoning Consistency Matrix, outlined within LDR Section*
2 *27-21.*

3 **3. The density or intensity of the proposed rezoning and use shall be consistent**
4 **with:**

5 3.1. The development in the area;

6 *Staff Comment: The area is largely undeveloped industrial land with the of*
7 *commercial development immediately to the east of U.S. Highway 1 and*
8 *one commercial building located to the south of the property. The*
9 *residential development in the area is located east of the commercial*
10 *development along U.S. Highway 1.*

11 3.2. Not likely to cause a depreciation of property values in the area.

12 *Staff Comment: The rezoning is unlikely to cause a depreciation of property*
13 *values in the area. The industrial use is compatible with the adjacent land*
14 *uses.*

15 **4. The application is consistent with zoning in the area.**

16 *Staff Comment: The predominant zoning in the area is industrial with a*
17 *commercial zoning located to the south and east of the property (across*
18 *from U.S. Highway 1). The Space Coast Regional Airport is also located*
19 *west of the property. The request to Industrial (M-2) is consistent with the*
20 *surrounding zoning.*

21 **5. The application will protect the public health, safety, morals or welfare of the**
22 **general public.**

23 *Staff Comment: The proposed amendment has frontage along U.S.*
24 *Highway 1, which is classified an arterial pursuant to Sec. 9.3 of the*
25 *Transportation Technical Manual. The traffic analysis prepared by LTG*
26 *Engineering and Planning dated November 2024 and submitted by the*
27 *applicant anticipates the traffic impacts of the development to be less than*
28 *would be generated under the current County land use and zoning. The*
29 *City's Land Development Regulations require properties zoned Industrial*
30 *(M-2) abutting U.S. Highway 1 to provide a thirty-foot buffer meeting the*
31 *requirements of a Type D buffer as provided in Table 30-9, Landscape Yard*
32 *Standards in order to provide an attractive gateway into the city. The*
33 *remaining perimeter of the subject property will require a 10-foot, Type A*
34 *landscape yard (buffer) between adjacent industrial uses and zoning.*

35 *Some industrial uses in the M-2 zoning district, including heavy uses such*
36 *as the processing of raw materials, may only be approved with a Conditional*
37 *Use Permit. The requirement will be determined with the submittal of a site*
38 *plan. Otherwise, the City may request an opportunity to review a concept*
39 *plan prior to annexation. The plan would propose a use, which will help*
40 *the City determine if a Conditional Use Permit will be required.*

41 **6. Whether the applicant has sufficiently protected adjacent land uses and zoning**
42 **districts by adequate buffering and screening.**

Staff Comment: The City's Land Development Regulations require properties zoned Industrial (M-2) abutting U.S. Highway 1 to provide a thirty-foot buffer meeting the requirements of a Type D buffer as provided in Table 30-9, Landscape Yard Standards. The remaining perimeter of the subject property will require a 10-foot, Type A landscape yard (buffer) between adjacent industrial uses and zoning.

7. Substantial reasons why the property cannot be used in the existing zoning district.

Staff Comment: The property is currently located in unincorporated Brevard County, and the applicant is requesting connections to the City's utility services. The City's land development regulations require property owners to apply for annexation when requesting City services if the property is eligible for annexation per Chapter 171 of the Florida Statutes.

Some industrial uses in the M-2 zoning district, including heavy uses such as the processing of raw materials, may only be approved with a Conditional Use Permit. The requirement will be determined with the submittal of a site plan. Otherwise, the City may request an opportunity to review a concept plan prior to annexation. The plan would propose a use, which will help the City determine if a Conditional Use Permit will be required.

HIGHLIGHTS OF STAFF ANALYSIS FINDINGS:

- 1. The annexation is consistent with Chapter 171 of the Florida Statutes.*
- 2. The future land use small scale map amendment is consistent with the City's comprehensive plan.*
- 3. The proposed rezoning to the Industrial (M-2) zoning district is consistent with the proposed Industrial future land use category and the City's comprehensive plan.*

RECOMMENDATIONS:

Annexation

Approve the annexation of the 24± acre property having Brevard County Parcel ID number 23-35-12-03-*-2.05 and the 0.09 acre vacated right-of-way.

Comprehensive Plan Amendment

Approve the comprehensive plan future land use small scale map amendment from the Planned Industrial (Brevard County) future land use designation to the City's Industrial future land use designation for the 24± acre property having Brevard County Parcel ID number 23-35-12-03-*-2.05 and the 0.09 acre vacated right-of-way.

Rezoning

Approve the rezoning from the Planned Industrial Park (PIP), Industrial Light (IU), and General Retail Commercial (BU-1) (Brevard County) to the City's Industrial (M-2) zoning district for the 24± acre property having Brevard County Parcel ID number 23-35-12-03-*-2.05 and the 0.09 acre vacated right-of-way.

ORDINANCE NO. XX-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING SECTION 7, CHAPTER 63-2001, LAWS OF FLORIDA, SPECIAL ACTS OF 1963, BY ANNEXING CERTAIN PROPERTY, LOCATED AT 125 PRECISION WAY, TITUSVILLE, FLORIDA 32780, ALSO IDENTIFIED BY BREVARD COUNTY PARCEL ID NUMBER: 22-35-12-03-*-2.05 TO BE INCLUDED WITHIN THE CITY LIMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kimberly B. Rezanka has submitted a petition for voluntary annexation on behalf of the property owner, Allied New Technologies 3, Inc. of the below described property pursuant to Chapter 171.044, *Florida Statutes*; and

WHEREAS, the City has found and determined that said annexation complies with Chapter 171, *Florida Statutes*, and applicable provisions of law; and

WHEREAS, the City desires to annex said property and to incorporate the same in the City limits of the City of Titusville.

BE IT ENACTED BY THE CITY OF TITUSVILLE, FLORIDA, as follows:

Section 1. That Section 7 of Chapter 63-2001, Laws of Florida, Special Acts of 1963, is amended, pursuant to Chapter 171.044, *Florida Statutes*, to include within the corporate limits of the City of Titusville, Florida, and to redefine the boundary lines of the City limits of the City of Titusville to include the following described property:

LEGAL DESCRIPTION:

PARCEL NO. 1

SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND KNOWN AS AND BEING PART OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, ALSO KNOWN AS BEING PART OF TRACT 2, RE-SUBDIVISION OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTRY, FLORIDA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A WOOD POST FOUND AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'11" EAST COINCIDENT WITH THE NORTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 702.65 FEET TO A 1" PIPE FOUND ON THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 07°18'19" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 530.01 FEET TO A POINT OF CURVATURE; THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO LEFT HAVING A RADIUS OF 4679.58 FEET, A CENTRAL ANGLE OF 08°28'43", A TANGENT OF 421.00 FEET, A CHORD OF 839.70 FEET AND A CHORD BEARING OF SOUTH 03°03'57" WEST AN ARC DISTANCE OF 840.46 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY A.T. AND L.E. YAFANARO PER DEED BOOK 403, PAGE 201, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED:

- I. THENCE SOUTH 83°25'39" EAST COINCIDENT WITH THE SOUTHERLY LINE OF SAID YAFANARO TRACT, A DISTANCE OF 916.72 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, A 143 FOOT PUBLIC RIGHT-OF- WAY;
2. THENCE SOUTH 21°54'42" EAST COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #1, A DISTANCE OF 511.49 FEET TO A 1/2" REBAR SET ON THE NORTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY M.M. FLEISCHER PER DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID 1/2" REBAR ALSO BEING ON THE NORTHERLY LINE OF SUNSET AVENUE A 50 FOOT RIGHT-OF-WAY PER PLAT OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 6, PAGES 25-31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
3. THENCE SOUTH 68°05'18" WEST COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 608.45 FEET TO A 1/2" REBAR SET AT A POINT OF CURVATURE;
4. THENCE CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 967.63 FEET, A CENTRAL ANGLE OF 15°52'47", A TANGENT OF 134.96 FEET, A CHORD OF 267.32 FEET AND A CHORD BEARING OF SOUTH 76°01'42" WEST AN ARC DISTANCE OF 268.18 FEET TO A 1/2" REBAR SET AT A POINT OF TANGENCY;
5. THENCE SOUTH 83°58'05" WEST CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 205.00 FEET TO A 1/2" REBAR SET AT THE NORTHWEST CORNER OF SAID FLEISCHER TRACT SAID 1/2" REBAR ALSO BEING ON THE SAID EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY;
6. THENCE NORTH 06°01'55" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 414.38 FEET TO A 1/2" REBAR SET A POINT OF CURVATURE;
7. THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A CENTRAL ANGLE OF 4°51'31", A TANGENT OF 240.96 FEET, A CHORD OF 481.48 FEET AND A CHORD BEARING OF NORTH 03°36'09" WEST AN ARC DISTANCE OF 481.62 FEET TO A 1/2" REBAR SET IN THE TRUE PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING AND BEING SITUATE IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SUNSET AVENUE, A 50 FOOT RIGHT-OF-WAY, AS PER PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGES 25-31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #1, A 143 FOOT RIGHT-OF WAY, THENCE PROCEED WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, FOR A FIRST COURSE CONTINUE WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 378 FEET TO A POINT, THENCE NORTH 06°01'55" WEST A DISTANCE OF 478 FEET TO A POINT, THENCE SOUTH 83°25'39" EAST A DISTANCE OF 274 FEET TO A POINT, FOR A FINAL COURSE GO SOUTH 21°54'42" EAST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (S.R. 5) AS PRESENTLY LOCATED; THENCE SOUTH 68°15'15" WEST ALONG SAID NORTHERLY R/W OF SUNSET AVENUE 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°15'15" WEST ALONG SAID R/W 308.81 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 967.63 FEET AND A CENTRAL ANGLE OF 04°07'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 69.65 FEET; THENCE NORTH 05°51'58" WEST, PARALLEL WITH THE FLORIDA EAST COAST RAILROAD 478.59 FEET; THENCE SOUTH 83°24'39" EAST 280.00 FEET; THENCE

SOUTH 21'54'42" EAST PARALLEL WITH THE WESTERLY R/W OF U.S. 1 (S.R. 5) 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

BEGIN IN THE CENTER OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AT A POINT EAST OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 OF BELLEWOOD ESTATES SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6, PAGES 25-31, INCLUSIVE, THENCE RUN WEST TO THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 AFORESAID, AND THENCE CONTINUE WEST ON THE SOUTH LINE OF LOTS 15 AND 6 IN SAID BLOCK 24 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 6 IN BLOCK 24 TO THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 23, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 23 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 23 TO THE SOUTHEAST CORNER OF LOTS 16 IN BLOCK 22, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 22 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 22 TO THE SOUTHEAST CORNER OF LOT 29 IN BLOCK 21, AND CONTINUE ALONG THE SOUTH LINE OF LOT 29 IN BLOCK 21 AND ON A PROLONGATION OF THE SOUTH LINE OF SAID LOT 29 IN BLOCK 21 TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, THE LINE HEREINABOVE DESCRIBED BEING A LINE RUNNING FROM THE CENTER LINE OF STATE ROAD NO.5, U.S. HIGHWAY NO. 1, WEST AND PARALLEL TO THE CENTER LINE OF RIVER PARK BLVD., AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID TO THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY NORTHEASTERLY TO THE SOUTHWEST CORNER OF TRACT NO. 2 OF THE RESUBDIVISION OF BELLEWOOD ESTATES ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 19, AND THENCE RUN THE NORTH LINE OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID EASTERLY TO THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, AND THENCE RUN THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, SOUTHERLY TO THE POINT OF BEGINNING; AND THAT PORTION OF VACATED SUNSET AVENUE WEST OF DIXIE BOULEVARD; WEST STREET NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ROYAL PALM AVENUE NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID STREETS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 567; AND LESS AND EXCEPT THEREFROM, THE RIGHT-OF-WAY OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1.

TOGETHER WITH:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.
CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.

A copy of the map showing the area to be annexed is attached hereto and made part hereof.

Section 2. SEVERABILITY. If any provisions of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 3. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

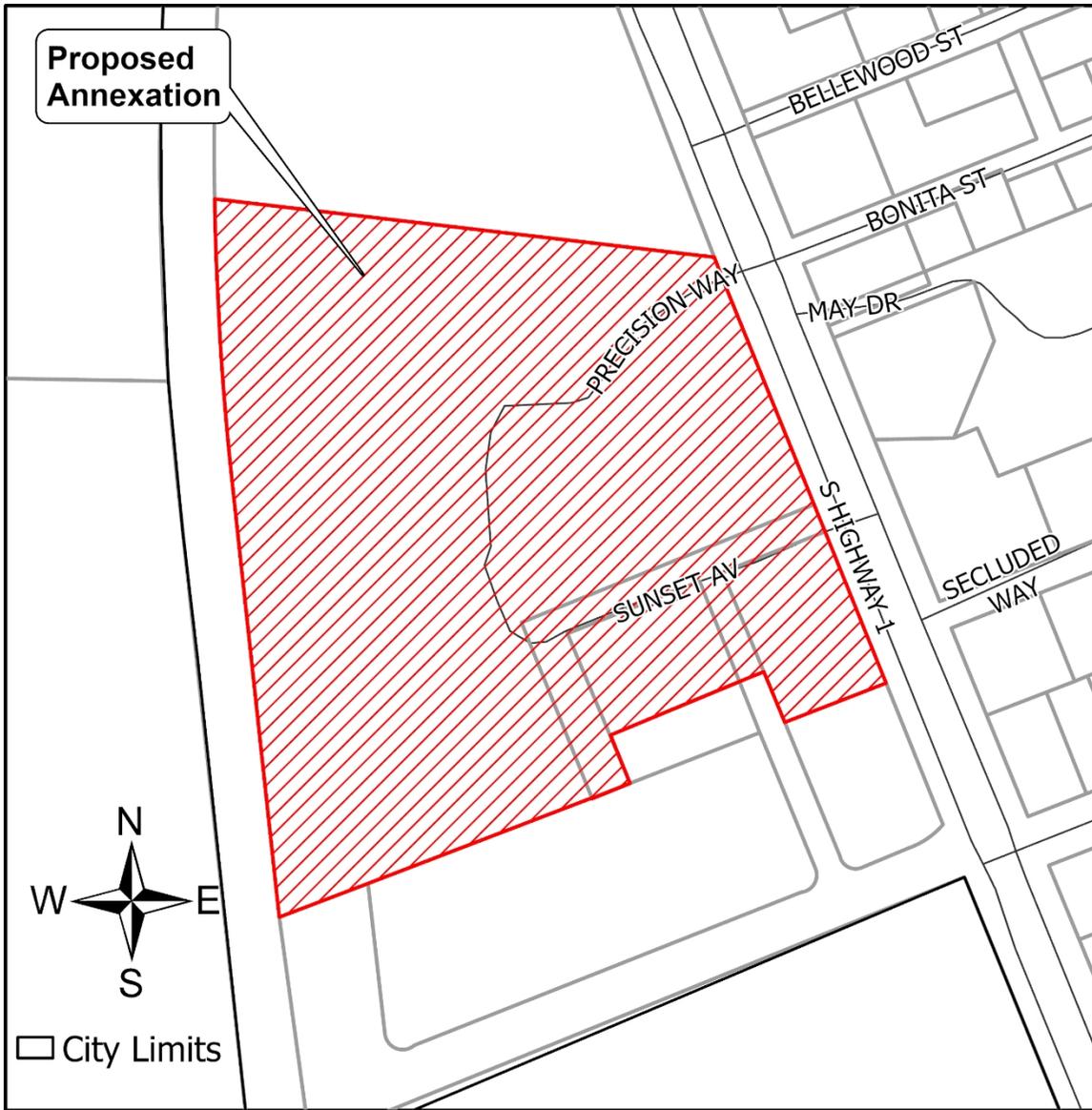
Section 4. EFFECTIVE DATE. This ordinance shall take effect immediately. However, the City of Titusville's Land Development Regulations Section 30-411 states such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development.

PASSED AND ADOPTED this XX day of X, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk



ORDINANCE NO. XX-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING ORDINANCE NO. 60-1988, WHICH ADOPTED THE COMPREHENSIVE PLAN OF THE CITY OF TITUSVILLE, BY AMENDING THE FUTURE LAND USE MAP, BY CHANGING THE LAND USE DESIGNATION ON APPROXIMATELY 24.83+/- ACRES OF PROPERTY LOCATED AT 125 PRECISION WAY, HAVING BREVARD COUNTY PARCEL ID NUMBER: 22-35-12-03-*-2.05, FROM THE PLANNED INDUSTRIAL (BREVARD COUNTY) FUTURE LAND USE DESIGNATION TO THE CITY'S INDUSTRIAL (CITY OF TITUSVILLE) FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville received applications for Comprehensive Plan Amendments from certain property owners; and

WHEREAS, a first and second public hearing has been held on the Comprehensive Plan Amendment before the Local Planning Agency and the local governing body and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis; and

WHEREAS, the plan amendment qualifies as a Small Scale Amendment pursuant to Chapter 163.3187 of *Florida Statutes*; and

WHEREAS, the City of Titusville, pursuant to Chapter 163, desires to amend its Comprehensive Plan adopted by Ordinance No. 60-1988; and

WHEREAS, the City of Titusville finds that said Small Scale Comprehensive Plan Amendment has been processed in accordance with the applicable law and desires to amend its Comprehensive Plan to change the land use classification on said property; and

WHEREAS, the City Council of the City of Titusville desires to amend its Future Land Use Map.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA, as follows:

SECTION 1: RECITALS. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference:

SECTION 2. LAND USE MAP AMENDMENT. The City Council of the City of Titusville, Florida hereby adopts Small Scale Amendment (SSA) No. 5-2025 and amends the Future Land Use Map by changing the land use designation on approximately 24.83+/- acres of property described in Exhibit A, located at 125 Precision Way, from the Planned

Industrial (Brevard County) future land use designation to the Industrial (City of Titusville) future land use designation.

SECTION 3. SEVERABILITY. If any provisions of this Ordinance are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect 31 days after adoption pursuant to Section 163.3187(5)(c) *Florida Statutes*.

PASSED AND ADOPTED this XXnd day of X, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

PARCEL NO. 1

SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND KNOWN AS AND BEING PART OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, ALSO KNOWN AS BEING PART OF TRACT 2, RE-SUBDIVISION OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTRY, FLORIDA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A WOOD POST FOUND AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'11" EAST COINCIDENT WITH THE NORTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 702.65 FEET TO A 1" PIPE FOUND ON THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 07°18'19" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 530.01 FEET TO A POINT OF CURVATURE; THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO LEFT HAVING A RADIUS OF 4679.58 FEET, A CENTRAL ANGLE OF 08°28'43", A TANGENT OF 421.00 FEET, A CHORD OF 839.70 FEET AND A CHORD BEARING OF SOUTH 03°03'57" WEST AN ARC DISTANCE OF 840.46 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY A.T. AND L.E. YAFANARO PER DEED BOOK 403, PAGE 201, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED:

1. THENCE SOUTH 83°25'39" EAST COINCIDENT WITH THE SOUTHERLY LINE OF SAID YAFANARO TRACT, A DISTANCE OF 916.72 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, A 143 FOOT PUBLIC RIGHT-OF- WAY;
2. THENCE SOUTH 21°54'42" EAST COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #1, A DISTANCE OF 511.49 FEET TO A 1/2" REBAR SET ON THE NORTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY M.M. FLEISCHER PER DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID 1/2" REBAR ALSO BEING ON THE NORTHERLY LINE OF SUNSET AVENUE A 50 FOOT RIGHT-OF-WAY PER PLAT OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 6, PAGES 25-31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
3. THENCE SOUTH 68°05'18" WEST COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 608.45 FEET TO A 1/2" REBAR SET AT A POINT OF CURVATURE;
4. THENCE CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 967.63 FEET, A CENTRAL ANGLE OF 15°52'47", A TANGENT OF 134.96 FEET, A CHORD OF 267.32 FEET AND A CHORD BEARING OF SOUTH 76°01'42" WEST AN ARC DISTANCE OF 268.18 FEET TO A 1/2" REBAR SET AT A POINT OF TANGENCY;
5. THENCE SOUTH 83°58'05" WEST CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 205.00 FEET TO A 1/2" REBAR SET AT THE NORTHWEST CORNER OF SAID FLEISCHER TRACT SAID 1/2" REBAR ALSO BEING ON THE SAID EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY;
6. THENCE NORTH 06°01'55" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 414.38 FEET TO A 1/2" REBAR SET A POINT OF CURVATURE;
7. THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A CENTRAL ANGLE OF 4°51'31", A TANGENT OF 240.96 FEET, A CHORD OF 481.48 FEET AND A CHORD BEARING OF NORTH 03°36'09" WEST AN ARC DISTANCE OF 481.62 FEET TO A 1/2" REBAR SET IN THE TRUE PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING AND BEING SITUATE IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SUNSET AVENUE, A 50 FOOT RIGHT-OF-WAY, AS PER PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGES 25-31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #1, A 143 FOOT RIGHT-OF-WAY, THENCE PROCEED WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, FOR A FIRST COURSE CONTINUE WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 378 FEET TO A POINT, THENCE NORTH 06°01'55" WEST A DISTANCE OF 478 FEET TO A POINT, THENCE SOUTH 83°25'39" EAST A DISTANCE OF 274 FEET TO A POINT, FOR A FINAL COURSE GO SOUTH 21°54'42" EAST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (S.R. 5) AS PRESENTLY LOCATED; THENCE SOUTH 68°15'15" WEST ALONG SAID NORTHERLY R/W OF SUNSET AVENUE 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°15'15" WEST ALONG SAID R/W 308.81 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 967.63 FEET AND A CENTRAL ANGLE OF 04°07'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 69.65 FEET; THENCE NORTH 05°51'58" WEST, PARALLEL WITH THE FLORIDA EAST COAST RAILROAD 478.59 FEET; THENCE SOUTH 83°24'39" EAST 280.00 FEET; THENCE SOUTH 21°54'42" EAST PARALLEL WITH THE WESTERLY R/W OF U.S. 1 (S.R. 5) 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

BEGIN IN THE CENTER OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AT A POINT EAST OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 OF BELLEWOOD ESTATES SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6, PAGES 25-31, INCLUSIVE, THENCE RUN WEST TO THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 AFORESAID, AND THENCE CONTINUE WEST ON THE SOUTH LINE OF LOTS 15 AND 6 IN SAID BLOCK 24 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 6 IN BLOCK 24 TO THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 23, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 23 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 23 TO THE SOUTHEAST CORNER OF LOTS 16 IN BLOCK 22, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 22 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 22 TO THE SOUTHEAST CORNER OF LOT 29 IN BLOCK 21, AND CONTINUE ALONG THE SOUTH LINE OF LOT 29 IN BLOCK 21 AND ON A PROLONGATION OF THE SOUTH LINE OF SAID LOT 29 IN BLOCK 21 TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, THE LINE HEREINABOVE DESCRIBED BEING A LINE RUNNING FROM THE CENTER LINE OF STATE ROAD NO.5, U.S. HIGHWAY NO. 1, WEST AND PARALLEL TO THE CENTER LINE OF RIVER PARK BLVD., AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID TO THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY NORTHEASTERLY TO THE SOUTHWEST CORNER OF TRACT NO. 2 OF THE RESUBDIVISION OF BELLEWOOD ESTATES ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 19, AND THENCE RUN THE NORTH LINE OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID EASTERLY TO THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, AND THENCE RUN THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, SOUTHERLY TO THE POINT OF BEGINNING; AND THAT PORTION OF VACATED SUNSET AVENUE WEST OF DIXIE BOULEVARD; WEST STREET NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ROYAL PALM AVENUE NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID STREETS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 567; AND LESS AND EXCEPT THEREFROM, THE RIGHT-OF-WAY OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1.

TOGETHER WITH:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.
CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.

ORDINANCE NO. 24-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING ORDINANCE NO. 5-1993 OF THE CITY OF TITUSVILLE, BY AMENDING THE ZONING MAP MADE A PART OF SAID ORDINANCE BY REFERENCE BY CHANGING THE GENERAL RETAIL COMMERCIAL (BU-1), INDUSTRIAL LIGHT (IU), AND PLANNED INDUSTRIAL PARK (PIP) (BREVARD COUNTY) ZONING DISTRICTS TO THE INDUSTRIAL (M-2) ZONING DISTRICT ON APPROXIMATELY 24.83+/- ACRES OF PROPERTY LOCATED AT 125 PRECISION WAY, HAVING BREVARD COUNTY PARCEL ID NUMBER: 22-35-26-00-511; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville received an application for a rezoning from certain property owners; and

WHEREAS, a first and second public hearing has been held on the rezoning before the Local Planning Agency and the local governing body and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder consistent with the City's Land Development Regulations; and

WHEREAS, the City of Titusville finds that said rezoning has been processed in accordance with the applicable law and desires to amend its Zoning Map to change the zoning designation on said properties; and

WHEREAS, the City Council of the City of Titusville desires to amend its Zoning Map.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA as follows:

SECTION 1: RECITALS. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2. ZONING MAP AMENDMENT. Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, Florida, made a part of said Ordinance by reference, by designating the following property described in Exhibit A, presently zoned General Retail Commercial (BU-1), Industrial Light (IU), and Planned Industrial Park (PIP) (Brevard County) to the Industrial (M-2) zoning district.

SECTION 3. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall

be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect simultaneously with the effective date of Small Scale Amendment (SSA) No. 5-2025 contained in Ordinance XX-2025.

PASSED AND ADOPTED this XXnd day of X, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

PARCEL NO. 1

SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND KNOWN AS AND BEING PART OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, ALSO KNOWN AS BEING PART OF TRACT 2, RE-SUBDIVISION OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTRY, FLORIDA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A WOOD POST FOUND AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'11" EAST COINCIDENT WITH THE NORTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 702.65 FEET TO A 1" PIPE FOUND ON THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 07°18'19" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 530.01 FEET TO A POINT OF CURVATURE; THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO LEFT HAVING A RADIUS OF 4679.58 FEET, A CENTRAL ANGLE OF 08°28'43", A TANGENT OF 421.00 FEET, A CHORD OF 839.70 FEET AND A CHORD BEARING OF SOUTH 03°03'57" WEST AN ARC DISTANCE OF 840.46 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY A.T. AND L.E. YAFANARO PER DEED BOOK 403, PAGE 201, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED:

1. THENCE SOUTH 83°25'39" EAST COINCIDENT WITH THE SOUTHERLY LINE OF SAID YAFANARO TRACT, A DISTANCE OF 916.72 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, A 143 FOOT PUBLIC RIGHT-OF- WAY;
2. THENCE SOUTH 21°54'42" EAST COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #1, A DISTANCE OF 511.49 FEET TO A 1/2" REBAR SET ON THE NORTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY M.M. FLEISCHER PER DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID 1/2" REBAR ALSO BEING ON THE NORTHERLY LINE OF SUNSET AVENUE A 50 FOOT RIGHT-OF-WAY PER PLAT OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 6, PAGES 25-31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
3. THENCE SOUTH 68°05'18" WEST COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 608.45 FEET TO A 1/2" REBAR SET AT A POINT OF CURVATURE;
4. THENCE CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 967.63 FEET, A CENTRAL ANGLE OF 15°52'47", A TANGENT OF 134.96 FEET, A CHORD OF 267.32 FEET AND A CHORD BEARING OF SOUTH 76°01'42" WEST AN ARC DISTANCE OF 268.18 FEET TO A 1/2" REBAR SET AT A POINT OF TANGENCY;
5. THENCE SOUTH 83°58'05" WEST CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 205.00 FEET TO A 1/2" REBAR SET AT THE NORTHWEST CORNER OF SAID FLEISCHER TRACT SAID 1/2" REBAR ALSO BEING ON THE SAID EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY;
6. THENCE NORTH 06°01'55" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 414.38 FEET TO A 1/2" REBAR SET A POINT OF CURVATURE;
7. THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A CENTRAL ANGLE OF 4°51'31", A TANGENT OF 240.96 FEET, A CHORD OF 481.48 FEET AND A CHORD BEARING OF NORTH 03°36'09" WEST AN ARC DISTANCE OF 481.62 FEET TO A 1/2" REBAR SET IN THE TRUE PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING AND BEING SITUATE IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SUNSET AVENUE, A 50 FOOT RIGHT-OF-WAY, AS PER PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGES 25-31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #1, A 143 FOOT RIGHT-OF-WAY, THENCE PROCEED WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, FOR A FIRST COURSE CONTINUE WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 378 FEET TO A POINT, THENCE NORTH 06°01'55" WEST A DISTANCE OF 478 FEET TO A POINT, THENCE SOUTH 83°25'39" EAST A DISTANCE OF 274 FEET TO A POINT, FOR A FINAL COURSE GO SOUTH 21°54'42" EAST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (S.R. 5) AS PRESENTLY LOCATED; THENCE SOUTH 68°15'15" WEST ALONG SAID NORTHERLY R/W OF SUNSET AVENUE 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°15'15" WEST ALONG SAID R/W 308.81 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 967.63 FEET AND A CENTRAL ANGLE OF 04°07'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 69.65 FEET; THENCE NORTH 05°51'58" WEST, PARALLEL WITH THE FLORIDA EAST COAST RAILROAD 478.59 FEET; THENCE SOUTH 83°24'39" EAST 280.00 FEET; THENCE SOUTH 21°54'42" EAST PARALLEL WITH THE WESTERLY R/W OF U.S. 1 (S.R. 5) 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

BEGIN IN THE CENTER OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AT A POINT EAST OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 OF BELLEWOOD ESTATES SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6, PAGES 25-31, INCLUSIVE, THENCE RUN WEST TO THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 AFORESAID, AND THENCE CONTINUE WEST ON THE SOUTH LINE OF LOTS 15 AND 6 IN SAID BLOCK 24 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 6 IN BLOCK 24 TO THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 23, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 23 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 23 TO THE SOUTHEAST CORNER OF LOTS 16 IN BLOCK 22, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 22 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 22 TO THE SOUTHEAST CORNER OF LOT 29 IN BLOCK 21, AND CONTINUE ALONG THE SOUTH LINE OF LOT 29 IN BLOCK 21 AND ON A PROLONGATION OF THE SOUTH LINE OF SAID LOT 29 IN BLOCK 21 TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, THE LINE HEREINABOVE DESCRIBED BEING A LINE RUNNING FROM THE CENTER LINE OF STATE ROAD NO.5, U.S. HIGHWAY NO. 1, WEST AND PARALLEL TO THE CENTER LINE OF RIVER PARK BLVD., AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID TO THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY NORTHEASTERLY TO THE SOUTHWEST CORNER OF TRACT NO. 2 OF THE RESUBDIVISION OF BELLEWOOD ESTATES ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 19, AND THENCE RUN THE NORTH LINE OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID EASTERLY TO THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, AND THENCE RUN THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, SOUTHERLY TO THE POINT OF BEGINNING; AND THAT PORTION OF VACATED SUNSET AVENUE WEST OF DIXIE BOULEVARD; WEST STREET NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ROYAL PALM AVENUE NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID STREETS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 567; AND LESS AND EXCEPT THEREFROM, THE RIGHT-OF-WAY OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1.

TOGETHER WITH:

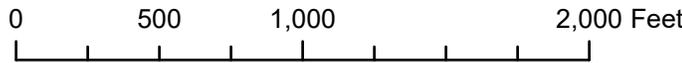
THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.
CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.

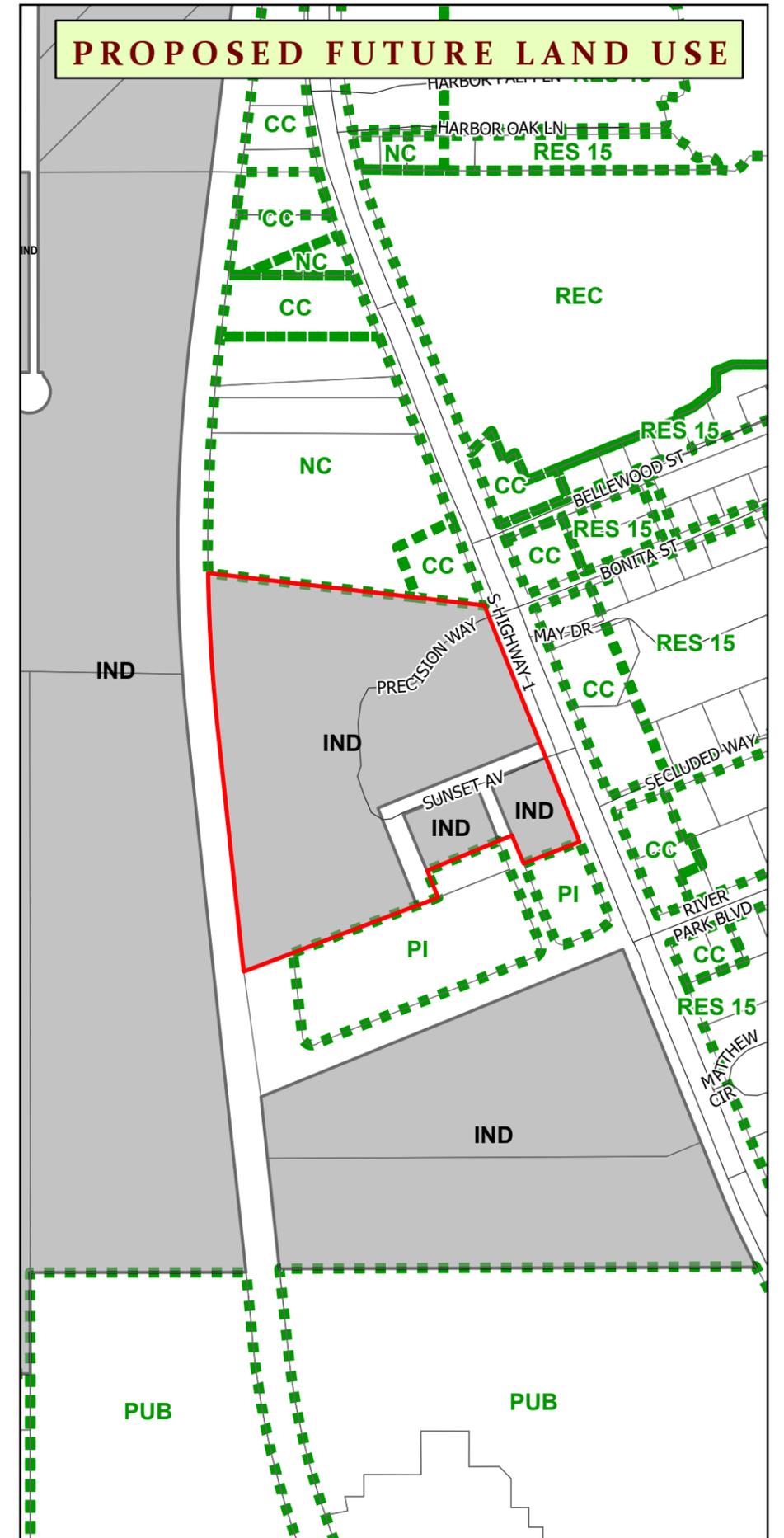
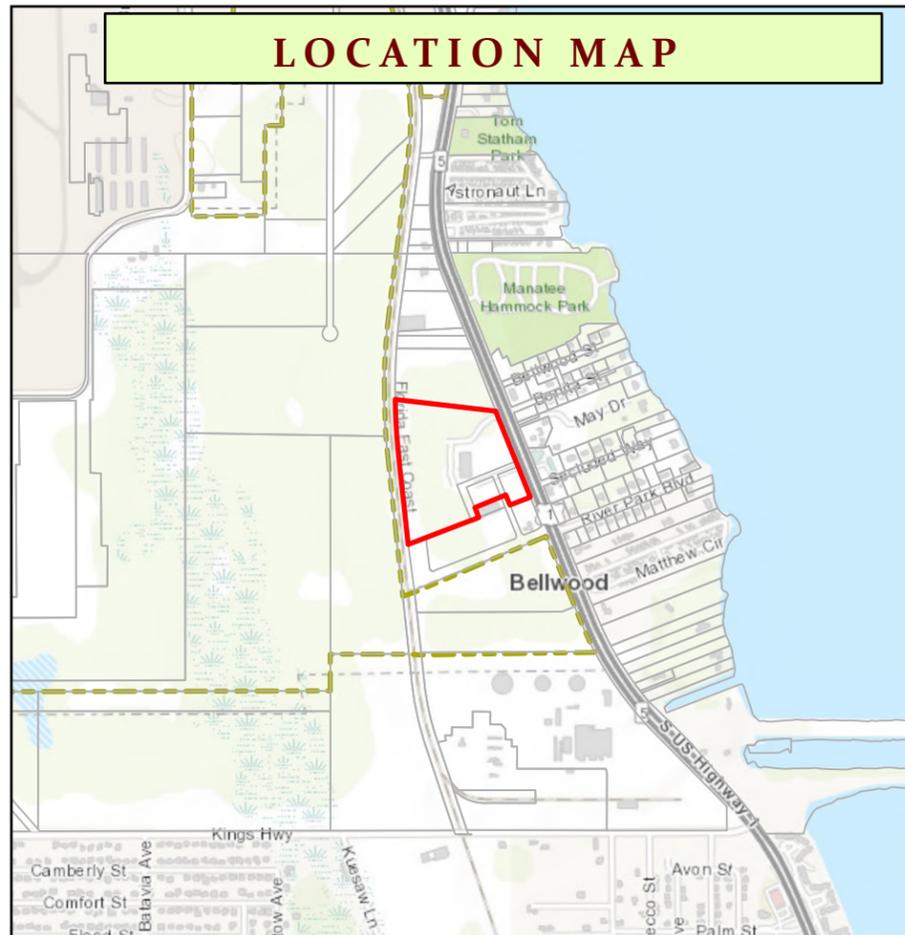
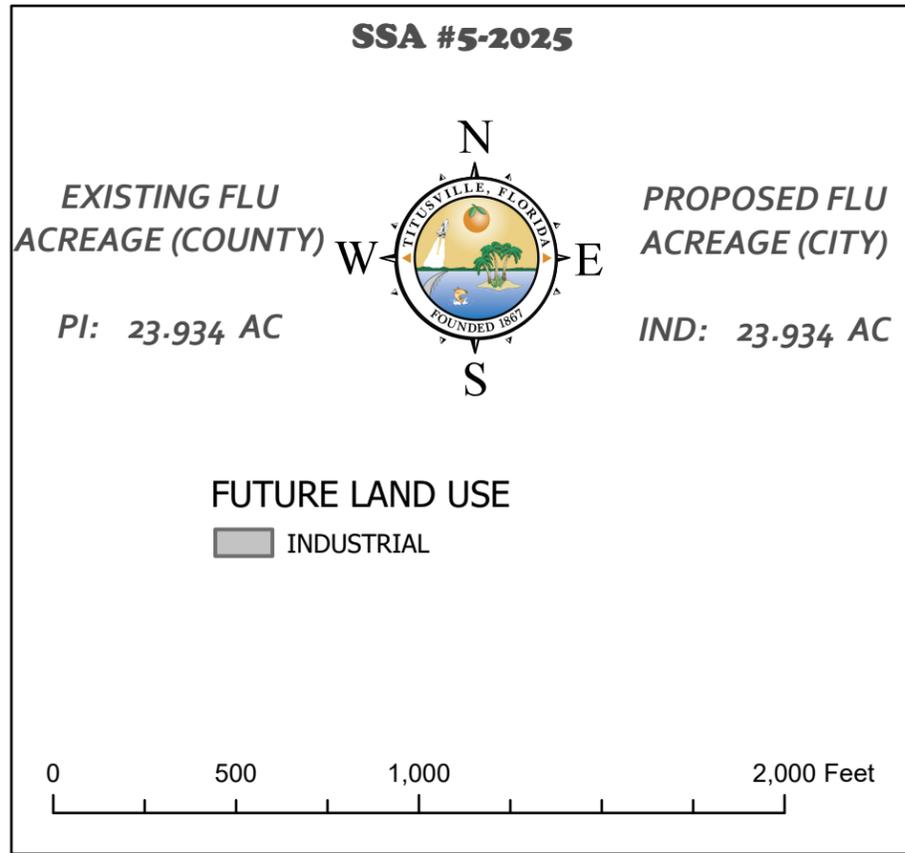
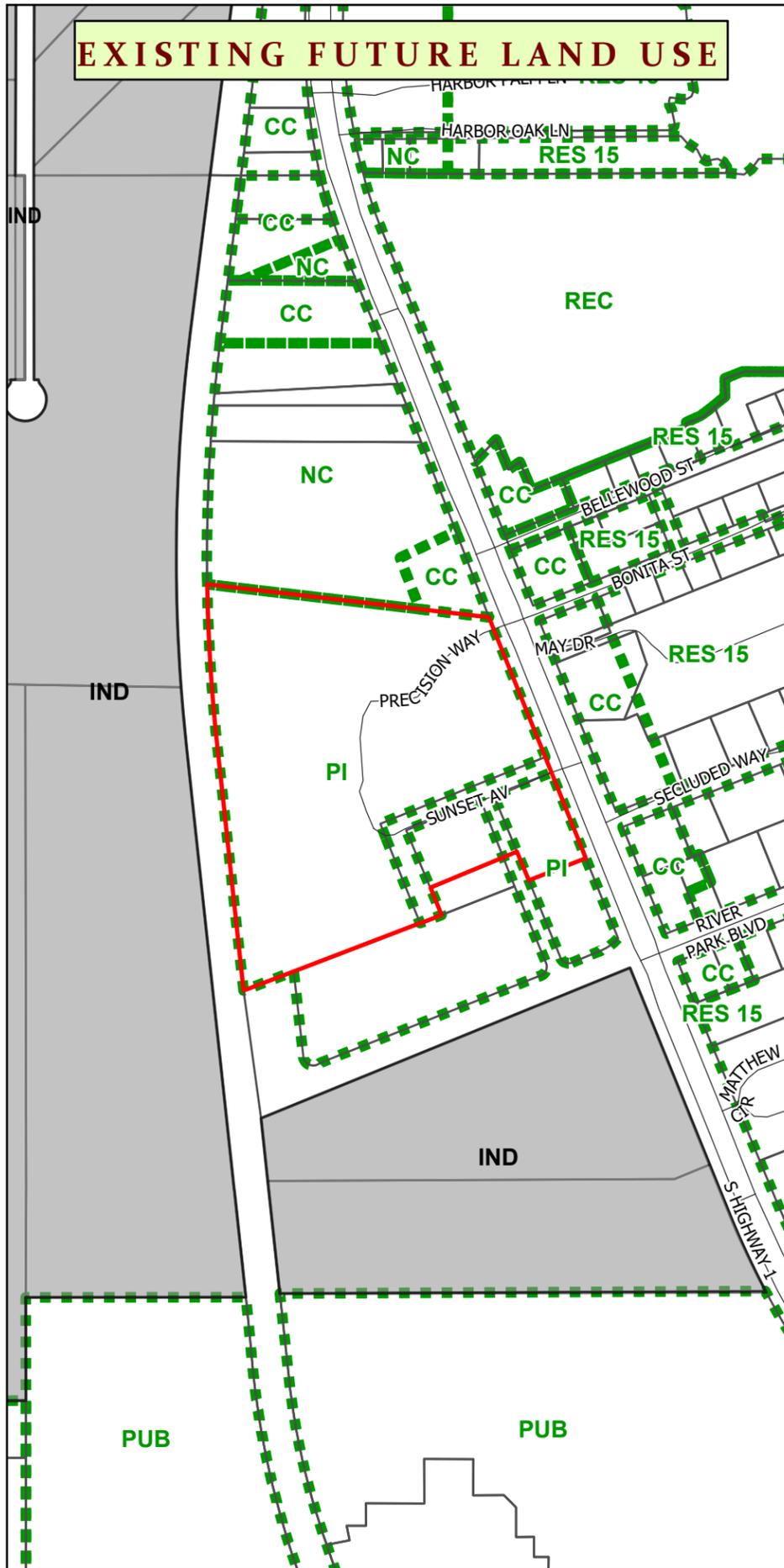


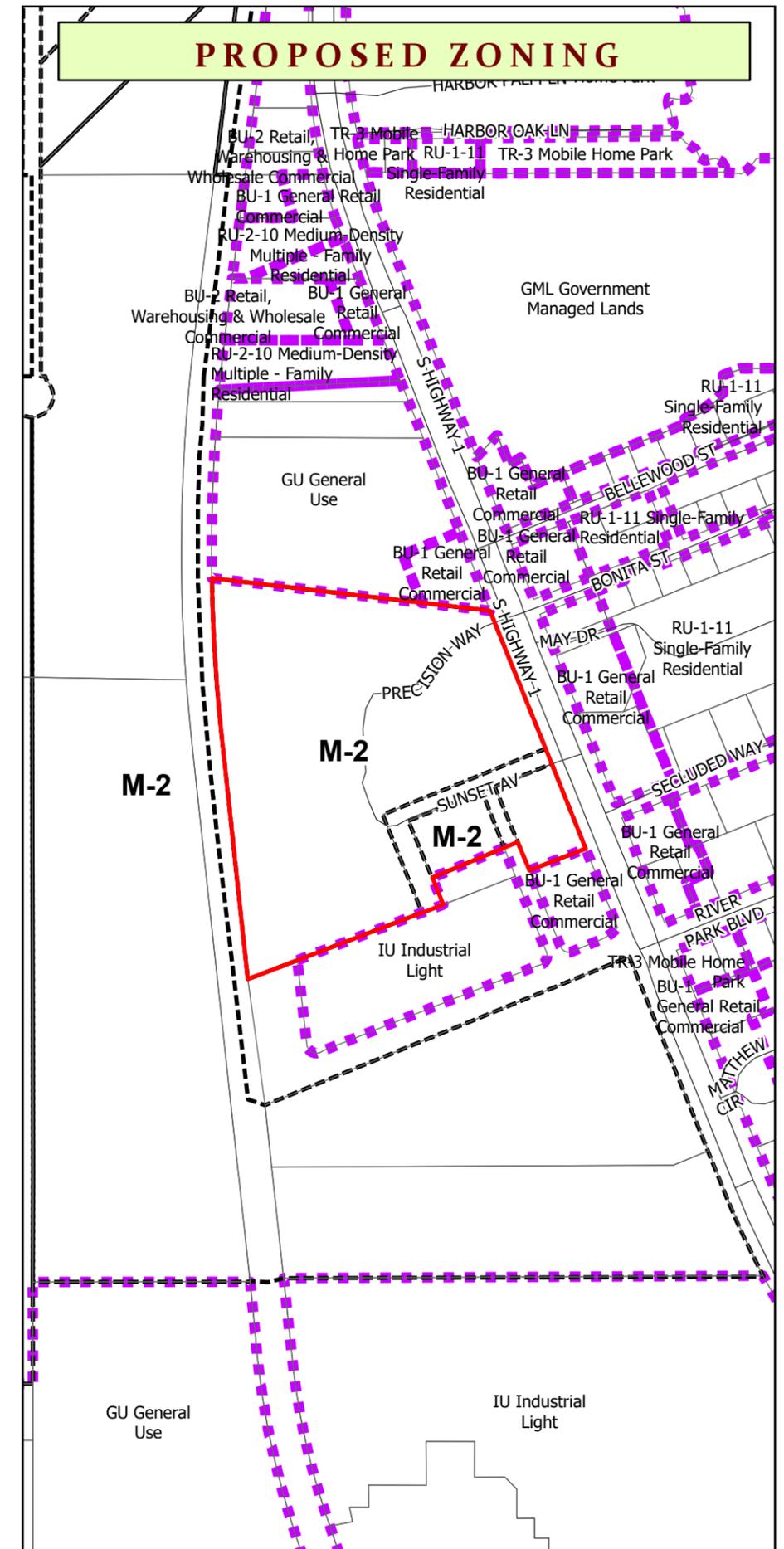
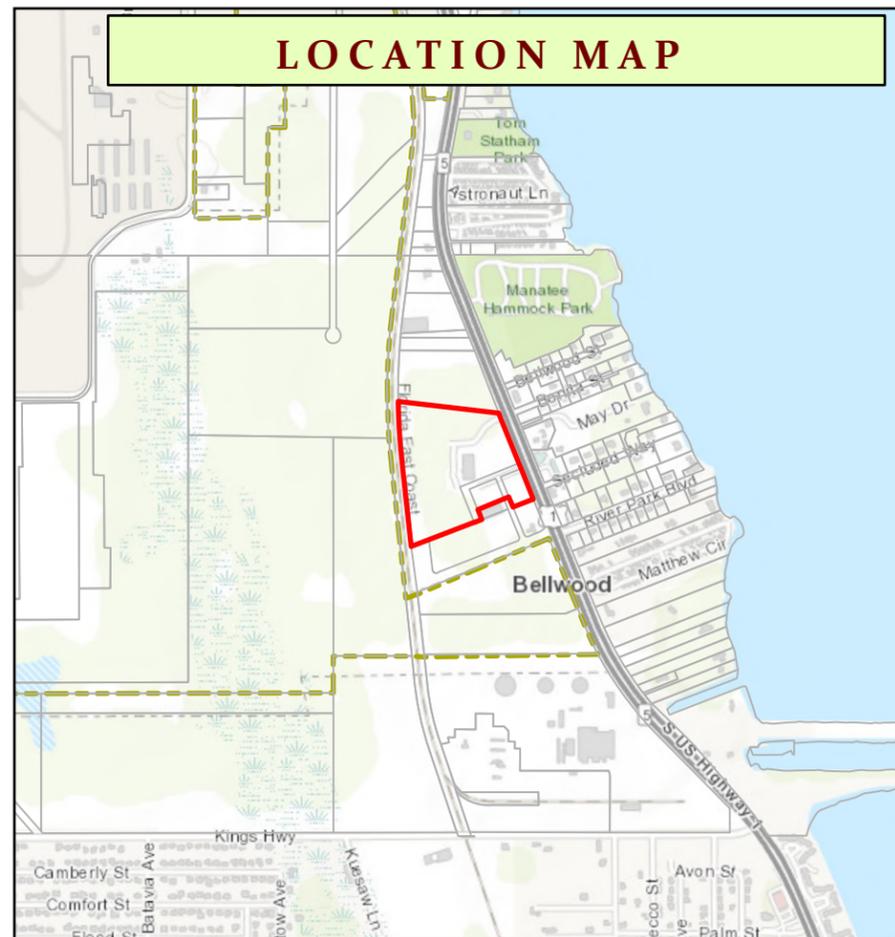
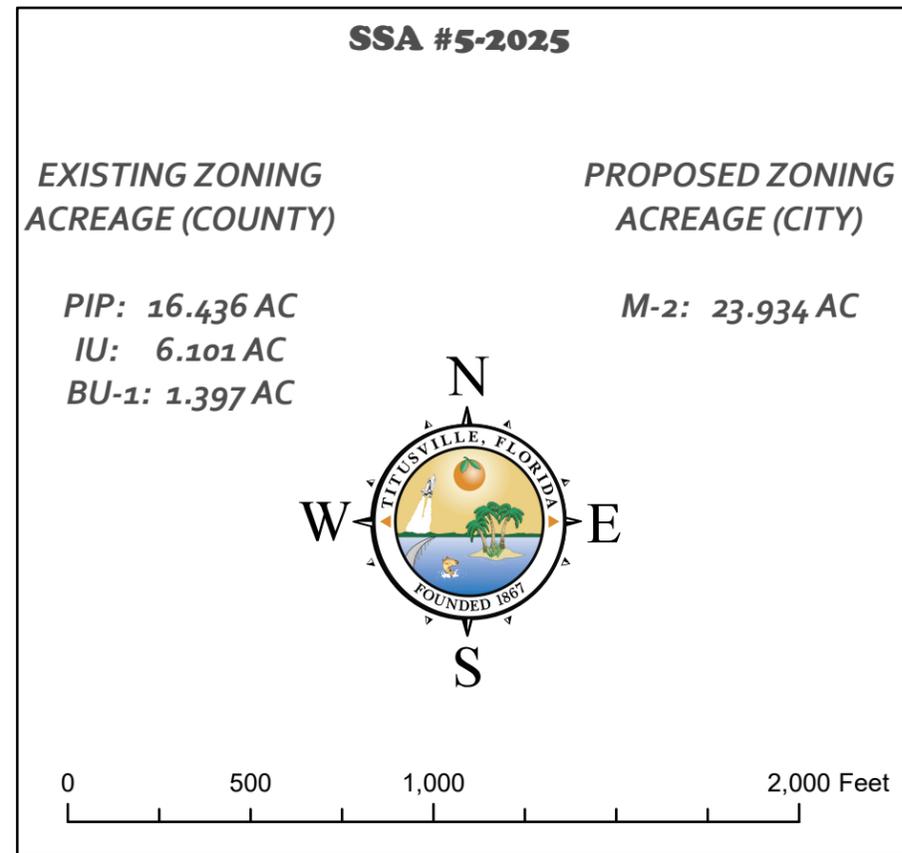
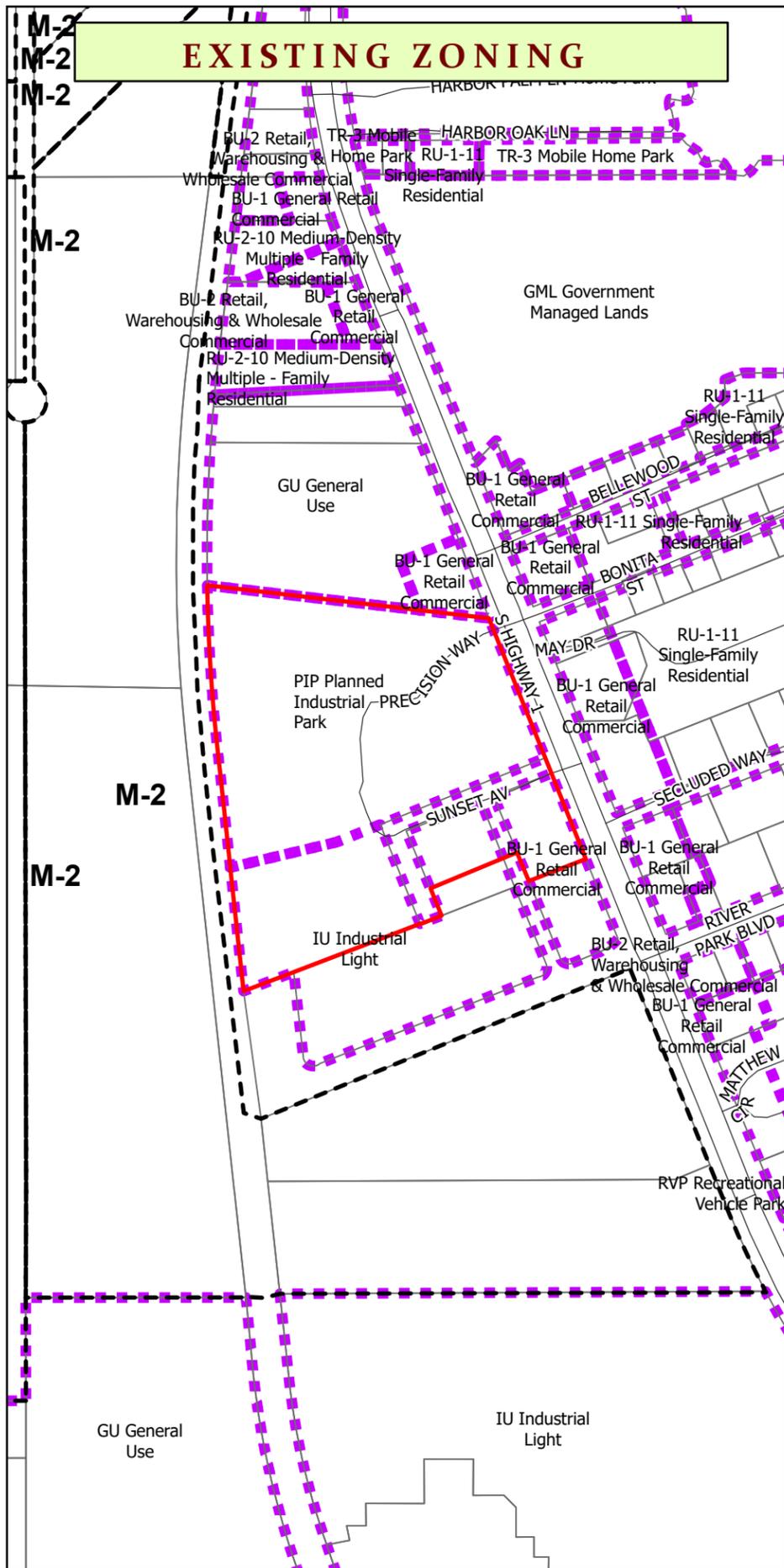
SUBJECT PROPERTY

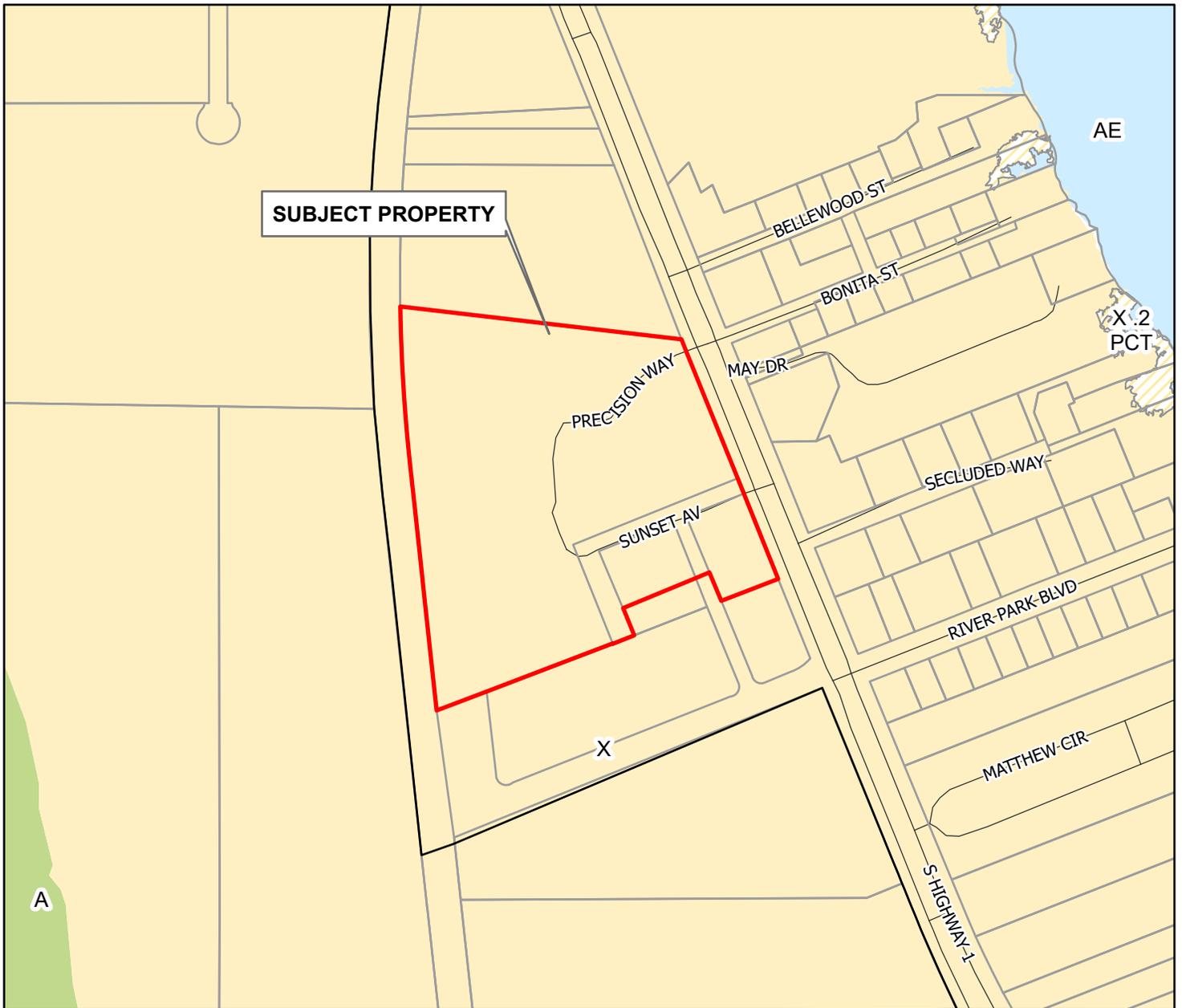


Aerial 2024 SSA #5-2025





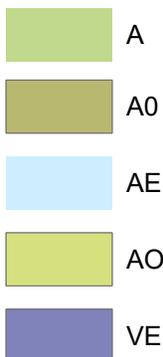




FEMA FLOOD HAZARD AREAS

SSA #5-2025

Special Flood Hazard Area Zones



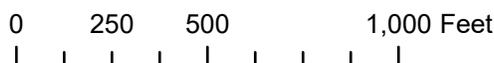
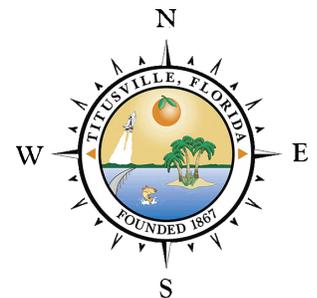
Moderate Flood Hazard Area Zone

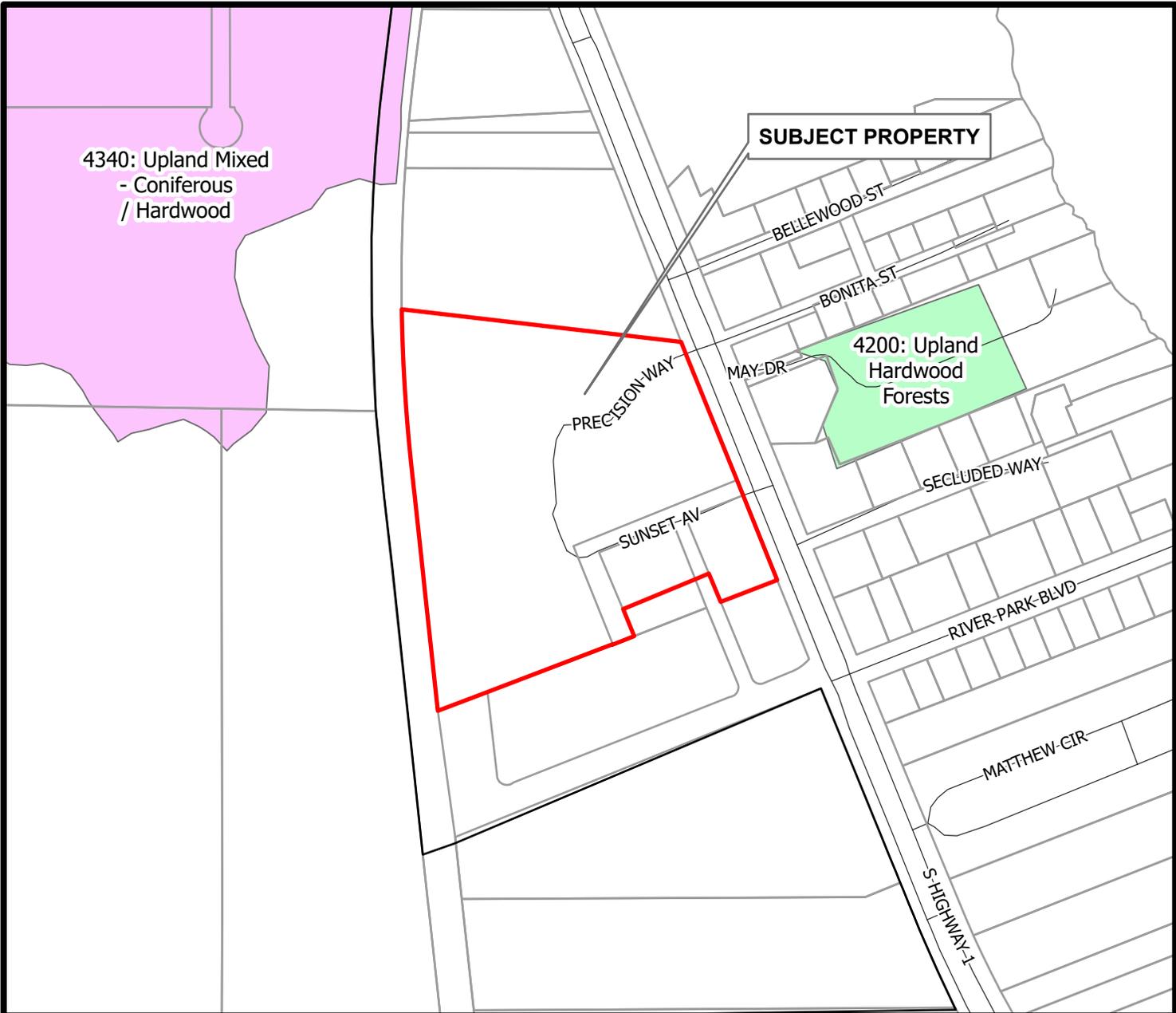


Minimal Flood Hazard Zones



Other Flood Zone Areas





SJRWMD Florida Land Use Cover Classification System

Upland Forests - 4000 Series

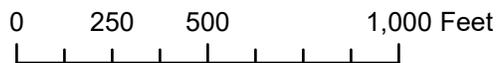
SSA #5-2025

LANDCOVER DESCRIPTION

- 4200: Upland Hardwood Forests
- 4340: Upland Mixed - Coniferous / Hardwood

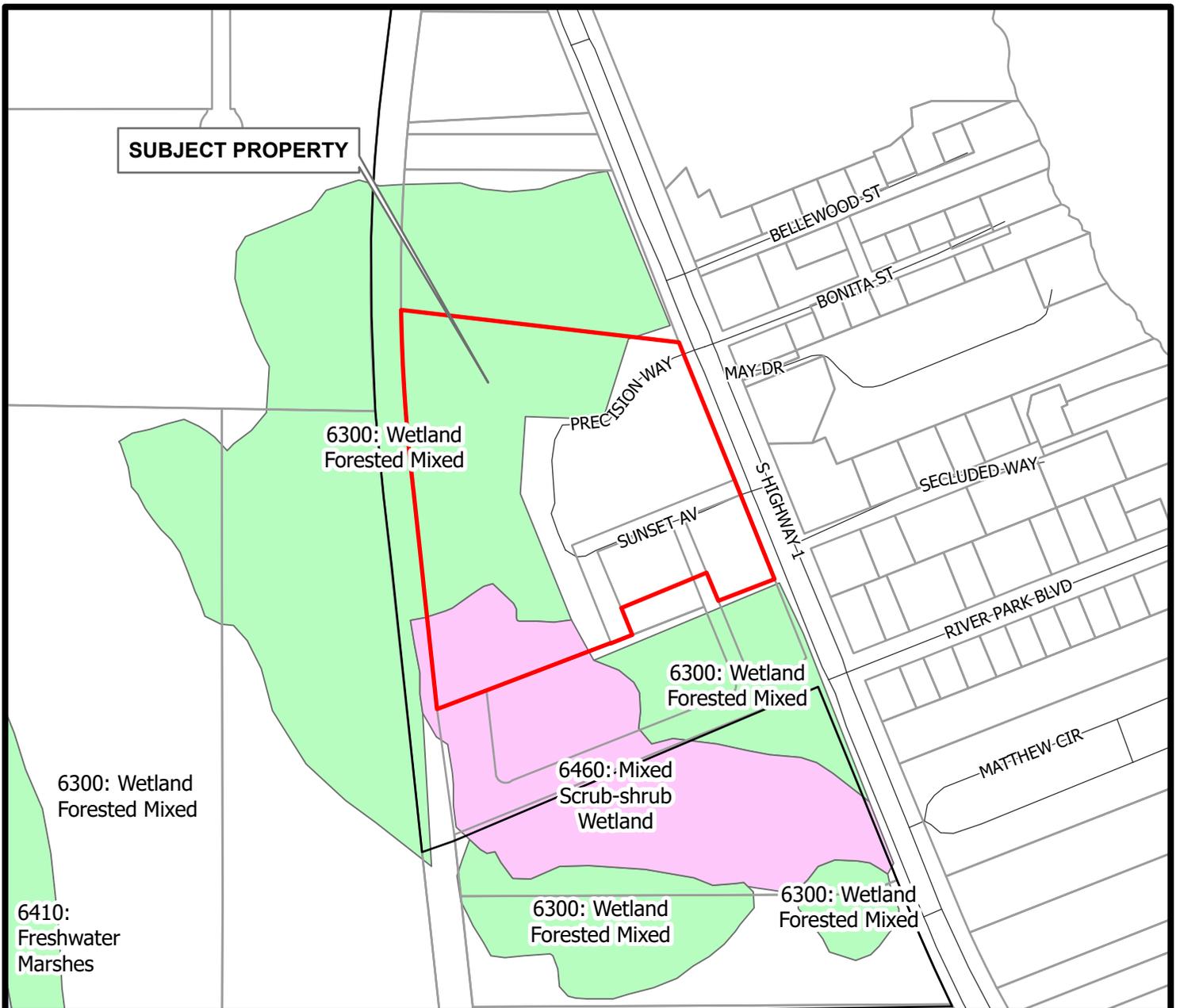


Community Development Department



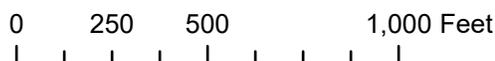
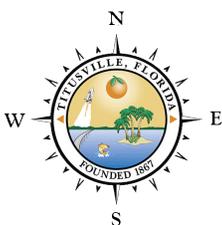
10/7/2025

This dataset (2017) is a compilation of the Land Use/Land Cover datasets created by St. John's River Water Management District



SJRWMD Florida Land Use Cover Classification System Wetlands - 6000 Series SSA #5-2025

SJRWMD Land Cover 6000 Series		 6460: Mixed Scrub-shrub Wetland
LANDCOVER DESCRIPTION		Base Map
 6300: Wetland Forested Mixed		 Parcels
 6410: Freshwater Marshes		 Subject

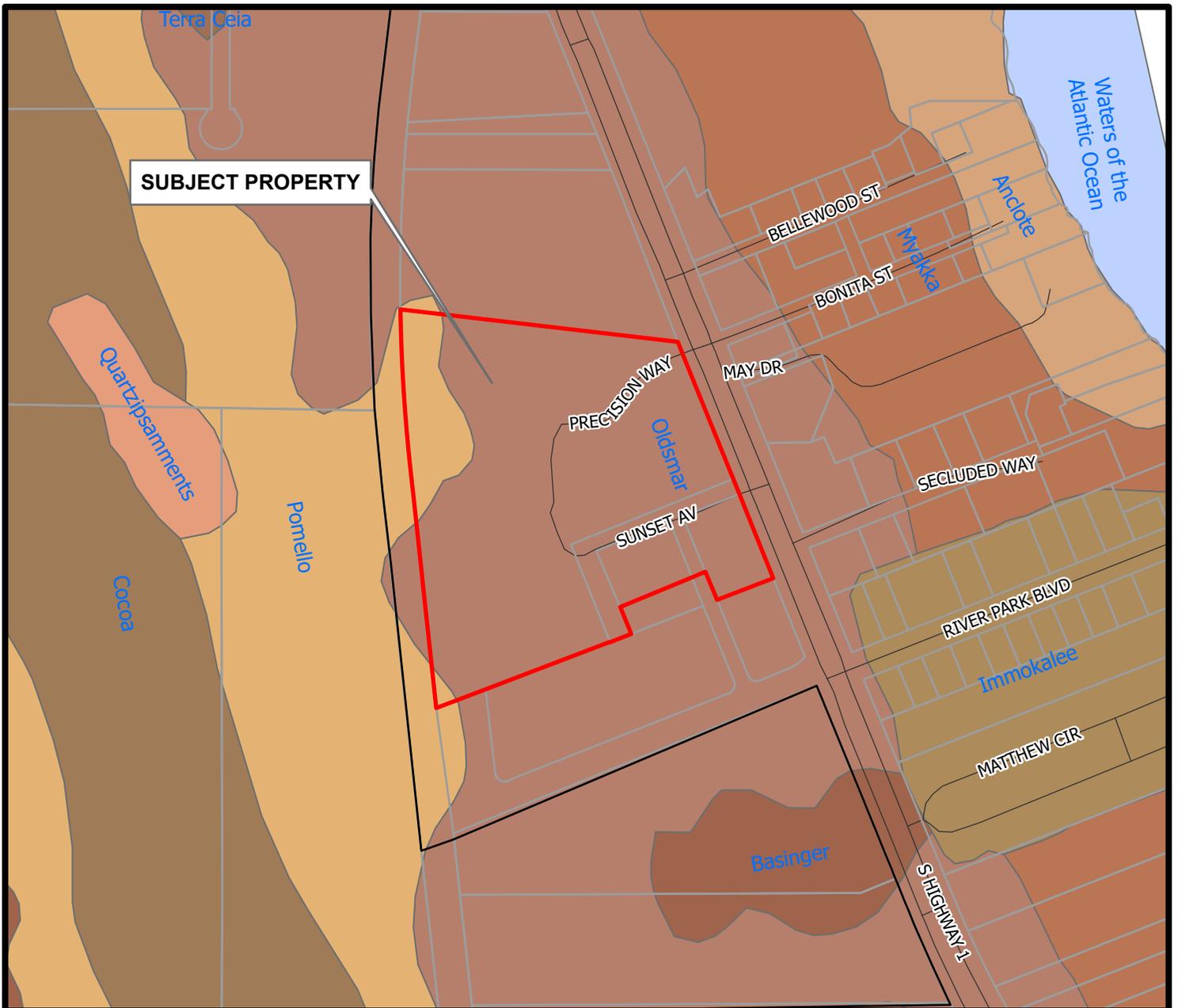


Community Development Department

This dataset (2017) is a compilation of the Land Use/Land Cover datasets created by St. John's River Water Management District

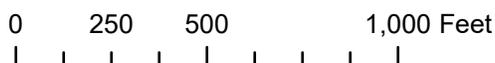
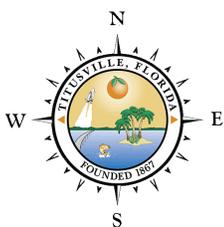
10/7/2025

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

- | | |
|---|--|
|  Anclote |  Pomello |
|  Basinger |  Quartzipsammments |
|  Cocoa |  Terra Ceia |
|  Immokalee |  Waters of the Atlantic Ocean |
|  Myakka | |
|  Oldsmar | |



Community Development Department

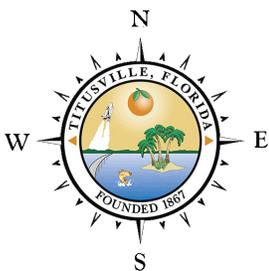
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

10/7/2025



WETLANDS IN VICINITY OF PROPERTY

SSA #5-2025



WETLAND_TY

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

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

10/7/2025

Scale:1:6,000

Community Development Department
Source: USFWS NWI (2023)

ALTA/NSPS LAND TITLE SURVEY

for:

ALLIED NEW TECHNOLOGIES-3

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4336, PAGE 1533)

PARCEL NO. 1

SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND KNOWN AS AND BEING PART OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, ALSO KNOWN AS BEING PART OF TRACT 2, RE-SUBDIVISION OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A WOOD POST FOUND AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'11" EAST COINCIDENT WITH THE NORTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 702.65 FEET TO A 1" PIPE FOUND ON THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 07°18'19" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 530.01 FEET TO A POINT OF CURVATURE; THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO LEFT HAVING A RADIUS OF 4679.58 FEET, A CENTRAL ANGLE OF 08°28'43", A TANGENT OF 421.00 FEET, A CHORD OF 839.70 FEET AND A CHORD BEARING OF SOUTH 03°03'57" WEST AN ARC DISTANCE OF 840.46 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY A.T. AND L.E. YAFANARO PER DEED BOOK 403, PAGE 201, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED:

- THENCE SOUTH 83°25'39" EAST COINCIDENT WITH THE SOUTHERLY LINE OF SAID YAFANARO TRACT, A DISTANCE OF 916.72 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, A 143 FOOT PUBLIC RIGHT-OF-WAY;
- THENCE SOUTH 21°54'42" EAST COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #1, A DISTANCE OF 511.49 FEET TO A 1/2" REBAR SET ON THE NORTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY M.M. FLEISCHER PER DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID 1/2" REBAR ALSO BEING ON THE NORTHERLY LINE OF SUNSET AVENUE A 50 FOOT RIGHT-OF-WAY PER PLAT OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 6, PAGES 25-31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
- THENCE SOUTH 68°05'19" WEST COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 608.45 FEET TO A 1/2" REBAR SET AT A POINT OF CURVATURE;
- THENCE CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 967.63 FEET, A CENTRAL ANGLE OF 15°52'47", A TANGENT OF 134.96 FEET, A CHORD OF 267.32 FEET AND A CHORD BEARING OF SOUTH 76°01'42" WEST AN ARC DISTANCE OF 268.18 FEET TO A 1/2" REBAR SET AT A POINT OF TANGENCY;
- THENCE SOUTH 83°58'05" WEST CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 205.00 FEET TO A 1/2" REBAR SET AT THE NORTHWEST CORNER OF SAID FLEISCHER TRACT SAID 1/2" REBAR ALSO BEING ON THE SAID EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY;
- THENCE NORTH 06°01'55" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 414.38 FEET TO A 1/2" REBAR SET A POINT OF CURVATURE;
- THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A CENTRAL ANGLE OF 4°51'31", A TANGENT OF 240.96 FEET, A CHORD OF 481.48 FEET AND A CHORD BEARING OF NORTH 03°36'09" WEST AN ARC DISTANCE OF 481.62 FEET TO A 1/2" REBAR SET IN THE TRUE PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING AND BEING SITUATE IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

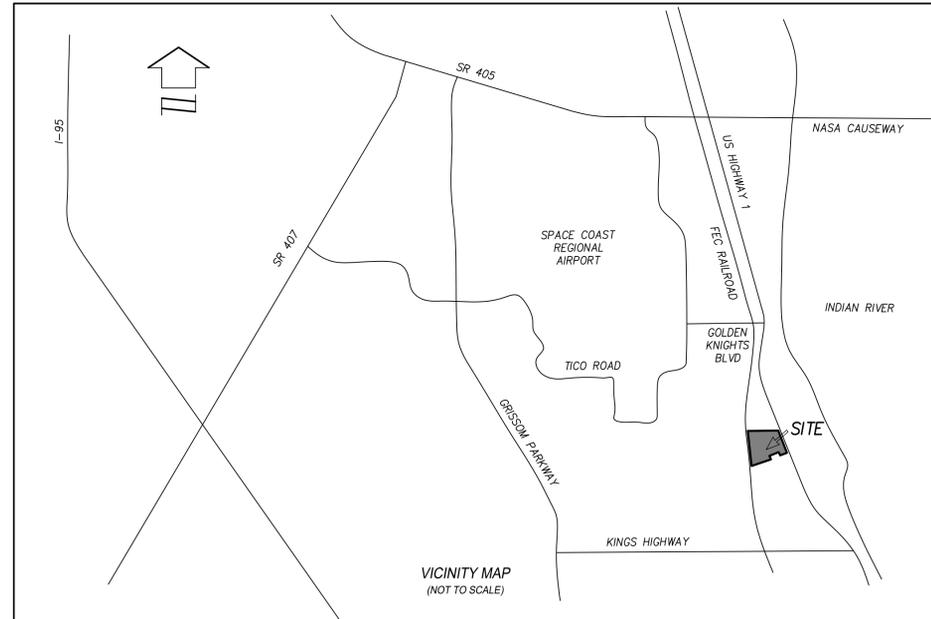
BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SUNSET AVENUE, A 50 FOOT RIGHT-OF-WAY, AS PER PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGES 25-31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #1, A 143 FOOT RIGHT-OF-WAY, THENCE PROCEED WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, FOR A FIRST COURSE CONTINUE WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 378 FEET TO A POINT, THENCE NORTH 06°01'55" WEST A DISTANCE OF 478 FEET TO A POINT, THENCE SOUTH 83°25'39" EAST A DISTANCE OF 274 FEET TO A POINT, FOR A FINAL COURSE GO SOUTH 21°54'42" EAST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (S.R. 5) AS PRESENTLY LOCATED; THENCE SOUTH 68°15'15" WEST ALONG SAID NORTHERLY R/W OF SUNSET AVENUE 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°15'15" WEST ALONG SAID R/W 308.81 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 967.63 FEET AND A CENTRAL ANGLE OF 04°07'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 69.65 FEET; THENCE NORTH 05°51'58" WEST, PARALLEL WITH THE FLORIDA EAST COAST RAILROAD 478.59 FEET; THENCE SOUTH 83°24'39" EAST 280.00 FEET; THENCE SOUTH 21°54'42" EAST PARALLEL WITH THE WESTERLY R/W OF U.S. 1 (S.R. 5) 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

BEGIN IN THE CENTER OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AT A POINT EAST OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 OF BELLEWOOD ESTATES SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6, PAGES 25-31, INCLUSIVE, THENCE RUN WEST TO THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 AFORESAID, AND THENCE CONTINUE WEST ON THE SOUTH LINE OF LOTS 15 AND 6 IN SAID BLOCK 24 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 6 IN BLOCK 24 TO THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 23, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 23 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 23 TO THE SOUTHEAST CORNER OF LOTS 16 IN BLOCK 22, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 22 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 22 TO THE SOUTHEAST CORNER OF LOT 29 IN BLOCK 21, AND CONTINUE ALONG THE SOUTH LINE OF LOT 29 IN BLOCK 21 AND ON A PROLONGATION OF THE SOUTH LINE OF SAID LOT 29 IN BLOCK 21 TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, THE LINE HERENAFORE DESCRIBED BEING A LINE RUNNING FROM THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, WEST AND PARALLEL TO THE CENTER LINE OF RIVER PARK BLVD., AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID TO THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY NORTHEASTERLY TO THE SOUTHWEST CORNER OF TRACT NO. 2 OF THE RESUBDIVISION OF BELLEWOOD ESTATES ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 19, AND THENCE RUN THE NORTH LINE OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID EASTERLY TO THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, AND THENCE RUN THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, SOUTHERLY TO THE POINT OF BEGINNING; AND THAT PORTION OF VACATED SUNSET AVENUE WEST OF DINE BOULEVARD, WEST STREET NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ROYAL PALM AVENUE NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID STREETS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 567; AND LESS AND EXCEPT THEREFROM, THE RIGHT-OF-WAY OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1.



VICINITY MAP
(NOT TO SCALE)

B-II EXCEPTIONS:

(ITEMS 1-6 ARE NOT SURVEY ITEMS AND THUS NOT SHOWN)

- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-PLOTTED AS APPLICABLE)
- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF RE-SUBDIVISION OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 8, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-PLOTTED AS APPLICABLE)
- EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN DEED BOOK 156, PAGE 545, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES NOT AFFECT)
- GRANT OF EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT AND BREVARD COUNTY, FLORIDA, RECORDED IN O.R. BOOK 2549, PAGE 944, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCELS 1 & 2-PLOTTED HEREON)
- DEED OF EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN O.R. BOOK 2848, PAGE 2966, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCEL 1-PLOTTED HEREON)
- EASEMENT IN FAVOR OF THE CITY OF TITUSVILLE, RECORDED IN O.R. BOOK 2594, PAGE 507, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCELS 1 & 2-PLOTTED HEREON)
- WATER SERVICE AGREEMENT WITH THE CITY OF TITUSVILLE, RECORDED IN O.R. BOOK 2558, PAGE 378, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCEL 2-NOT PLOTTABLE)
- RESOLUTION 92-406 RECORDED IN O.R. BOOK 3250, PAGE 1650, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS VACATED RIGHT OF WAY INCLUDED IN PARCEL 3-PLOTTED HEREON)
- RESOLUTION NO. 94-065 RECORDED IN O.R. BOOK 3370, PAGE 1952, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS STREET NAMING IN PARCELS 1 & 2-SHOWN HEREON)
- AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN O.R. BOOK 6794, PAGE 1234, O.R. BOOK 6901, PAGE 2361, O.R. BOOK 6990, PAGE 225 AND NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED IN O.R. BOOK 7019, PAGE 1311, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-NOT PLOTTABLE)
- TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). (NONE PROVIDED FOR REVIEW)

LEGEND AND ABBREVIATIONS:

ALTA AMERICAN LAND TITLE ASSOCIATION	IP IRON PIPE	PNT POINT OF NON-TANGENT	▣ CURB INLET GRATE	— LINE BREAK
BOT BOTTOM	IR IRON ROD	PRC POINT OF REVERSE CURVATURE	☉ CATCH BASIN	— FENCE LINE AS NOTED
(C) CALCULATED	IRC IRON ROD AND CAP	PVC POLYVINYL CHLORIDE	⊖ STORM MANHOLE	— OVERHEAD UTILITY LINE
CB CHORD BEARING	IRV IRRIGATION CONTROL VALVE	(R) RADIAL	⊙ SANITARY MANHOLE	1/8" TOP OF BANK
CCR CERTIFIED CORNER RECORD	L ARC LENGTH	R RADIUS	⊙ SANITARY CLEANOUT	1/8" TOE OF SLOPE
CH CHORD LENGTH	LB LICENSED BUSINESS	RCF REINFORCED CONCRETE PIPE	⊙ ELECTRIC MANHOLE	100" EXISTING CONTOUR
CLF CHAIN LINK FENCE	LS LAND SURVEYOR	RLS REGISTERED LAND SURVEYOR	⊙ ELECTRIC METER	— SANITARY SEWER LINE
C CONCRETE	(M) MEASURED	R/W RIGHT OF WAY	⊙ TELEPHONE RISER BOX	— STORM DRAINAGE LINE
CM CONCRETE MONUMENT	MB MAP BOOK	SEC SECTION	⊙ ELECTRIC RISER BOX	— WATER LINE
CMP CORRUGATED METAL PIPE	NAVJ NORTH AMERICAN VERTICAL DATUM	SF SQUARE FEET	⊙ CABLE TELEVISION RISER BOX	
(D) DESCRIPTION	NO. NUMBER	TWP TOWNSHIP	⊙ TELEPHONE RISER BOX	
DIP DUCTILE IRON PIPE	(NR) NOT RADIAL	Δ DELTA (CENTRAL ANGLE)	⊙ IRRIGATION CONTROL VALVE	
EL ELEVATION	NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	± MORE OR LESS	⊙ WATER METER	
ESMT EASEMENT	OR OFFICIAL RECORDS BOOK	□ FOUND CONCRETE MONUMENT AS NOTED	⊙ WATER VALVE	
(FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION	(P) PLAT	○ FOUND NAIL & DISK AS NOTED	⊙ FIRE HYDRANT	
FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PB PLAT BOOK	○ FOUND NAIL & DISK (LB 8501)	⊙ CONCRETE UTILITY POLE	
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	PC POINT OF CURVATURE	● FOUND 5/8" IRON ROD & CAP LS4101	⊙ METAL UTILITY POLE	
FND FOUND	PCC POINT OF COMPOUND CURVATURE	● FOUND IRON ROD AS NOTED	⊙ WOOD UTILITY POLE	
GR GROUND	PG(S) PAGE(S)	● SET NAIL & DISK (LB 8501)	⊙ UTILITY POLE GUY ANCHOR	
ID IDENTIFICATION	POC POINT OF COMMENCEMENT	● SET 5/8" IRON ROD & CAP (LB 8501)	⊙ LIGHT POLE	
INV INVERT	POB POINT OF BEGINNING	⊙ CONTROL/BENCHMARK AS DESCRIBED	⊙ SIGN	

SURVEY NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 901, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT REFERENCED FROM FDOT CONTROL STATION 42002006, BEING A BRASS DISK STAMPED D5PNC 42002 006, HAVING A NORTHING OF 1511193.984, AND AN EASTING OF 727568.355. AS A REFERENCE FOR THIS SURVEY, THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 HAS A BEARING OF SOUTH 21°54'42" EAST.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12009C0220H AND 12009C0310H, BREVARD COUNTY, FLORIDA, EFFECTIVE DATE OF JANUARY 29, 2021, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD).
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 24102837 RP, DATED SEPTEMBER 11, 2024.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- THERE ARE 45 PARKING SPACES AND 2 DISABLED SPACES IN THE SUBJECT PARCEL.
- UNDERGROUND UTILITIES WERE LOCATED BY ABOVE GROUND PHYSICAL EVIDENCE. OTHER BURIED FACILITIES MAY EXIST THAT WERE NOT IDENTIFIED AS PART OF THIS SURVEY.
- SUBJECT PARCELS CONTAIN: ±23.934 ACRES
PARCEL ID NO. 23 35 12-03-*--2.05
ZONING PARCELS 1 & 2:PIP (PLANNED INDUSTRIAL PARK)
PIP SETBACKS:
FRONT: 50.00'
SIDE: 50.00'
REAR: 25.00'

ZONING PARCEL 3 & 1U (LIGHT INDUSTRIAL) AND BU-1 (GENERAL RETAIL COMMERCIAL)

IU SETBACKS:

FRONT: 50.00'

SIDE: 15.00'

REAR: 25.00'

BU-1 SETBACKS:

FRONT: 25.00'

SIDE: 5.00'

REAR: 15.00'

- THERE WAS NO EVIDENCE OF EARTH MOVING WORK AT THE TIME OF THIS SURVEY, NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 09/14/2024 PER FAC 5J-17.062(2).
- BOUNDARY DIMENSIONS DEPICTED ON THE SUBJECT PARCEL ARE MEASURED UNLESS OTHERWISE NOTED AS (D) PER DEED OR (C) AS CALCULATED..
- ENCROACHMENTS:
A. ID SIGN WITH ELECTRIC WITH GROUND LIGHT ENCROACHES INTO ADJOINING PARCEL TO THE NORTH.
SIGN 6.7' OVER AND GROUND LIGHT 10.6' FEET OVER.
- PARCELS 1 AND 2 LYING NORTH OF SUNSET DRIVE ARE CONTIGUOUS TO THAT PORTION OF PARCEL 3 THAT CONTAINS VACATED SUNSET DRIVE. THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE FORMER NORTH RIGHT OF WAY OF SUNSET DRIVE IN PARCEL 3 AND THE SOUTHERLY LINE OF PARCELS 1 AND 2 ALONG THEIR COMMON BOUNDARY.

SURVEYOR'S CERTIFICATE:

TO: ALLIED NEW TECHNOLOGIES 3, INC.; STG PROPERTIES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SUPERIOR TITLE, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 09/13/2024; DATE OF PLAT OR MAP: 10/28/2024; I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. 5381

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

DONLEY CONSULTING GROUP, LLC

210 PARKTOWNE BOULEVARD, SUITE 31
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552
WWW.DONLEYCONSULTING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8501

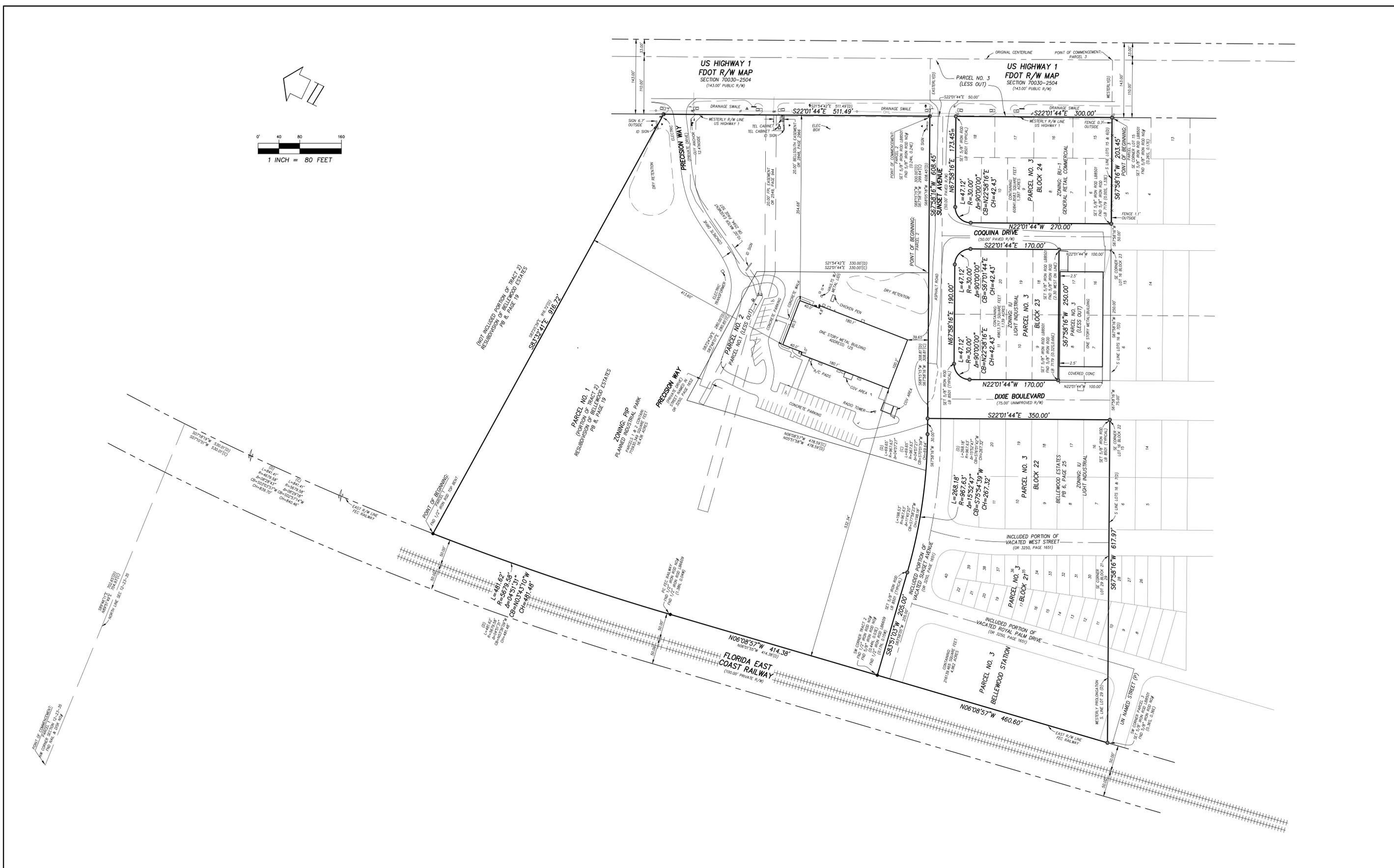
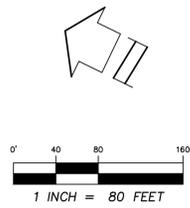
A PORTION OF RE-SUBDIVISION OF BELLEWOOD ESTATES

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

for:
ALLIED NEW TECHNOLOGIES-3

FB/PG		FIELD DATE		PROJECT NO. 1000.029	1 OF 2
BREVARD FB2		09/13/2024			
DRAWING DATE		BY	APPROVED	SCALE 1" = 60'	
10/28/2024		WDD	WDD		



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

DONLEY CONSULTING GROUP, LLC
 210 PARKTOWNE BOULEVARD, SUITE 1
 EDGEWATER, FLORIDA 32132
 PHONE: 407.947.4552
 WWW.DONLEYCONSULTING.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8501

**A PORTION OF
 RE-SUBDIVISION OF BELLEWOOD ESTATES**
 SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST
 BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
 for:
ALLIED NEW TECHNOLOGIES-3

FB/PG	FIELD DATE	PROJECT NO.
BREVARD FB2	09/13/2024	1000.029
DRAWING DATE	BY	APPROVED
10/28/2024	WDD	WDD
SCALE		1" = 60'

2
 OF
 2

ALTA/NSPS LAND TITLE SURVEY

for:

ALLIED NEW TECHNOLOGIES-3

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4336, PAGE 1533)

PARCEL NO. 1

SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND KNOWN AS AND BEING PART OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, ALSO KNOWN AS BEING PART OF TRACT 2, RE-SUBDIVISION OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A WOOD POST FOUND AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'11" EAST COINCIDENT WITH THE NORTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 702.65 FEET TO A 1" PIPE FOUND ON THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 07°18'19" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 530.01 FEET TO A POINT OF CURVATURE; THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO LEFT HAVING A RADIUS OF 4679.58 FEET, A CENTRAL ANGLE OF 08°28'43", A TANGENT OF 421.00 FEET, A CHORD OF 839.70 FEET AND A CHORD BEARING OF SOUTH 03°03'57" WEST AN ARC DISTANCE OF 840.46 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY A.T. AND L.E. YAFANARO PER DEED BOOK 403, PAGE 201, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED:

1. THENCE SOUTH 83°25'39" EAST COINCIDENT WITH THE SOUTHERLY LINE OF SAID YAFANARO TRACT, A DISTANCE OF 916.72 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, A 143 FOOT PUBLIC RIGHT-OF-WAY;
2. THENCE SOUTH 21°54'42" EAST COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #1, A DISTANCE OF 511.49 FEET TO A 1/2" REBAR SET ON THE NORTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY M.M. FLEISCHER PER DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID 1/2" REBAR ALSO BEING ON THE NORTHERLY LINE OF SUNSET AVENUE A 50 FOOT RIGHT-OF-WAY PER PLAT OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 6, PAGES 25-31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
3. THENCE SOUTH 68°05'19" WEST COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 608.45 FEET TO A 1/2" REBAR SET AT A POINT OF CURVATURE;
4. THENCE CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 967.63 FEET, A CENTRAL ANGLE OF 15°52'47", A TANGENT OF 134.96 FEET, A CHORD OF 267.32 FEET AND A CHORD BEARING OF SOUTH 76°01'42" WEST AN ARC DISTANCE OF 268.18 FEET TO A 1/2" REBAR SET AT A POINT OF TANGENCY;
5. THENCE SOUTH 83°58'05" WEST CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 205.00 FEET TO A 1/2" REBAR SET AT THE NORTHWEST CORNER OF SAID FLEISCHER TRACT SAID 1/2" REBAR ALSO BEING ON THE SAID EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY;
6. THENCE NORTH 06°01'55" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 414.38 FEET TO A 1/2" REBAR SET A POINT OF CURVATURE;
7. THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A CENTRAL ANGLE OF 4°51'31", A TANGENT OF 240.96 FEET, A CHORD OF 481.48 FEET AND A CHORD BEARING OF NORTH 03°36'09" WEST AN ARC DISTANCE OF 481.62 FEET TO A 1/2" REBAR SET IN THE TRUE PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING AND BEING SITUATE IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

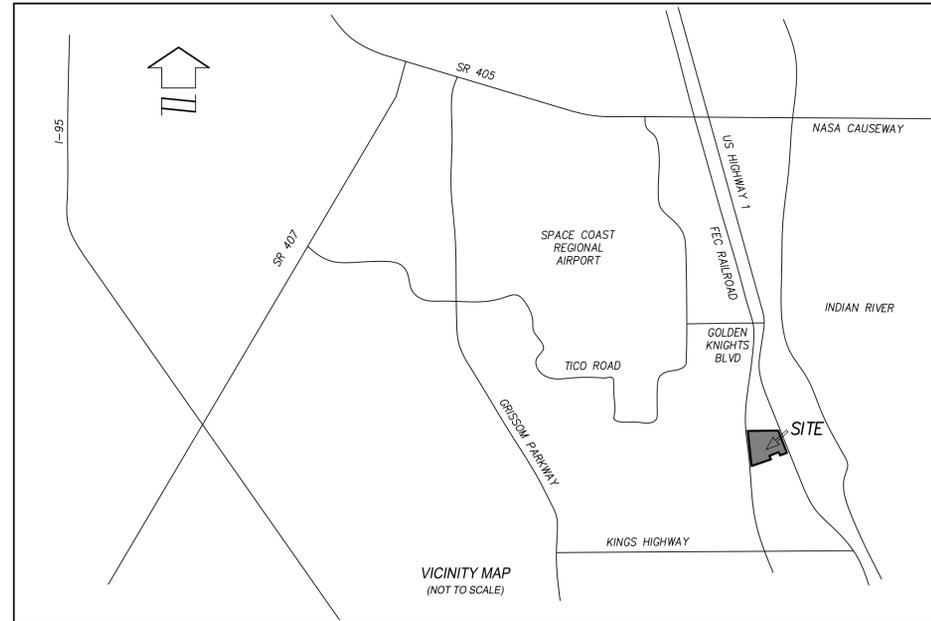
BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SUNSET AVENUE, A 50 FOOT RIGHT-OF-WAY, AS PER PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGES 25-31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #1, A 143 FOOT RIGHT-OF-WAY, THENCE PROCEED WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, FOR A FIRST COURSE CONTINUE WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 378 FEET TO A POINT, THENCE NORTH 06°01'55" WEST A DISTANCE OF 478 FEET TO A POINT, THENCE SOUTH 83°25'39" EAST A DISTANCE OF 274 FEET TO A POINT, FOR A FINAL COURSE GO SOUTH 21°54'42" EAST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (S.R. 5) AS PRESENTLY LOCATED; THENCE SOUTH 68°15'15" WEST ALONG SAID NORTHERLY R/W OF SUNSET AVENUE 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°15'15" WEST ALONG SAID R/W 308.81 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 967.63 FEET AND A CENTRAL ANGLE OF 04°07'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 69.65 FEET; THENCE NORTH 05°51'58" WEST, PARALLEL WITH THE FLORIDA EAST COAST RAILROAD 478.59 FEET; THENCE SOUTH 83°24'39" EAST 280.00 FEET; THENCE SOUTH 21°54'42" EAST PARALLEL WITH THE WESTERLY R/W OF U.S. 1 (S.R. 5) 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

BEGIN IN THE CENTER OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AT A POINT EAST OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 OF BELLEWOOD ESTATES SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6, PAGES 25-31, INCLUSIVE, THENCE RUN WEST TO THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 AFORESAID, AND THENCE CONTINUE WEST ON THE SOUTH LINE OF LOTS 15 AND 6 IN SAID BLOCK 24 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 6 IN BLOCK 24 TO THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 23, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 23 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 23 TO THE SOUTHEAST CORNER OF LOTS 16 IN BLOCK 22, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 22 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 22 TO THE SOUTHEAST CORNER OF LOT 29 IN BLOCK 21, AND CONTINUE ALONG THE SOUTH LINE OF LOT 29 IN BLOCK 21 AND ON A PROLONGATION OF THE SOUTH LINE OF SAID LOT 29 IN BLOCK 21 TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, THE LINE HERENAFORE DESCRIBED BEING A LINE RUNNING FROM THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, WEST AND PARALLEL TO THE CENTER LINE OF RIVER PARK BLVD., AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID TO THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY NORTHEASTERLY TO THE SOUTHWEST CORNER OF TRACT NO. 2 OF THE RESUBDIVISION OF BELLEWOOD ESTATES ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 19, AND THENCE RUN THE NORTH LINE OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID EASTERLY TO THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, AND THENCE RUN THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, SOUTHERLY TO THE POINT OF BEGINNING; AND THAT PORTION OF VACATED SUNSET AVENUE WEST OF DINE BOULEVARD, WEST STREET NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ROYAL PALM AVENUE NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID STREETS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 567; AND LESS AND EXCEPT THEREFROM, THE RIGHT-OF-WAY OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1.



VICINITY MAP
(NOT TO SCALE)

B-II EXCEPTIONS:

(ITEMS 1-6 ARE NOT SURVEY ITEMS AND THUS NOT SHOWN)

8. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-PLOTTED AS APPLICABLE)
9. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF RE-SUBDIVISION OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 8, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-PLOTTED AS APPLICABLE)
10. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN DEED BOOK 156, PAGE 545, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES NOT AFFECT)
11. GRANT OF EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT AND BREVARD COUNTY, FLORIDA, RECORDED IN O.R. BOOK 2549, PAGE 944, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCELS 1 & 2-PLOTTED HEREON)
12. DEED OF EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN O.R. BOOK 2848, PAGE 2966, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCEL 1-PLOTTED HEREON)
13. EASEMENT IN FAVOR OF THE CITY OF TITUSVILLE, RECORDED IN O.R. BOOK 2594, PAGE 507, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCELS 1 & 2-PLOTTED HEREON)
14. WATER SERVICE AGREEMENT WITH THE CITY OF TITUSVILLE, RECORDED IN O.R. BOOK 2558, PAGE 378, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCEL 2-NOT PLOTTABLE)
15. RESOLUTION 92-406 RECORDED IN O.R. BOOK 3250, PAGE 1650, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS VACATED RIGHT OF WAY INCLUDED IN PARCEL 3-PLOTTED HEREON)
16. RESOLUTION NO. 94-065 RECORDED IN O.R. BOOK 3370, PAGE 1952, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS STREET NAMING IN PARCELS 1 & 2-SHOWN HEREON)
17. AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN O.R. BOOK 6794, PAGE 1234, O.R. BOOK 6901, PAGE 2361, O.R. BOOK 6990, PAGE 225 AND NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED IN O.R. BOOK 7019, PAGE 1311, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-NOT PLOTTABLE)
18. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). (NONE PROVIDED FOR REVIEW)

LEGEND AND ABBREVIATIONS:

ALTA AMERICAN LAND TITLE ASSOCIATION	IP IRON PIPE	PNT POINT OF NON-TANGENT	▣ CURB INLET GRATE	— LINE BREAK
BOT BOTTOM	IR IRON ROD	PRC POINT OF REVERSE CURVATURE	⊕ CATCH BASIN	— FENCE LINE AS NOTED
(C) CALCULATED	IRC IRON ROD AND CAP	PVC POLYVINYL CHLORIDE	⊙ STORM MANHOLE	— OVERHEAD UTILITY LINE
CB CHORD BEARING	IRV IRRIGATION CONTROL VALVE	(R) RADIAL	⊙ SANITARY MANHOLE	1/8" TOP OF BANK
CCR CERTIFIED CORNER RECORD	L ARC LENGTH	R RADIUS	⊙ SANITARY CLEANOUT	1/8" TOE OF SLOPE
CH CHORD LENGTH	LB LICENSED BUSINESS	RCF REINFORCED CONCRETE PIPE	⊙ ELECTRIC MANHOLE	100" EXISTING CONTOUR
CLF CHAIN LINK FENCE	LS LAND SURVEYOR	RLS REGISTERED LAND SURVEYOR	⊙ ELECTRIC METER	— SANITARY SEWER LINE
⊕ CENTERLINE	(M) MEASURED	R/W RIGHT OF WAY	⊙ TELEPHONE RISER BOX	— STORM DRAINAGE LINE
CM CONCRETE MONUMENT	MB MAP BOOK	SEC SECTION	⊙ ELECTRIC RISER BOX	— WATER LINE
CMP CORRUGATED METAL PIPE	NAVD NORTH AMERICAN VERTICAL DATUM	SF SQUARE FEET	⊙ CABLE TELEVISION RISER BOX	
(D) DESCRIPTION	NO. NUMBER	TWP TOWNSHIP	⊙ TELEPHONE RISER BOX	
DIP DUCTILE IRON PIPE	(NR) NOT RADIAL	Δ DELTA (CENTRAL ANGLE)	⊙ IRRIGATION CONTROL VALVE	
EL ELEVATION	NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	± MORE OR LESS	⊙ WATER METER	
ESMT EASEMENT	OR OFFICIAL RECORDS BOOK	⊙ FOUND CONCRETE MONUMENT AS NOTED	⊙ WATER VALVE	
(FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION	(P) PLAT	⊙ FOUND NAIL & DISK AS NOTED	⊙ FIRE HYDRANT	
FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PB PLAT BOOK	⊙ FOUND NAIL & DISK (LB 8501)	⊙ CONCRETE UTILITY POLE	
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	PC POINT OF CURVATURE	⊙ FOUND 5/8" IRON ROD & CAP LS4101	⊙ METAL UTILITY POLE	
FND FOUND	PCC POINT OF COMPOUND CURVATURE	⊙ SET NAIL & DISK (LB 8501)	⊙ WOOD UTILITY POLE	
GR GROUND	PG(S) PAGE(S)	⊙ SET NAIL & DISK (LB 8501)	⊙ UTILITY POLE GUY ANCHOR	
ID IDENTIFICATION	POC POINT OF COMMENCEMENT	⊙ SET 5/8" IRON ROD & CAP (LB 8501)	⊙ LIGHT POLE	
INV INVERT	POB POINT OF BEGINNING	⊙ CONTROL/BENCHMARK AS DESCRIBED	⊙ SIGN	

SURVEY NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 901, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT REFERENCED FROM FDOT CONTROL STATION 42002006, BEING A BRASS DISK STAMPED D5PNC 42002 006, HAVING A NORTHING OF 1511193.984, AND AN EASTING OF 727568.355. AS A REFERENCE FOR THIS SURVEY, THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 HAS A BEARING OF SOUTH 21°54'42" EAST.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12009C0220H AND 12009C0310H, BREVARD COUNTY, FLORIDA, EFFECTIVE DATE OF JANUARY 29, 2021, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD).
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 24102837 RP, DATED SEPTEMBER 11, 2024.
4. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
5. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
7. THERE ARE 45 PARKING SPACES AND 2 DISABLED SPACES IN THE SUBJECT PARCEL.
8. UNDERGROUND UTILITIES WERE LOCATED BY ABOVE GROUND PHYSICAL EVIDENCE. OTHER BURIED FACILITIES MAY EXIST THAT WERE NOT IDENTIFIED AS PART OF THIS SURVEY.
9. SUBJECT PARCELS CONTAIN: ±23.934 ACRES
PARCEL ID NO. 23 35 12-03-*--2.05
ZONING PARCELS 1 & 2:PIP (PLANNED INDUSTRIAL PARK)
PIP SETBACKS:
FRONT:50.00'
SIDE:50.00'
REAR:25.00'

ZONING PARCEL 3 & 1U (LIGHT INDUSTRIAL) AND BU-1 (GENERAL RETAIL COMMERCIAL)
IU SETBACKS:
FRONT:50.00'
SIDE:15.00'
REAR:25.00'
BU-1 SETBACKS:
FRONT:25.00'
SIDE:5.00'
REAR:15.00'
10. THERE WAS NO EVIDENCE OF EARTH MOVING WORK AT THE TIME OF THIS SURVEY, NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
11. NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
12. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
13. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 09/14/2024 PER FAC 5J-17.062(2).
14. BOUNDARY DIMENSIONS DEPICTED ON THE SUBJECT PARCEL ARE MEASURED UNLESS OTHERWISE NOTED AS (D) PER DEED OR (C) AS CALCULATED..
15. ENCROACHMENTS:
A. ID SIGN WITH ELECTRIC WITH GROUND LIGHT ENCROACHES INTO ADJOINING PARCEL TO THE NORTH.
SIGN 6.7' OVER AND GROUND LIGHT 10.6' FEET OVER.
16. PARCELS 1 AND 2 LYING NORTH OF SUNSET DRIVE ARE CONTIGUOUS TO THAT PORTION OF PARCEL 3 THAT CONTAINS VACATED SUNSET DRIVE. THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE FORMER NORTH RIGHT OF WAY OF SUNSET DRIVE IN PARCEL 3 AND THE SOUTHERLY LINE OF PARCELS 1 AND 2 ALONG THEIR COMMON BOUNDARY.

SURVEYOR'S CERTIFICATE:

TO: ALLIED NEW TECHNOLOGIES 3, INC.; STG PROPERTIES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SUPERIOR TITLE, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 09/13/2024; DATE OF PLAT OR MAP: 10/28/2024; I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.



WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. 5381

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

DONLEY CONSULTING GROUP, LLC

210 PARKTOWNE BOULEVARD, SUITE 31
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552
WWW.DONLEYCONSULTING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8501

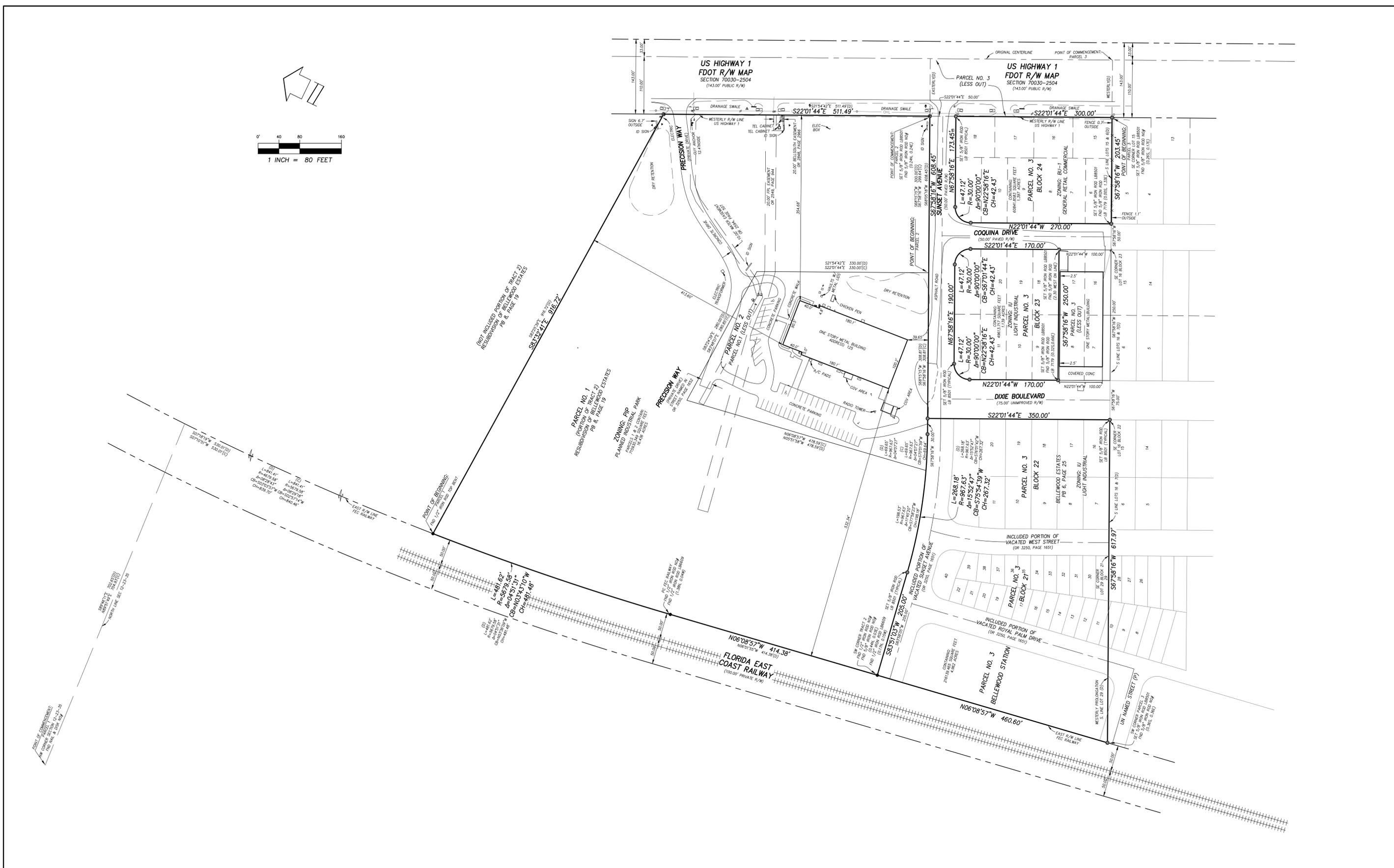
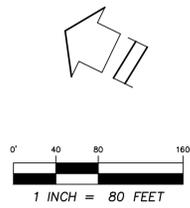
A PORTION OF RE-SUBDIVISION OF BELLEWOOD ESTATES

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

for:
ALLIED NEW TECHNOLOGIES-3

FB/PG		FIELD DATE		PROJECT NO. 1000.029	1 OF 2
BREVARD FB2		09/13/2024			
DRAWING DATE		BY	APPROVED	SCALE	1" = 60'
10/28/2024		WDD	WDD		



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

DONLEY CONSULTING GROUP, LLC
 210 PARKTOWNE BOULEVARD, SUITE 1
 EDGEWATER, FLORIDA 32132
 PHONE: 407.947.4552
 WWW.DONLEYCONSULTING.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8501

**A PORTION OF
 RE-SUBDIVISION OF BELLEWOOD ESTATES**
 SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST
 BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
 for:
ALLIED NEW TECHNOLOGIES-3

FB/PG	FIELD DATE	PROJECT NO.
BREVARD FB2	09/13/2024	1000.029
DRAWING DATE	BY	APPROVED
10/28/2024	WDD	WDD
SCALE		1" = 60'

2
 OF
 2

The subject Property has a current FLU designation of Planned Industrial and requests a change to Heavy Manufacturing, therefore a School Concurrency Determination is not applicable.

Via email: (cvigil@brph.com)

Ref: 6408.01

TECHNICAL MEMORANDUM

To: Cris Vigil, PE, LEED AP, BRPH

From: Matthew West, AICP

Subject: US 1 and Precision Way Industrial Development – Comprehensive Plan Amendment Analysis
Titusville, FL

Date: November 18, 2024

INTRODUCTION

LTG, Inc. (LTG) has been retained by BRPH to conduct traffic engineering and transportation planning services on behalf of the proposed future land use change for the US 1 and Precision Way Industrial Development. The proposed Comprehensive Plan Amendment (CPA) will change the future land use designation of a 21.94-acre property from Brevard County Planned Industrial to City of Titusville Industrial. The proposed CPA is accompanied by a related rezoning application which is addressed in a separate technical memorandum. The subject property is located on the west side of US 1 at Precision Way in Titusville, Florida. A location map is attached as Exhibit A.

The methodology and procedures used in this analysis are consistent with the guidelines for the City of Titusville, the Florida Department of Commerce, and the Florida Department of Transportation (FDOT).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLU DESIGNATIONS

The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition. The total daily, AM peak hour, and PM peak hour trips for the existing and proposed future land use (FLU) designations are shown in Tables 1 and 2, respectively.

First, the existing Brevard County Planned Industrial designation was examined. Based on the description of the Planned Industrial designation, the maximum allowable intensity was determined by deferring to the 2.48 Floor Area Ratio (FAR) of the light industrial uses included in the Heavy/Light Industrial designation. Therefore, a maximum development program of 2,370,151.87 square feet of light industrial is permitted. General Light Industrial (ITE code 110) was utilized as the highest trip-generating use for the existing FLU. As indicated in Table 1, the existing FLU would generate 11,543 daily, 1,754 AM peak hour, and 1,541 PM peak hour trips.

Next, the proposed City of Titusville Industrial designation was examined. Based on the maximum allowable intensity, 1.00 FAR, a maximum development program of 955,706.4 square feet of industrial is permitted. Manufacturing (ITE code 140) was utilized as the highest trip-generating use that would be permitted for the proposed FLU. As indicated in Table 2, the proposed FLU would generate 4,540 daily, 650 AM peak hour, and 707 PM peak hour trips.

Table 1
Existing FLU Total Trip Generation
US 1 and Precision Way Industrial Development – CPA

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	General Light Industrial	110	T=4.87(X)	2,370.15	KSF	50%	50%	5,771	5,772	11,543
AM PH			T=0.74(X)			88%	12%	1,543	211	1,754
PM PH			T=0.65(X)			14%	86%	216	1,325	1,541

Table 2
Proposed FLU Total Trip Generation
US 1 and Precision Way Industrial Development – CPA

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Manufacturing	140	T=4.75(X)	955.71	KSF	50%	50%	2,270	2,270	4,540
AM PH			T=0.68(X)			76%	24%	494	156	650
PM PH			T=0.74(X)			31%	69%	219	488	707

TRIP GENERATION DIFFERENCE BETWEEN THE EXISTING & PROPOSED FLU DESIGNATIONS

The trip difference between the existing Brevard County Planned Industrial and the proposed City of Titusville Industrial designations is determined by subtracting trips generated by the proposed designation from the trips generated by the existing designation. As indicated in Table 3, this results in a potential trip decrease of 7,003 daily, 1,104 AM peak hour, and 834 PM peak hour trips.

Table 3
Difference in Trip Generation
US 1 and Precision Way Industrial Development – CPA

	Daily	AM Peak Hour	PM Peak Hour
Existing FLU	11,543	1,754	1,541
Proposed FLU	4,540	650	707
Difference	7,003	1,104	834

CONCLUSION

The study was conducted to evaluate the potential impact the proposed CPA would have on area roadways. Based on this analysis, there would be a decrease in potential trip generation. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

Attachments:

Exhibit A – Location Map

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West

Signature: _____

Date: November 18, 2024



EXHIBIT A

LOCATION MAP



US 1 and Precision Way Industrial



NTS

Location Map

Project No.: 6408.01

Exhibit A



LTG

Engineering & Planning

BOUNDARY SURVEY

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 23-35-12-03-*--2.05

PURPOSE OF SURVEY: TO REZONE PLATTED STREETS.

SHEET 1 OF 2

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23 AND WEST OF THE WEST RIGHT OF WAY LINE OF US 1; TOGETHER WITH THAT PORTION OF COQUINA DRIVE (50.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 18, BLOCK 23 AND THE SOUTHWEST CORNER OF LOT 8, BLOCK 24 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

CONTAINING: 22,865.64 SQUARE FEET, 0.52 ACRES.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M) UNLESS NOTED AS CALCULATED (C) OR PER DEED (D).
5. FIELD DATE: 04/25/2025; DRAWING DATE: 10/02/2025.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 10/02/2025 PER FAC 5J-17.062(2).
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

LEGEND:

	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
C1	CURVE TAG LABEL (SEE TABLE)
SEC	SECTION
	FND 5/8" IRON ROD & CAP LB 8501



PREPARED FOR: ALLIED NEW TECHNOLOGIES-3

WILLIAM D. DONLEY
SURVEYOR & MAPPER, PSM NO. 5381
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: DONLEY CONSULTING GROUP, LLC
ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552

DRAWN BY: <u>J. DONLEY</u>	CHECKED BY: <u>W. DONLEY</u>	DRAWING NO. <u>1000.029</u>	SECTION <u>12</u>
DATE: <u>10/02/2025</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS _____	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

BOUNDARY SURVEY

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

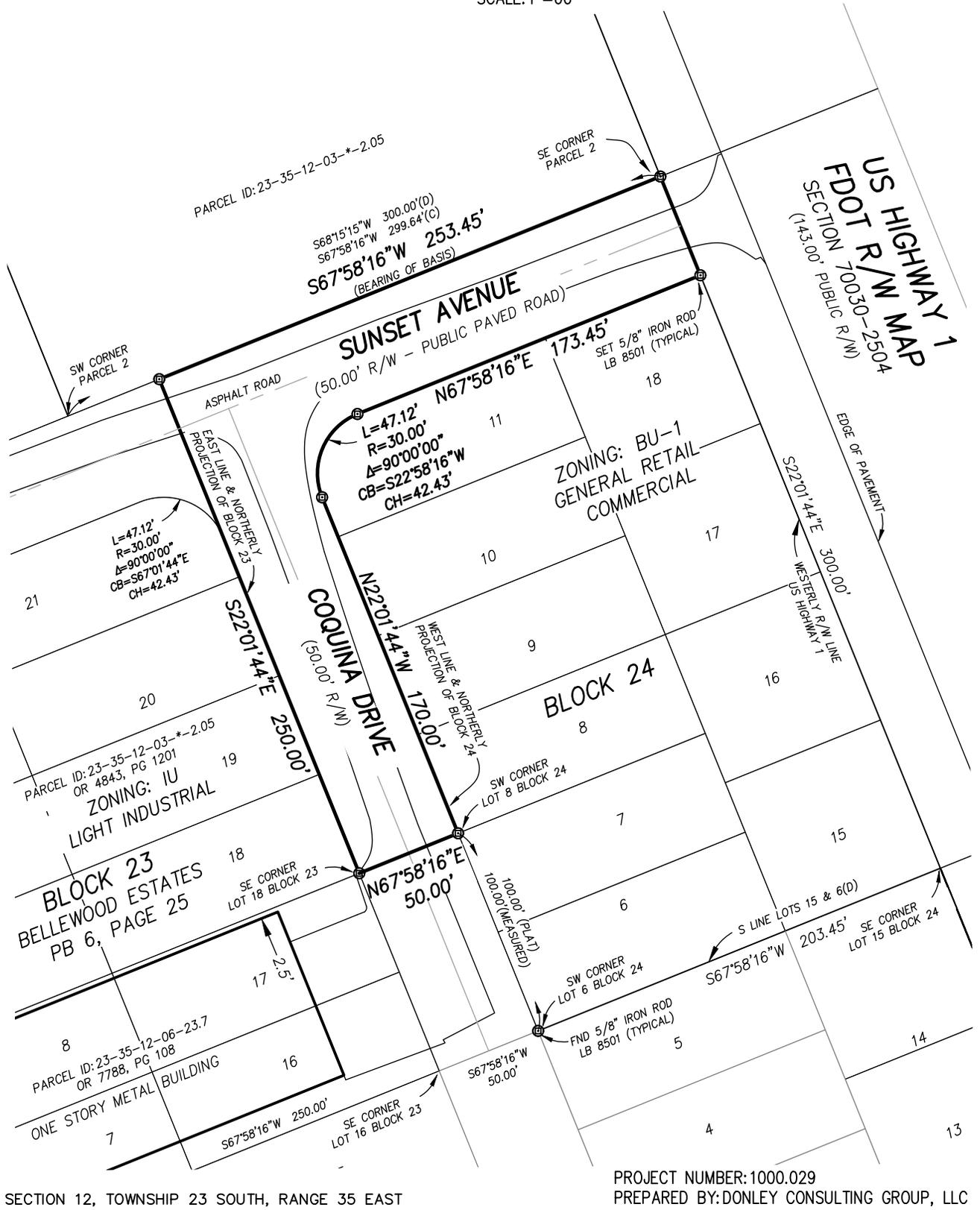
PARCEL ID NUMBER: 23-35-12-03-*-2.05



SCALE: 1"=60'

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2



SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PROJECT NUMBER: 1000.029

PREPARED BY: DONLEY CONSULTING GROUP, LLC

Resolution 2025 - 063

Vacating a portion of two public rights-of-way, Plat of "Bellewood Estates", Titusville, Florida, lying in Section 12, Township 23 South, Range 35 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **STG Properties LLC** with the Board of County Commissioners to vacate public rights-of-ways in Brevard County, Florida, described as follows:

SEE ATTACHED BOUNDARY SURVEY

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

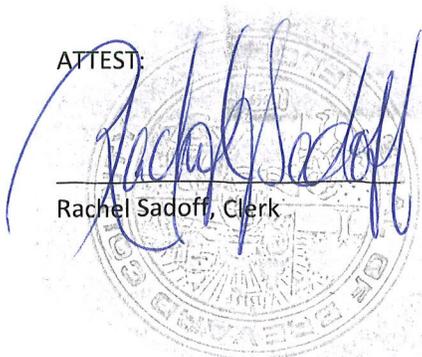
WHEREAS, the Board finds that vacating said public rights-of-ways will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public rights-of-ways are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED, AND ADOPTED, in regular session, this 22nd day of July, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:


Rachel Sadoff, Clerk


Rob Feltner, Chairman

As approved by the Board on:
July 22, 2025

BOUNDARY SURVEY

SHEET 1 OF 2

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

PARCEL ID NUMBER: 23-35-12-03-*--2.05

PURPOSE OF SURVEY: TO VACATE AND ABANDON
UNOPENED AND UNIMPROVED PLATTED STREETS.

LEGAL DESCRIPTION:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M) UNLESS NOTED AS CALCULATED (C) OR PER DEED (D).
5. FIELD DATE: 04/25/2025; DRAWING DATE: 04/29/2025.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 04/29/2025 PER FAC 5J-17.062(2).
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

LEGEND:

— —	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
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R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
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CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
C1	CURVE TAG LABEL (SEE TABLE)
SEC	SECTION
Ⓢ	FND 5/8" IRON ROD & CAP LB 8501



William D. Donley 5/17/25

WILLIAM D. DONLEY
SURVEYOR & MAPPER, PSM NO. 5381
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR: ALLIED NEW TECHNOLOGIES-3

PREPARED BY: DONLEY CONSULTING GROUP, LLC
ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552

DRAWN BY: <u>W. DONLEY</u>	CHECKED BY: <u>W. DONLEY</u>	DRAWING NO. <u>1000.029</u>	SECTION <u>12</u>
DATE: <u>04/29/2025</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS <u>05.02.25 ADDRESS COMMENTS</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Amber Holley
Amber Holly
Brevard County Public Works Dept. Surveying & Mapping Program
2725 Judge Fran Jamieson Way, Room A-220
Viera FL 32940

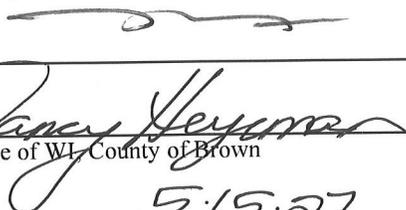
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/07/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/07/2025



Legal Clerk
Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$285.05
Tax Amount: \$0.00
Payment Cost: \$285.05
Order No: 11454613 # of Copies:
Customer No: 1127286 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad#11454613 07/07/2025
LEGAL NOTICE
NOTICE FOR THE VACATING OF A PORTION OF TWO PUBLIC RIGHTS-OF-WAYS, PLAT OF "BELLEWOOD ESTATES" IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TITUSVILLE, FL
NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by STG PROPERTIES LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:
THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.
PREPARED BY: WILLIAM D. DONLEY, PSM.
The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on July 22, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Donna Scott
Brevard County Clerk Donna Scott -Survey
Brevard Cty Public Works Dept
2725 Judge Fran Jamieson Way Bldg A
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/28/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/28/2025

Legal Clerk D. Robert
Vicky Felty
Notary, State of WI, County of Brown
9/19/25

My commission expires

Publication Cost: \$188.48
Tax Amount: \$0.00
Payment Cost: \$188.48
Order No: 11519187 # of Copies:
Customer No: 1127286 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

Ad#11519187 07/28/2025

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF TWO PUBLIC RIGHTS-OF-WAY, PLAT OF "BELLEWOOD ESTATES", TITUSVILLE, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST - STG PROPERTIES LLC

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on July 22, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public rights-of-way, plat of "Bellewood Estates", Titusville, Florida, lying in Section 12, Township 23 South, Range 35 East, as petitioned by STG Properties LLC.

LEGAL DESCRIPTION:

The Board further renounced and disclaimed any right of the County in and to said public rights-of-way. THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE FOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST. CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES. PREPARED BY: WILLIAM D. DONLEY, PSM.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA
RACHEL M. SADOFF, CLERK
BY: Kimberly Powell, Clerk to the Board

LEGAL DESCRIPTION

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 23-35-12-03-*--2.05

PURPOSE OF SURVEY: TO VACATE AND ABANDON UNOPENED AND UNIMPROVED PLATTED STREETS.

SHEET 1 OF 2

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

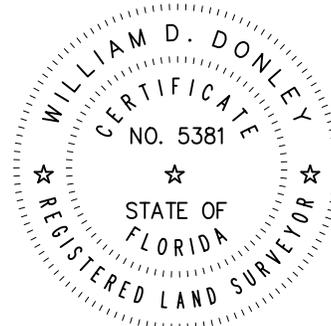
CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.

LEGEND:

—	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
C1	CURVE TAG LABEL (SEE TABLE)
SEC	SECTION
O	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



PREPARED FOR: ALLIED NEW TECHNOLOGIES-3

WILLIAM D. DONLEY
SURVEYOR & MAPPER, PSM NO. 5381
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: DONLEY CONSULTING GROUP, LLC
ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552

DRAWN BY: <u>W. DONLEY</u>	CHECKED BY: <u>W. DONLEY</u>	DRAWING NO. <u>1000.029</u>	SECTION <u>12</u>
DATE: <u>11/15/2024</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS <u>03.26.25 ADD AREA</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

SKETCH OF DESCRIPTION

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

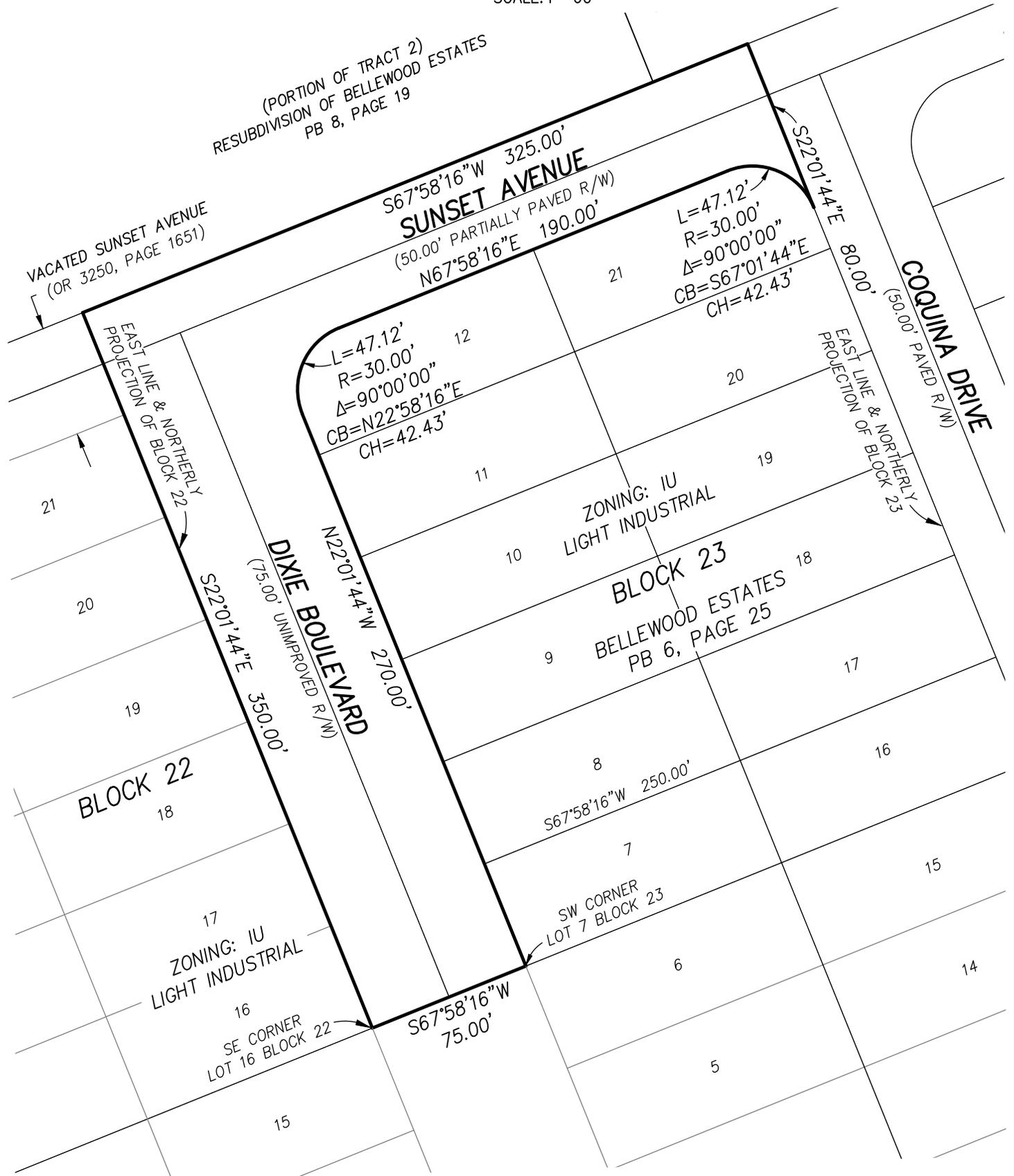
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SCALE: 1"=60'

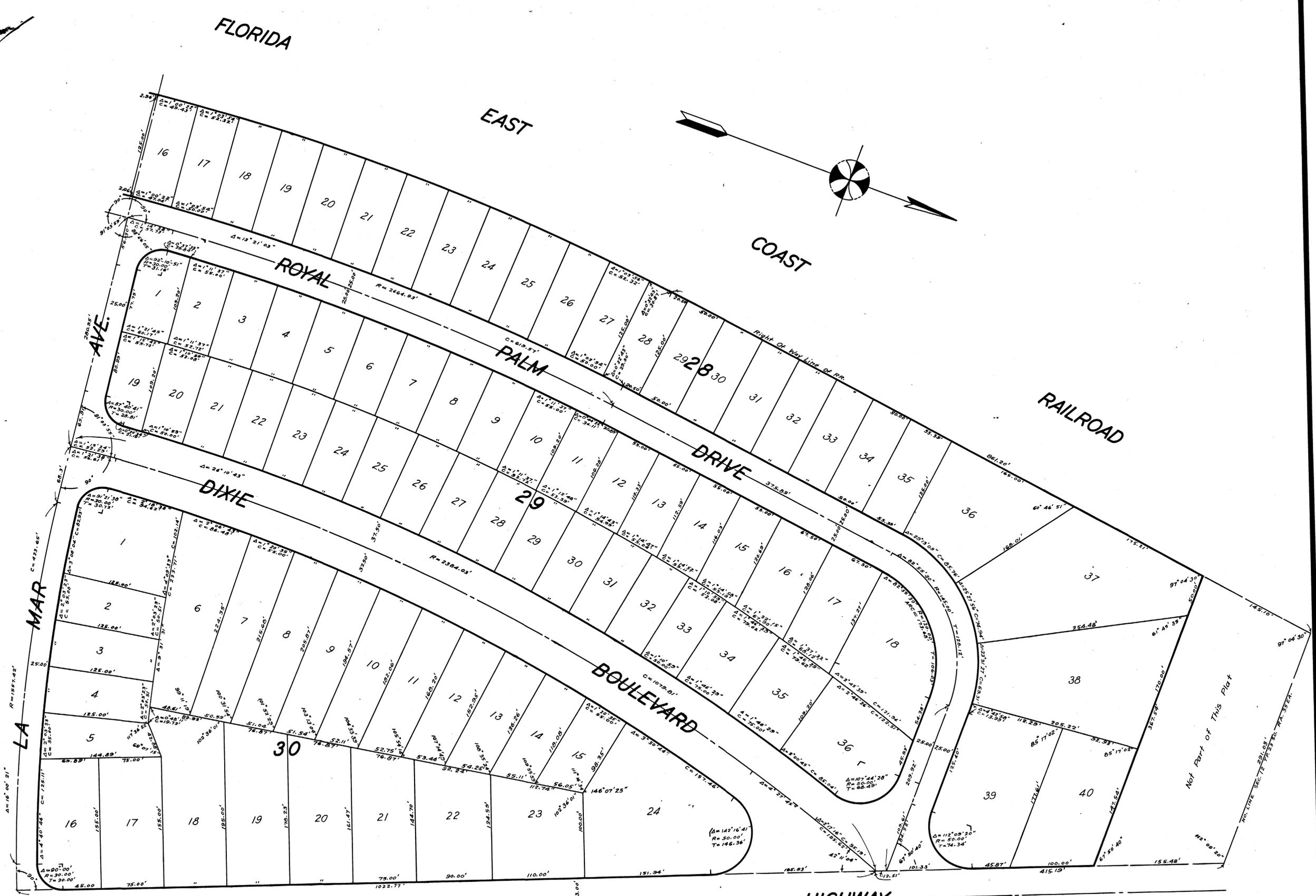
SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2



SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PROJECT NUMBER: 1000.029
PREPARED BY: DONLEY CONSULTING GROUP, LLC



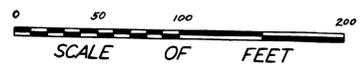
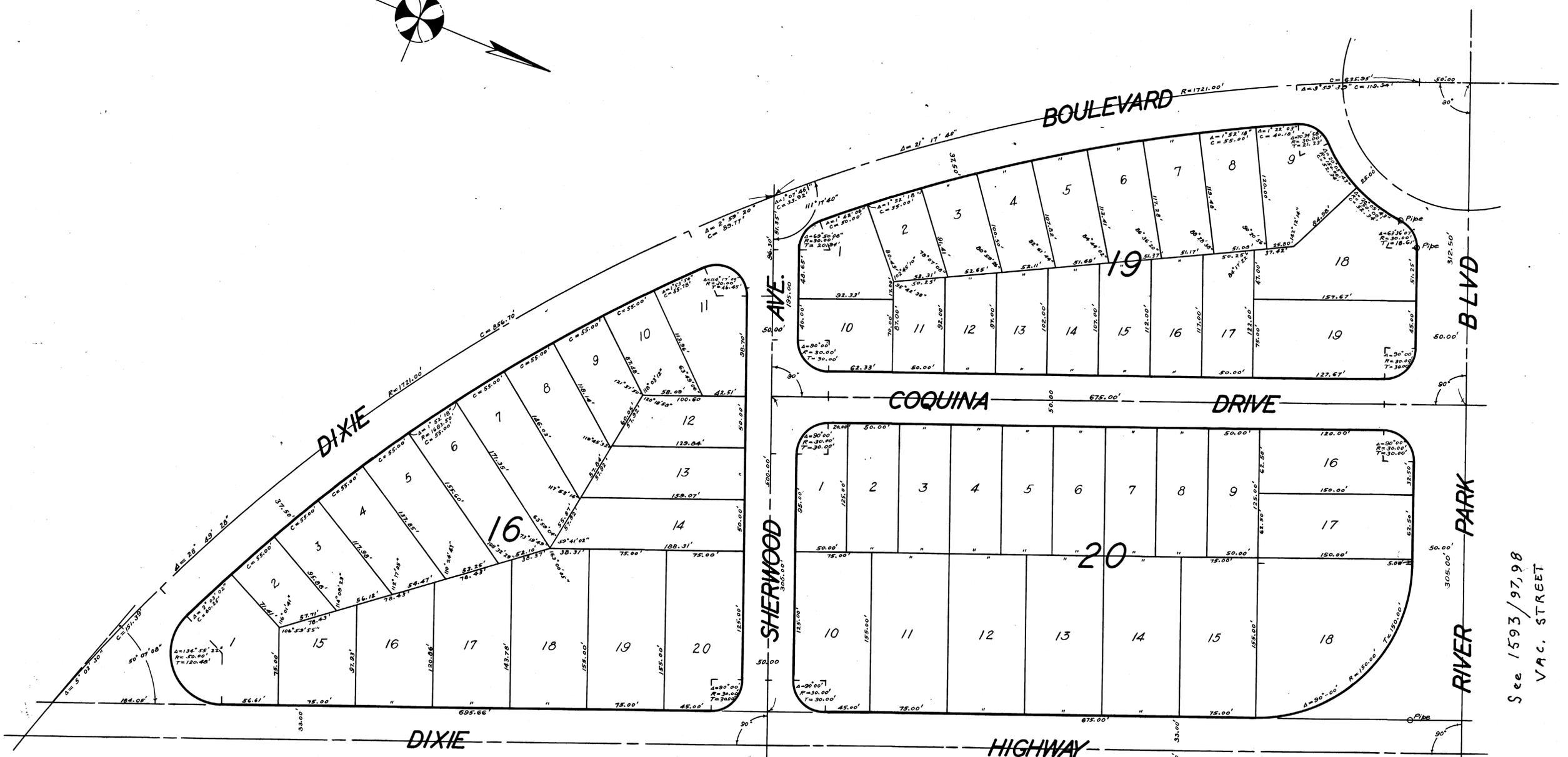
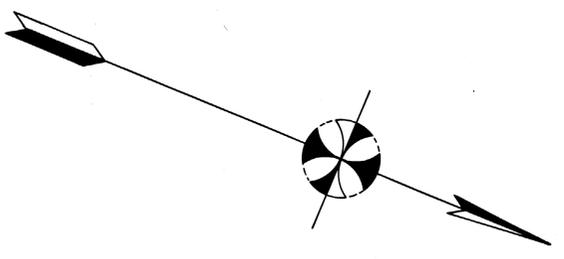
See Replat
Pg 8 Pg 13

20116
Plat
N. W. ...
S. R. ...

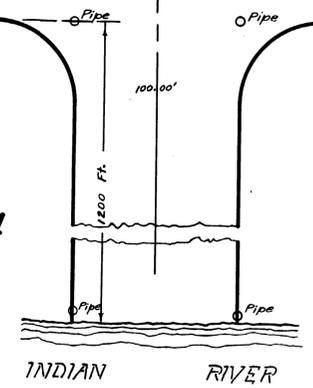
SHEET 6

SCALE OF FEET

0 50 100 200



SHEET 4

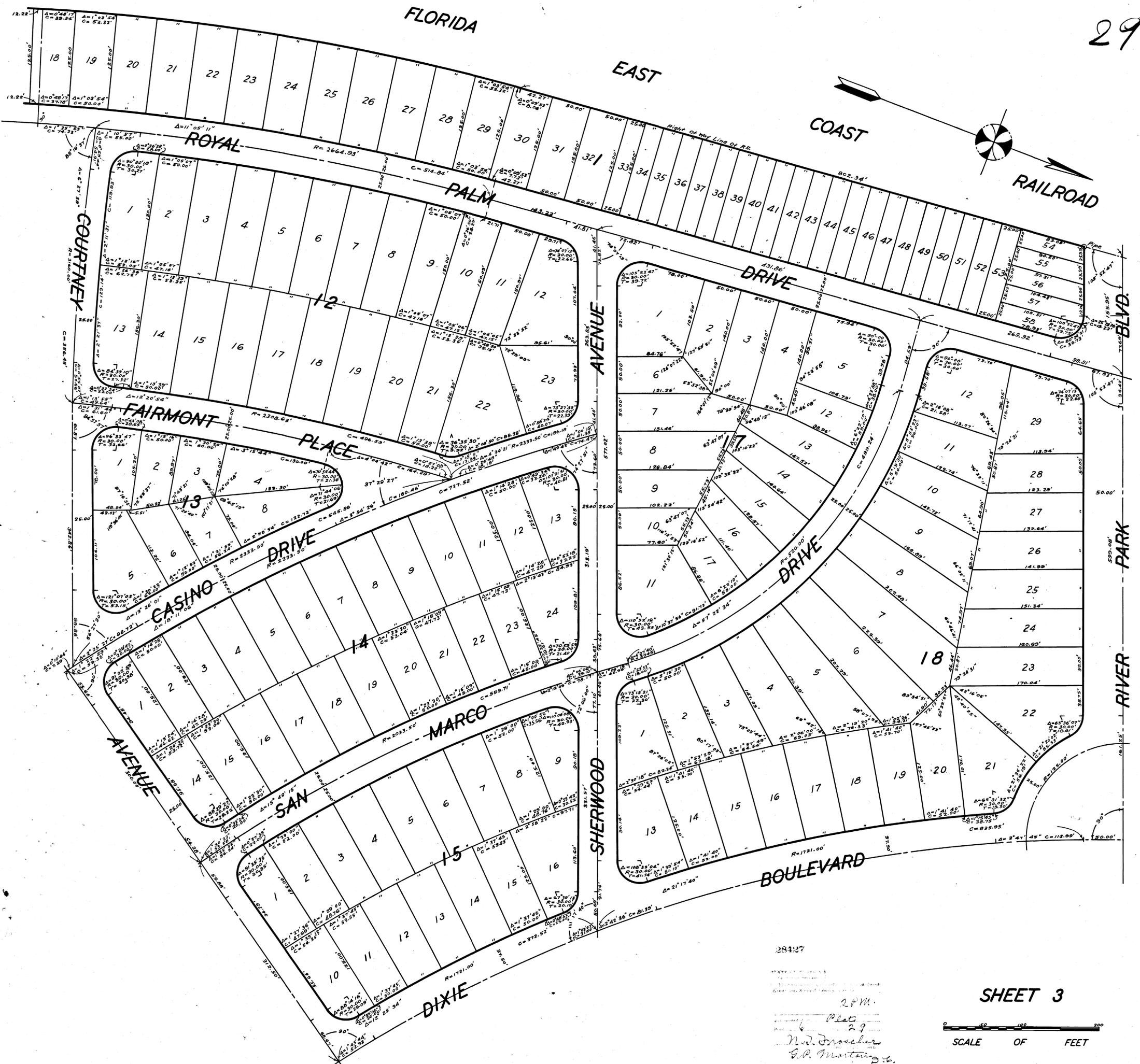


See 1593/97,98
VAC. STREET

See PB 8 Pg 19

2 P.M.
Plat
28
W.D. Drexler
S.P. M... ..

29



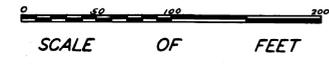
See 1593/97, 98
VAC. STREET

See PB 8 B, 10

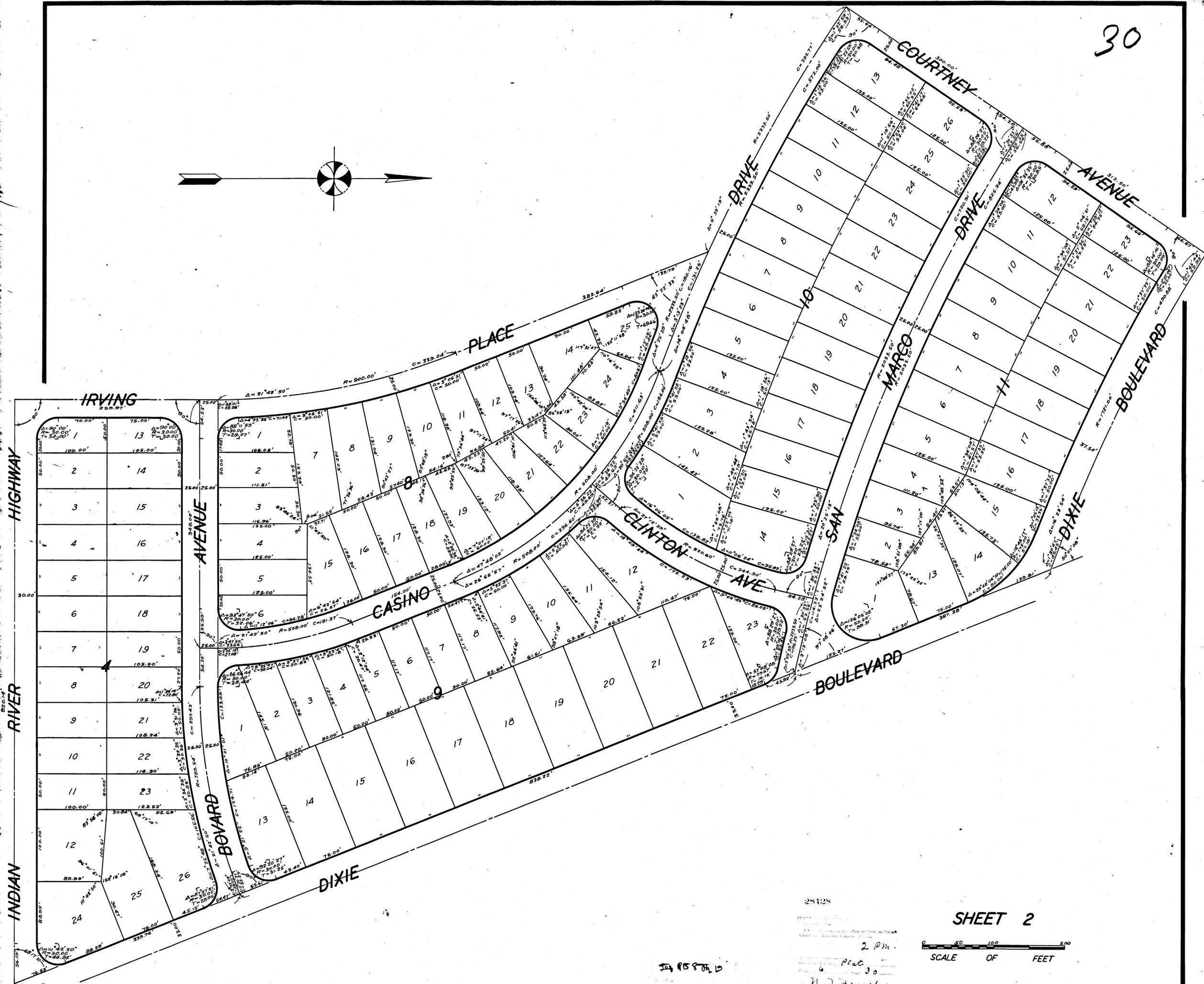
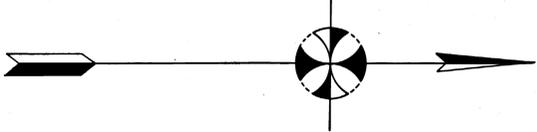
28427

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 2 P.M.
 Plat
 No. 29
 N.W. Froscher
 S.R. Mountain

SHEET 3

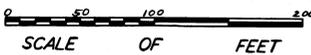


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23128

SHEET 2

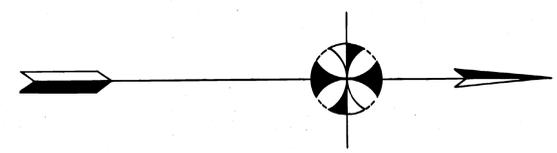


2 P.M.

Plat
4
N. J. Procher
S. R. Manning & Co.

IN 95876 D

31



28429
2 P.M.
Plat 31
N. J. Frasier
G. R. Montevideo

SHEET 1

SCALE OF FEET

See 08 9 0912

LEGAL DESCRIPTION

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 23-35-12-03-*--2.05

PURPOSE OF SURVEY: TO VACATE AND ABANDON UNOPENED AND UNIMPROVED PLATTED STREETS.

SHEET 1 OF 2

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

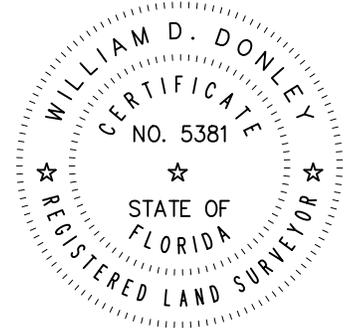
CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.

LEGEND:

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POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
C1	CURVE TAG LABEL (SEE TABLE)
SEC	SECTION
O	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



PREPARED FOR: ALLIED NEW TECHNOLOGIES-3

WILLIAM D. DONLEY
SURVEYOR & MAPPER, PSM NO. 5381
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: DONLEY CONSULTING GROUP, LLC
ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552

DRAWN BY: <u>W. DONLEY</u>	CHECKED BY: <u>W. DONLEY</u>	DRAWING NO. <u>1000.029</u>	SECTION <u>12</u>
DATE: <u>11/15/2024</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS <u>03.26.25 ADD AREA</u>	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST

SKETCH OF DESCRIPTION

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER:

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2



SCALE: 1"=60'

(PORTION OF TRACT 2)
RESUBDIVISION OF BELLEWOOD ESTATES
PB 8, PAGE 19

VACATED SUNSET AVENUE
(OR 3250, PAGE 1651)

S67°58'16"W 325.00'
SUNSET AVENUE
(50.00' PARTIALLY PAVED R/W)
N67°58'16"E 190.00'

L=47.12'
R=30.00'
Δ=90°00'00"
CB=S67°01'44"E
CH=42.43'

L=47.12'
R=30.00'
Δ=90°00'00"
CB=N22°58'16"E
CH=42.43'

EAST LINE & NORTHERLY
PROJECTION OF BLOCK 22

EAST LINE & NORTHERLY
PROJECTION OF BLOCK 23

COCQUINA DRIVE
(50.00' PAVED R/W)

DIXIE BOULEVARD
(75.00' UNIMPROVED R/W)

ZONING: IU
LIGHT INDUSTRIAL

BLOCK 23

BELLEWOOD ESTATES
PB 6, PAGE 25

BLOCK 22

ZONING: IU
LIGHT INDUSTRIAL

SE CORNER
LOT 16 BLOCK 22

SW CORNER
LOT 7 BLOCK 23

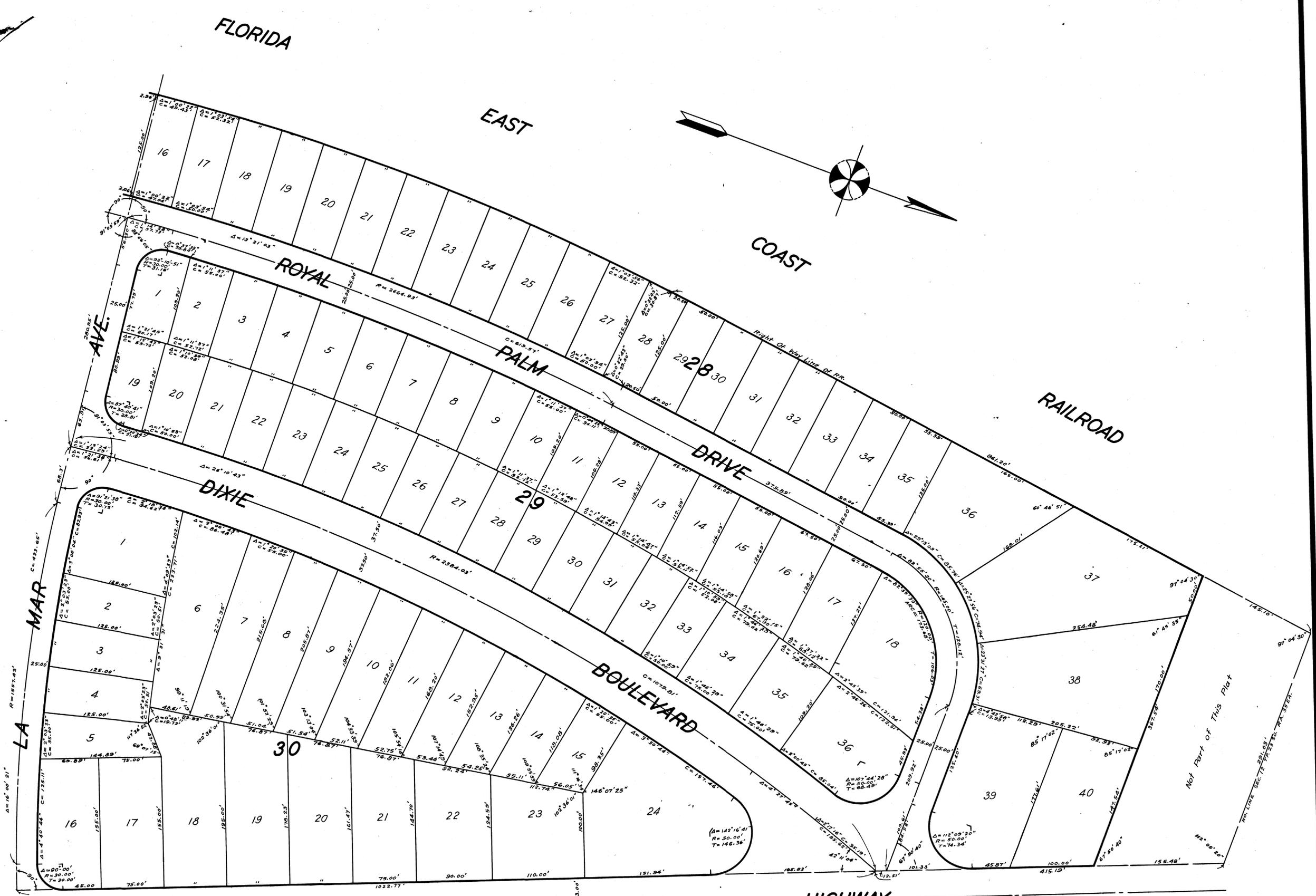
S67°58'16"W 75.00'

S67°58'16"W 250.00'

N22°01'44"N 270.00'

S22°01'44"E 350.00'

S22°01'44"E 80.00'



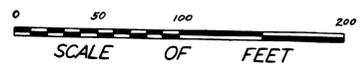
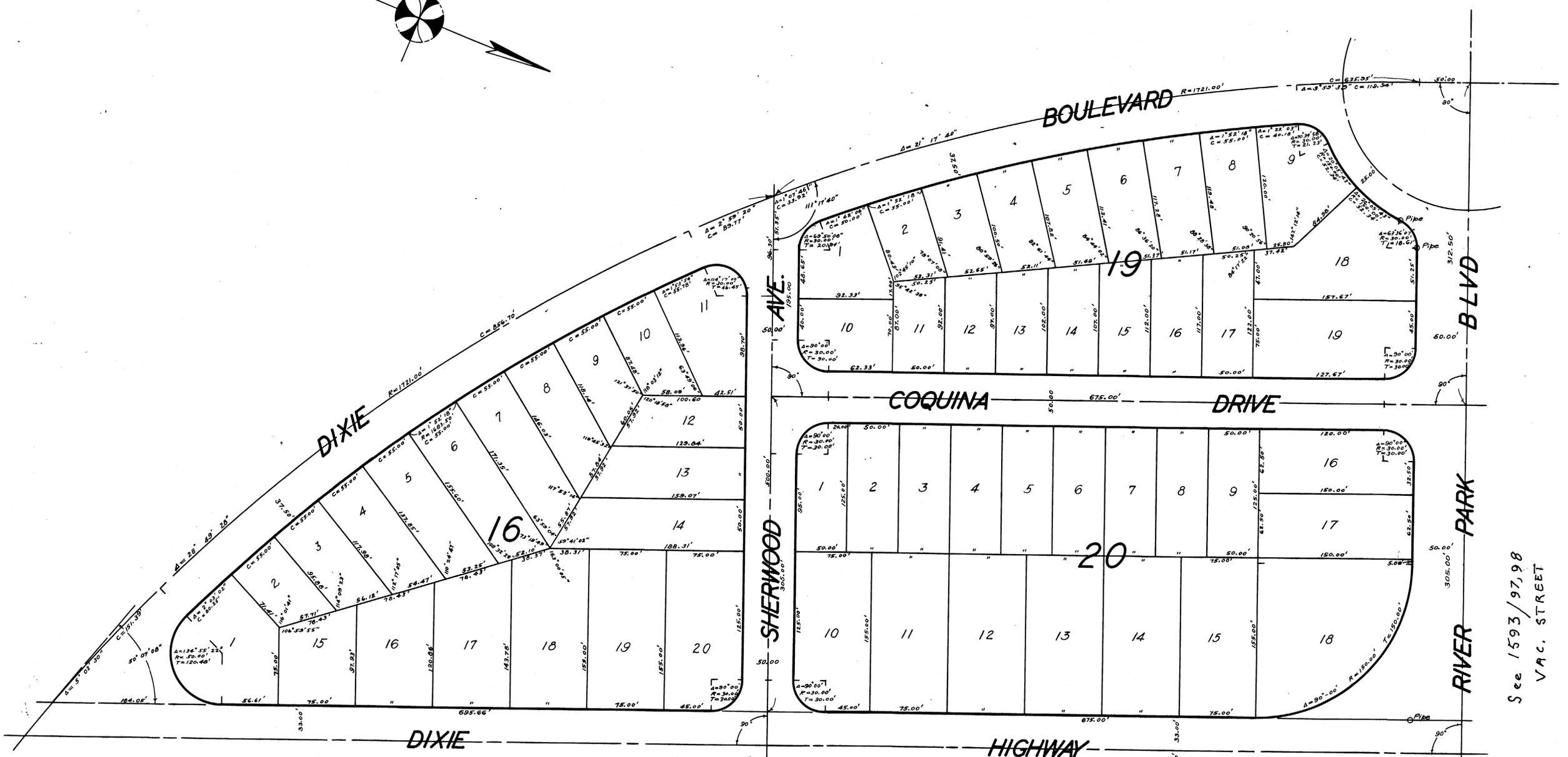
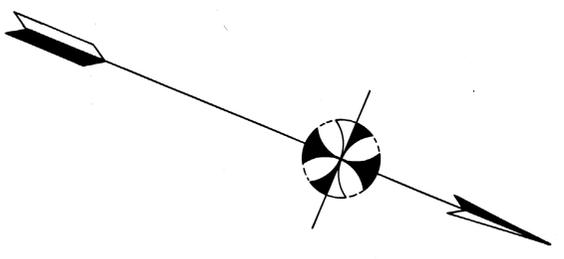
DIXIE HIGHWAY

See Replat
pg 8 pg 13

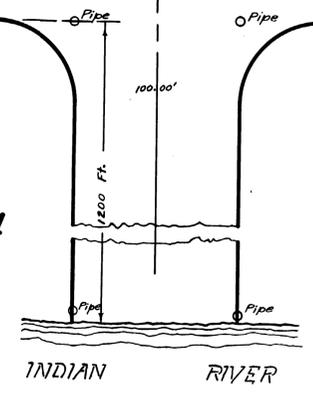
20116
Plat
N. W. Mosher
S. R. M. & S. C. Co.

SHEET 6

0 50 100 200
SCALE OF FEET



SHEET 4

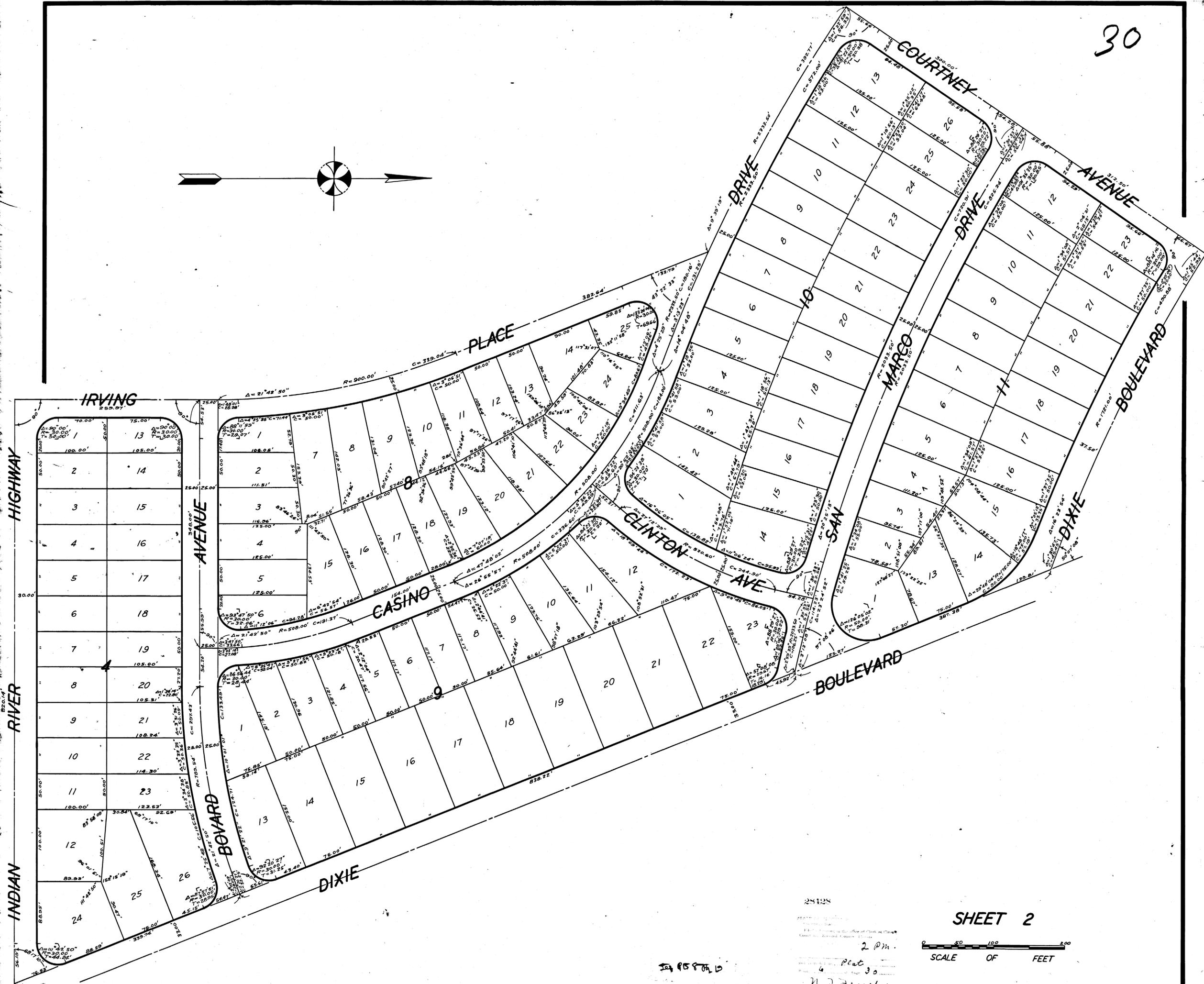
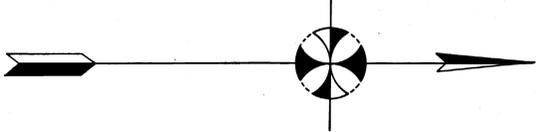


See 1593/97,98
VAC. STREET

See PB 8 Pg 19

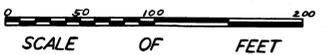
2 P.M.
Plat
28
W.D. Drexler
S.P. M... ..

30



23128

SHEET 2

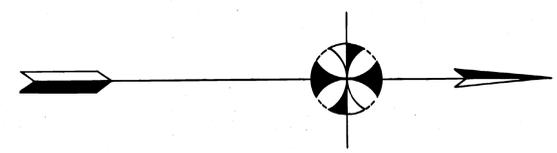


2 P.M.

Plat
4
N. J. Procher
S. R. Mottling Co.

IN 95876 D

31



28429

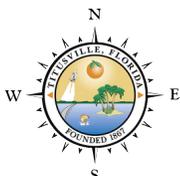
2 P.M.
Plat 31
N. J. Frasier
G. R. Montevideo

SHEET 1

SCALE OF FEET
0 50 100 200

See 08 9 0912

SUBJECT PROPERTY



Aerial 2024

SSA #5-2025 and Brevard County Resolution 2025-063

0 250 500 1,000 Feet

 County Res. 2025-063
 SSA #5-2025

Resolution 2025 - 063

Vacating a portion of two public rights-of-way, Plat of "Bellewood Estates", Titusville, Florida, lying in Section 12, Township 23 South, Range 35 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **STG Properties LLC** with the Board of County Commissioners to vacate public rights-of-ways in Brevard County, Florida, described as follows:

SEE ATTACHED BOUNDARY SURVEY

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

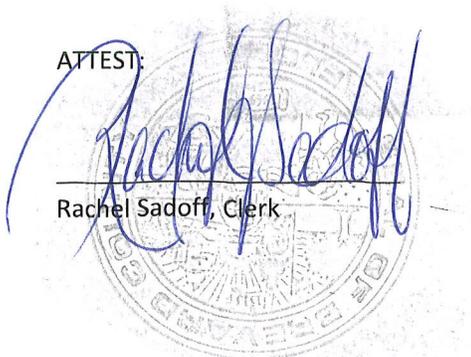
WHEREAS, the Board finds that vacating said public rights-of-ways will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public rights-of-ways are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED, AND ADOPTED, in regular session, this 22nd day of July, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:


Rachel Sadoff, Clerk


Rob Feltner, Chairman

As approved by the Board on:
July 22, 2025

BOUNDARY SURVEY

SHEET 1 OF 2

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

PARCEL ID NUMBER: 23-35-12-03-*--2.05

PURPOSE OF SURVEY: TO VACATE AND ABANDON
UNOPENED AND UNIMPROVED PLATTED STREETS.

LEGAL DESCRIPTION:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M) UNLESS NOTED AS CALCULATED (C) OR PER DEED (D).
5. FIELD DATE: 04/25/2025; DRAWING DATE: 04/29/2025.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 04/29/2025 PER FAC 5J-17.062(2).
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

LEGEND:

— —	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
C1	CURVE TAG LABEL (SEE TABLE)
SEC	SECTION
Ⓢ	FND 5/8" IRON ROD & CAP LB 8501



William D. Donley 5/17/25

WILLIAM D. DONLEY

SURVEYOR & MAPPER, PSM NO. 5381
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR: ALLIED NEW TECHNOLOGIES-3

PREPARED BY: DONLEY CONSULTING GROUP, LLC

ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132

PHONE: 407.947.4552

DRAWN BY: W. DONLEY

CHECKED BY: W. DONLEY

DRAWING NO. 1000.029

SECTION 12

DATE: 04/29/2025

SHEET 1 OF 2

REVISIONS 05.02.25 ADDRESS COMMENTS

TOWNSHIP 23 SOUTH

RANGE 35 EAST



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Amber Holley
Amber Holly
Brevard County Public Works Dept. Surveying & Mapping Program
2725 Judge Fran Jamieson Way, Room A-220
Viera FL 32940

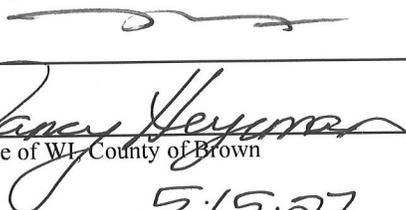
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/07/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/07/2025



Legal Clerk
Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$285.05
Tax Amount: \$0.00
Payment Cost: \$285.05
Order No: 11454613 # of Copies:
Customer No: 1127286 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad#11454613 07/07/2025
LEGAL NOTICE
NOTICE FOR THE VACATING OF A PORTION OF TWO PUBLIC RIGHTS-OF-WAYS, PLAT OF "BELLEWOOD ESTATES" IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TITUSVILLE, FL
NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by STG PROPERTIES LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:
THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.
PREPARED BY: WILLIAM D. DONLEY, PSM.
The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on July 22, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Donna Scott
Brevard County Clerk Donna Scott -Survey
Brevard Cty Public Works Dept
2725 Judge Fran Jamieson Way Bldg A
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/28/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/28/2025

Legal Clerk D. Robert
Vicky Felty
Notary, State of WI, County of Brown
9/19/25

My commission expires

Publication Cost: \$188.48
Tax Amount: \$0.00
Payment Cost: \$188.48
Order No: 11519187 # of Copies:
Customer No: 1127286 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

Ad#11519187 07/28/2025

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF TWO PUBLIC RIGHTS-OF-WAY, PLAT OF "BELLEWOOD ESTATES", TITUSVILLE, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST - STG PROPERTIES LLC

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on July 22, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public rights-of-way, plat of "Bellewood Estates", Titusville, Florida, lying in Section 12, Township 23 South, Range 35 East, as petitioned by STG Properties LLC.

LEGAL DESCRIPTION:

The Board further renounced and disclaimed any right of the County in and to said public rights-of-way. THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE FOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST. CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES. PREPARED BY: WILLIAM D. DONLEY, PSM.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA
RACHEL M. SADOFF, CLERK
BY: Kimberly Powell, Clerk to the Board

BOUNDARY SURVEY

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 23-35-12-03-*--2.05

PURPOSE OF SURVEY: TO REZONE PLATTED STREETS.

SHEET 1 OF 2

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23 AND WEST OF THE WEST RIGHT OF WAY LINE OF US 1; TOGETHER WITH THAT PORTION OF COQUINA DRIVE (50.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 18, BLOCK 23 AND THE SOUTHWEST CORNER OF LOT 8, BLOCK 24 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

CONTAINING: 22,865.64 SQUARE FEET, 0.52 ACRES.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M) UNLESS NOTED AS CALCULATED (C) OR PER DEED (D).
5. FIELD DATE: 04/25/2025; DRAWING DATE: 10/02/2025.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 10/02/2025 PER FAC 5J-17.062(2).
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

LEGEND:

	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
C1	CURVE TAG LABEL (SEE TABLE)
SEC	SECTION
	FND 5/8" IRON ROD & CAP LB 8501



PREPARED FOR: ALLIED NEW TECHNOLOGIES-3

WILLIAM D. DONLEY
SURVEYOR & MAPPER, PSM NO. 5381
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: DONLEY CONSULTING GROUP, LLC
ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552

DRAWN BY: <u>J. DONLEY</u>	CHECKED BY: <u>W. DONLEY</u>	DRAWING NO. <u>1000.029</u>	SECTION <u>12</u>
DATE: <u>10/02/2025</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS _____	TOWNSHIP <u>23</u> SOUTH
			RANGE <u>35</u> EAST



To be Completed by City Clerk
 Application No. _____
 Date Received: _____
 Received by: _____

APPLICATION FOR ANNEXATION

Please submit a completed application to the Planning Department for payment and meeting scheduling.
 Chapter 47 of the Titusville Land Development Regulations contains the instructions for filing and the
 required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

1. Project Information	Project Name Sunset Development	Property Address/Location Description 125 Precision Way, Unit AppDirect	
2. Applicant/ Owner	Name of Applicant/Contact Kimberly B. Rezanka	Name of Owner Allied New Technologies 3, Inc.	
	Street Address 1290 U.S. Highway 1, Suite 103	Street Address 3901 NW 115th Avenue	
	City State Zip Rockledge, FL 32955	City State Zip Miami, FL 33178	
	Telephone # (321) 608-0892 Fax # (321) 608-0891	Telephone # (305) 888-2623 x 0105 Fax #	
	E-Mail Address krezanka@llr.law; atisdail@llr.law	E-Mail Address bobn@allieduniversal.com	
3. Applicant Status	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> X		
4. Parcel ID	23-35-12-03-*2.05	Tax Acct.	2301504
5. Site Size (Attach Legal Description)	Acres: 23.934 + .9 acre Square Feet:		
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:		
	SUBJECT SITE: <u>Warehousing & Retail (Appliance Direct)</u>		
	NORTH: <u>Vacant Commercial Land</u>		
	SOUTH: <u>Vacant Industrial Land</u>		
	EAST: <u>Mixed Use/Commercial Properties</u>		
WEST: <u>Vacant Commercial Land</u>			
7. Current Designation	Future Land Use: Planned Industrial (PI)	Zoning: Planned Industrial Park (PIP), Industrial Light (IU), General Retail Commercial (BU-1)	

8. Proposed Designations	* Future Land Use: Heavy Manufacturing	Zoning: Industrial (M2)			
9. Building Status	Existing Building(s) on the site? Yes (Warehousing & Retail)	New Building(s) proposed? Yes (Heavy Manufacturing Plant)			
10. Current Use	Appliance Direct Warehouse				
11. Check other applications submitted	Conditional Use	Vacation of Easement	Master Plan Approval	*Future Land Use X	
	Vacation of Right of Way	Site Plan	Subdivision Plat	Rezoning X	
12. Narrative	<p>Please provide a brief description of your request and the proposed project:</p> <p>The project proposes to develop a heavy manufacturing plant. The Applicant is requesting annexation into the City of Titusville so that the Property can connect to City water and sewer.</p> <p>The Applicant is also submitting to Brevard County a Petition Requesting Vacation of a portion of Sunset Avenue (50 foot right away) and a portion of Dixie Boulevard (75 foot right away). Both are substandard or unimproved streets as shown in the provided sketch. Sunset Avenue and Dixie Blvd are identified in the Bellwood Estates Plat, dated February 1926, recorded PB 6, P. 25. This plat was never accepted by Brevard County and the unmaintained roads are public roads.</p>				

- All applications shall require Planning Staff review prior to submittal.
- All applications shall be submitted to the Planning Department and officially logged in by 4:00 p.m. on deadline dates.
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission (P&Z)/City Council are not guaranteed placement on the schedule noted above.
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-383-5825.
- Per Section 39-211 (a) of the Concurrency Management System: "Rezoning applications and annexation requests may be approved; however, such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development as provided in Section 39-212..." (See Acknowledgement statement #5 below)

ACKNOWLEDGEMENT

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

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

_____ *Kimberly B. Reyancka* _____ *3/27/25*
(Signature) (Date)

FOR OFFICE USE ONLY

DATE RECEIVED: _____

ACCEPTED BY: _____

PLANNING AND ZONING COMMISSION DATE & TIME: _____

CITY COUNCIL DATE & TIME: _____

CASE NUMBER: _____

*If a future land use designation on the Future Land Use Map of the Comprehensive Plan and a rezoning is desired, submittal of a small-scale or large-scale comprehensive plan amendment application is also required.



SUBMITTAL CHECKLIST

Please fill out the following and submit the documents to the Planning Department. 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.

Ö

1.	Complete Application and Fees*	✓
2.	Warranty Deed	✓
3.	Notarized Owner Authorization Form	✓
4.	Legal Description using known benchmarks (from a certified survey)	✓
5.	2 Certified Surveys (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes (2005), with bearings, distances and closures)	✓
6.	Conceptual Site Plan – if not included with a comprehensive plan application (Hardcopy plus an electronic copy in PDF or CAD format) *If site plan is larger than 11" x 17", 30 hardcopies must be provided.	
7.	Names and addresses of all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	✓
8.	If the request involves a change to a higher density of residential use or from residential to non-residential, detail in a letter how surrounding neighbors will be contacted.	

THE CONCEPTUAL SITE/SUBDIVISION PLAN SHALL INCLUDE THE FOLLOWING:

Ö

1.	5 copies of the certified boundary survey depicting existing site features (wetlands, water bodies, topographic contours, existing structures).	
2.	The County's zoning and future land use maps.	
3.	Any proposed reservation or dedication of land for public purposes.	
4.	100-year Flood Zone for all sites outside the X floodplain.	
5.	Include estimated build-out date and estimated water allocation permit application date for new projects.	
6.	Other:	

Applicant/Owner Signature

3/27/25

Date

Kimberly B. Ruyonka



CFN:2003069472 03-11-2003 10:18 am

OR Book/Page: 4843 / 1201

Prepared By and Return to:
Schillinger & Coleman
1329 Bedford Drive Suite 1
Melbourne, FL 32940

Parcel ID Number: 23 35 12 0 03 00000.0-02.05

Scott Ellis
Clerk Of Courts, Brevard County

#Pgs: 3	#Names: 2	
Trust: 2.00	Rec: 13.00	Serv: 0.00
Deed: 5,600.00		Excise: 0.00
Mtg: 0.00		Int Tax: 0.00

Warranty Deed

THIS INDENTURE, made this 26th day of February 2003 between T.J. ENTERPRISES, LLC, a Maryland limited liability company ("Grantor"), whose address is 234 S. Haven Street, Baltimore, MD 21224 and STG PROPERTIES, LLC a Florida limited liability company ("Grantee"), whose address is 7480 North US Highway 1, Port St. John, Florida 32927 and;

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN (\$10) DOLLARS, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee forever, the following described land, situate, lying and being in the County of Brevard, State of Florida, to wit:

See Attached Exhibit "A"

Subject to restrictions, reservations and easements of record, if any and taxes subsequent to December 31, 2002.

And the grantor does hereby fully warrant title to the land, and will defend the same against lawful claims of all person whomsoever. Grantor represents and warrants that the above referenced property is not and has never been the homestead of Grantor.

In Witness Whereof, the Grantor has executed this instrument on the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRANTOR:
T.J. ENTERPRISES, LLC, a Maryland
Limited liability company

Witness Name
Print Witness Name: Alex S. Levin

By: Demetrios Stavrakis
Its: Member

Witness Name
Print Witness Name: Kimberly Collins

Address: 234 South Haven Street
Baltimore, MD 21224

STATE OF ~~FLORIDA~~ Maryland
COUNTY OF ~~BREVARD~~ Baltimore

THE FOREGOING INSTRUMENT was acknowledged before me on this 26th day of February, 2003 by Demetrios Stavrakis, a Member of T.J. Enterprises, LLC a Maryland limited liability company who is/are personally known to me, or who produced MD DRIVER LICENCE, as identification and who did not



Signature of Notary Public
MIRZA YALCIN

Print Notary Public Name

My Commission Expires on Oct 25, 2005



CFN:2003069472

OR Book/Page: 4843 / 1202

Exhibit "A"

PARCEL NO. 1.

Situated in the County of Brevard, State of Florida, and known as and being part of Section 12, Township 23 South, Range 35 East, also known as being part of Tract 2, Re-Subdivision of Bellewood Estates as recorded in Plat Book 8, Page 19 of the Public Records of Brevard County, Florida, more fully bounded and described as follows, to wit:

Beginning at a wood post found at the Northwest corner of said Section 12; thence South 89°46'11" East coincident with the Northerly line of said Section 12, a distance of 702.65 feet to a 1" pipe found on the Easterly line of the right-of-way of the Florida East Coast Railway Company, a 100 foot right-of-way; thence South 7°18'19" West coincident with the Easterly line of said railroad, a distance of 530.01 feet to a point of curvature; thence continuing coincident with the Easterly line of said railroad on a curve to left, having a radius of 4679.58 feet, a central angle of 8°28'43", a tangent of 421.80 feet, a chord of 339.70 feet and a chord bearing of South 3°03'57" West an arc distance of 840.46 feet to a 1/2" rebar set at the Southwest corner of a tract of land now or formerly owned by A.T. and L.F. Yafanaro per Deed Book 403, Page 201, of the Public Records of Brevard County, Florida, and the true place of beginning for the tract of land herein described:

1. Thence South 83°25'39" East coincident with the Southerly line of said Yafanaro tract, a distance of 916.72 feet to a 1/2" rebar set on the Westerly right-of-way line of U.S. Highway #1, a 143 foot public right-of-way;
2. Thence South 21°54'42" East coincident with the Westerly right-of-way line of said U.S. Highway #1, a distance of 511.49 feet to a 1/2" rebar set on the Northerly line of a tract of land now or formerly owned by M.M. Fleischer per Deed Book 369, Page 292, of the Public Records of Brevard County, Florida, said 1/2" rebar also being on the Northerly line of Sunset Avenue a 50 foot right-of-way per Plat of Bellewood Estates as recorded in Plat Book 6, Pages 25-31, of the Public Records of Brevard County, Florida;
3. Thence South 68°05'18" West coincident with the Northerly line of said Fleischer tract and the Northerly line of said Sunset Avenue, a distance of 608.45 feet to a 1/2" rebar set at a point of curvature;
4. Thence continuing coincident with the Northerly line of said Fleischer tract and the Northerly line of said Sunset Avenue on a curve to the right having a radius of 967.63 feet, a central angle of 15°52'47", a tangent of 134.96 feet, a chord of 267.32 feet and a chord bearing of South 76°01'42" West an arc distance of 268.18 feet to a 1/2" rebar set at a point of tangency;
5. Thence South 83°58'05" West continuing coincident with the Northerly line of said Fleischer tract and the Northerly line of said Sunset Avenue, a distance of 205.0 feet to a 1/2" rebar set at the Northwest corner of said Fleischer tract said 1/2" rebar also being on the said Easterly line of the right-of-way of the Florida East Coast Railway Company;
6. Thence North 6°01'55" West coincident with the Easterly line of said railroad, a distance of 414.35 feet to a 1/2" rebar set at a point of curvature;
7. Thence continuing coincident with the Easterly line of said railroad on a curve to the right having a radius of 5679.58 feet, a central angle of 4°51'31", a tangent of 240.96 feet, a chord of 481.48 feet and a chord bearing of North 3°36'09" West an arc distance of 481.62 feet to a 1/2" rebar set in the true place of beginning.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land lying and being situated in Section 12, Township 23 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:



CFN:2003069472

OR Book/Page: 4843 / 1203

Begin at the intersection of the North line of Sunset Avenue, a 50 foot right-of-way, as per Plat of Bellewood Estates, Plat Book 6, Pages 25-31, Public Records of Brevard County, Florida, and the West right-of-way of U.S. Highway #1, a 143 foot right-of-way, thence proceed Westerly along the North line of Sunset Avenue a distance of 390 feet to the Point of Beginning, for a first course continue Westerly along the North line of Sunset Avenue a distance of 378 feet to a point, thence North $6^{\circ}01'55''$ West a distance of 478 feet to a point, thence South $83^{\circ}25'39''$ East a distance of 274 feet to a point, for a final course go South $21^{\circ}54'42''$ East 333 feet more or less to the Point of Beginning.

PARCEL NO. 2:

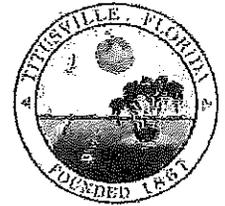
Commence at the intersection of the Northerly right-of-way of Sunset Avenue as shown on the plat of Bellewood Estates, Plat Book 6, Page 27, Public Records of Brevard County, Florida, and the Westerly right-of-way of U.S. 1 (S.R. 5) as presently located; thence South $68^{\circ}15'15''$ along said Northerly RAW of Sunset Avenue 300.00 feet to the Point of Beginning; thence continue South $68^{\circ}15'15''$ West along said RAW 308.81 feet to the P.C. of a curve concave Northerly having a radius of 967.63 feet and a central angle of $4^{\circ}07'27''$; thence Westerly along the arc of said curve 69.65 feet; thence North $5^{\circ}51'58''$ West, parallel with the Florida East Coast Railroad 478.59 feet; thence South $83^{\circ}24'39''$ East 280.00 feet; thence South $21^{\circ}54'42''$ East parallel with the Westerly RAW of U.S. 1 (S.R. 5) 330.00 feet to the Point of Beginning.

PARCEL NO. 3:

Begin in the center of State Road No. 5, also known as U.S. Highway No. 1, at a point East of the Southeast corner of Lot 15 in Block 24 of Bellewood Estates Subdivision, according to the plat of said subdivision recorded in Plat Book 6, Pages 25-31, inclusive, thence run West to the Southeast corner of Lot 15 in Block 24 aforesaid, and thence continue West on the South line of Lots 15 and 6 in said Block 24 and on a prolongation of the South line of Lot 6 in Block 24 to the Southeast corner of Lot 16 in Block 23, and continue on the South line of Lots 16 and 7 in Block 23 and on a prolongation of the South line of Lot 7 in Block 23 to the Southeast corner of Lots 16 in Block 22, and continue on the South line of Lots 16 and 7 in Block 22 and on a prolongation of the South line of Lot 7 in Block 22 to the Southeast corner of Lot 29 in Block 21, and continue along the South line of Lot 29 in Block 21 and on a prolongation of the South line of said Lot 29 in Block 21 to the East line of the right-of-way of the Florida East Coast Railway, the line hereinabove described being a line running from the center line of State Road No. 5, U.S. Highway No. 1, West and parallel to the center line of River Park Blvd., as shown on the plat of Bellewood Estates aforesaid to the East line of the Florida East Coast Railway; thence run the East line of the right-of-way of the Florida East Coast Railway northeasterly to the Southwest corner of Tract No. 2 of the resubdivision of Bellewood Estates according to the plat of said resubdivision recorded in Plat Book 8, Page 19, and thence run the North line of Sunset Avenue as shown on the plat of Bellewood Estates aforesaid Easterly to the center line of State Road No. 5, U.S. Highway No. 1, and thence run the center line of State Road No. 5, U.S. Highway No. 1, Southerly to the Point of Beginning; AND that portion of vacated Sunset Avenue West of Dixie Boulevard, West Street North of the South line of Deed Book 369, Page 292, of the Public Records of Brevard County, Florida; Royal Palm Avenue North of the South line of Deed Book 369, Page 292, of the Public Records of Brevard County, Florida. Said streets shown on the plat of Bellewood Estates, as recorded in Plat Book 6, Page 27, of the Public Records of Brevard County, Florida; less and except the lands described in Official Records Book 707, Page 367. AND less and except therefrom, the right-of-way of State Road No. 5, U.S. Highway No. 1.



Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

This authorization form is for:

- Annexation (ANX)
- Comprehensive Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Development Agreement (DA)
- Easement Vacation (EAS)
- Master Plan (MP)
- Planned Development (PD)
- Rezoning (REZ)
- Right-of-Way Vacation (ROW)
- Small Scale Amendment (SSA)
- Variance (VAR)

Date: 10/24/24
 To: City of Titusville
 Attn: Planning Department
 555 S. Washington Avenue
 Titusville, FL 32796-3584

PROJECT DESCRIPTION: Sunset development

PROJECT ADDRESS: 125 Precision Way, Unit APPDIR, Titusville, Florida 32780 PA

RCEL ID# OR TAX ACCT #: Parcel ID 23-35-12-03*-2.05; Tax Acct. No. 2301504
 Please accept this documentation as authorization for Allied New Technologies 3, Inc. to apply for

the above selected request.

(Name of Applicant)


 Property Owner Signature

SAM PINE MORGAN
 Property Owner Name (Please Print)

397 N. BABCOCK ST
 Street Address

MELBOURNE FL 32935
 City, State, Zip code

321-255-3200
 Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetera, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

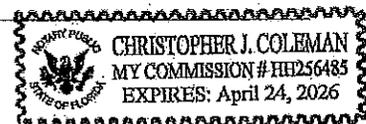
TO BE COMPLETED BY NOTARY

State of Florida
 County of BREVARD

Subscribed and sworn to before me on this 24th day of October, 2024
 By Sei Hwan Park who is personally known to me or produced
 as identification.


 Christopher J. Coleman

My Commission Expires:



PARCEL NO. 1

SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND KNOWN AS AND BEING PART OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, ALSO KNOWN AS BEING PART OF TRACT 2, RE-SUBDIVISION OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTRY, FLORIDA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A WOOD POST FOUND AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'11" EAST COINCIDENT WITH THE NORTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 702.65 FEET TO A 1" PIPE FOUND ON THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 07°18'19" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 530.01 FEET TO A POINT OF CURVATURE; THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO LEFT HAVING A RADIUS OF 4679.58 FEET, A CENTRAL ANGLE OF 08°28'43", A TANGENT OF 421.00 FEET, A CHORD OF 839.70 FEET AND A CHORD BEARING OF SOUTH 03°03'57" WEST AN ARC DISTANCE OF 840.46 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY A.T. AND L.E. YAFANARO PER DEED BOOK 403, PAGE 201, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED:

1. THENCE SOUTH 83°25'39" EAST COINCIDENT WITH THE SOUTHERLY LINE OF SAID YAFANARO TRACT, A DISTANCE OF 916.72 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, A 143 FOOT PUBLIC RIGHT-OF-WAY;
2. THENCE SOUTH 21°54'42" EAST COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #1, A DISTANCE OF 511.49 FEET TO A 1/2" REBAR SET ON THE NORTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY M.M. FLEISCHER PER DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID 1/2" REBAR ALSO BEING ON THE NORTHERLY LINE OF SUNSET AVENUE A 50 FOOT RIGHT-OF-WAY PER PLAT OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 6, PAGES 25-31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
3. THENCE SOUTH 68°05'18" WEST COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 608.45 FEET TO A 1/2" REBAR SET AT A POINT OF CURVATURE;
4. THENCE CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 967.63 FEET, A CENTRAL ANGLE OF 15°52'47", A TANGENT OF 134.96 FEET, A CHORD OF 267.32 FEET AND A CHORD BEARING OF SOUTH 76°01'42" WEST AN ARC DISTANCE OF 268.18 FEET

TO A 1/2" REBAR SET AT A POINT OF TANGENCY;

5. THENCE SOUTH 83°58'05" WEST CONTINUING COINCIDENT WITH THE NORTHERLY LINE OF SAID FLEISCHER TRACT AND THE NORTHERLY LINE OF SAID SUNSET AVENUE, A DISTANCE OF 205.00 FEET TO A 1/2" REBAR SET AT THE NORTHWEST CORNER OF SAID FLEISCHER TRACT SAID 1/2" REBAR ALSO BEING ON THE SAID EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY;
6. THENCE NORTH 06°01'55" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 414.38 FEET TO A 1/2" REBAR SET A POINT OF CURVATURE;
7. THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A CENTRAL ANGLE OF 4°51'31", A TANGENT OF 240.96 FEET, A CHORD OF 481.48 FEET AND A CHORD BEARING OF NORTH 03°36'09" WEST AN ARC DISTANCE OF 481.62 FEET TO A 1/2" REBAR SET IN THE TRUE PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING AND BEING SITUATE IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SUNSET AVENUE, A 50 FOOT RIGHT-OF-WAY, AS PER PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGES 25-31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #1, A 143 FOOT RIGHT-OF-WAY, THENCE PROCEED WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, FOR A FIRST COURSE CONTINUE WESTERLY ALONG THE NORTH LINE OF SUNSET AVENUE A DISTANCE OF 378 FEET TO A POINT, THENCE NORTH 06°01'55" WEST A DISTANCE OF 478 FEET TO A POINT, THENCE SOUTH 83°25'39" EAST A DISTANCE OF 274 FEET TO A POINT, FOR A FINAL COURSE GO SOUTH 21°54'42" EAST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (S.R. 5) AS PRESENTLY LOCATED; THENCE SOUTH 68°15'15" WEST ALONG SAID NORTHERLY R/W OF SUNSET AVENUE 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°15'15" WEST ALONG SAID R/W 308.81 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 967.63 FEET AND A CENTRAL ANGLE OF 04°07'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 69.65

FEET; THENCE NORTH 05'51'58" WEST, PARALLEL WITH THE FLORIDA EAST COAST RAILROAD 478.59 FEET; THENCE SOUTH 83'24'39" EAST 280.00 FEET; THENCE SOUTH 21'54'42" EAST PARALLEL WITH THE WESTERLY R/W OF U.S. 1 (S.R. 5) 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

BEGIN IN THE CENTER OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AT A POINT EAST OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 OF BELLEWOOD ESTATES SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6, PAGES 25-31, INCLUSIVE, THENCE RUN WEST TO THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 AFORESAID, AND THENCE CONTINUE WEST ON THE SOUTH LINE OF LOTS 15 AND 6 IN SAID BLOCK 24 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 6 IN BLOCK 24 TO THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 23, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 23 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 23 TO THE SOUTHEAST CORNER OF LOTS 16 IN BLOCK 22, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 22 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 22 TO THE SOUTHEAST CORNER OF LOT 29 IN BLOCK 21, AND CONTINUE ALONG THE SOUTH LINE OF LOT 29 IN BLOCK 21 AND ON A PROLONGATION OF THE SOUTH LINE OF SAID LOT 29 IN BLOCK 21 TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, THE LINE HEREINABOVE DESCRIBED BEING A LINE RUNNING FROM THE CENTER LINE OF STATE ROAD NO.5, U.S. HIGHWAY NO. 1, WEST AND PARALLEL TO THE CENTER LINE OF RIVER PARK BLVD., AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID TO THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY NORTHEASTERLY TO THE SOUTHWEST CORNER OF TRACT NO. 2 OF THE RESUBDIVISION OF BELLEWOOD ESTATES ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 19, AND THENCE RUN THE NORTH LINE OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID EASTERLY TO THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, AND THENCE RUN THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, SOUTHERLY TO THE POINT OF BEGINNING; AND THAT PORTION OF VACATED SUNSET AVENUE WEST OF DIXIE BOULEVARD; WEST STREET NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ROYAL PALM AVENUE NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID STREETS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 567; AND LESS AND EXCEPT THEREFROM, THE RIGHT-OF-WAY OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1.

ALTA/NSPS LAND TITLE SURVEY

for:

ALLIED NEW TECHNOLOGIES-3

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4336, PAGE 1533)

PARCEL NO. 1

SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND KNOWN AS AND BEING PART OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, ALSO KNOWN AS BEING PART OF TRACT 2, RE-SUBDIVISION OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A WOOD POST FOUND AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'11" EAST COINCIDENT WITH THE NORTHERLY LINE OF SAID SECTION 12, A DISTANCE OF 702.65 FEET TO A 1" PIPE FOUND ON THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 07°18'19" WEST COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD, A DISTANCE OF 530.01 FEET TO A POINT OF CURVATURE; THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO LEFT HAVING A RADIUS OF 4679.58 FEET, A CENTRAL ANGLE OF 08°28'43", A TANGENT OF 421.00 FEET, A CHORD OF 839.70 FEET AND A CHORD BEARING OF SOUTH 03°03'57" WEST AN ARC DISTANCE OF 840.46 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY A.T. AND L.E. YAFANARO PER DEED BOOK 403, PAGE 201, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED:

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- THENCE SOUTH 21°54'42" EAST COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #1, A DISTANCE OF 511.49 FEET TO A 1/2" REBAR SET ON THE NORTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY M.M. FLEISCHER PER DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID 1/2" REBAR ALSO BEING ON THE NORTHERLY LINE OF SUNSET AVENUE A 50 FOOT RIGHT-OF-WAY PER PLAT OF BELLEWOOD ESTATES AS RECORDED IN PLAT BOOK 6, PAGES 25-31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
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- THENCE CONTINUING COINCIDENT WITH THE EASTERLY LINE OF SAID RAILROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A CENTRAL ANGLE OF 4°51'31", A TANGENT OF 240.96 FEET, A CHORD OF 481.48 FEET AND A CHORD BEARING OF NORTH 03°36'09" WEST AN ARC DISTANCE OF 481.62 FEET TO A 1/2" REBAR SET IN THE TRUE PLACE OF BEGINNING.

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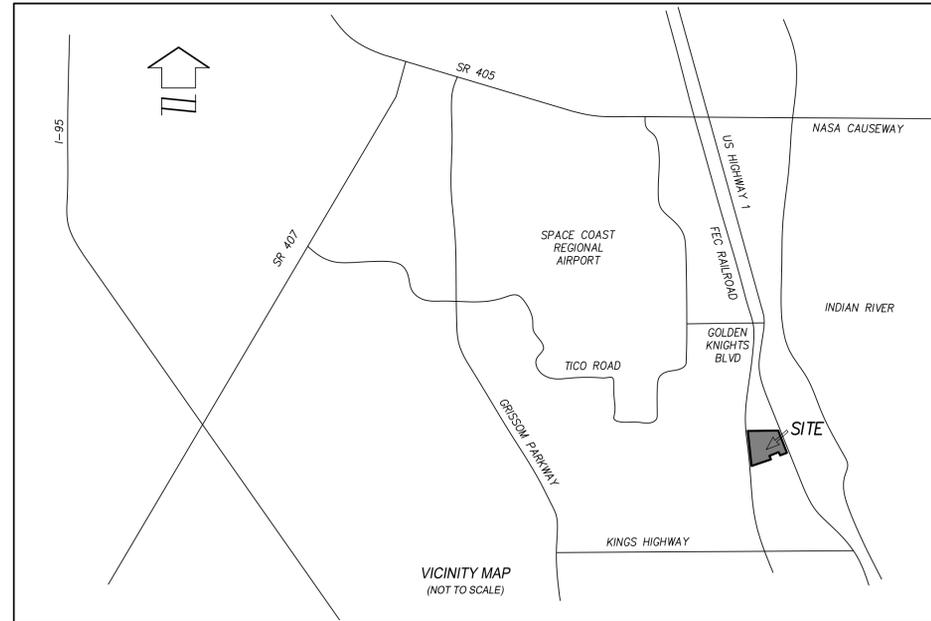
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PARCEL NO. 2:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (S.R. 5) AS PRESENTLY LOCATED; THENCE SOUTH 68°15'15" WEST ALONG SAID NORTHERLY R/W OF SUNSET AVENUE 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 68°15'15" WEST ALONG SAID R/W 308.81 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 967.63 FEET AND A CENTRAL ANGLE OF 04°07'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 69.65 FEET; THENCE NORTH 05°51'58" WEST, PARALLEL WITH THE FLORIDA EAST COAST RAILROAD 478.59 FEET; THENCE SOUTH 83°24'39" EAST 280.00 FEET; THENCE SOUTH 21°54'42" EAST PARALLEL WITH THE WESTERLY R/W OF U.S. 1 (S.R. 5) 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

BEGIN IN THE CENTER OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AT A POINT EAST OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 OF BELLEWOOD ESTATES SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6, PAGES 25-31, INCLUSIVE, THENCE RUN WEST TO THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24 AFORESAID, AND THENCE CONTINUE WEST ON THE SOUTH LINE OF LOTS 15 AND 6 IN SAID BLOCK 24 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 6 IN BLOCK 24 TO THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 23, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 23 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 23 TO THE SOUTHEAST CORNER OF LOTS 16 IN BLOCK 22, AND CONTINUE ON THE SOUTH LINE OF LOTS 16 AND 7 IN BLOCK 22 AND ON A PROLONGATION OF THE SOUTH LINE OF LOT 7 IN BLOCK 22 TO THE SOUTHEAST CORNER OF LOT 29 IN BLOCK 21, AND CONTINUE ALONG THE SOUTH LINE OF LOT 29 IN BLOCK 21 AND ON A PROLONGATION OF THE SOUTH LINE OF SAID LOT 29 IN BLOCK 21 TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, THE LINE HERENAFORE DESCRIBED BEING A LINE RUNNING FROM THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, WEST AND PARALLEL TO THE CENTER LINE OF RIVER PARK BLVD., AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID TO THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN THE EAST LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY NORTHEASTERLY TO THE SOUTHWEST CORNER OF TRACT NO. 2 OF THE RESUBDIVISION OF BELLEWOOD ESTATES ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 19, AND THENCE RUN THE NORTH LINE OF SUNSET AVENUE AS SHOWN ON THE PLAT OF BELLEWOOD ESTATES AFORESAID EASTERLY TO THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, AND THENCE RUN THE CENTER LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, SOUTHERLY TO THE POINT OF BEGINNING; AND THAT PORTION OF VACATED SUNSET AVENUE WEST OF DINE BOULEVARD, WEST STREET NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ROYAL PALM AVENUE NORTH OF THE SOUTH LINE OF DEED BOOK 369, PAGE 292, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID STREETS SHOWN ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 567; AND LESS AND EXCEPT THEREFROM, THE RIGHT-OF-WAY OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1.



B-II EXCEPTIONS:

(ITEMS 1-6 ARE NOT SURVEY ITEMS AND THUS NOT SHOWN)

- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-PLOTTED AS APPLICABLE)
- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF RE-SUBDIVISION OF BELLEWOOD ESTATES, AS RECORDED IN PLAT BOOK 8, PAGE 19, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-PLOTTED AS APPLICABLE)
- EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN DEED BOOK 156, PAGE 545, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (DOES NOT AFFECT)
- GRANT OF EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT AND BREVARD COUNTY, FLORIDA, RECORDED IN O.R. BOOK 2549, PAGE 944, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCELS 1 & 2-PLOTTED HEREON)
- DEED OF EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN O.R. BOOK 2848, PAGE 2966, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCEL 1-PLOTTED HEREON)
- EASEMENT IN FAVOR OF THE CITY OF TITUSVILLE, RECORDED IN O.R. BOOK 2594, PAGE 507, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCELS 1 & 2-PLOTTED HEREON)
- WATER SERVICE AGREEMENT WITH THE CITY OF TITUSVILLE, RECORDED IN O.R. BOOK 2558, PAGE 378, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS PARCEL 2-NOT PLOTTABLE)
- RESOLUTION 92-406 RECORDED IN O.R. BOOK 3250, PAGE 1650, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS VACATED RIGHT OF WAY INCLUDED IN PARCEL 3-PLOTTED HEREON)
- RESOLUTION NO. 94-065 RECORDED IN O.R. BOOK 3370, PAGE 1952, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS STREET NAMING IN PARCELS 1 & 2-SHOWN HEREON)
- AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN O.R. BOOK 6794, PAGE 1234, O.R. BOOK 6901, PAGE 2361, O.R. BOOK 6990, PAGE 225 AND NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED IN O.R. BOOK 7019, PAGE 1311, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS-NOT PLOTTABLE)
- TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). (NONE PROVIDED FOR REVIEW)

LEGEND AND ABBREVIATIONS:

ALTA AMERICAN LAND TITLE ASSOCIATION	IP IRON PIPE	PNT POINT OF NON-TANGENT	▣ CURB INLET GRATE	— LINE BREAK
BOT BOTTOM	IR IRON ROD	PRC POINT OF REVERSE CURVATURE	⊕ CATCH BASIN	— FENCE LINE AS NOTED
(C) CALCULATED	IRC IRON ROD AND CAP	PVC POLYVINYL CHLORIDE	⊙ STORM MANHOLE	— OVERHEAD UTILITY LINE
CB CHORD BEARING	IRV IRRIGATION CONTROL VALVE	(R) RADIAL	⊙ SANITARY MANHOLE	1/8" TOP OF BANK
CCR CERTIFIED CORNER RECORD	L ARC LENGTH	R RADIUS	⊙ SANITARY CLEANOUT	1/8" TOE OF SLOPE
CH CHORD LENGTH	LB LICENSED BUSINESS	RCF REINFORCED CONCRETE PIPE	⊙ ELECTRIC MANHOLE	100" EXISTING CONTOUR
CLF CHAIN LINK FENCE	LS LAND SURVEYOR	RLS REGISTERED LAND SURVEYOR	⊙ ELECTRIC METER	— SANITARY SEWER LINE
⊕ CENTERLINE	(M) MEASURED	R/W RIGHT OF WAY	⊙ TELEPHONE RISER BOX	— STORM DRAINAGE LINE
CM CONCRETE MONUMENT	MB MAP BOOK	SEC SECTION	⊙ ELECTRIC RISER BOX	— WATER LINE
CMP CORRUGATED METAL PIPE	NAVD NORTH AMERICAN VERTICAL DATUM	SF SQUARE FEET	⊙ CABLE TELEVISION RISER BOX	
(D) DESCRIPTION	NO. NUMBER	TWP TOWNSHIP	⊙ TELEPHONE RISER BOX	
DIP DUCTILE IRON PIPE	(NR) NOT RADIAL	Δ DELTA (CENTRAL ANGLE)	⊙ IRRIGATION CONTROL VALVE	
EL ELEVATION	NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	± MORE OR LESS	⊙ WATER METER	
ESMT EASEMENT	OR OFFICIAL RECORDS BOOK	⊙ FOUND CONCRETE MONUMENT AS NOTED	⊙ WATER VALVE	
(FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION	(P) PLAT	⊙ FOUND NAIL & DISK AS NOTED	⊙ FIRE HYDRANT	
FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PB PLAT BOOK	⊙ FOUND NAIL & DISK (LB 8501)	⊙ CONCRETE UTILITY POLE	
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	PC POINT OF CURVATURE	⊙ FOUND 5/8" IRON ROD & CAP LS4101	⊙ METAL UTILITY POLE	
FND FOUND	PCC POINT OF COMPOUND CURVATURE	⊙ FOUND IRON ROD AS NOTED	⊙ WOOD UTILITY POLE	
GR GROUND	PG(S) PAGE(S)	⊙ SET NAIL & DISK (LB 8501)	⊙ UTILITY POLE GUY ANCHOR	
ID IDENTIFICATION	POC POINT OF COMMENCEMENT	⊙ SET 5/8" IRON ROD & CAP (LB 8501)	⊙ LIGHT POLE	
INV INVERT	POB POINT OF BEGINNING	⊙ CONTROL/BENCHMARK AS DESCRIBED	⊙ SIGN	

SURVEY NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 901, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT REFERENCED FROM FDOT CONTROL STATION 42002006, BEING A BRASS DISK STAMPED D5PNC 42002 006, HAVING A NORTHING OF 1511193.984, AND AN EASTING OF 727568.355. AS A REFERENCE FOR THIS SURVEY, THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 HAS A BEARING OF SOUTH 21°54'42" EAST.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12009C0220H AND 12009C0310H, BREVARD COUNTY, FLORIDA, EFFECTIVE DATE OF JANUARY 29, 2021, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD).
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 24102837 RP, DATED SEPTEMBER 11, 2024.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- THERE ARE 45 PARKING SPACES AND 2 DISABLED SPACES IN THE SUBJECT PARCEL.
- UNDERGROUND UTILITIES WERE LOCATED BY ABOVE GROUND PHYSICAL EVIDENCE. OTHER BURIED FACILITIES MAY EXIST THAT WERE NOT IDENTIFIED AS PART OF THIS SURVEY.
- SUBJECT PARCELS CONTAIN: ±23.934 ACRES
PARCEL ID NO. 23 35 12-03-*--2.05
ZONING PARCELS 1 & 2:PIP (PLANNED INDUSTRIAL PARK)
PIP SETBACKS:
FRONT: 50.00'
SIDE: 50.00'
REAR: 25.00'

ZONING PARCEL 3 & 1U (LIGHT INDUSTRIAL) AND BU-1 (GENERAL RETAIL COMMERCIAL)

IU SETBACKS:

FRONT: 50.00'

SIDE: 15.00'

REAR: 25.00'

BU-1 SETBACKS:

FRONT: 25.00'

SIDE: 5.00'

REAR: 15.00'

- THERE WAS NO EVIDENCE OF EARTH MOVING WORK AT THE TIME OF THIS SURVEY, NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 09/14/2024 PER FAC 5J-17.062(2).
- BOUNDARY DIMENSIONS DEPICTED ON THE SUBJECT PARCEL ARE MEASURED UNLESS OTHERWISE NOTED AS (D) PER DEED OR (C) AS CALCULATED..
- ENCROACHMENTS:
A. ID SIGN WITH ELECTRIC WITH GROUND LIGHT ENCROACHES INTO ADJOINING PARCEL TO THE NORTH.
SIGN 6.7' OVER AND GROUND LIGHT 10.6' FEET OVER.
- PARCELS 1 AND 2 LYING NORTH OF SUNSET DRIVE ARE CONTIGUOUS TO THAT PORTION OF PARCEL 3 THAT CONTAINS VACATED SUNSET DRIVE. THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE FORMER NORTH RIGHT OF WAY OF SUNSET DRIVE IN PARCEL 3 AND THE SOUTHERLY LINE OF PARCELS 1 AND 2 ALONG THEIR COMMON BOUNDARY.

SURVEYOR'S CERTIFICATE:

TO: ALLIED NEW TECHNOLOGIES 3, INC.; STG PROPERTIES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SUPERIOR TITLE, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 09/13/2024; DATE OF PLAT OR MAP: 10/28/2024; I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. 5381

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

DONLEY CONSULTING GROUP, LLC

210 PARKTOWNE BOULEVARD, SUITE 31
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552
WWW.DONLEYCONSULTING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8501

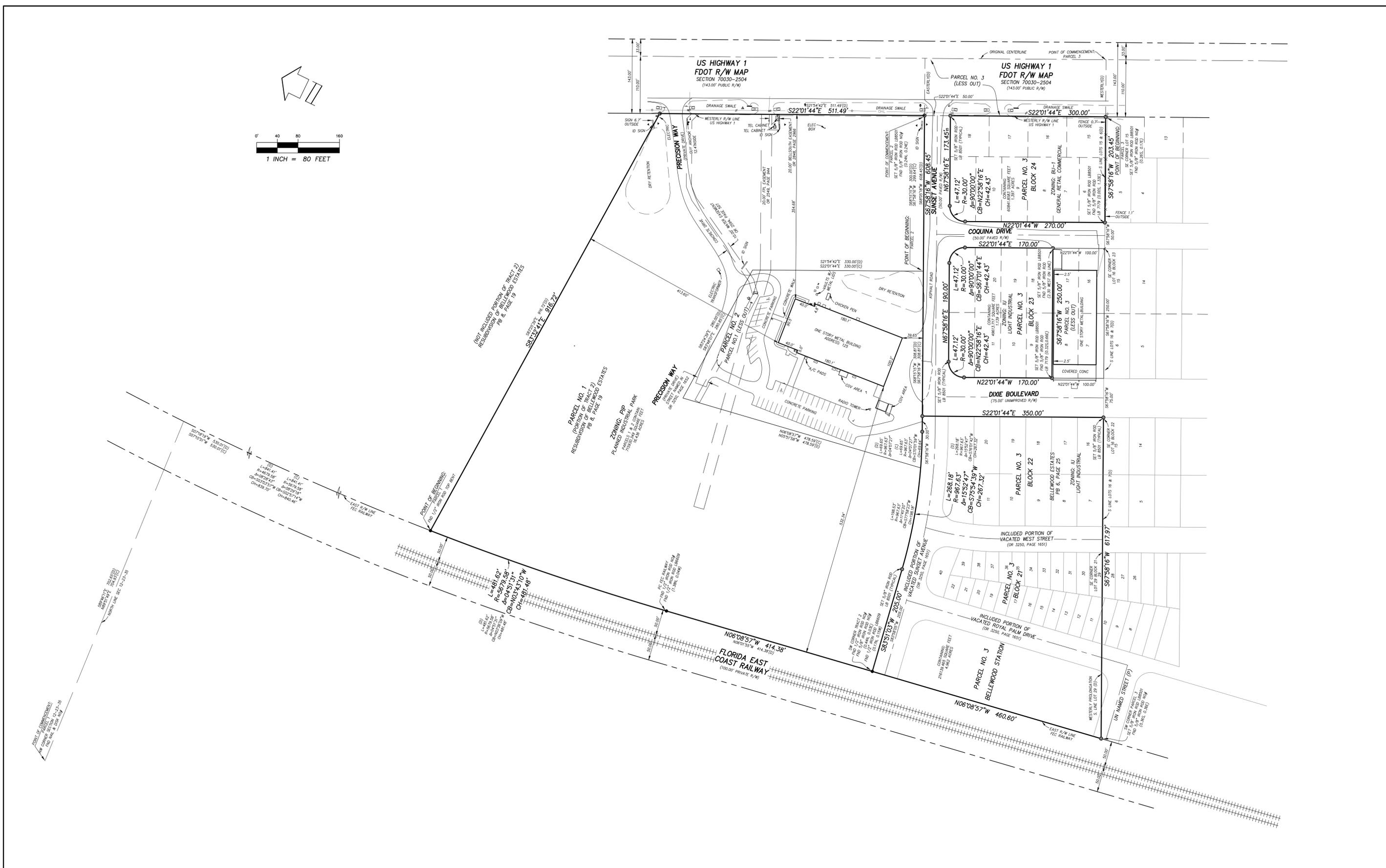
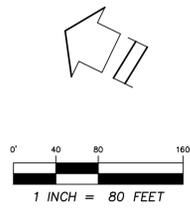
A PORTION OF RE-SUBDIVISION OF BELLEWOOD ESTATES

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

for:
ALLIED NEW TECHNOLOGIES-3

FB/PG		FIELD DATE		PROJECT NO. 1000.029	1 OF 2
BREVARD FB2		09/13/2024			
DRAWING DATE		BY	APPROVED	SCALE	1" = 60'
10/28/2024		WDD	WDD		



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

DONLEY CONSULTING GROUP, LLC
 210 PARKTOWNE BOULEVARD, SUITE 1
 EDGEWATER, FLORIDA 32132
 PHONE: 407.947.4552
 WWW.DONLEYCONSULTING.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8501

**A PORTION OF
 RE-SUBDIVISION OF BELLEWOOD ESTATES**
 SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST
 BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
 for:
ALLIED NEW TECHNOLOGIES-3

FB/PG	FIELD DATE	PROJECT NO.	2 OF 2
BREVARD FB2	09/13/2024	1000.029	
DRAWING DATE	BY	APPROVED	SCALE
10/28/2024	WDD	WDD	1" = 60'

RADIUS MAP

STG PROPERTIES LLC

Nicole_Rezanka_2301504



1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 3/26/2025

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels

7503 LLC
7501 S US HIGHWAY 1
TITUSVILLE FL 32780-8112

BONILLA, BOBBY
BONILLA, JOSEPH JOHN
164 BONITA ST
TITUSVILLE FL 32780-8126

BRIGHTLINE TRAINS FLORIDA LLC
350 NW 1ST AVE, STE 200
MIAMI FL 33128-1860

CAS PROPERTIES LLC
4365 INDIAN RIVER DR
COCOA FL 32927-6041

DENTON, STEVE E,II
165 BONITA ST
TITUSVILLE FL 32780-8126

DOWELL, MELISSA
100 BELLWOOD ST
TITUSVILLE FL 32780-

ELIAS, MERVAT W
3706 CHIARA DR
TITUSVILLE FL 32796-2968

FECI PROPERTY LLC
2855 S LE JEUNE RD
4TH FLOOR
MIAMI FL 33134-6612

FIRST OMNI CORP
PO BOX 1417
COCOA BCH FL 32932-0017

FLORIDA EAST COAST RAILWAY LLC
7150 PHILIPS HWY
JACKSONVILLE FL 32256-6802

GLENN, MARK B,SR
GLENN, MARILOU D
188 RIVER PARK BLVD
TITUSVILLE FL 32780-8129

HODGE, GARY D
HODGE, LISA
7320 US HIGHWAY 1 S
TITUSVILLE FL 32780-

JACKSON STREET CONSTRUCTION LLC
3815 N US HIGHWAY 1, STE 106
COCOA FL 32926-5947

MARSHALL, AMI
6510 DALLAS AVE
COCOA FL 32927-8418

NETTLETON, BENJAMIN R
NETTLETON, CLAUDIENE A
807 MYSTIC DR
CAPE CANAVERAL FL 32920-5324

NETTLETON, BENJAMIN R
NETTLETON, CLAUDIENE A
101 MAY DR, MAINHS
TITUSVILLE FL 32780-

NGUYEN, DINH MINH
LE, NGA
4641 SALVIA DR
ORLANDO FL 32839-3155

PAYNE, DAVID N
JONES, KERRI T
196 RIVER PARK BLVD
TITUSVILLE FL 32780-8129

SALISBURY, JUNE
WURST, LEE CO-TRUSTEES
14466 MYERS PLANTATION CV
BYHALIA MS 38611-5000

SKIDMORE TRAILER PARK & SALES INC
4507 W LEONA ST
TAMPA FL 33629-8311

SOMERVILLE, DANIELLE
SOMERVILLE, NICHOLAS
2717 LOJA ST
SAINT AUGUSTINE FL 32084-2938

SPACE COAST RENTAL LLC
PO BOX 549
SHARPES FL 32959-0549

SPIRIT HEALING GALLERY INC
1650 78TH AVE SW
PLANTATION FL 33324-3388

STG PROPERTIES LLC
397 BABCOCK RD N
MELBOURNE FL 32935-

TCLM INC
7555 US HIGHWAY 1 S
TITUSVILLE FL 32780-

TITHERINGTON, JUAN
TITHERINGTON, MARIA
5709 SEAGRAPE DR
FORT PIERCE FL 32966-

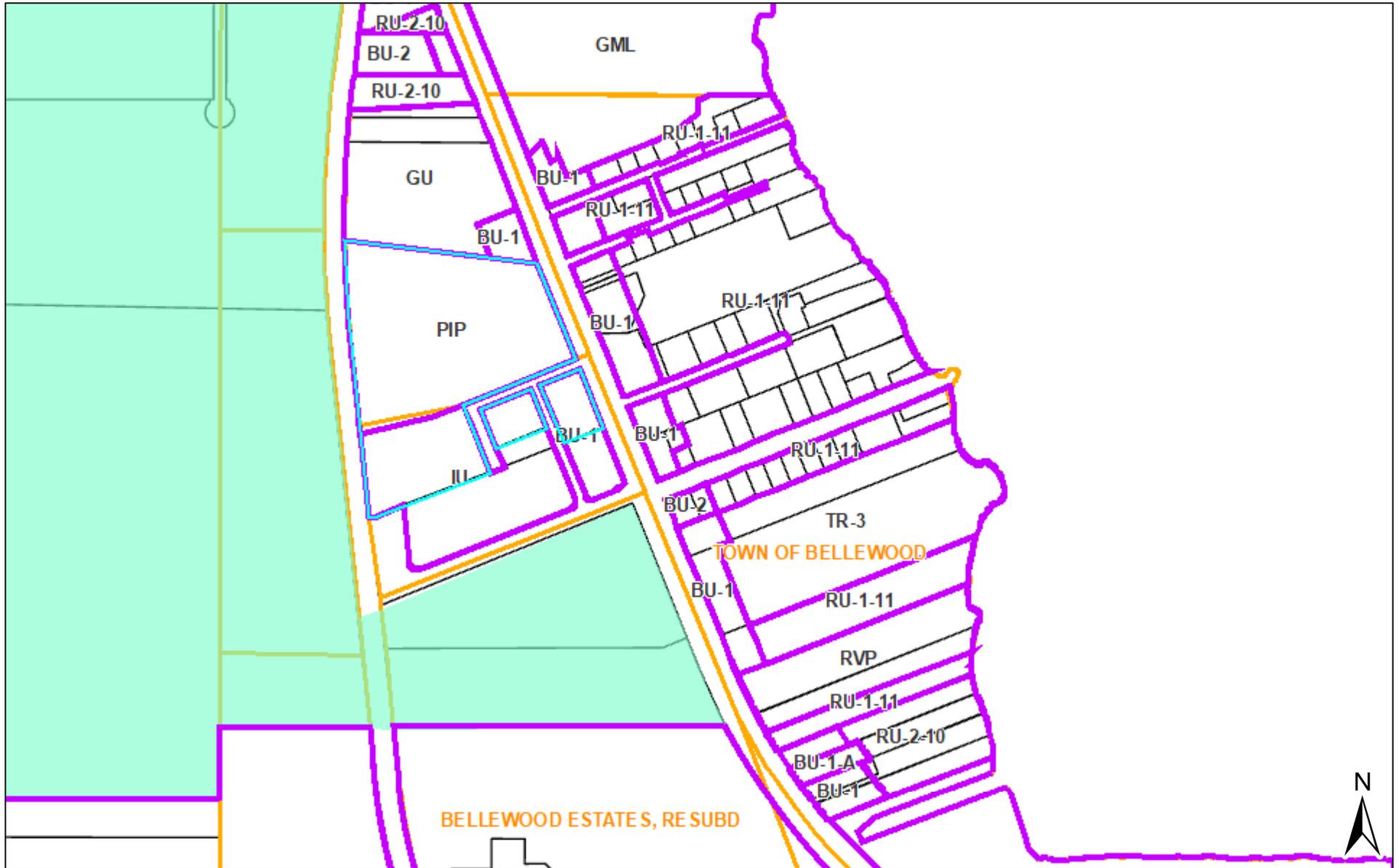
TITHERINGTON, MARIA C
TITHERINGTON, JAMES N
2921 SHERWOOD LN
FORT PIERCE FL 34982-6164

USA YACHT PROPERTIES LLC
225 SUNSET AVE
TITUSVILLE FL 32780-8120

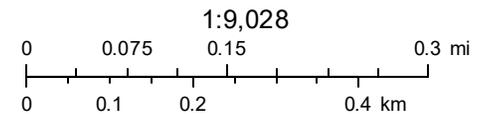
VILLENEUVE FAMILY TRUST
4368 PREVATT RD
GENEVA FL 32732-9466

WHITBY, CLIFFORD
KING-WHITBY, TIQUELLA
100 BONITA ST
TITUSVILLE FL 32780-8126

County Zoning Map

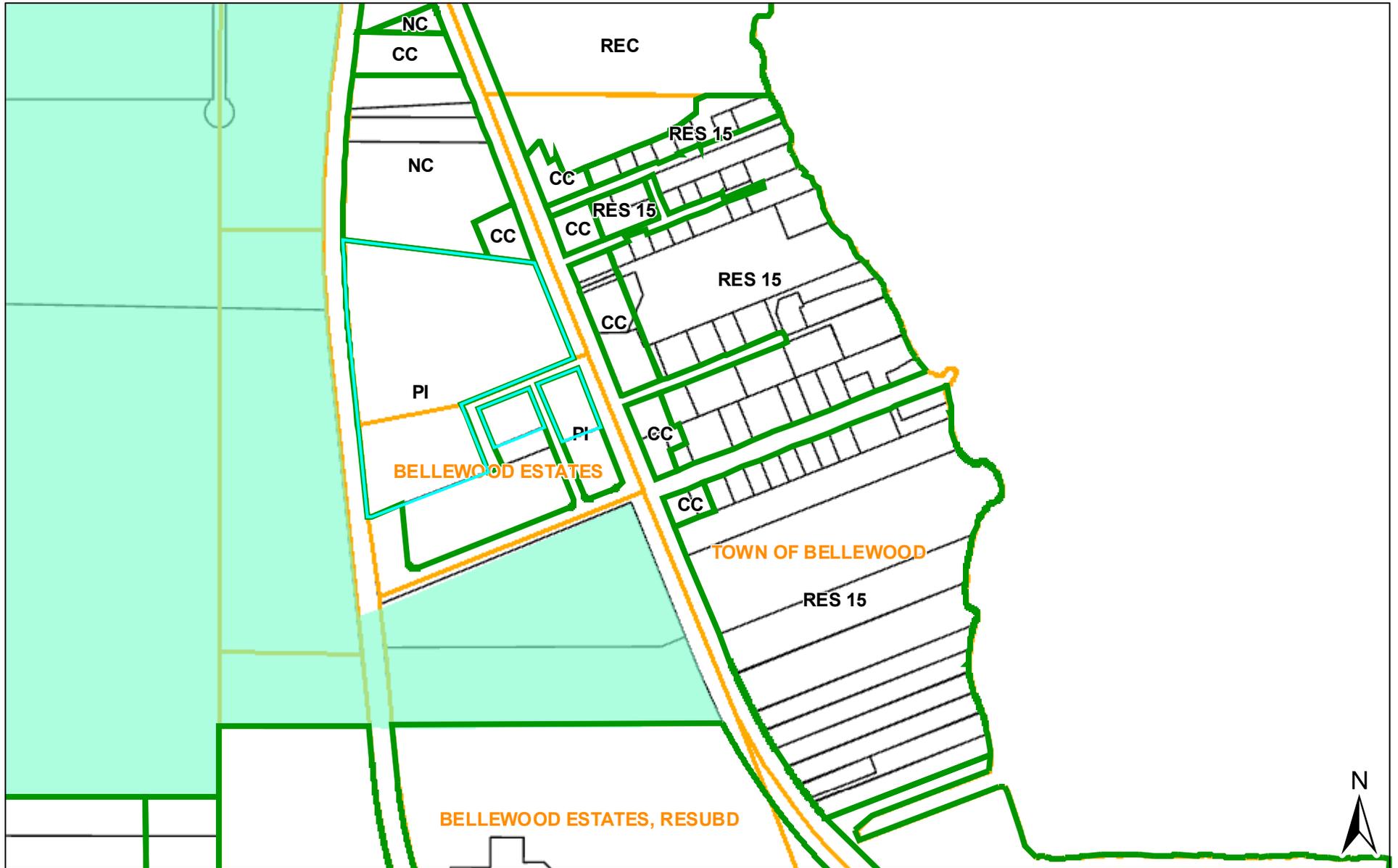


	Zoning		Parcel Property
	City		Subdivisions
	TITUSVILLE		Parcels

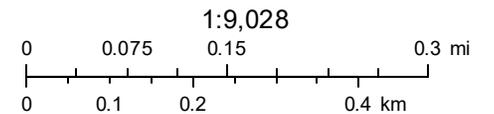


Brevard County Property Appraiser Office

County Future Land Use Map



 Future Land Use	 Parcel Property
 City	 Subdivisions
 TITUSVILLE	 Parcels

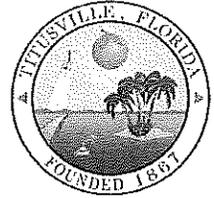


Brevard County Property Appraiser Office





Gateway to Nature & Space



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

1. Annexation	Does the request include an annexation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Regular or Small Scale Amendment	Regular Amendment (CPA) P roperty 50 acres or greater <input type="checkbox"/>	Small Scale Amendment (SSA) <input checked="" type="checkbox"/> Property less than 50 acres
3. Project Information	Project Name Sunset Development	Property Address/Location Description 125 Precision Way, Unit AppDirect
4. Applicant / Owner	Name of Applicant/Contact Kimberly B. Rezanka	Name of Owner Allied New Technologies 3, Inc.
	Street Address 1290 U.S. Highway 1, Suite 103	Street Address 3901 NW 115th Avenue
	City State Zip Rockledge FL 32955	City State Zip Miami FL 33178
	Telephone # 321-608-0892	Telephone # (305) 888-2623
	Fax # (321) 608-0891	Fax #
	E-Mail Address krezanka@llr.law; atisdail@llr.law	E-Mail Address bobn@allieduniversal.com
5. Applicant Status	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other	
6. Parcel ID	23-35-12-03-* -2.05	Tax Acct. 2301504
7. Site Size (Attach Legal Description)	Acres: 23.934 + .9 ac Square Feet:	
8. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:	
	SUBJECT SITE:	<u>Warehousing & Retail (Appliance Direct)</u>
	NORTH:	<u>Vacant Commercial Land (NC)</u>
	SOUTH:	<u>Vacant Industrial Land (PI)</u>
	EAST:	<u>Mixed Use/Commercial Properties (CC)</u>
WEST:	<u>Vacant Commercial Land (Industrial)</u>	

9. Current Designation	Future Land Use: Planned Industrial (PI)	Zoning: Planned Industrial Park (PIP), Industrial Light (IU), General Retail Commercial (BU-1)		
10. Proposed Designations	Future Land Use: Heavy Manufacturing	Zoning: Industrial (M2)		
11. Subject Property	Current Use: Warehousing & Retail	Proposed Use: Heavy Manufacturing Plant		
12. Note any previous amendments on the site				
13. Check other applications submitted	Conditional Use <input type="checkbox"/>	Vacation of Easement <input type="checkbox"/>	Master Plan Approval <input type="checkbox"/>	Rezoning <input checked="" type="checkbox"/>
	Vacation of Right of Way <input type="checkbox"/>	Site Plan <input type="checkbox"/>	Subdivision/Plat <input type="checkbox"/>	Other: Annexation
14. Narrative	<p>Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary)</p> <p>The project proposes to develop a heavy manufacturing plant. The Applicant is requesting annexation into the City of Titusville and the Property will connect to City water and sewer.</p> <p>The current Brevard County future land use designation is Planned Industrial (PI), but with the requested annexation into the City the Applicant is seeking to change the FLU designation to Heavy Manufacturing consistent with Sec. 28-208 of the City's Code of Ordinances.</p> <p>The Applicant is also submitting to Brevard County a Petition Requesting Vacation of a portion of Sunset Avenue (50 foot right away) and a portion of Dixie Boulevard (75 foot right away). Both are standard and unimproved streets as shown in the provided sketch. Sunset Avenue and Dixie Blvd are identified in the Bellwood Estates Plat, dated February 1926, recorded PB 6, P. 25. This Plat was never accepted by Brevard County and the unmaintained roads are public roads.</p>			

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

ACKNOWLEDGEMENT

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

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

/s/ Kimberly B. Ryanaka 3/27/25
(Signature*) (Date)

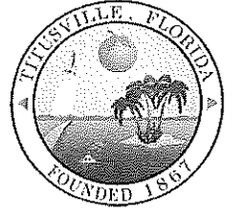
** By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this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

Date Received: _____

Accepted by: _____



Gateway to Nature & Space



SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 4)

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

1.	Complete Application and Fees	<input checked="" type="checkbox"/>
2.	Warranty Deed	<input checked="" type="checkbox"/>
3.	Notarized Owner Authorization Form (If applicable)	<input checked="" type="checkbox"/>
4.	Legal Description (from a certified survey in Microsoft Word format)	<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.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	<input checked="" type="checkbox"/>
7.	Additional site-specific data as necessary to describe any impacts to conservation / wetland areas, and other environmentally sensitive resources, including any mitigation efforts to be proposed or required by these regulations.	<input checked="" type="checkbox"/>
8.	Traffic counts and Level of Service (LOS) on streets providing access to subject property may be required by the City. A determination of the needed information will be provided by the City prior to submittal of the request.	<input checked="" type="checkbox"/>
9.	Pre-Application Meeting Held – Date: 09/03/2024 Staff in Attendance: Eddy Galindo, KB Oforu, Ashleigh Smith, Kyle Mack	<input checked="" type="checkbox"/>
10.	Preliminary School Concurrency Determination Submitted. Contact Brevard County Public Schools, David Lindemann to receive this application for completion. Lindemann.David@BrevardSchools.org	<input type="checkbox"/>
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	<input type="checkbox"/>

Conceptual Site Plan Checklist

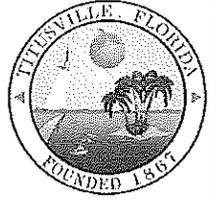
(Development Review Procedures Manual Section 4)

In order to illustrate the proposed use of the property to be rezoned, the applicant is encouraged to submit a conceptual site plan in support of the proposal. If a conceptual site plan or developer's agreement is not provided with the application, the City shall review the application based on the most intensive land use and the maximum intensity and/or density within the zoning district requested within the application. If a conceptual site plan is submitted, the following information shall be provided:

1.	A vicinity map indicating the general location of the abutting streets and utilities.	<input type="checkbox"/>
2.	General information regarding the existing site conditions and physical characteristics, adjacent community facilities and public utilities, and surrounding property conditions.	<input type="checkbox"/>
3.	General description of the proposed development including the total acreage, the proposed number of buildings, or the number of units.	<input type="checkbox"/>
4.	The location of existing buildings and structures including the dimensions.	<input type="checkbox"/>
5.	The means of ingress and egress to the project.	<input type="checkbox"/>
6.	General location and dimension of all existing and proposed parking and/or loading areas.	<input type="checkbox"/>
7.	Information showing approximate location of all structures and major features, setbacks, distance between structures and property lines, floor areas, width of driveways, parking spaces, property or lot lines, percent of property or lot lines, percent of property coverage.	<input type="checkbox"/>



Gateway to Nature & Space



APPLICATION FOR REZONING (REZ) / PLANNED DEVELOPMENT (PD) / MASTER PLAN (MP)

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

1. Project Information	Project Name Sunset Development	Property Address/Location Description 125 Precision Way, Unit AppDirect		
2. Type of Request	Rezoning (REZ) <input checked="" type="checkbox"/>	Planned Development (PD) <input type="checkbox"/>	Master Plan (MP) <input type="checkbox"/>	
2. Applicant/ Owner	Name of Applicant/Contact Kimberly B. Rezanka		Name of Owner Allied New Technologies 3, Inc.	
	Street Address 1290 U.S. Highway 1, Suite 103		Street Address 3901 NW 115th Avenue	
	City Rockledge	State FL	Zip 32955	City State Zip Miami FL 33178
	Telephone # (321)608-0892 Fax # (321) 608-0891		Telephone # (305)789-6349 Fax #	
	E-Mail Address krezanka@llr.law; atisdail@llr.law		E-Mail Address bobn@allieduniversal.com	
3. Applicant Status	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other			
4. Parcel ID	23-35-12-03-* -2.05	Tax Acct.	2301504	
5. Site Size	Acres: 23.934 + .9 ac Square Feet:			
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:			
	SUBJECT SITE: Warehousing & Retail (Appliance Direct)			
	NORTH: Vacant Commercial Land (GU)			
	SOUTH: Vacant Industrial Land (IU & BU-1)			
	EAST: Use/Commercial Properties (BU-1)			
WEST: Vacant Commercial Land (M2)				

7. Current Future Land Use Designation	Future Land Use: Planned Industrial (PI)		
8. Existing Zoning District	Planned Industrial Park (PIP), Industrial Light (IU), General Retail Commercial (BU-1)		
9. Proposed Zoning District	Industrial (M2)		
10. Building Status	Existing Building(s) on the site? Yes (Warehousing & Retail)	New Buildings Proposed? Yes (Heavy Manufacturing Plant)	
11. Note any previous rezonings on the site			
12. Check other applications submitted	Conditional Use <input type="checkbox"/>	Vacation of Easement <input type="checkbox"/>	Master Plan Approval <input type="checkbox"/>
	Vacation of Right of Way <input checked="" type="checkbox"/>	Site Plan <input type="checkbox"/>	Subdivision/Plat <input type="checkbox"/>
13. Narrative	<p>The project proposes to develop a heavy manufacturing plant. The Applicant is requesting annexation into the City of Titusville and the Property will connect to City water and sewer.</p> <p>The current Brevard County zoning is Planned Industrial Park (PIP), Industrial Light (IU), and General Retail Commercial (BU-1), but with the requested annexation into the City the Applicant is seeking to rezone to Industrial (M2) consistent with Sec. 28-318 of the City's Code of Ordinances.</p> <p>The Applicant is also submitting to Brevard County a Petition Requesting Vacation of a portion of Sunset Avenue (50 foot right away) and a portion of Dixie Boulevard (75 foot right away). Both are substandard and unimproved streets as shown in the Bellwood Estates Plat, dated February 1926, recorded PB 6, P. 25. This Plat was never accepted by Brevard County and the unmaintained roads are public.</p>		

- **All applications shall require Community Development Staff review prior to submittal.**
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- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.

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1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

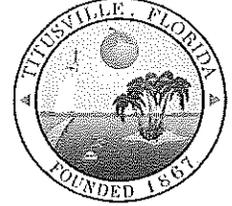
This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the City Council, Board of Adjustment & Appeals, and Planning & Zoning Commission on this topic to properly noticed public hearings or to written communication to the City Clerk's Office, City of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

Is/ Kimberly B. Penzance 3/27/25
(Signature*) (Date)

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

Date received: _____

Accepted by: _____



Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)

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

Table with 11 rows and 2 columns. Row 1: Complete Application and Fees [checked]. Row 2: Warranty Deed [checked]. Row 3: Notarized Owner Authorization Form (If applicable) [checked]. Row 4: Legal Description (from a certified survey in Microsoft Word format) [checked]. Row 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 [checked]. Row 6: Names, addresses and address labels for all property owners within 500 feet of the subject property. Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00. [checked]. Row 7: For Planned Development and Master Plan applications, a conceptual site plan (minimum 24" x 36") in electronic PDF format. See table below for requirements. [checked]. Row 8: For Planned Development and Master Plan applications, a Planned Development Ordinance establishing the development standards for the Planned Development. [checked]. Row 9: For Master Plan applications, a Unified Control Agreement pursuant to Sec. 34-54 of the Land Development Regulations. [checked]. Row 10: Pre-Application Meeting Date: 09/03/2024 Staff in Attendance: Eddy Galindo, KB Ofosu, Ashleigh Smith, Kyle Mack [checked]. Row 11: Community Meeting per Ordinance 26-2019 - Tentative meeting date _____ [unchecked].

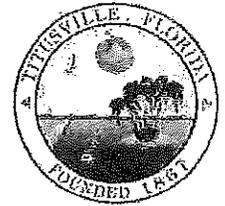
Conceptual Site Plan Checklist
(Development Review Procedures Manual Section 5 and 6)

THE CONCEPTUAL SITE PLAN SHALL INCLUDE THE FOLLOWING:

1.	All information required for a sketch plat. (if applicable)	<input checked="" type="checkbox"/>
2.	Development plan identifying the location and acreage of each component and district of the project, including the location and placement of proposed land uses by type and density, density, layout of lots, open space designation, location of landscape buffer areas required by these regulations, recreational facilities, commercial uses, other permitted uses, off-street parking and loading locations and refuse collection locations.	<input checked="" type="checkbox"/>
3.	Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.	<input checked="" type="checkbox"/>
4.	Tabulations of acreage devoted to each use and total gross acreage of the project. These tabulations shall include acreage totals for each use, open space designations, recreation facilities, streets, parks, schools and other uses. Within these tabulations, information relative to the total number and type of residential units, the residential density for each type of unit, and the overall residential density of the project shall be provided.	<input checked="" type="checkbox"/>
5.	An environmental component, including maps and analyses, which determine the effect of the proposed development upon the conservation/preservation of native habitat, wildlife, floodplains, recreation advantages wetlands and other natural resources.	<input checked="" type="checkbox"/>
6.	Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other public facilities and services. (Preliminary Concurrency Analysis)	<input checked="" type="checkbox"/>
7.	A stormwater management plan with sufficient detail included to demonstrate that the proposed development can comply with the requirements of the Land Development Regulations.	<input checked="" type="checkbox"/>
8.	The location of existing buildings and structures including the dimensions.	<input checked="" type="checkbox"/>



Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

This authorization form is for:

- Annexation (ANX)
- Comprehensive Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Development Agreement (DA)
- Easement Vacation (EAS)
- Master Plan (MP)
- Planned Development (PD)
- Rezoning (REZ)
- Right-of-Way Vacation (ROW)
- Small Scale Amendment (SSA)
- Variance (VAR)

Date: 10/24/24
 To: City of Titusville
 Attn: Planning Department
 555 S. Washington Avenue
 Titusville, FL 32796-3584

PROJECT DESCRIPTION: Sunset development

PROJECT ADDRESS: 125 Precision Way, Unit APPDIR, Titusville, Florida 32780 PA

RCEL ID# OR TAX ACCT #: Parcel ID 23-35-12-03*-2.05; Tax Acct. No. 2301504
 Please accept this documentation as authorization for Allied New Technologies 3, Inc. to apply for

the above selected request.

(Name of Applicant)

[Signature]
 Property Owner Signature

SAM PINE MORGAN
 Property Owner Name (Please Print)

397 N. BABCOCK ST
 Street Address

MELBOURNE FL 32935
 City, State, Zip code

321-255-3200
 Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetera, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

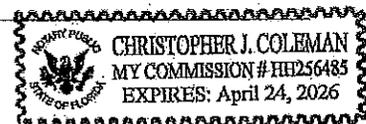
TO BE COMPLETED BY NOTARY

State of Florida
 County of BREVARD

Subscribed and sworn to before me on this 24th day of October, 2024
 By Sei Hwan Park who is personally known to me or produced
 as identification.

[Signature]
 Christopher J. Coleman

My Commission Expires:





Gateway to Nature & Space

OWNER'S AUTHORIZATION FORM



This authorization form is for:

- Annexation (ANX)
- Comprehensive Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Development Agreement (DA)
- Easement Vacation (EAS)
- Master Plan (MP)
- Planned Development (PD)
- Rezoning (REZ)
- Right-of-Way Vacation (ROW)
- Small Scale Amendment (SSA)
- Variance (VAR)

Date: 9.25.2025
 To: City of Titusville
 Attn: Planning Department
 555 S. Washington Avenue
 Titusville, FL 32796-3584

PROJECT DESCRIPTION: Sunset Redevelopment

PROJECT ADDRESS: 125 Precision Way, Unit APPDIR, Titusville, FL 32780

PARCEL ID# OR TAX ACCT #: 37.5 ft of Dixie Blvd. adjacent to Parcel ID 23-35-12-06-23.7(Tax Acct. No. 2301512)

Please accept this documentation as authorization for Kimberly B. Rezanka, Lacey Rezanka to apply for the above selected request. (Name of Applicant)

[Signature]
Property Owner Signature

JOHN WURTE
Property Owner Name (Please Print)

225 SUNSET AVE
Street Address

TITUSVILLE FL 32780
City, State, Zip code

321 633 0462
Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetera, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

TO BE COMPLETED BY NOTARY

State of Florida
County of Brevard

Subscribed and sworn to before me on this 25th day of September, 2025,
By John S Wurte who is personally known to me or produced
FL Dr Lic as identification.

[Signature]
Notary Public Signature

My Commission Expires: _____ Date





Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

This authorization form is for:

- Annexation (ANX)
- Comprehensive Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Development Agreement (DA)
- Easement Vacation (EAS)
- Master Plan (MP)
- Planned Development (PD)
- Rezoning (REZ)
- Right-of-Way Vacation (ROW)
- Small Scale Amendment (SSA)
- Variance (VAR)

Date: 05/30/2025

To: City of Titusville
Attn: Planning Department
555 S. Washington Avenue
Titusville, FL 32796-3584

PROJECT DESCRIPTION: Sunset Development

PROJECT ADDRESS: 125 Precision Way, Unit APPDIR, Titusville, Florida 32780

PARCEL ID# OR TAX ACCT #: Parcel ID 23-35-12-03-2.05; Tax Act. No. 2301504

Please accept this documentation as authorization for Kimberly B. Rezanka; Lacey Rezanka
to apply for the above selected request. (Name of Applicant)

[Signature]
Property Owner Signature

Sam Pak
Property Owner Name (Please Print)

397 N. Babcock Street
Street Address

Melbourne, FL 32935
City, State, Zip code

(321) 255-3200
Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetra, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

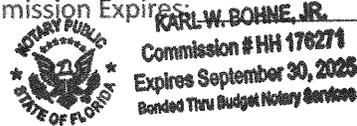
TO BE COMPLETED BY NOTARY

State of Florida
County of Brevard

Subscribed and sworn to before me on this 30th day of May, 2025
By Sam Pak who is personally known to me or produced
as identification.

[Signature]
Notary Public Signature

My Commission Expires: KARL W. BOHNE, JR. Date



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Public (P) Zoning Ordinance**
Department/Office: Community Development

Recommended Action:

Approve the Public (P) Zoning Ordinance.

Summary Explanation & Background:

On January 28, 2025, the City Council directed the staff to draft an ordinance amending the list of permitted uses in the Public (P) zoning district.

The Public (P) zoning district prohibits several non-profit uses. Activities such as vocational schools, community centers, community service, convention centers, and other public uses are not permitted. Public and private schools are permitted in the P zoning district.

The Ordinance amends the purpose statement of the Public (P) zoning district by allowing non-profit or other non-governmental organizations and specifically permits the following uses: "community centers, community service, convention center, and vocational schools." Staff has also identified and corrected existing errors within the code.

Alternatives:

- Approve the ordinance with changes.
- Do not approve the ordinance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Public Zoning Ord - Ver4 -10.31.2025

ORDINANCE NO. X-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA AMENDING THE CODE OF ORDINANCES TO INCLUDE NON-PROFIT AND NON-GOVERNMENTAL ORGANIZATIONS WORKING FOR THE PUBLIC WELFARE TO THE PURPOSE IN THE PUBLIC (P) ZONING DISTRICT AND TO ADD PERMITTED AND LIMITED USES IN THE PUBLIC (P) ZONING DISTRICT, BY AMENDING SECTIONS 28-238 "COMMUNITY CENTERS", 28-239 "COMMUNITY SERVICE", 28-240 "CONVENTION CENTER", 28-256 "VOCATIONAL SCHOOL" AND 28-323 "PUBLIC (P)"; PROVIDING FOR GRANDFATHER PROVISIONS, SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE AND EFFECTIVE DATE.

WHEREAS, the non-profit organizations provide important services to the citizens and visitors in the City of Titusville; and

WHEREAS, the City desires to support the continued operation and expansion of these important non-profit organizations and the services they provide; and

WHEREAS, the zoning code currently prohibits several non-profit services within the Public (P) zoning district; and

WHEREAS, the Titusville City Council desires to permit non-profit organizations to conduct appropriate activities and provide services within the Public (P) zoning district as a benefit to the residents of the City.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA as follows:

SECTION 1: Recitals. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2: That Chapter 28 “Zoning”, Article V “Use Standards”, Division 5 “Civic, Public, Institutional”, Section 28-238 “Community centers” of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-238. Community centers.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1	RMH-2	RHP						
C	C	C	C	C	C	C	C	C							
HM	T	NC	CC	RC	OP	M-1	M-2	M-3	PID						
P	P	<u>P</u>	<u>P</u>	<u>P</u>	C										
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN
			D	U	M	C			100	200	300	400	500		
P		<u>P</u>	P	P	P	P	P	C		L	L	L		P	P

(b) *Definition.* "Community center:" A building, generally owned and/or operated by a governmental, public or nonprofit organization, where members of a community may gather for social, educational or cultural activities. Community center does not include event centers, civic centers or other buildings predominately utilized by non-community members or for commercial events. Accessory uses include recreation facilities, meeting rooms, and offices and storage facilities used by staff.

(c) *Standards for permitted uses with limitations.*

(1) In the Neighborhood Commercial (NC), Public (P), and Regional Mixed-Use 200, 300 and 400 sub-districts (RMU-200, RMU-300, RMU-400) zoning districts, community centers:

- a. Shall have all community center structures be set back a minimum of fifty (50) feet from any abutting residential zoning district or residential use.
- b. Shall require a landscape buffer in accordance with Chapter 30, Article III, Division 10.

(2) In the Community Commercial (CC) and Regional Commercial (RC) zoning districts, no community center structure shall be closer than twenty-five (25) feet to any residentially zoned property or residential use.

(d) *Standards for conditional uses.* These uses require public hearings.

(1) In the Residential Estate (RE), Rural Residential (RR), Single-Family Low Density (R-1A), Single-Family Medium Density (R-1B), Single-Family High Density (R-1C), Multifamily Medium Density Residential (R-2), Multifamily High Density (R-3), Residential Manufactured Housing (RMH-1), Residential Manufactured Housing Park (RMH-2) and Shoreline Mixed-Use (SMU) zoning districts, community centers shall meet the standards in (c)(2) above and may be approved by obtaining a conditional use permit.

SECTION 3: That Chapter 28 “Zoning”, Article V “Use Standards”, Division 5 “Civic, Public, Institutional”, Section 28-239 “Community service” of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-239. Community service.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1	RMH-2	RHP						
C	C	C	C	C	C	C	C	C							
HM	T	NC	CC	RC	OP	M-1	M-2	M-3	PID						
P	P	L	L	L	C										
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN
			D	U	M	C			100	200	300	400	500		
P		<u>L</u>					C		L	L	L		C		

(b) *Definition.* "Community service:" Uses of public, nonprofit, or charitable nature providing ongoing education, training, counseling to the general public on a regular basis, without a residential component. Facilities used for recreational, social, education, library, meetings and cultural activities, open to the public. Activities which include, but are not limited to, museums, gallery exhibitions or works of art, or library collections of books, manuscripts, etc., for preservation, study and reading. Community service activities do not include commercial galleries. Accessory uses include recreation facilities, meeting rooms, and offices and storage facilities used by staff.

(c) *Standards for permitted uses with limitations.*

- (1) In the Neighborhood Commercial (NC), Public (P) and Regional Mixed-Use 200, 300 and 400 sub-districts (RMU-200, RMU-300, RMU-400) zoning districts, community services:
 - a. Shall have all structures be set back a minimum of fifty (50) feet from any abutting residential zoning district or residential use.
 - b. Shall require a landscape buffer in accordance with Chapter 30, Article III, Division 10.
- (2) In the Community Commercial (CC) and Regional Commercial (RC) zoning districts, no structure shall be closer than twenty-five (25) feet to any residentially zoned property or residential use.

- (d) *Standards for conditional uses.* These uses require public hearings.
- (1) In the Residential Estate (RE), Rural Residential (RR), Single-Family Low Density (R-1A), Single-Family Medium Density (R-1B), Single-Family High Density (R-1C), Multifamily Medium Density Residential (R-2), Multifamily High Density (R-3), Residential Manufactured Housing (RMH-1), Residential Manufactured Housing Park (RMH-2), Office Professional (OP), Shoreline Mixed-Use (SMU), and Urban Village (UV) zoning districts, community services shall meet the standards in (3)(a) [(c)(1)] above and may be approved by obtaining a conditional use permit.

SECTION 4: That Chapter 28 “Zoning”, Article V “Use Standards”, Division 5 “Civic, Public, Institutional”, Section 28-240 “Convention center” of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-240. Convention center.

- (a) *Districts where permitted.*

RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1	RMH-2	RHP						
HM	T	NC	CC	RC	OP	M-1	M-2	M-3	PID						
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN
			D	U	M	C			100	200	300	400	500		
		<u>L</u>	C	L											

- (b) *Reserved.*
- (c) *Standards for permitted uses with limitations.*
- (1) In the Downtown Mixed-Use (DMU) Uptown sub-district, convention centers:
- a. Shall have no building located closer than fifty (50) feet to any lot line which abuts a residentially designated property;
 - b. Shall have no off-street parking or loading space located closer than twenty-five (25) feet to any property line abutting a residentially designated property;
 - c. Any accessory restaurant or ticket sales activities to be included as part of the cultural or civic facility shall be conducted entirely within the building;
 - d. The facility must have thoroughfare road frontage;
 - e. A buffer shall be provided between the facility and adjacent properties that are residentially designated.
- (2) In the Public (P) zoning district, convention centers:
- a. Shall be required to proceed through the conditional use process if the proposed maximum occupant capacity is greater than four hundred (400) persons.

- b. Shall provide a "B" type buffer specified in Chapter 30, Article III, Division 10, along all property lines abutting a residential zoning classification.
- e. Shall not allow vehicular access from a local street, unless approved by the Administrator through the site plan process.
- f. Shall provide on-site parking pursuant to the City's Transportation Technical Manual.

(d) *Standards for conditional uses.* These uses require public hearings.

- (1) In the Downtown Mixed-Use (DMU) Downtown sub-district, convention centers shall meet the standards in (c)(1) above, and may be approved by obtaining a conditional use permit.

SECTION 5: That Chapter 28 "Zoning", Article V "Use Standards", Division 5 "Civic, Public, Institutional", Section 28-256 "Vocational School" of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-256. Vocational school.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1			RMH-2		RHP		
HM	T	NC	CC	RC	OP	M-1	M-2		M-3		PID			
L		L	L	L	L	L	L		L		<u>L</u>			
GU	OR	P	DMU			UMU	SMU	RMU					UV	IRCN
			D	U	M	C		100	200	300	400	500		
		<u>L</u>	L	L	L		L				L	L		

(b) *Definition.* "Vocational school:" A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum.

(c) *Standards for permitted uses with limitations.*

- (1) In the Hospital Medical (HM), Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Office Professional (OP), Shoreline Mixed-Use (SMU), ~~and Regional Mixed-Use 200, 300, and 400~~ 400 and 500 sub-districts (~~RMU-200, RMU-300, RMU-400~~ RMU-400, RMU-500), and Public (P) zoning districts, all activities shall be within a completely enclosed building.
- (2) In the Hospital Medical (HM) zoning district, only medically related vocational schools may be permitted.

- (3) In the Light Industrial Services and Warehousing (M-1), Industrial (M-2), Highway Industrial Infill (M-3), and Planned Industrial Development (PID) zoning districts, only industrial related vocational schools may be permitted.
- (4) In the Downtown Mixed-Use (DMU) Downtown, Uptown, and Midtown sub-districts zoning district vocational schools shall meet the criteria for schools in the DMU zoning district established in Section 28-255.

SECTION 6: That Chapter 28 “Zoning”, Article VI “Zoning District Standards”, Section 28-323 “Public (P)” of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-323. Public (P).

28-323 Public (P)	
<i>(a) Purpose</i>	
<p>The Public (P) District is established as a special district to protect the substantial public interest of real property owned and used by any governmental entity including local, state or federal government units, <u>or for publicly owned real property being utilized by non-profit or other non-governmental organizations for the public welfare</u>. This district is not intended to be applied to <u>privately owned</u> land that is used by government units. This district is not intended to be applied to land that is used by governmental entities on an easement or leased basis if title to the land is in private ownership. It is not the intent to classify all lands owned by government into this district but only those lands particularly and peculiarly related to the public welfare. It is intended that the district be utilized for mapping purposes and to be in accord with and promote the purposes set forth in the Comprehensive Plan.</p>	
<i>(b) Use Standards</i>	
See Chapter 28 Article IV and Article V	
<i>(c) Intensity and Dimensional Standards</i>	
Lot area, minimum (sq. ft.)	None
Lot width, minimum (ft.)	None
Density, maximum (du/ac)	1 per 3 acres as accessory to permitted principal uses
Floor area per dwelling unit, minimum (sq. ft.)	NA
Building coverage, maximum (% of lot area)	None
Lot coverage, maximum (% of lot area)	None
Height, maximum (ft.)	None
Front yard setback, minimum (ft.)	None

Side corner yard setback, minimum (ft.)	None
Interior side yard setback, minimum (ft.)	None
Rear yard setback, minimum (ft.)	None
Accessory Use Development Standards	See Chapter 28 Article VIII
NOTES:	

SECTION 7. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 9. INCORPORATION INTO THE CODE. This ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the Code may be made.

SECTION 10. EFFECTIVE DATE. This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

PASSED AND ADOPTED, this ____ day of _____, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk