

TITUSVILLE RESORT & DESTINATION MASTER PLAN

Date: June, 5, 2024
(Original Approved in Ord. 2021-29)

PROJECT DATA

Current Zoning: UV

Current Future Land Use: Urban Mixed Use

AREA SUMMARY

Total Project Area: 21.79 AC

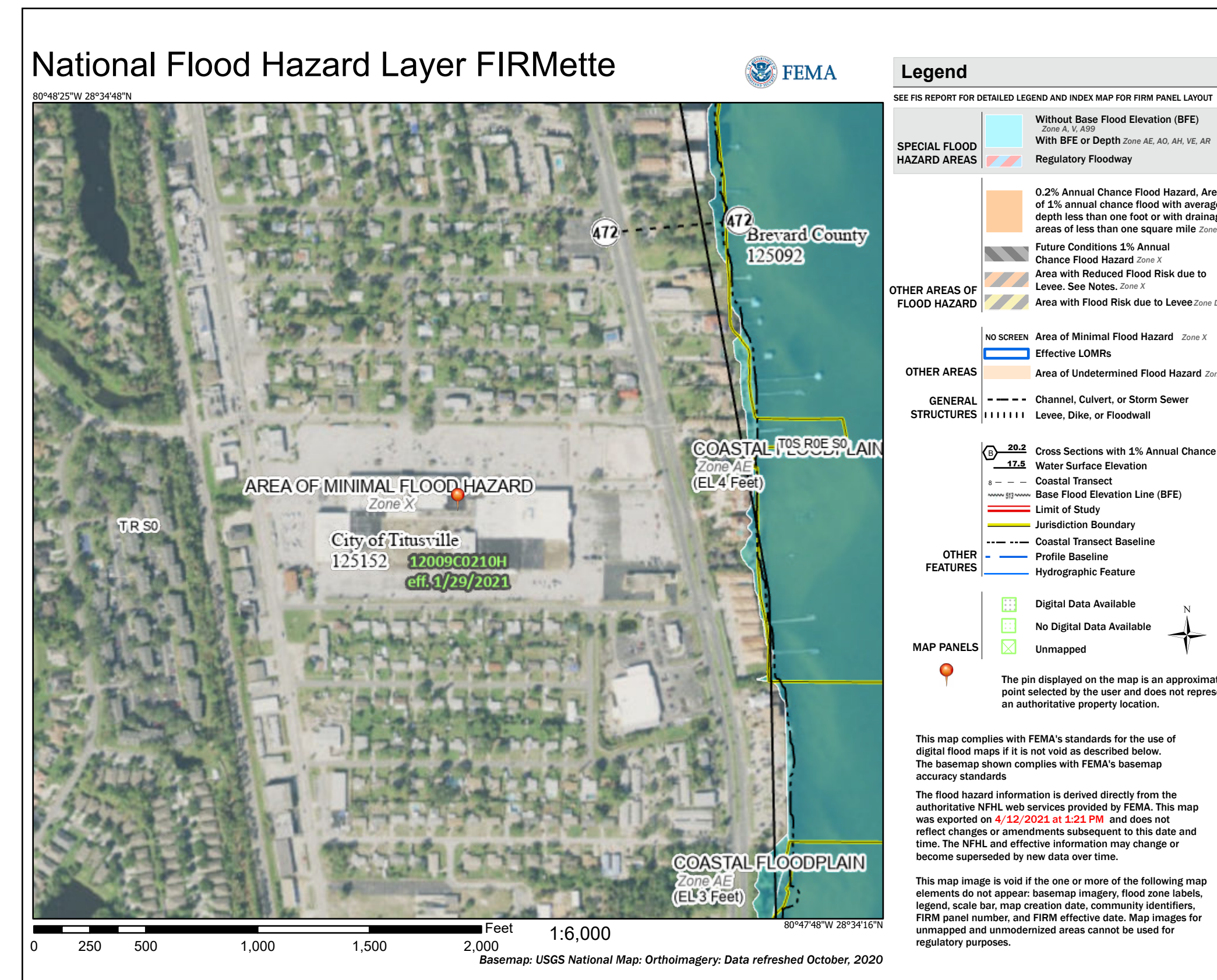


VICINITY MAP (N.T.S)



SOIL MAP

50 = POMELLO-URBAN LAND COMPLEX
69 = URBAN LAND, 0 TO 2 PERCENT SLOPES



FLOOD INSURANCE RATE MAP (N.T.S)

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OWNER/DEVELOPER

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22939 Hawthorne Blvd, Suite 100
Torrance, California, 90505
Jesse Wright, CEO
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ENGINEER

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Ralph Brown, PE
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321-505-6109



ARCHITECT

CES DESIGN GROUP, INC
664-A South Military Trail
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Karl F. Soby
karl@cesdgroup.com
954-564-3044



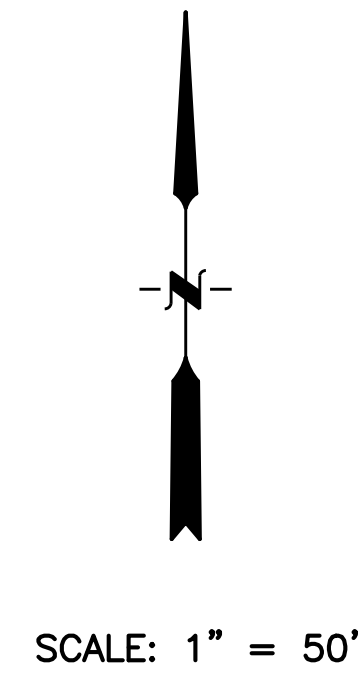
ARCHITECT

CONSTRUCTION & DESIGN GROUP OF FLORIDA
1615 Edgewater Drive, Suite 200A,
Orlando, FL
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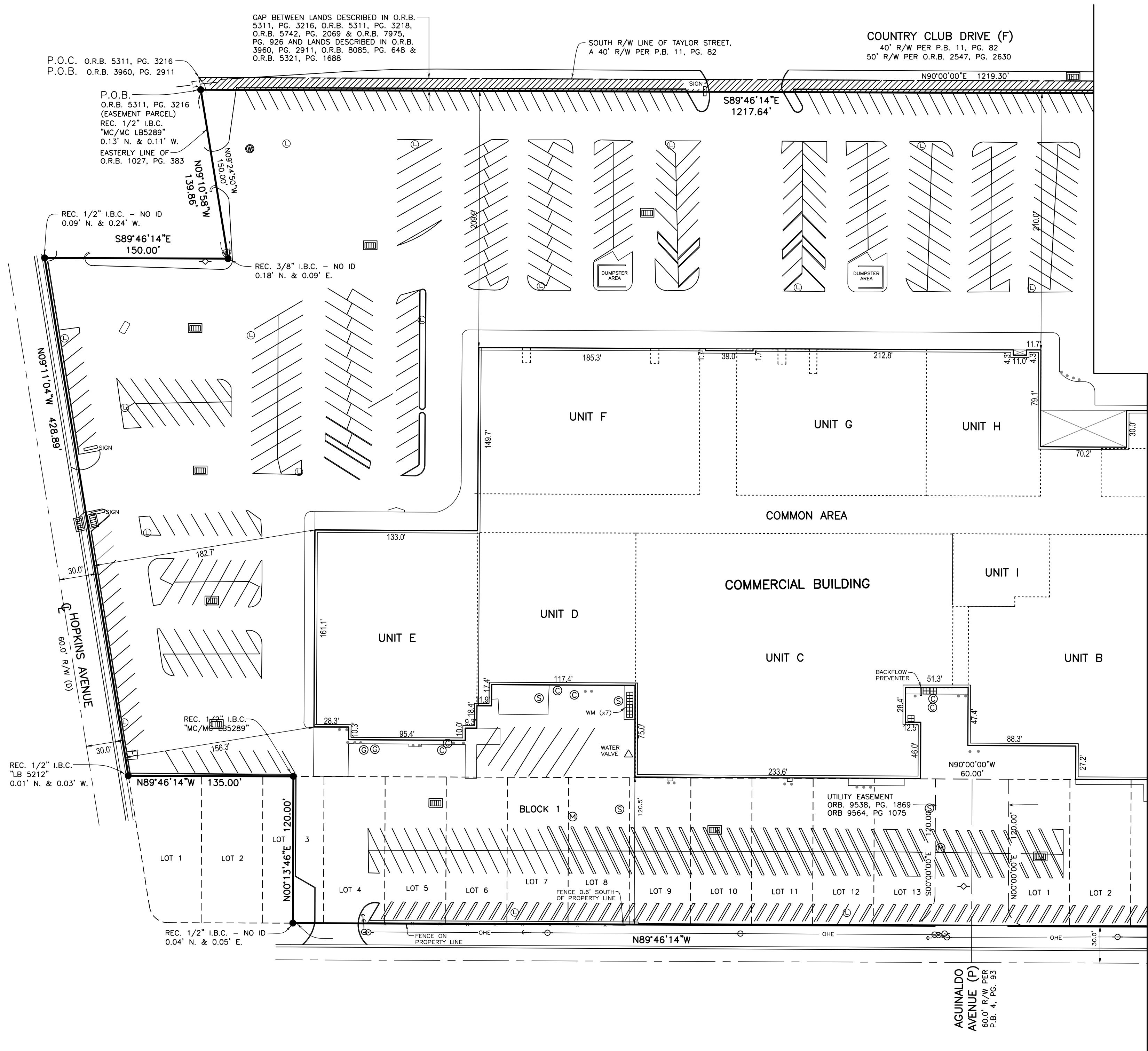


LANDSCAPE ARCHITECT

CATALYST DESIGN GROUP
941 West Morse Blvd, Suite 100
Winter Park, FL
Bruce Hall, ASLA
bhall@catalyst-dg.com
407-318-6279



- LEGEND**
- ⊕ = CENTERLINE
 - (F) = FIELD
 - ID = IDENTIFICATION
 - I.B.C. = IRON BAR AND CAP
 - O.H.E. = OVERHEAD ELECTRIC
 - PG. = PAGE
 - PK = PARKER KALON
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - REC. = RECOVERED
 - R/W = RIGHT OF WAY
 - ☐ = CATCH BASIN
 - ⊕ = FIRE HYDRANT
 - ⊕ = POWER POLE - METAL
 - ⊕ = SANITARY SEWER
 - ⊕ = STORM MANHOLE
 - ⊕ = WATER METER
 - ⊕ = WELL
 - ⊕ = CLEANOUT
 - ⊕ = GAS METER
 - ⊕ = DIRT ANCHOR
 - ⊕ = LIGHT POLE
 - ⊕ = POWER POLE - WOOD



MATCH LINE - SEE SHEET 1

BOUNDARY &
 TOPOGRAPHIC SURVEY
 PREPARED FOR AND CERTIFIED TO:
 TITUSVILLE MALL, LLC

ON POINT SURVEYING, INC.
 2827 MIDDLETON CIRCLE
 TITUSVILLE, FLORIDA 32745
 407-988-8400
 WWW.ON-POINT-SURVEYING.COM
 LICENSE BUSINESS NUMBER B319

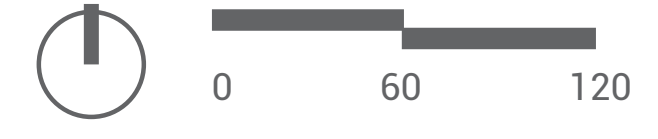
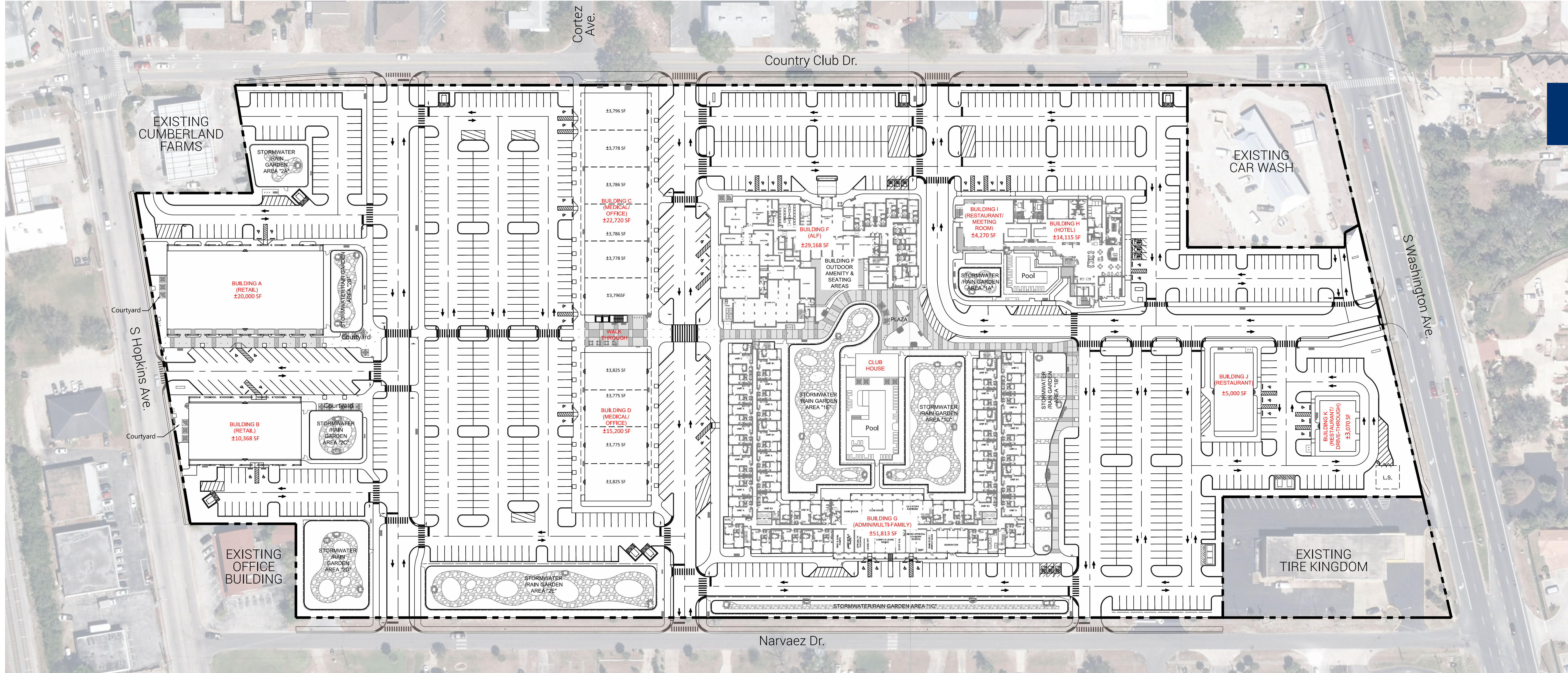


DATE	REV. BY	REV. NO.	REVISION

SHEET
 2
 OF 2 SHEETS
 JOB No: 23-C015-01

NOTE: NOT TO SCALE





GENERAL STATEMENT

THIS DOCUMENT IS THE PROPOSED MASTER PLAN FOR THE TITUSVILLE RESORT AND DESTINATION.

THE EXISTING SITE IS AN EXISTING MALL WITH 288,348 SF ONE STORY BUILDING. THE EXISTING LAND AREA OF THE MALL IS 21.79 ACRES (THIS INCLUDES THE 0.165 ACRES OF R/W VACATED IN RES. 39-2021 AND RES. 11-2022). THIS IS THE BASIS FOR THE MASTER PLAN CALCULATION.

ALL OF THE EXISTING BUILDING, PARKING LOT AND SOME ON-SITE UTILITIES SHALL BE DEMOLISHED AND REMOVED.

THE DEVELOPMENT REVIEW COMMITTEE APPROVED A WAIVER ON DECEMBER 19, 2022 TO ALLOW 3 ACCESS POINTS ON THE NORTHERN AND SOUTHERN SIDES OF THE PROJECT TO IMPROVE TRAFFIC DISTRIBUTION.

THE PROJECT WILL BE BUILT IN 2 PHASES (SEE PHASING PLAN ON PAGE 05).

THE PROPOSED BUILDINGS AND USES ARE SHOWN IN THE BUILDING DATA TABLES (SEE PAGE 04).

THE SITE WILL HAVE TO RE-ROUTE THE EXISTING PUBLIC STORMWATER SYSTEM THAT RUNS THROUGH THE SITE IN ORDER TO MAINTAIN EXISTING DRAINAGE FROM HOPKIN AVE. TO US HWY 1.

MASTER PLAN MODIFICATIONS

MODIFICATIONS DETERMINED TO BE SUBSTANTIAL MODIFICATIONS ARE CONSIDERED ADMINISTRATIVE AND SHALL REQUIRE APPROVAL FROM THE CITY COUNCIL WITH RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION THROUGH THE REZONING PROCESS AS AN AMENDMENT TO THE MASTER PLAN. REQUESTS FOR NON-ADMINISTRATIVE MODIFICATIONS ARE LISTED IN THE MODIFICATION CLASSIFICATION TABLE. REQUESTS SHALL BE SUBMITTED TO THE ADMINISTRATOR IN WRITING, AND SHALL INCLUDE THE OVERALL MASTER PLAN, LOCATION OF PROPOSED CHANGES, A DETAILED LISTING OF EXISTING AND PROPOSED USES, AND DETAILED DOCUMENTATION OF ACREAGE. ADDITIONAL CONDITIONS MAY BE IMPOSED THROUGH THE AMENDMENT PROCESS.

THE ARRANGEMENT OF BUILDINGS AND PARKING LOTS AND OPEN SPACE MAY BE MODIFIED WITHOUT HAVING TO BE APPROVED BY CITY COUNCIL AGAIN UNLESS ONE OF THE FOLLOWING THRESHOLDS IS EXCEEDED:

1. RESIDENTIAL DENSITY INCREASES;
2. COMMERCIAL FLOOR TO AREA RATIO INCREASES;
3. PERIMETER BUFFER DECREASES;
4. NUMBER OF HOTEL ROOMS INCREASES;
5. BUILDING HEIGHT INCREASES;
6. NUMBER OF DRIVEWAYS INCREASES.

BUILDING DATA TABLES

BUILDING FLOOR PLATE INFORMATION				
BUILDING	FLOORS	USE	FLOOR PLATE (SQ. FEET)	TOTAL FLOOR PLATE (SQ. FEET)
A		RETAIL	20,000	20,000
B		RETAIL	10,368	10,368
C & D & E	C - 1ST FLOOR	MEDICAL/OFFICES/RETAIL	22,720	79,680
	D - 1ST FLOOR	MEDICAL/OFFICES/RETAIL	15,200	
	E - 2ND FLOOR (ABOVE C & D & PASEO)	MEDICAL/OFFICES/RETAIL	41,760	
F*	1ST FLOOR	ASSISTED LIVING & AMENITIES	30,308	104,696
	2ND FLOOR	ASSISTED & MEMORY CARE LIVING & AMENITIES	26,523	
	3RD FLOOR	ASSISTED LIVING & AMENITIES	25,018	
	4TH FLOOR	ASSISTED LIVING & AMENITIES	22,847	
G	1ST FLOOR	ADMIN, APARTMENTS & AMENITIES	53,808	314,254 (OBSERVATION DECK NOT INCLUDED)
	2ND FLOOR	APARTMENTS & AMENITIES	51,867	
	3RD FLOOR	APARTMENTS	52,948	
	4TH FLOOR	APARTMENTS	51,897	
	5TH & 6TH FLOORS	APARTMENTS	51,867	
	ROOF TOP	OBSERVATION DECK	7,732	
H	1ST FLOOR	HOTEL	14,139	85,010 (ROOF TOP BAR NOT INCLUDED)
	2ND - 5TH FLOOR	HOTEL	16,717	
	ROOF TOP	FOOD/FOOD PREP./BAR/OPEN AIR	6,480	
I	1ST FLOOR (INTERGRATED INTO BLDG. H)	RESTAURANT #1	4,003	
J	1ST FLOOR	RESTAURANT #2	5,000	7,000
	2ND FLOOR	RESTAURANT #2 ROOFTOP DINING	2,000	
K	1ST FLOOR	DRIVE-THROUGH RESTAURANT	3,070	3,070

* ALF USE SHALL COMPLY WITH LDR SEC. 28-72.

BUILDING HEIGHTS		
BUILDING	MAX. HEIGHT (FT)	PROPOSED HEIGHT (FT)
A	35	25
B	35	25
C & D & E	35	35
F**	80	74.5
G**	80	74.5
H & I**	90	75
J	25	25
K	25	14

** CUP APPROVED. (CUP 01-2022)

TITUSVILLE RESORT & DESTINATION : 'BUILDING F' ANALYSIS												
UNIT TYPES												
BUILDING	TYPE 1 AND TYPE 1 MC	TYPE 2 AND TYPE 2 MC	TYPE 2E AND TYPE 2 MC-E	TYPE 3	TYPE 4	BLDG. INDOOR AMENITY AREAS-GROSS	SERVICE AREAS-GROSS	UNIT A/C LIVING AREA SQ.FT. TOTALS GROSS	1ST FLR PORTE CHOCHERE & COVRED. OUTDR EAT AREA & UPPER LEVEL AMENITY DECKS GROSS	COORDIDORS, VERTICAL CIRCULATION, ELEV. EQUIP. & ELEC ROOMS AND GENERATOR-GROSS	GROSS TOTAL FLOOR PLATE - (INCLUDES OUTDR CVRD. AREAS. DOES NOT INCLUDE ROOF DECKS NOT ACCESSED BY TENANTS)	
LIVING AREA	339	412	416	678	867							
BALCONY	--	--	--	--	--							
TOTAL UNIT AREA	339	412	416	678	867							
1ST FLR	4	5	1	0	1	10,682	8,602	4,699	1,215	5,110	30,308	
2nd FLR - MEMORY CARE	20	4	1	0	0	1,221		8,844	1,885	--	--	
2nd FLR - ASSISTED LIVING	0	5	1	4	4	1,067	687	8,656		6,048	26,523	
3rd FLR - ASSISTED LIVING	3	8	1	11	3	2,493	649	14,788	2,030	5,058	25,018	
4th FLR - ASSISTED LIVING	3	6	1	11	3	3,424	493	13,964		4,966	22,847	
TOTAL UNITS & S.F.	30	28	5	26	11	18,887	10,431	50,951	5,130	21,182	104,696	
BUILDING TOTAL UNITS & AREA						100						104,696
UNITS %	30.0%	28.0%	5.0%	26.0%	11.0%							

TITUSVILLE RESORT & DESTINATION : 'BUILDING G' ANALYSIS - CURRENT												
UNIT TYPES												
BUILDING G	UNIT A 1B0/1BA	UNIT B1 2B0/2BA	UNIT B2 2B0/2BA	UNIT B3 2B0/2BA	UNIT C 3B0/2BA	UNITS PER FLOOR	AMENITY AREAS-GROSS (INCLUDES 2ND FLR AREA VOLUME CEILING SPACES)	UNIT A/C LIVING AREA SQ.FT. TOTALS GROSS	UNIT PATIO LEVEL 1 & BALCONIES ABOVE-GROSS	COORDIDORS, VERTICAL CIRCULATION, ELEV. LOBBIES, ELEC & OTHER SERVICE RMS & GENERATOR-GROSS	COMMON 2 STORY COVERED COLONNADE SPACES, EXTRA BALCONY SPACES OVER COLONNADE AREAS AND 7TH FLR. OUTDOOR OBSERVATION DECK-GROSS	GROSS TOTAL FLOOR PLATE - (INCLUDES OUTDR CVRD. & AMENITY AREAS. DOES NOT INCLUDE ROOF DECK AREAS NOT ACCESSED BY TENANTS)
LIVING AREA	735	1,162	1,055	1,131	1,500							
BALCONY	64	68	63	121	131							
TOTAL UNIT AREA	799	1,230	1,118	1,252	1,631							
1ST FLR	18	12	0	2	2	34	7,715	32,436	2,472		9,294	53,808
2ND FLR	17	12	1	2	2	34	8,532	32,756	2,471		8,108	51,867
3RD FLR	21	16	1	2	3	43		41,844	3,130		1,117	52,948
4TH FLR	21	16	1	2	3	43		41,844	3,130		30	51,897
5TH FLR	21	16	1	2	3	43		41,844	3,130			51,867
6TH FLR	21	16	1	2	3	43		41,844	3,130			51,867
ROOF/OBSERVATION DECK							518				2,347	7,732
TOTAL UNITS	119	88	5	12	16	240	16,765	232,568	17,463		47,285	321,986
BUILDING TOTAL AREA- (INCLUDES ONLY USEABLE ROOF AREA- NOT ENTIRE ROOF DECK)												321,986
UNITS %	49.6%	36.7%	2.1%	5.0%	6.7%	100.0%						

PARKING DATA TABLES

Parking Calculation:

	Required Parking per Demand**
Phase 1	525
ADA Parking	21
Build-out	945
ADA Parking	38

*** Weekday Peak Parking Demand Refer to Shared Parking Peak Hour Demand Tables, Provided by Luke Transportation Engineer Consultants, November 29, 2023 (See tables on the right)

	Spaces	Sub-Total	Total Proposed
Phase 1 Proposed	Parking	460	992 (Include 41 ADA)
	ADA Parking	23	
	Overflow	320	
Phase 2 Proposed	Parking	491	509
	ADA Parking	18	

Note: 9 Electric vehicle charging stations are included in this table in Phase 1.

Table 2 Shared Parking Peak Hour Demand Adjustments Results - Build-out

Land Use	Size	Weekday Peak Parking				Weekend Peak Parking			
		Peak Hour 1:00 PM	Driver (1)		Parking Demand	Peak Hour 12:00 PM	Driver (1)		Parking Demand
			Adjustment	Noncaptive			Adjustment	Noncaptive	
Apartments - 1 Bedroom	132 DU	103	98.5%	100.0%	102	121	98.5%	100.0%	120
Apartments - 2 Bedroom	74 DU	100	98.5%	100.0%	99	114	98.5%	100.0%	113
Apartments - 3 Bedroom	34 DU	67	98.5%	100.0%	66	77	98.5%	100.0%	76
Assisted Living - Residents	100 DU	41	98.5%	100.0%	41	32	98.5%	100.0%	32
Assisted Living - Employees	100 DU	30	98.5%	98.0%	29	29	98.5%	98.0%	28
Hotel - Leisure - Visitors	153 Rms	99	44.0%	100.0%	44	99	52.0%	100.0%	52
Hotel - Employees	153 Rms	23	100.0%	100.0%	23	23	100.0%	100.0%	23
Hotel Restaurant - Leisure	7,000 SF	44	68.0%	60.0%	18	51	68.0%	70.0%	25
Hotel Restaurant - Employees	7,000 SF	8	100.0%	100.0%	8	9	100.0%	100.0%	9
Office - Visitors	41,760 SF	11	100.0%	100.0%	11	0	100.0%	100.0%	0
Office - Employees	41,760 SF	146	100.0%	100.0%	146	0	100.0%	100.0%	0
Medical Office - Visitors	37,920 SF	103	100.0%	99.0%	102	0	100.0%	100.0%	0
Medical Office - Employees	37,920 SF	61	100.0%	100.0%	61	0	100.0%	100.0%	0
Retail	41,731 SF	85	100.0%	75.0%	64	114	100.0%	70.0%	80
Retail - Employees	41,731 SF	23	100.0%	100.0%	23	32	100.0%	98.0%	32
High-Turnover Restaurant	7,000 SF	91	100.0%	90.0%	82	101	100.0%	95.0%	96
High-Turnover Restaurant - Employees	7,000 SF	16	100.0%	100.0%	16	18	100.0%	100.0%	18
Fast Food Restaurant	3,070 SF	37	100.0%	10.0%	4	37	100.0%	10.0%	4
Fast Food Restaurant - Employees	3,070 SF	6	100.0%	100.0%	6	6	100.0%	100.0%	6
Total number of calculated shared parking spaces		945							
Number of handicap spaces needed as part of the total (1 per 25 spaces)		38							

Note: Per City Code Sec 28-106 - Any building over 60 feet in height shall provide two (2) electric vehicle charging stations (as part of the total).

(1) Shared Parking, 3rd Edition, 2020

Luke Transportation Engineering Consultants, Inc., 2023

11/29/2023 9:18 PM

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

Land Use	Size	Weekday Peak Parking				Weekend Peak Parking			
		Peak Hour 10:00 PM	Driver (1)		Parking Demand	Peak Hour 10:00 PM	Driver (1)		Parking Demand
			Adjustment	Noncaptive			Adjustment	Noncaptive	
Apartments - 1 Bedroom	132 DU	149	98.5%	100.0%	147	148	98.5%	100.0%	146
Apartments - 2 Bedroom	74 DU	138	98.5%	100.0%	136	134	98.5%	100.0%	132
Apartments - 3 Bedroom	34 DU	91	98.5%	100.0%	90	88	98.5%	100.0%	87
Assisted Living - Residents	100 DU	40	98.5%	100.0%	40	31	98.5%	100.0%	31
Assisted Living - Employees	100 DU	29	98.5%	98.0%	28	28	98.5%	98.0%	28
Hotel - Leisure - Visitors	153 Rms	145	44.0%	100.0%	64	145	52.0%	100.0%	76
Hotel - Employees	153 Rms	5	100.0%	100.0%	5	5	100.0%	100.0%	5
Hotel Restaurant - Leisure	7,000 SF	28	68.0%	60.0%	12	32	68.0%	70.0%	16
Hotel Restaurant - Employees	7,000 SF	0	100.0%	100.0%	0	5	100.0%	100.0%	5
Fast Food Restaurant	3,070 SF	8	100.0%	10.0%	1	8	100.0%	10.0%	1
Fast Food Restaurant - Employees	3,070 SF	2	100.0%	100.0%	2	2	100.0%	100.0%	2
Total number of calculated shared parking spaces		525							
Number of handicap spaces needed as part of the total (1 per 25 spaces)		21							

Note: Per City Code Sec 28-106 - Any building over 60 feet in height shall provide two (2) electric vehicle charging stations (as part of the total).

(1) Shared Parking, 3rd Edition, 2020

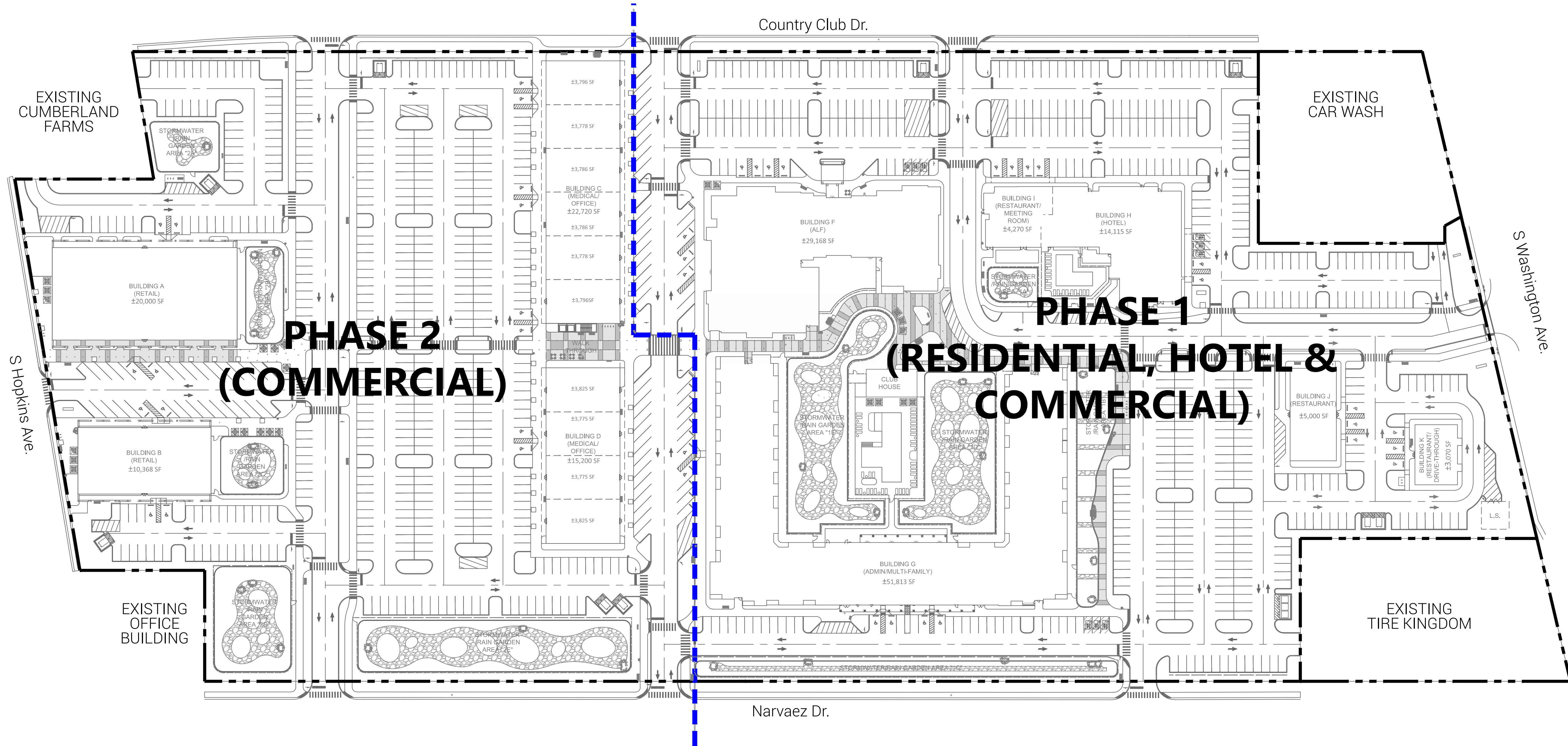
Luke Transportation Engineering Consultants, Inc., 2023

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TITUSVILLE RESORT & DESTINATION | Building & Parking Data Tables

Titusville, FL
6.5.2024





Phasing Development Data Table

		Use	Area
Phase 1 Residential & Commercial (12.1 AC)	Bldg F	Retail/ALF	±29,168 SF
	Bldg G	Admin/Multi-Family	±51,813 SF
	Bldg H & I	Hotel & Restaurant/Meeting Room @1 st Floor	±18,385 SF
	Bldg J	Restaurant	±5,000 SF
	Bldg K	Drive-Through	±3,070 SF
Phase 2 Commercial (9.69 AC)	Bldg A	Retail	±20,000 SF
	Bldg B	Retail	±10,368 SF
	Bldg C	Medical/Offices	±22,720 SF
	Bldg D	Medical/Offices	±15,200 SF

MASTER PLAN MODIFICATIONS

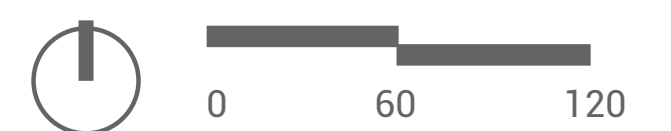
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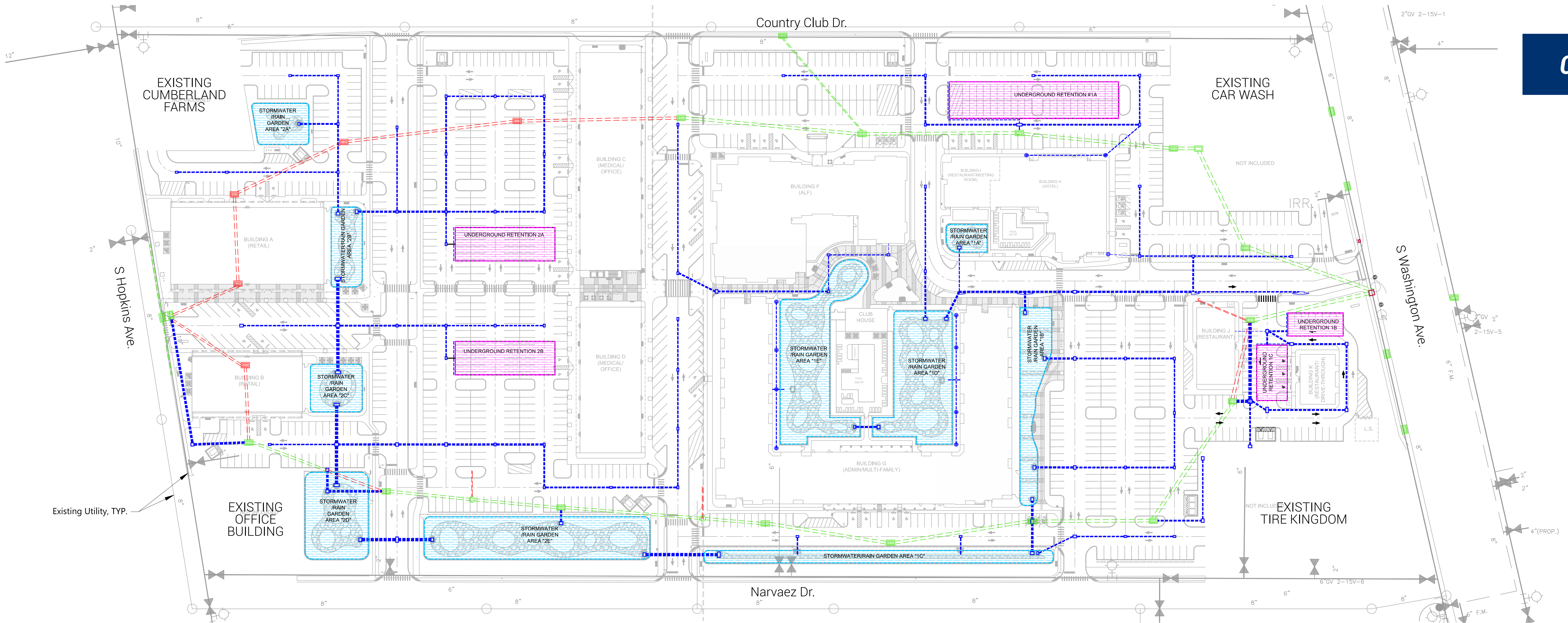
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1. RESIDENTIAL DENSITY INCREASES;
2. COMMERCIAL FLOOR TO AREA RATIO INCREASES;
3. PERIMETER BUFFER DECREASES;
4. NUMBER OF HOTEL ROOMS INCREASES;
5. BUILDING HEIGHT INCREASES;
6. NUMBER OF DRIVEWAYS INCREASES.

Legend

- Phase Line
- Existing Property Line





STORMWATER MANAGEMENT

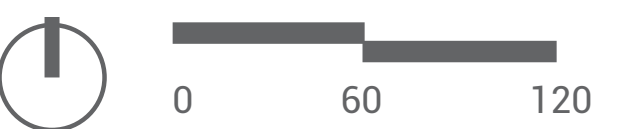
STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF TITUSVILLE REGULATIONS AT THE TIME OF PERMITTING. RETENTIONS AND TREATMENT OF 1.0 INCHES OF RUNOFF FROM ALL IMPERVIOUS COVER AREA SHALL BE PROVIDED. STORMWATER MANAGEMENT SHALL BE PROVIDED PRIMARILY WITH UNDERGROUND RETENTION AND SOME ABOVE GROUND DRY RETENTION. ALL STORMWATER MANAGE FACILITIES SHALL CONNECT TO THE EXISTING 42 INCH RCP OUTFALL AT THE NORTH EAST CORNER OF THE SITE. ALL STORMWATER RUNOFF INFLOW FROM OFF SITE AREAS SHALL BE TRANSPORTED THROUGH THE SITE TO THE OUTFALL

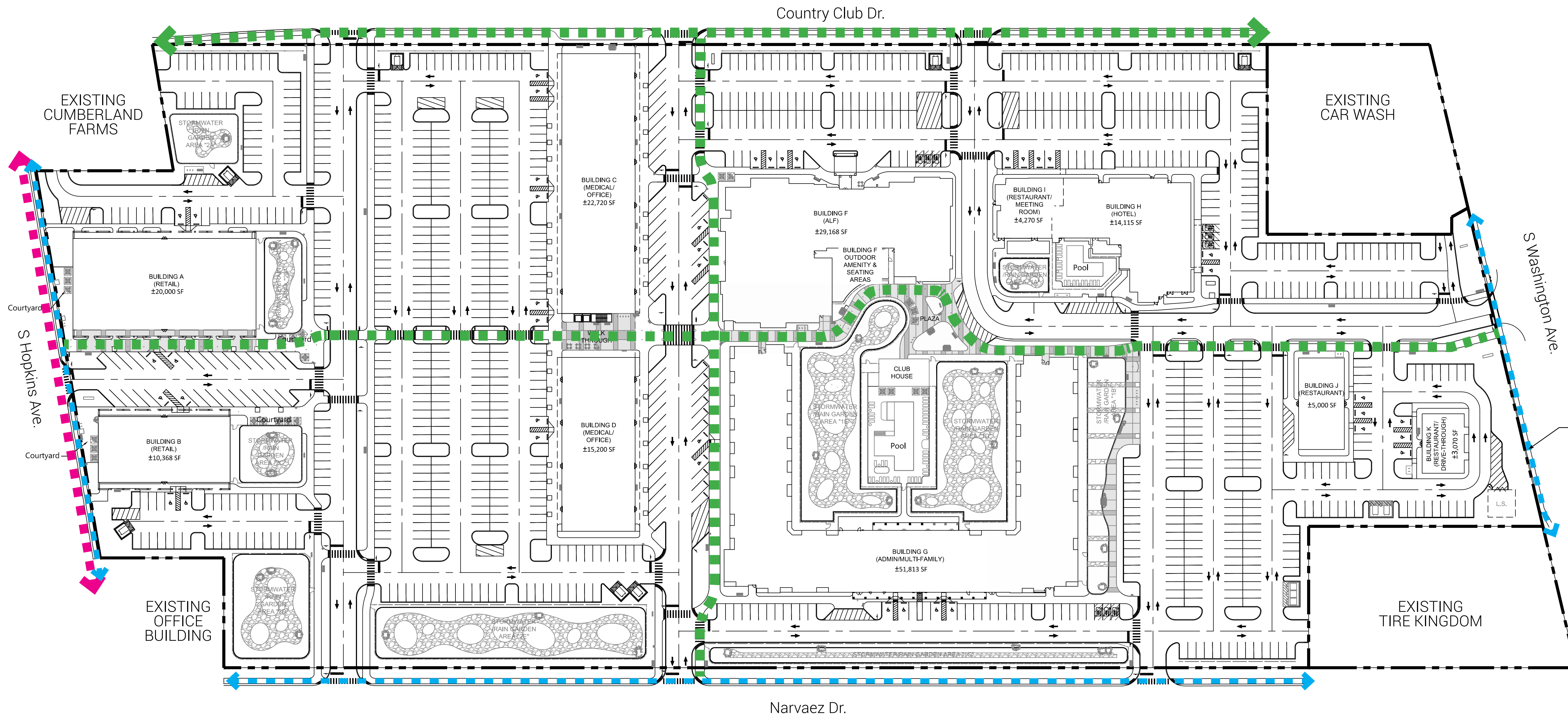
WATER AND SEWER SERVICE

WATER AND SEWER FOR THE PROJECT SHALL CONNECT TO THE EXISTING CITY OF TITUSVILLE WATER AND SEWER SYSTEM OF THE ADJACENT STREETS.

Legend

- Existing Storm Drain & Pipe to be Removed
- Existing Storm Drain & Pipe to Remain
- Proposed Storm Drain & Pipe
- Proposed Dry Retention/Rain Water Area
- Proposed Underground Stormwater Retention/Treatment Area

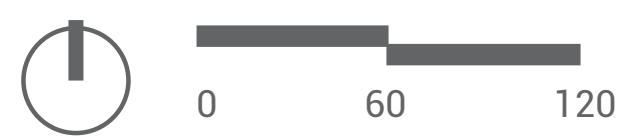




Existing sidewalk. Modification required due to site improvement will be coordinated w/ city & FDOT.

NOTE
 PEDESTRIAN ROUTE WILL INCLUDE:
 • CANOPY & UNDERSTORY TREES
 • SITE FURNISHINGS
 • LANDSCAPE AREAS & ACCENT PLANTERS

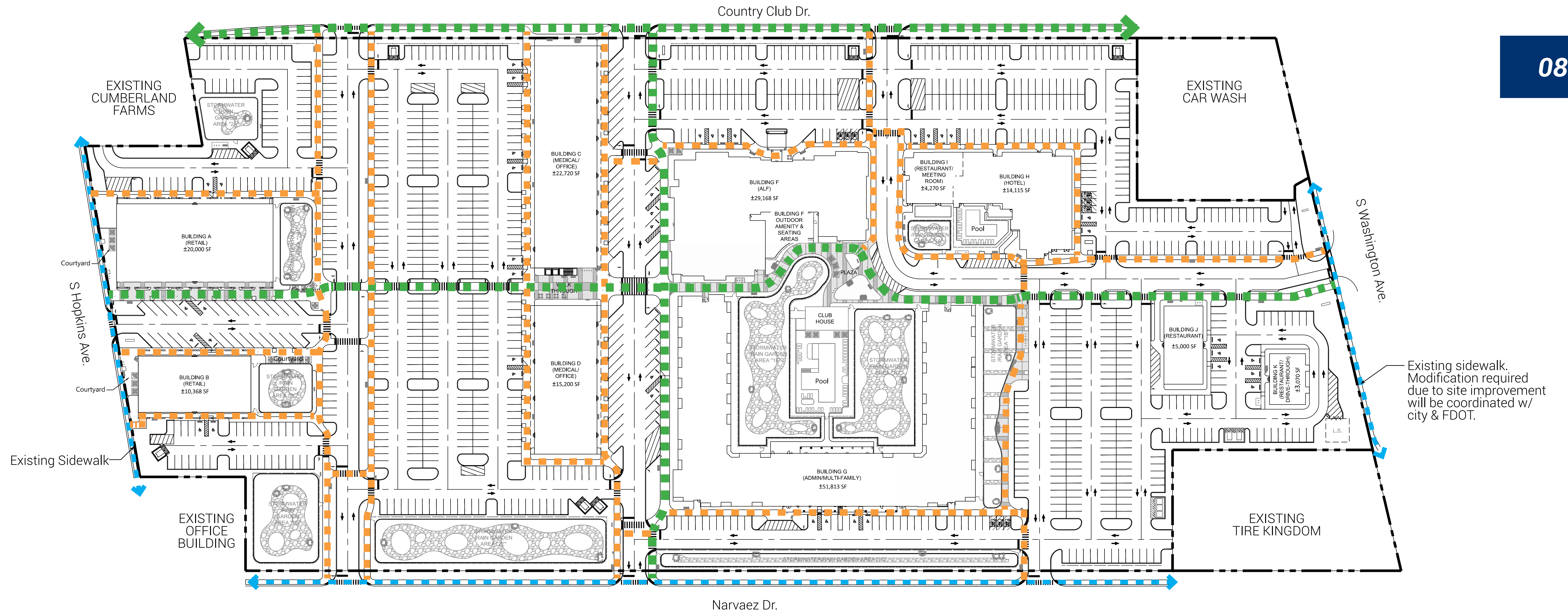
- Legend**
- ▬ Existing Sidewalk
 - ▬ Existing On-Street Bike Lane
 - ▬ Proposed Multi-Use Path



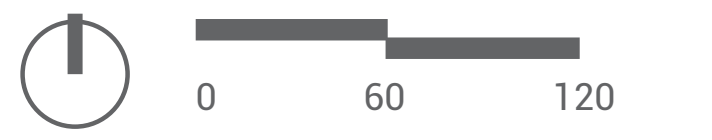
TITUSVILLE RESORT & DESTINATION | Bike Circulation Plan

Titusville, FL
 6.5.2024





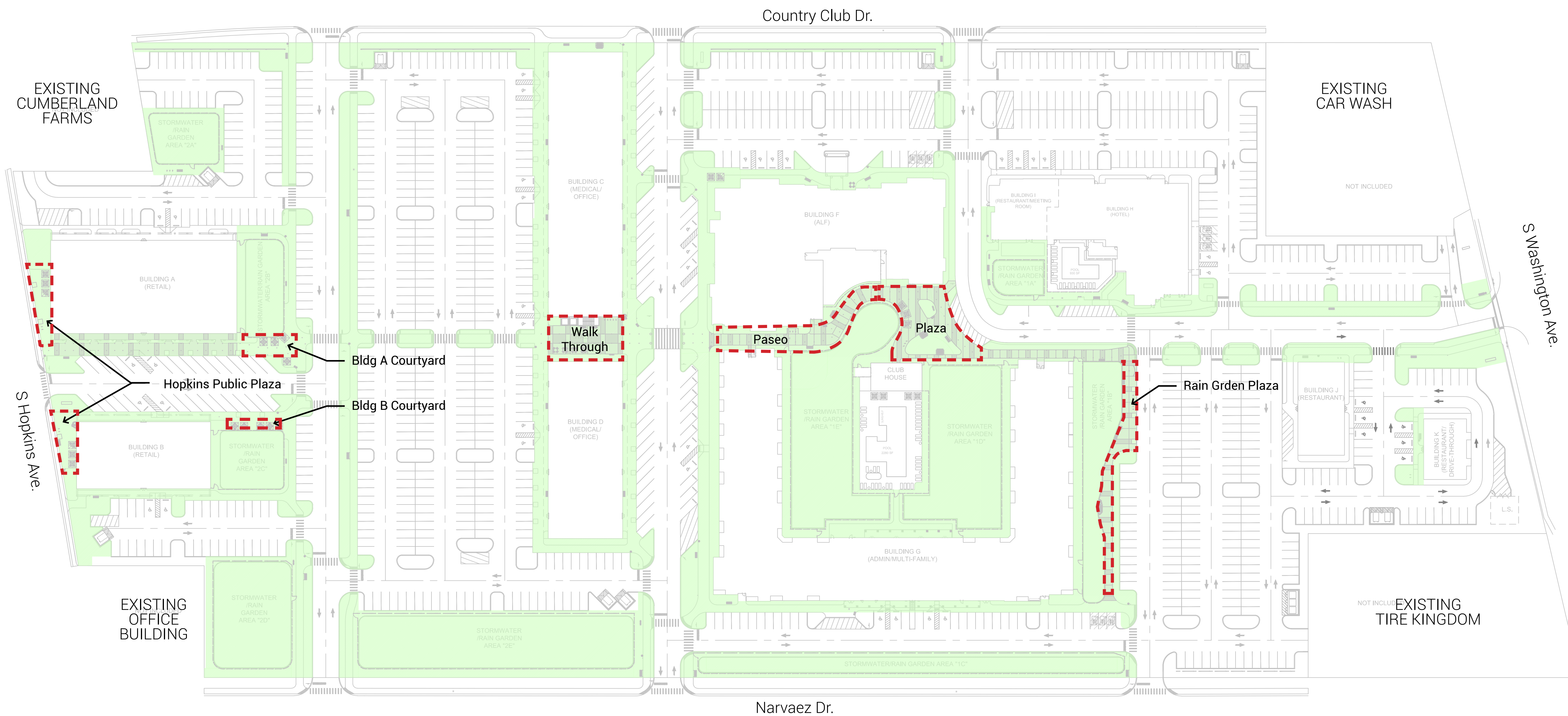
- Legend
- Existing Sidewalk
 - Proposed Multi-Use Path
 - Proposed Pedestrian Circulation



TITUSVILLE RESORT & DESTINATION | Pedestrian Circulation Plan

Titusville, FL
6.5.2024





OPEN SPACE REQUIREMENTS (SEC. 30 - 163(H)):

(1) COMMON OPEN SPACE INCLUDES BOTH PASSIVE RECREATION (E.G. PICNIC AREA OR WALKING TRAIL) AND ACTIVE RECREATION (E.G. PLAYGROUND OR BASKETBALL COURT) AREAS, WHICH PROVIDE QUALITY RECREATIONAL AMENITIES SUCH AS FOUNTAINS, BENCHES, AND LIGHTING. STORMWATER RETENTION AREAS THAT ARE DESIGNED TO BE USED FOR PASSIVE RECREATION, BY INCLUDING THREE (3) OR MORE PARK AMENITIES (E.G. BENCHES, GAZEBOs, AND FOUNTAINS), MAY BE COUNTED TOWARDS THE COMMON OPEN SPACE MINIMUM REQUIREMENT.

(2) URBAN PLAZAS ARE AN IMPROVED, LANDSCAPED, OR PAVED TYPE OF OPEN SPACE, WHICH ARE USUALLY SURROUNDED BY STREETS AND BUILDINGS, HAVING THREE (3) OR MORE AMENITIES SUCH AS SEATING, DRINKING AND ORNAMENTAL FOUNTAINS, ART, TREES, AND LANDSCAPING FOR USE BY THE PUBLIC.

(3) ALL COMMON OPEN SPACE SHALL BE PRESERVED FOR ITS INTENDED PURPOSE AS EXPRESSED IN THE MASTER DEVELOPMENT PLAN. THE DEVELOPER SHALL CHOOSE ONE (1) OR A COMBINATION OF THE FOLLOWING METHODS OF ADMINISTERING COMMON OPEN SPACE SET FORTH PER ARTICLE I, GENERAL PROVISIONS, DIVISION 3, OPERATION AND MAINTENANCE. ALL COMMON OPEN SPACE AS WELL AS PUBLIC AND RECREATIONAL FACILITIES, SHALL BE SPECIFICALLY INCLUDED IN THE DEVELOPMENT SCHEDULE AND BE CONSTRUCTED AND FULLY IMPROVED BY THE DEVELOPER AT AN EQUIVALENT OR GREATER RATE THAN THE CONSTRUCTION OF RESIDENTIAL STRUCTURES, OR THE DEVELOPMENT ORDER WILL BE IN DEFAULT.

Open Space Calculation

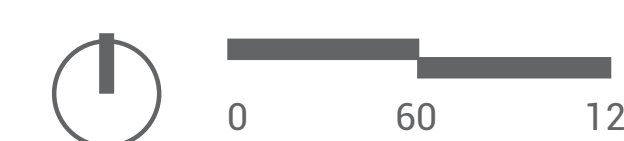
Required Open Space Area (25%): 237,293 SF

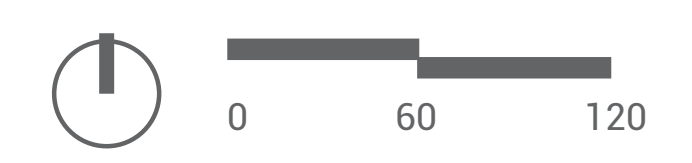
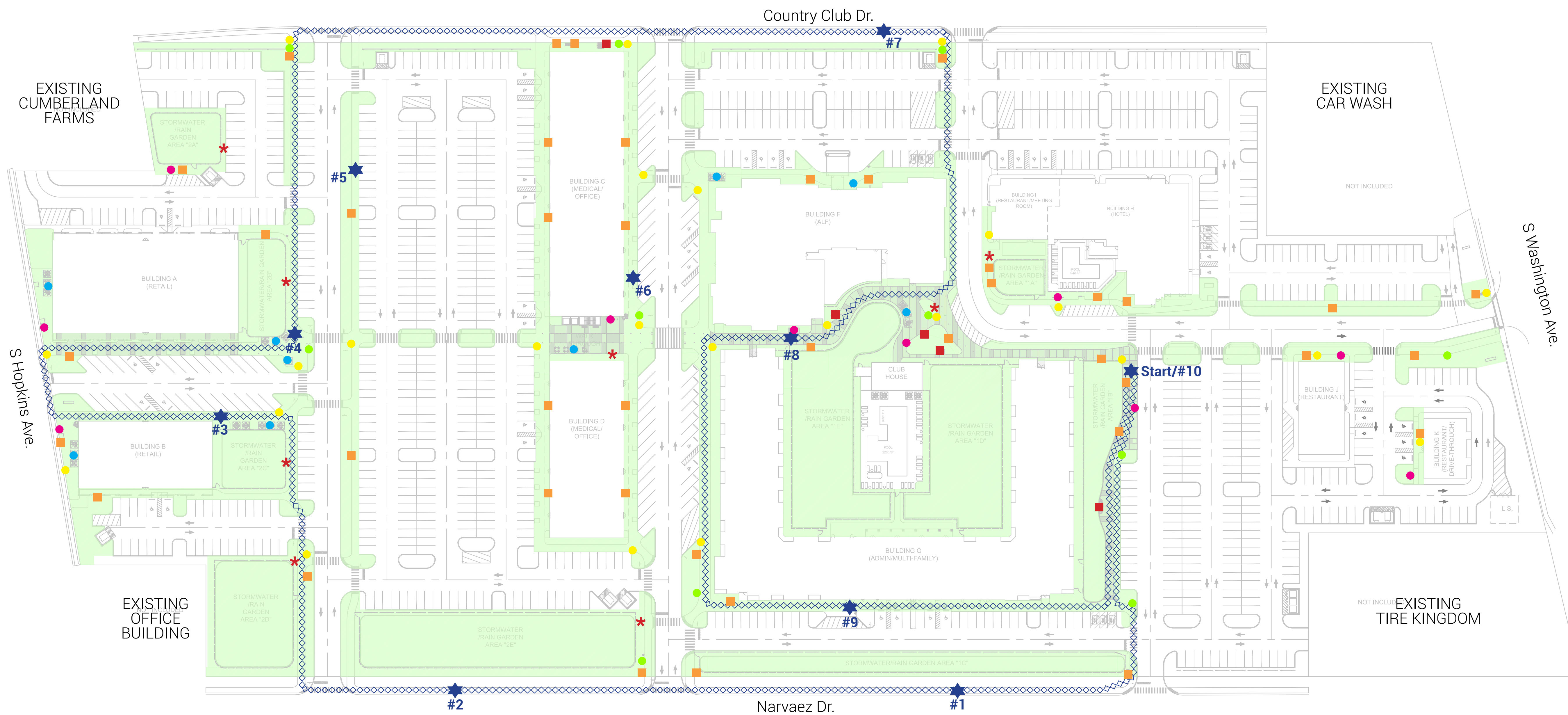
Proposed Open Space Area (28.5%) : 270,426 SF

OPEN SPACE GENERAL NOTE:

OPEN SPACE AREAS WILL INCLUDE AT LEAST (3) AMENITIES AS BELOW:

BENCHES, LITTER RECEPTACLES, ORNAMENTAL PLANTERS, AREA W/ ACCENT LIGHTING, BIKE RACKS, PUBLIC ART, LANDSCAPE W/ SHADE TREES & SHADE STRUCTURES, DISTANCE MARKING, ETC.. THE LOCATIONS WILL BE FURTHER IDENTIFIED AS PART OF THE DEVELOPMENT PERMITTING PROCESS.

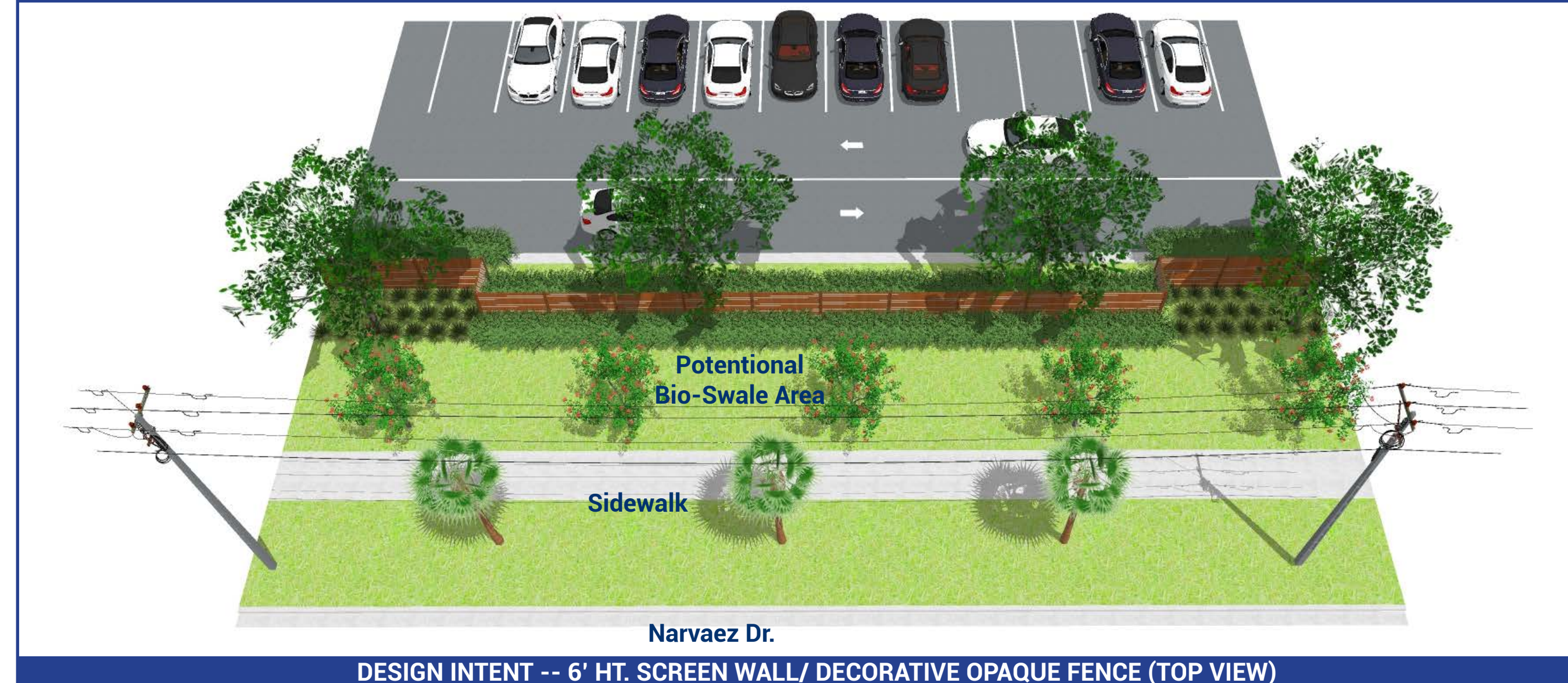
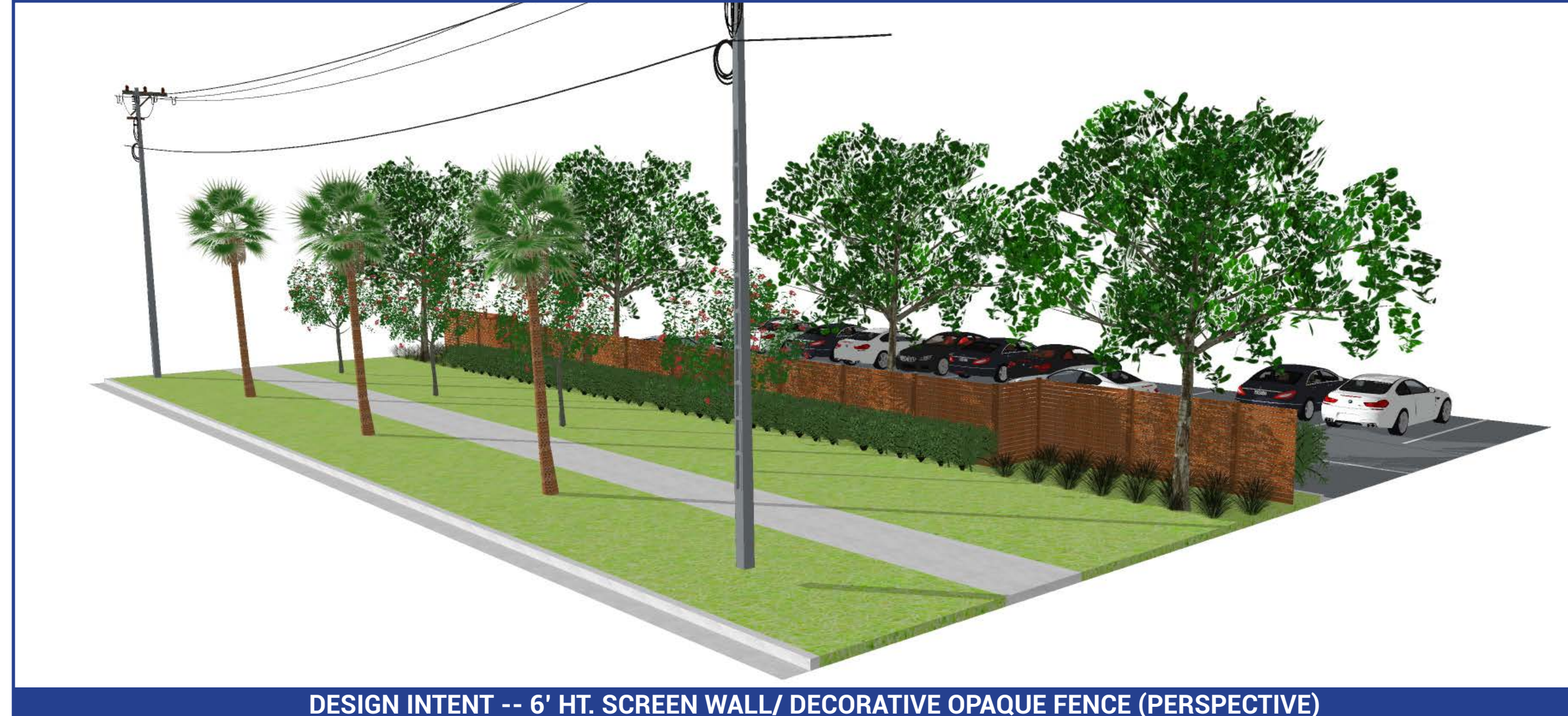
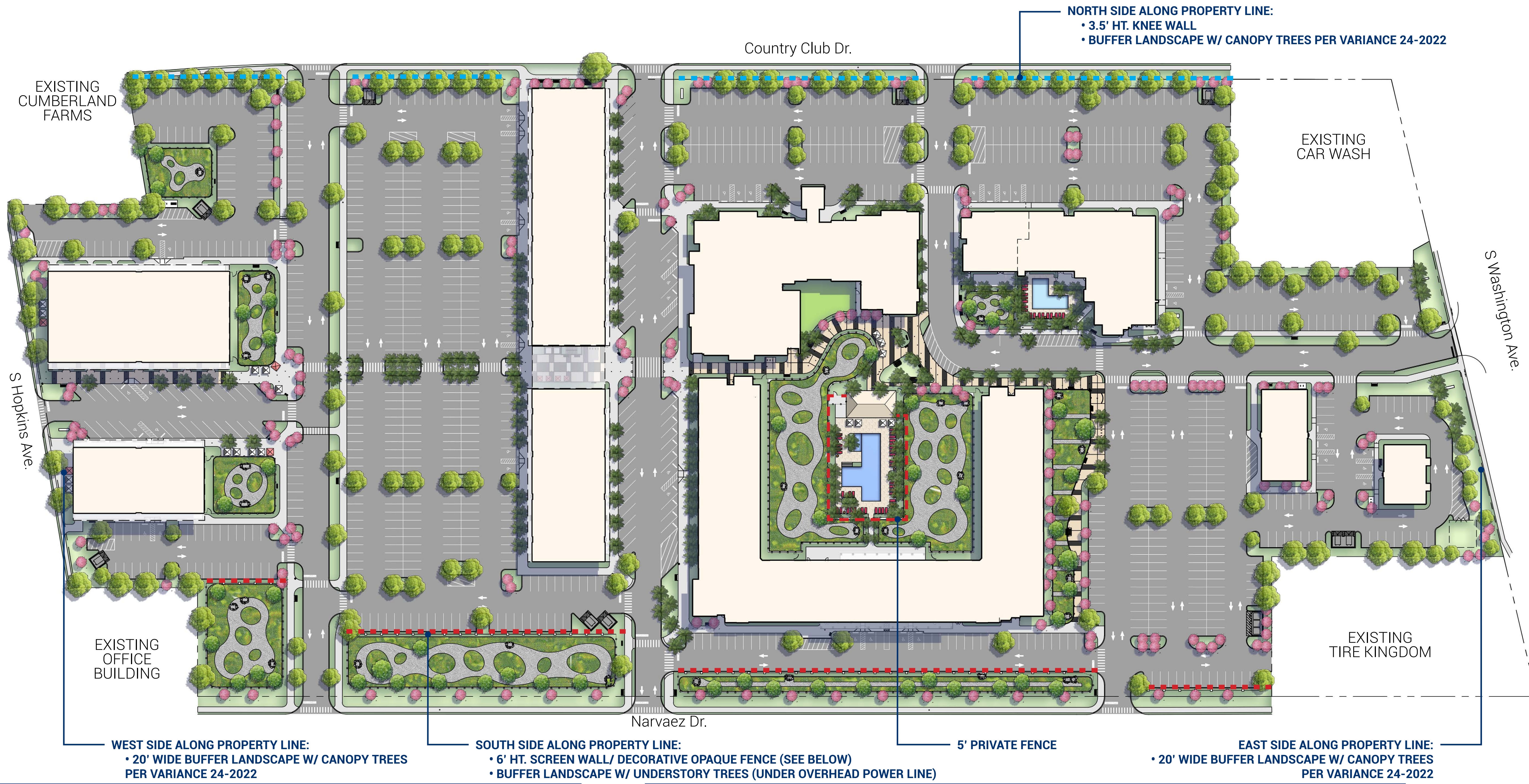




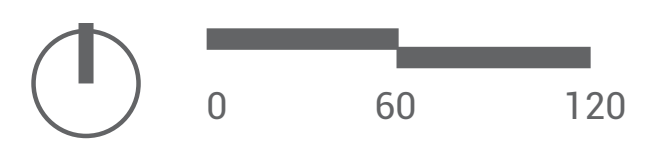
TITUSVILLE RESORT & DESTINATION | Open Space Amenity Locations

Titusville, FL
6.5.2024





LANDSCAPE GENERAL NOTE:
 BUFFER LANDSCAPE, PARKING LOT LANDSCAPE, BUILDING PERIMETER LANDSCAPE DESIGN SHALL BE CONSISTENT WITH CITY CODE & VARIANCE 24-2022 AT THE TIME OF DEVELOPMENT PERMITTING.





- 1 PASEO
- 2 WALK THROUGH
- 3 ALF OUTDOOR OPEN SPACE
- 4 PICNIC TABLES W/ UMBRELLA (INCLUDING ADA OPTIONS)
- 5 BIKE RACK
- 6 ACCENT SWING SEATING
- 7 BOLLARD
- 8 DOG WASTER STATION
- 9 LITTER RECEPTACLE
- 10 BENCH
- 11 PUBLIC ART
- 12 RAIN GARDEN W/ NATIVE PLANTING
- 13 STORMWATER INLET WITH DECORATIVE BOULDERS
- 14 RETAINING WALL WITH RAIL ALONG BUILDING SIDE OF RAIN GARDEN
- 15 MULTI-USE PATH
- 16 PRIVACY FENCE

TITUSVILLE RESORT & DESTINATION | Central Public Space Enlargement

Titusville, FL
6.5.2024



Hopkin Public Plazas



Paseo



Public Plaza

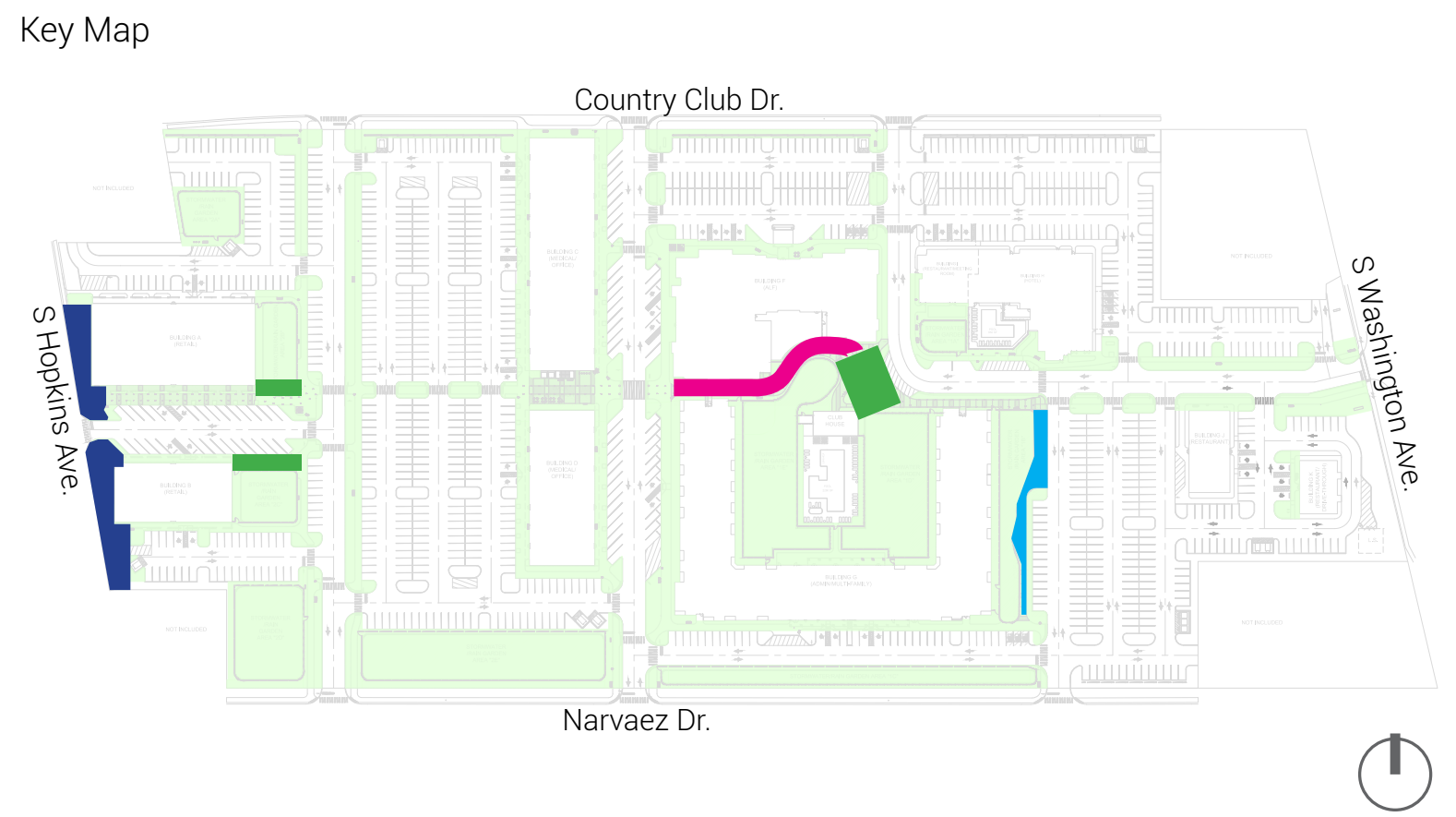


Plaza



Artist impression - indicative only

PRECEDENT IMAGERY NOTE:
PRECEDENT IMAGERY ARE PROVIDED FOR REFERENCE ONLY. REFER TO FINAL CONSTRUCTION DOCUMENT FOR DESIGN DETAILS.



TITUSVILLE RESORT & DESTINATION | Public Plaza Precedent Imagery

Titusville, FL
6.5.2024





PICNIC TABLE



BENCH



RECYCLE/LITTER RECEPTACLE



"U" SHAPED BIKE RACK



DOG WASTE STATION



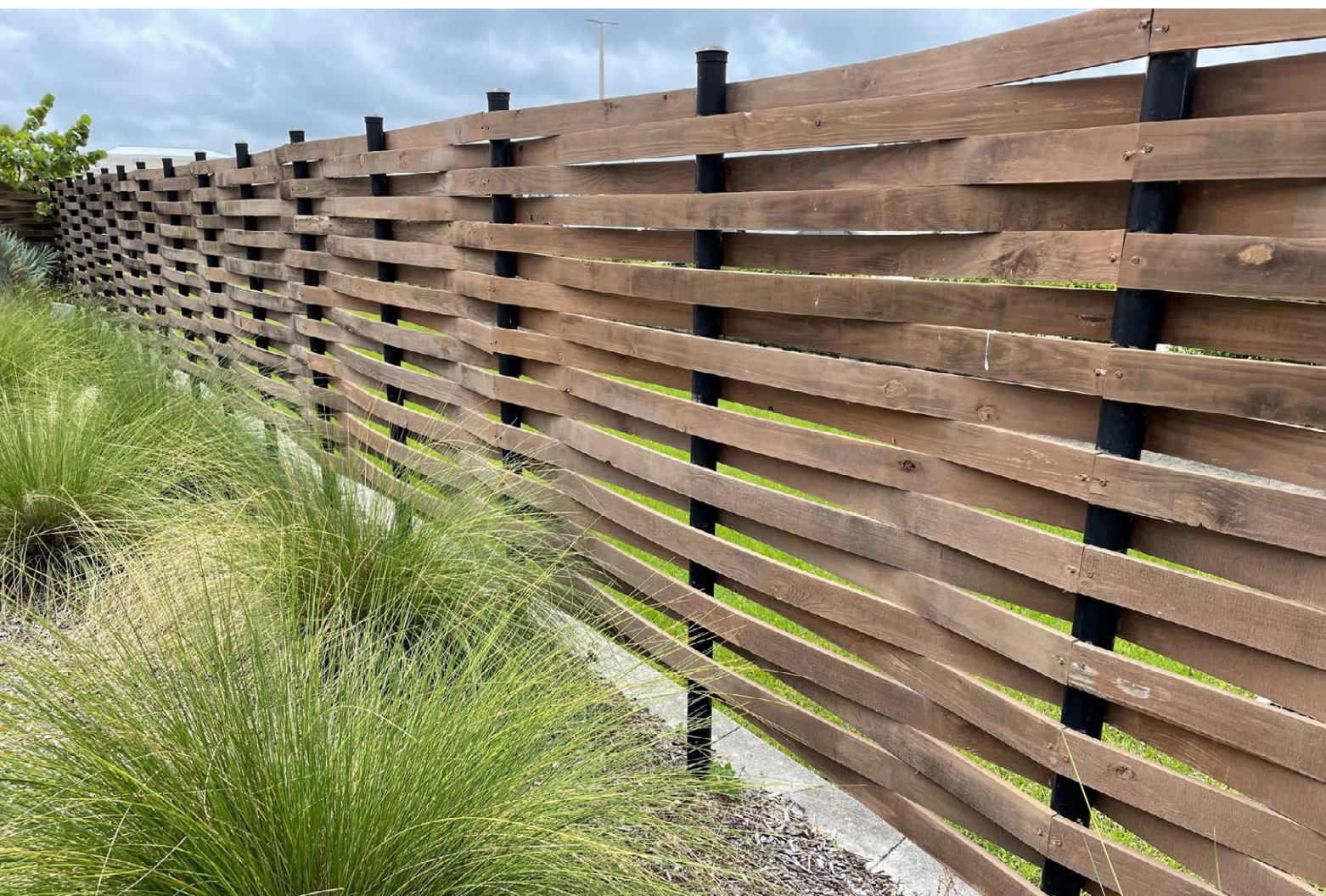
BOLLARD



DISTANCE MARKER IN SIDEWALK



ORNAMENTAL PLANTER



DECORATIVE SCREENING FENCE



TRELLIS



PUBLIC ART DISPLAY PEDESTAL*

* PEDESTAL & ELECTRICAL SERVICE PROVIDED. PUBLIC ART DISPLAY TO BE COORDINATED THROUGH SITE MANAGEMENT COMPANY.

SITE FURNISHING GENERAL NOTE:
SITE FURNISHINGS FOR THE PROJECT ARE INTENDED TO BE SIMILAR TO THE ITEMS SHOWN. FINAL SELECTION WILL BE ESTABLISHED AT THE TIME OF DEVELOPMENT PERMITTING.



ARCHITECTURAL CHARACTER NOTE:
 THE ARCHITECTURAL RENDERINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE RESIDENTIAL AND COMMERCIAL SPACES SHALL BE DESIGNED AS FLORIDA FRAME VERNACULAR, SPANISH ECLECTIC, BUNGALOW, CLASSICAL REVIVAL, OR A REASONABLE APPROXIMATION OF THESE ARCHITECTURAL STYLES AS SHOWN BY THE US 1 CORRIDOR MASTER PLAN CONSISTENT WITH LDR SEC. 33-56.

TITUSVILLE RESORT & DESTINATION | Conceptual Architectural Character

Titusville, FL
 6.5.2024





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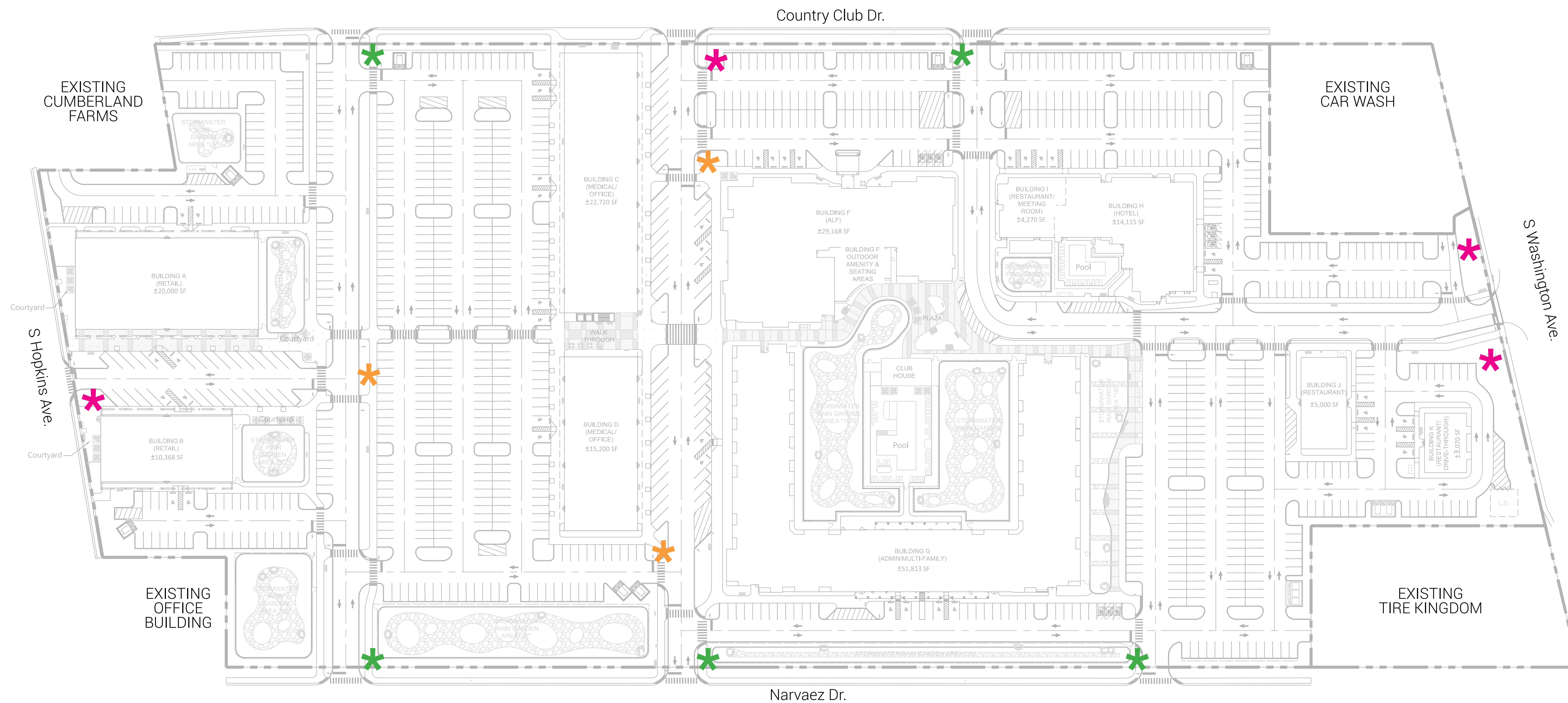
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TITUSVILLE RESORT & DESTINATION | Conceptual Architectural Character

Titusville, FL
6.5.2024





SIGNAGE GENERAL NOTE:

1. SIGNAGE & WAYFINDING CHARACTER & VERNACULAR HAVE YET TO BE ESTABLISHED BUT WILL BE CONSISTENT W/ CITY CODE AND WILL BE DEVELOPED IN A "MEDITERRANEAN" CHARACTER AS AN APPROXIMATION OF THE "SPANISH ECLECTIC" STYLE.
2. VARIANCE NO.26-2022 APPROVED TO ALLOW PROPOSED SIGANGES.

Legend

- ✱ Pylon Sign
- ✱ Secondary Sign
- ✱ Directional Sign