

DEVELOPMENT TEAM INFORMATION:

OWNER / DEVELOPER
TITUSVILLE MALL, LLC
22839 HAWTHORNE BLVD., SUITE 100
TORRANCE, CALIFORNIA, 90505
JESSE WRIGHT, CEO
JESSE.WRIGHT@CALIFORNIAARETALPROPERTIES.COM
310.465.0311

BLUE ENGINEER
BLUE GOOSE SURVEY & DESIGN LLC
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FLORIDA 34946
RALPH BROWN, P.E.
RBR@BLUEGOOSECONSTRUCTION.COM
321.555.6109

ARCHITECT
KARL F. SOBY
CES DESIGN GROUP, INC.
KARL@CESGROUP.COM
954.650.8449

CITY OF TITUSVILLE DEVELOPMENT SERVICES
565 S. WASHINGTON AVE
TITUSVILLE, FLORIDA 32796
(321) 567-3257

GAS
FLORIDA CITY GAS
MICHAEL MOONEY
MICHAEL.MOONEY@FLCITYGAS.COM
321.313.1807

AT&T
COCOA, FLORIDA
THOMAS E. SHEPARD
TS2906@ATT.COM
321.749.6567

SURVEYOR
ON POINT SURVEYING, INC.
JOSEPH ROVARDI
JROVARDI@OPFL.COM
407.415.1086

TRAFFIC AND TRIP GENERATION
DOUGLAS DIVERS
BREVARD COUNTY GOVERNMENT CENTER
2725 LODGE FRAM JAMESON WAY
BUILDING A, ROOM 219
VEVA, FLORIDA 32940
321.350.8432 X:23

LANDSCAPE ARCHITECT
CATALYST DESIGN GROUP
341 WEST MORSE BLVD., SUITE 100
WINTER PARK, FLORIDA
BHALLO@CATALYST-DG.COM
407.318.9279

CONSTRUCTION AND DESIGN GROUP OF FLORIDA
ARCHITECT
DALE PARSONS
1615 EDGEWATER DRIVE, SUITE 200A
407.709.0497

E.D.O.I.
DAVE SCHAPPEL
DAVID.SCHAPPEL@DOT.STATE.FL.US
CHAD LINGENFELTER

UTILITY ENGINEER
INFRASTRUCTURE SOLUTION SERVICES
1715 MURRELL ROAD
MELBOURNE, FLORIDA 32940
321.622.4644

CITY OF TITUSVILLE WATER RESOURCES
2836 GARDEN STREET
TITUSVILLE, FLORIDA 32796
321.567.3869

FLORIDA POWER & LIGHT
BREVARD OPERATIONS
BRIAN BARCOX
BRIAN.BARCOX@FPL.COM
321.726.4824

ST JOHN'S RIVER W.M.D.
JOHN JULIANA
525 COMMUNITY COLLEGE PARKWAY
PALM BAY, FLORIDA 32909
321.954.4540

TITUSVILLE RESORT & DESTINATION, LLC

TITUSVILLE, FLORIDA

SITE PLAN

NEW SITE INFORMATION:

TOTAL PROJECT AREA:	949,915 S.F.	21.79 ACRES
BUILDINGS:	175,460 S.F.	18%
PARKING:	407,268 S.F.	43%
SEWER/STORM:	107,887 S.F.	11%
STORM WATER:	82,074 S.F.	9% (ABOVE GROUND)
WETLANDS:	N/A S.F.	N/A
FERROUS:	24,070 S.F.	2%
TOTAL:	949,915 S.F.	100.00%

OPEN SPACE: 282,708 S.F. 29.8% (AREA DETERMINED TO INCLUDE 3 AMENITIES SHEET C3)

IMPERVIOUS SURFACE AREA BY PHASE:

IMPERVIOUS SURFACE AREA:	714,946 S.F.	75%
PERVIOUS:	234,969 S.F.	25%
TOTAL:	949,915 S.F.	100%

IMPERVIOUS SURFACE AREA BY PHASE:

PHASE 1 IMPERVIOUS:	362,170 S.F.
PHASE 1 PERVIOUS:	139,539 S.F.
TOTAL:	501,709 S.F.
PHASE 2 IMPERVIOUS:	327,776 S.F.
PHASE 2 PERVIOUS:	44,130 S.F.
TOTAL:	371,906 S.F.

BUILDING INFORMATION:

BUILDING	FLOORS	USE	FLOOR PLATE (SQUARE FEET)	TOTAL FLOOR PLATE (SQUARE FEET)
A		RETAIL	20,000	20,000
B		RETAIL	10,368	10,368
C, D, E	C - 1ST FLOOR	MEDICAL/OFFICES/RETAIL	23,123	80,083
	D - 1ST FLOOR	MEDICAL/OFFICES/RETAIL	15,200	
F	E - 2ND FLOOR (ABOVE C & D & PASE)	MEDICAL/OFFICES/RETAIL	41,760	314,981 (OBSERVATION DECK NOT INCLUDED)
	1ST FLOOR	ASSISTED LIVING & AMENITIES	30,464	
	2ND FLOOR	ASSISTED LIVING & AMENITIES	28,581	
	3RD FLOOR	ASSISTED LIVING & AMENITIES	25,001	
	4TH FLOOR	ASSISTED LIVING & AMENITIES	22,869	
G	1ST FLOOR	ADMIN. APARTMENTS & AMENITIES	53,520	314,981 (OBSERVATION DECK NOT INCLUDED)
	2ND FLOOR	APARTMENTS & AMENITIES	51,949	
	3RD FLOOR	APARTMENTS	53,236	
	4TH FLOOR	APARTMENTS	51,978	
	5TH & 6TH FLOORS	APARTMENTS	51,949	
H	ROOF TOP	OBSERVATION DECK	7,732	92,402 (AREA UNDER ROOF)
	1ST FLOOR	HOTEL	14,537	
	2ND - 5TH FLOOR	HOTEL	15,849	
I	1ST FLOOR (INTERGRATED INTO BLDG. H)	RESTAURANT #1	4,040	7,000
	1ST FLOOR	RESTAURANT #2	5,000	
J	1ST FLOOR	RESTAURANT #2 ROOFTOP DINING	2,000	3,070
	2ND FLOOR	RESTAURANT #2 ROOFTOP DINING	2,000	
K	1ST FLOOR	DRIVE-THROUGH RESTAURANT	3,070	

NO.	DESCRIPTION	DATE
7	REVISED BUILDING FOOTPRINTS, CITY COMMENTS	11/20/25
6	REVISED BUILDING USE & FOOTPRINTS	5/22/2024
5	REVISED PER CITY COMMENTS	7/27/2023
4	REVISED PER CITY COMMENTS	5/1/2023
3	REVISED PER CITY COMMENTS	4/14/2023
2	REVISED PER CITY COMMENTS	2/22/2023
1	REVISED PER CITY COMMENTS	11/18/2022

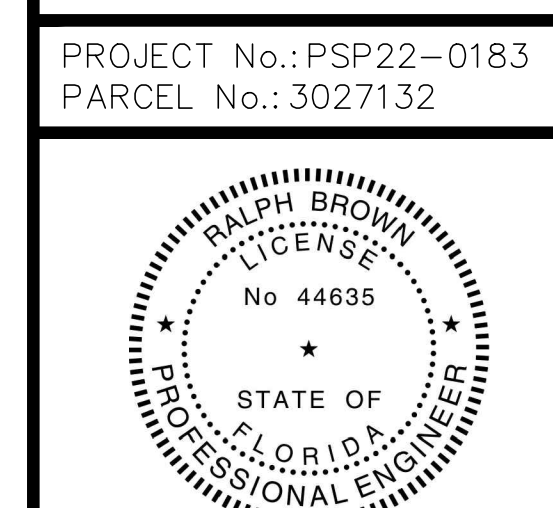
REVISIONS

BLUE GOOSE SURVEY & DESIGN LLC
1900 NORTH OLD DIXIE HIGHWAY
FORT PIERCE, FLORIDA 34946
Phone: 772.465.7555
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE LB8630

TITUSVILLE RESORT & DESTINATION, LLC
COVER SHEET

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY RALPH BROWN, P.E. ON THE DATE SIGNED USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No.: PSP22-0183
PARCEL No.: 3027132



RALPH BROWN, P.E.
FL LICENSE No. 44635

JOB No.: 1612

FILE: 1612 Titusville Resort Cover Sheet R9.dwg

SCALE: NTS

C1

SHEET No.

SHEET	CONTENTS
C1	COVER SHEET
C2	COVER SHEET PAGE 2
C3	NOTES
C4	EROSION NOTES
C5A & C5B	BOUNDARY & TOPOGRAPHIC MAP
C6	SITE PLAN OVER AERIAL
C7	OPEN SPACE
C8	PHASE 1 DEMOLITION & EROSION CONTROL PLAN
C9	PHASE 2 DEMOLITION & EROSION CONTROL PLAN
C10	OVERALL HORIZONTAL CONTROL PLAN
C11	OVERALL DRAINAGE PLAN
C12	EXISTING SITE WITH PHASE 1 DRAINAGE PLAN
C13	PHASE 1 DRAINAGE & GRADING PLAN
C14	PHASE 2 DRAINAGE & GRADING PLAN
D15	DRAINAGE DETAIL
D16	DRAINAGE DETAIL
D17	DRAINAGE DETAIL
D18	CITY DETAILS STANDARDS
D19	DRAINAGE DETAIL
D20	DRAINAGE DETAIL
D21	DRAINAGE DETAIL
D22	DETAILS
D23	DETAILS
D24	DETAILS
D25	DETAILS
D26	CITY DETAILS STANDARDS
D27	DETAILS
D28	DETAILS

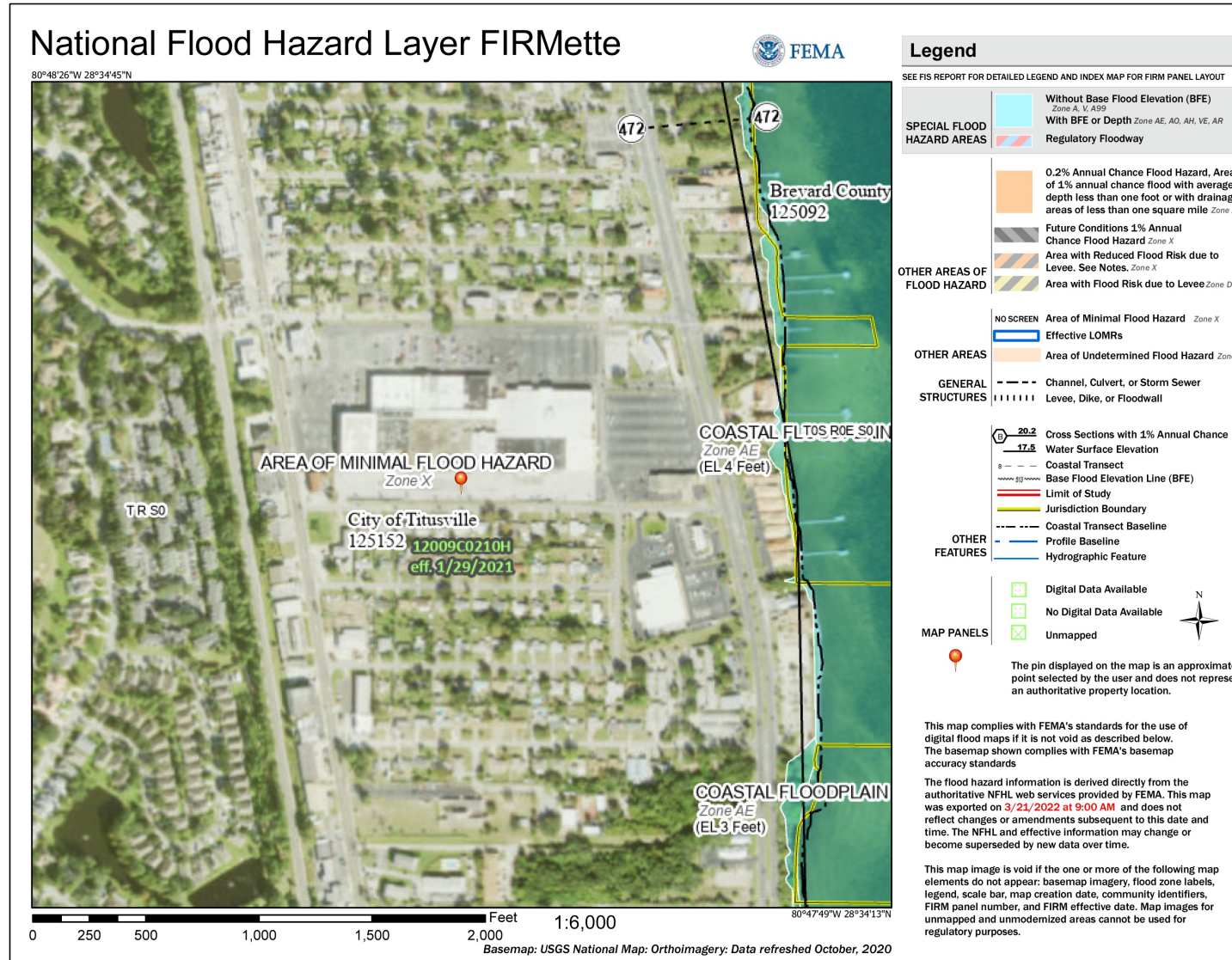
SHEET	CONTENTS
A1.0	ALF ARCHITECTURAL PLANS
A1.1	ALF BLDG. FLOOR PLANS LEVEL 1 OVERALL
A1.2	ALF BLDG. FLOOR PLANS LEVEL 2 OVERALL
A1.3	ALF BLDG. FLOOR PLANS LEVEL 3 OVERALL
A1.4	ALF ENLARGED UNIT PLANS
A1.5	ALF ENLARGED UNIT PLANS
A1.6	ALF ENLARGED UNIT PLANS
A1.7	ALF ENLARGED UNIT PLANS
A1.8	ALF ENLARGED UNIT PLANS

SHEET	CONTENTS
CU-001	UTILITY PLANS
CU-002	OVERALL UTILITY PLAN
CU-003	GENERAL NOTES
CU-004	OVERALL UTILITY PLAN PHASES 1 & 2
CU-101	UTILITY PLAN PHASE 1 SANITARY SEWER
CU-102	UTILITY PLAN PHASE 1 SANITARY SEWER
CU-103	UTILITY PLAN PHASE 1 WATER
CU-104	UTILITY PLAN PHASE 2 WATER
CU-501	UTILITY DETAILS
CU-502	UTILITY DETAILS
CU-503	UTILITY DETAILS
CU-504	UTILITY DETAILS
CU-505	UTILITY DETAILS
CU-506	UTILITY DETAILS
CU-507	UTILITY DETAILS
CU-508	UTILITY DETAILS
CU-509	UTILITY DETAILS
CU-510	SANITARY SEWER CONFLICTS
CU-511	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-512	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-513	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-514	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-515	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-516	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-517	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-518	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-519	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-520	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-521	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-522	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-523	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-524	SANITARY SEWER CONFLICTS PLAN & PROFILE
CU-525	UTILITY CROSSINGS PLAN & SECTIONS

SHEET	CONTENTS
L0.0	LANDSCAPE ARCHITECT
L1.0	GENERAL NOTES & SYMBOLS
L2.0	TREE REMOVAL PLAN
L2.1	OVERALL LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN
L2.7	LANDSCAPE PLAN
L2.8	PLANT SCHEDULE
L2.9	LANDSCAPE DETAILS
L2.10	LANDSCAPE NOTES
L3.0-A	OVERALL HARDSCAPE PLAN
L3.0-B	OVERALL WALL & FENCING PLAN
L3.1	HARDSCAPE PLAN
L3.2	HARDSCAPE PLAN
L3.3	HARDSCAPE PLAN
L3.4	HARDSCAPE PLAN
L3.5	HARDSCAPE PLAN
L3.6	HARDSCAPE PLAN
L3.7	HARDSCAPE PLAN & NOTES
L3.8	HARDSCAPE SCHEDULE
L3.9	HARDSCAPE SCHEDULE & DETAILS
L3.10	HARDSCAPE DETAILS
L3.11	HARDSCAPE DETAILS
L4.0	OVERALL IRRIGATION PLAN
L4.1	IRRIGATION PLAN
L4.2	IRRIGATION PLAN
L4.3	IRRIGATION PLAN
L4.4	IRRIGATION PLAN
L4.5	IRRIGATION PLAN
L4.6	IRRIGATION PLAN
L4.7	IRRIGATION PLAN
L4.8	IRRIGATION MAIN LINE & SLEEVING PLAN
L4.9	IRRIGATION DETAILS
L4.10	IRRIGATION DETAILS
L4.11	IRRIGATION DETAILS
L4.12	IRRIGATION DETAILS
L4.13	IRRIGATION SPECIFICATIONS
L4.14	LANDSCAPE WATER USE EXHIBIT

SHEET	CONTENTS
1	ELECTRIC PLANS
1	LIGHTING PLANS

City of Titusville Preliminary Concurrence Assessment	
Project Name:	Titusville Resort and Destination
Date:	January 23, 2025
Project Description:	Multi Family with medical office, retail, restaurants, & hotel
Residential Density (dwelling units):	349 Non-Residential Intensity (1,000 s.f.): 205.13
Total Water Capacity*	6,010 MGD
Less Current Demand**	4,538 MGD
Less Future Commitments (FDEP/Water Supply Allocation permits)	0.789 MGD
Remaining Capacity***	0.682 MGD
Estimated Unit Based Water Demand****	340.00
Estimated Unit Based Water Demand****	0.1020 MGD
*Total Water Capacity permitted flow is 6.01 MGD (with 10% reservation for 12 Month Rolling Average)	
**Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity	
***Based on 100 gallons/capacity/day or 250 gallons/capacity in accordance with Section 10 of the City's Concurrence Technical Manual	
****Based on 7.5 gallons/capacity/day or 225 gallons/capacity in accordance with Section 10 of the City's Concurrence Technical Manual	
Wastewater	
Total Wastewater Capacity*	8,750 MGD
Less Current Demand**	4,999 MGD
Less Future Commitments (FDEP Permits)	0.592 MGD
Remaining Capacity***	1,795 MGD
Estimated Unit Based Wastewater Demand****	414.00
*Total Wastewater Capacity based on Design Capacity of Blue Heron and Osprey Treatment Facilities	
**Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity	
***Based on 7.5 gallons/capacity/day or 225 gallons/capacity in accordance with Section 10 of the City's Concurrence Technical Manual	
****Based on 7.5 gallons/capacity/day or 225 gallons/capacity in accordance with Section 10 of the City's Concurrence Technical Manual	
Traffic Circulation	
Primary Access	
Street Name:	US1 (WASHINGTON AVE)
Adopted LOS:	E
Max Capacity:	41,790 ADT
Current Conditions	
Roadway Segment:	KNOX MCRAE DR. - COUNTRY CLUB DR
2023 E+C Count:	30,810 ADT
Volume/Count Ratio:	0.74
Future Conditions	
Roadway Segment:	Existing + New Count:
Volume/Count Ratio:	39,712 ADT
0.95	
Secondary Access	
Street Name:	Adopted LOS:
Max Capacity:	ADT
Current Conditions	
Roadway Segment:	2019 E+C Count:
Volume/Count Ratio:	ADT
Future Conditions	
Roadway Segment:	Existing + New Count:
Volume/Count Ratio:	ADT
Institute of Transportation Engineers (ITE) Index Number**:	
Average Vehicle Trips per Unit on a Weekday:	varies ADT
Total Average Vehicle Trips for this Development on a Weekday:	8,902 ADT
*Institute of Transportation Engineers Trip Generation rates or Latest Edition, (Sec. 10.3.1.2 of the Transportation Technical Manual)	
Recreation/Open Space	
City Population:	49,121
Required Recreation/Open Space:	392.87 AC
Adopted LOS (based on 1,000 population):	B1
Current Recreation/Open Space:	565.60 AC
Project Population:	778
Required Recreation/Open Space:	6.23 AC
Remaining Recreation/Open Space Capacity:	167.41 AC
Staff Comments	
A traffic study is required.	
Evaluated by:	KB, ACS, TA
Evaluation Expiration Date:	7/22/2025



FLOOD MAP - MAP PANEL #12009C0210H - DATED 1/29/2021

PROPOSED PARKING SPACES

PHASE	SPACES
PHASE 1	457
ADA PARKING (INCLUDES 1 EV)	22
OVERFLOW	320
TOTAL PHASE 1	799
PHASE 2	489
ADA PARKING	18
TOTAL PHASE 2	507
PHASES 1 & 2 TOTAL	946
PHASE 1 & 2 TOTAL ADA	40

PROPOSED BUILDING HEIGHT

BUILDING	OVERALL HEIGHT (FEET)
A	25
B	25
C & D & E	35
F	53.67
G	73.16
H & I	74.5
J	25
K	14

ZONING INFORMATION:
FLUM DESIGNATION: URBAN MIXED USE (UMU)
CURRENT ZONING: URBAN VILLAGE (UV)
REQUIRED: BEQUEL
DENSITY (UNITS/ACRE): MAX 15
MINIMUM LOT SIZE (S.F.): NONE
MAXIMUM LOT COVERAGE: MAX 75% PROPOSED 19%
SETBACK REQUIREMENTS:
FRONT YARD (FT): NONE
SIDE YARD (FT): NONE
SIDE CORNER (FT): NONE
REAR YARD (FT): NONE

FLOOD INFORMATION:
FIRM MAP PANEL: 12009C0210H
FLOOD ZONE: X
100 YR FLOOD ELEVATION: XX.XX
AREA 100 YR FLOOD EL (S.F.): XX.XX
AREA IMPACTED 100 YR FLOOD EL (S.F.): XX.XX
COMPENSATORY STORAGE (C.F.): PROVIDED: XX.XX

PARKING REQUIREMENTS - Table 1 Shared Parking Peak Hour Demand Adjustments Results - Phase 1

Land Use	Site	Peak Hour (No. PM)	Weekly Peak Parking (Driver (C))		Weekend Peak Parking (Driver (C))		Parking (Demand)		
			Adjustment	Nonnegative (Demand)	Adjustment	Nonnegative (Demand)			
Apartments - 1 Bedroom	132 (U)	149	98.5%	100.0%	147	145	98.5%	100.0%	147
Apartments - 2 Bedroom	74 (U)	100	98.5%	100.0%	98	98	98.5%	100.0%	98
Apartments - 3 Bedroom	34 (U)	60	98.5%	100.0%	60	60	98.5%	100.0%	60
Assisted Living - Residents	100 (U)	20	98.5%	100.0%	19	19	98.5%	100.0%	19
Assisted Living - Employees	100 (U)	20	98.5%	100.0%	19	19	98.5%	100.0%	19
Hotel - Employees	150 (R)	30	100.0%	100.0%	30	30	100.0%	100.0%	30
Hotel - Restaurant - Leases	2,000 (SF)	25	100.0%	100.0%	25	25	100.0%	100.0%	25
Hotel - Restaurant - Employees	2,000 (SF)	0	100.0%	100.0%	0	0	100.0%	100.0%	0
Fast Food Restaurant - Employees	3,070 (SF)	0	100.0%	100.0%	0	0	100.0%	100.0%	0
Fast Food Restaurant - Employees	3,070 (SF)	0	100.0%	100.0%	0	0	100.0%	100.0%	