TITUSVILLE RESORT & DESTINATION MASTER PLAN

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

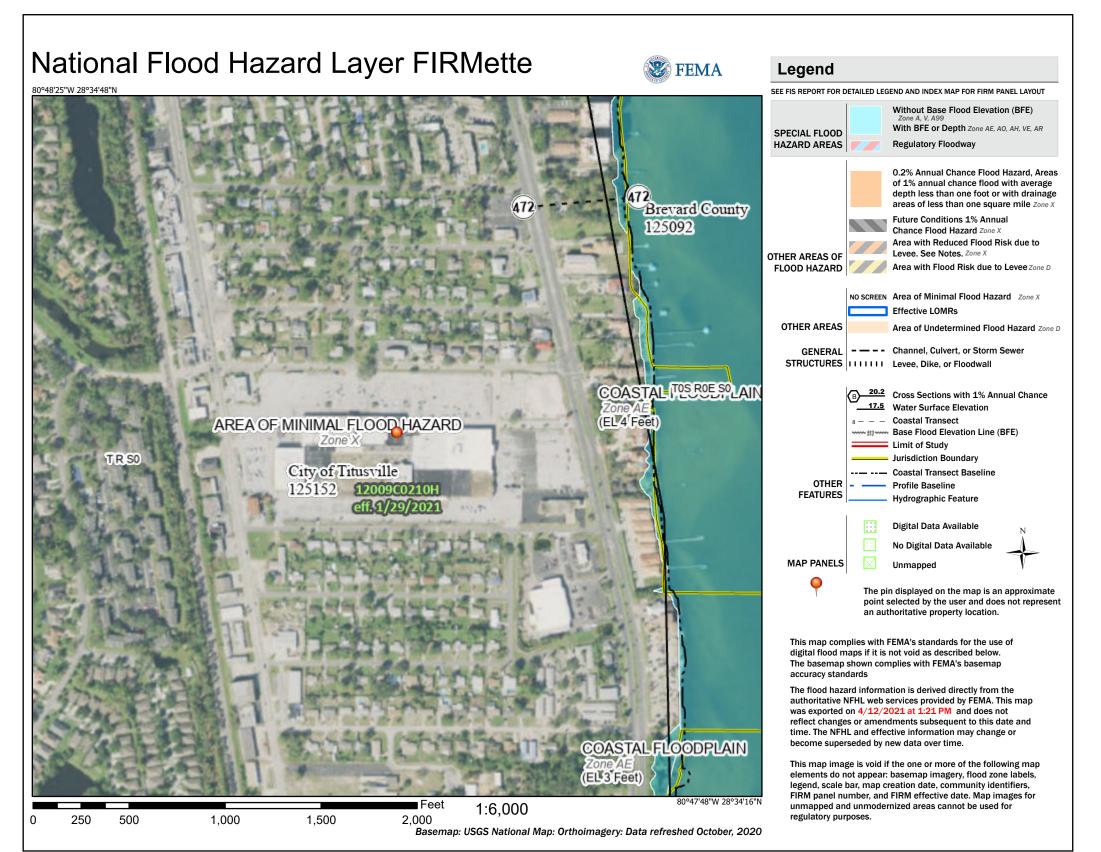


VICINITY MAP (N.T.S)



SOIL MAP

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



FLOOD INSURANCE RATE MAP (N.T.S)

Titusville RESORT & DESTINATION

OWNER/DEVELOPER

J.W. RESORT,LLC AND TITUSVILLE RESORT & DESTINATION, LLC
22939 Hawthorne Blvd, Suite 100
Torrancem, California, 90505
Jessee Wright, CEO
jesse.wright@californiaretailproperties.com
310-465-0311



ENGINEER

BLUE GOOSE CONSTRUCTION, LLC
9901 Okeechobee Road
Ft. Pierce, FL
Ralph Brown, PE
rbrown@bluegooseconstruction.com
321-505-6109



<u>ARCHITECT</u>

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



ARCHITECT

CONSTRUCTION & DESIGN GROUP OF FLORIDA 1615 Edgewater Drive, Suite 200A, Orlando, FL Dale Parsons dparsons@cdgfla.com 407-753-9901



LANDSCAPE ARCHITECT

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

PROJECT DATA

Current Zoning: UV

Current Future Land Use: Urban Mixed Use

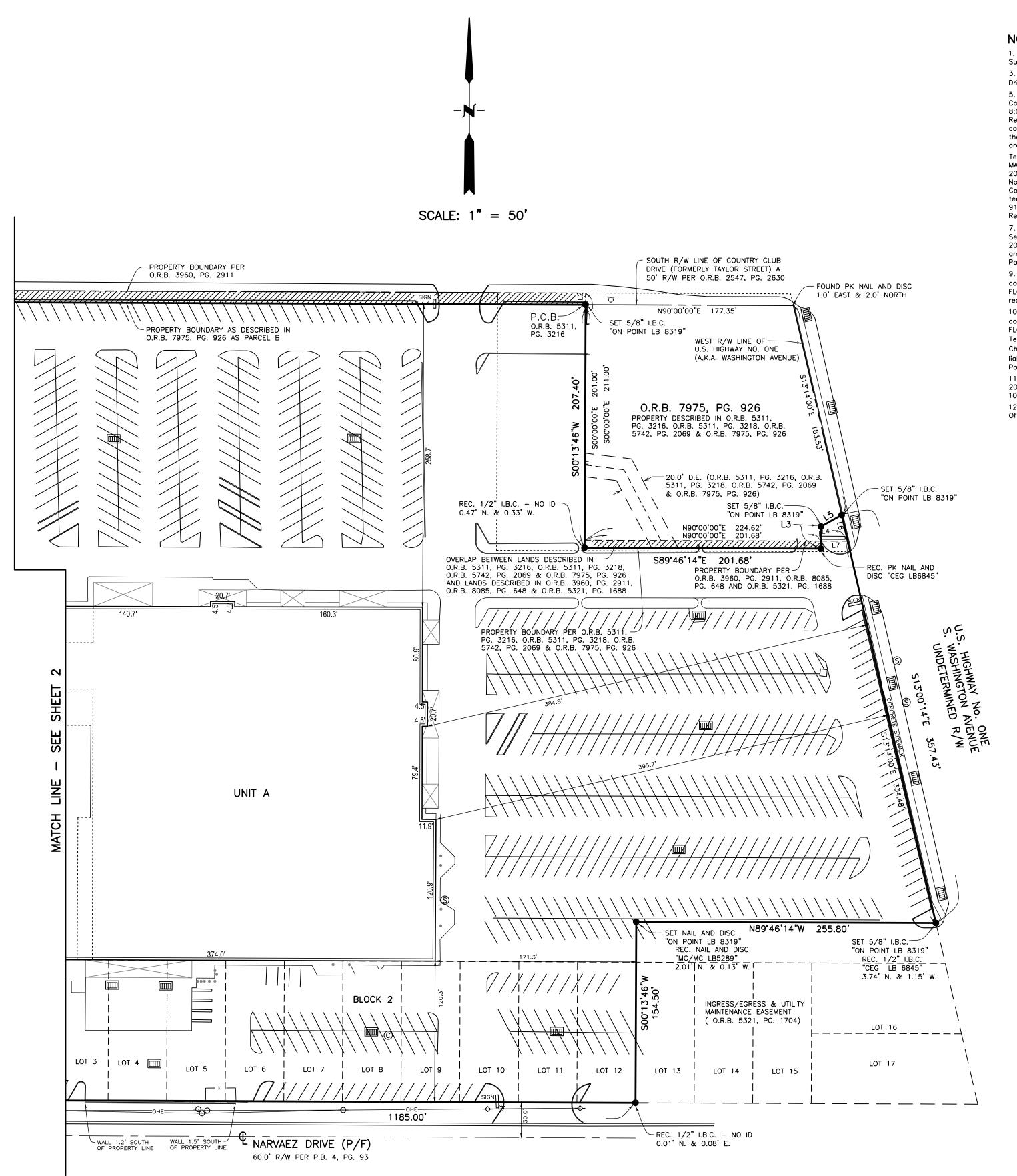
AREA SUMMARY

Total Project Area: 21.79 AC

TABLE OF CONTENTS

- 00 COVER SHEET
- 01 EXISTING CONDITIONS 02 - EXISTING CONDITIONS
- 03 MASTER PLAN
- 04 BUILDING & PARKING DATA TABLES
- 05 PHASING PLAN
- 06 STORMWATER & UTILITY PLAN
- 07 BIKE CIRCULATION PLAN
 08 PEDESTRIAN CIRCULATION PLAN
- 09 OPEN SPACE PLAN
 10 OPEN SPACE AMENITY LOCATIONS
- 11 LANDSCAPE PLAN
- 12 CENTRAL URBAN PLAZA ENLARGEMENT 13 - PUBLIC PLAZA PRECEDENT IMAGERY
- 14 SITE FURNISHING & PRECEDENT IMAGES
 15 CONCEPTUAL ARCHITECTURAL CHARACTER
- 16 CONCEPTUAL ARCHITECTURAL CHARACTER
 17 CONCEPTUAL ARCHITECTURAL CHARACTER
- 18 CONCEPTUAL ARCHITECTURAL CHARACTER
- 19 WAYFINDING/SIGNAGE LOCATION

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA



NOTES

This Plat represents a Boundary Survey of the description provided to On-Point Surveying Inc. by client and does not indicate ownership.
 Bearings shown hereon are based on the South right of way line of Country Club Drive as bearing N89*46'14"E, per Florida State Plane coordinates Zone East.
 A Commitment for Title Insurance was prepared by Fidelity National Title Insurance Company, Order Number 16-23-0177 with a commitment date of October 1, 2023 at 8:00 A.M. and was provided to On-Point Surveying, Inc. for use in preparing this survey. Research of the public records was not a part of the Scope of Surveying Services contract. Items listed in Schedule B Section II of the title commitment, to the extent they affect and can be shown graphically on the survey, relative to the subject property, are listed below:

Terms and conditions as set forth in Grant of Easement by and between SEARSTOWN MALL ASSOCIATION, INC., and SOUTHTOWN PROPERTIES OF INDIANA, INC., dated June 19, 2000 and recorded August 1, 2000, in Official Records Book 4198, Page 2273. NOTE: Notwithstanding the reference to parking areas as set forth in Declaration of Condominium recorded in Official Records Book 3960, Page 2911, said Declaration was terminated by Plan of Termination recorded April 29, 2021, in Official Records Book 9103, Page 2828 and Certificate of Termination recorded April 29, 2021, in Official Records Book 9104, Page 2940. Blanket and can not be shown.

7. Ingress/egress and utility maintenance easement granted to Angela T. Whichard by Searstown Mall Association, Inc., a Florida not-for-profit corporation, dated June 19, 2000 and recorded August 1, 2000, in Official Records Book 4198, Page 2278, as amended by Amended and Restated Easement recorded in Official Records Book 5321, Page 1704. Parking areas as shown on Orb 3960, Page 2911.

9. Utility Easement by and between Titusville Mall, LLC, a Florida limited liability company, Grantor, and PIVOTAL UTILITY HOLDINGS, INC. (f/k/a NUI Utilities, Inc.) D/B/A FLORIDA CITY GAS, a public utility corporation of the State of New Jersey, Grantee, recorded June 21, 2022, in Official Records Book 9538, Page 1869. As shown Hereon 10. Utility Easement by and between Titusville Mall, LLC, a Florida limited liability company, Grantor, and PIVOTAL UTILITY HOLDINGS, INC. (f/k/a NUI Utilities, Inc.) D/B/A FLORIDA CITY GAS, a public utility corporation of the State of New Jersey, BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a A T & T Florida, and Charter Communications, LLC d/b/a Spectrum Sunshine State, LLC, a Delaware limited liability company, Grantee(s), recorded July 20, 2022, in Official Records Book 9564, Page 1075. As shown hereon.

11. Terms and conditions as set forth in Resolution No. 11-2022 recorded July 20, 2022, in Official Records Book 9564, Page 1080 and Official Records Book 9564, Page 1083. Blanket and can not be shown.

12. Recorded Natice of Environmental Resource Permit recorded February 9, 2023 in

12. Recorded Notice of Environmental Resource Permit recorded February 9, 2023, in Official Records Book 9714, Page 2085. Blanket and can not be shown.

LINE TABLE								
LINE	LENGTH	BEARING						
L1	10.14'	S09°10'58"I						
L2	10,00'	S00°13'46"V						
L3	18.90'	S00°13'46"V						
L4	12.49'	S89°46'14"[
L5	20.24'	S61°06'30"V						
L6	22.95'	S13°00'14"						
L7	22.94'	N89°46'14"E						

LEGEND

- £ = CENTERLINE (F) = FIELD D = IDENTIFICATION .B.C. = IRON BAR AND CAP OHE = OVERHEAD ELECTIC
- 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

 S = SANITARY SEWER
- = STORM MANHOLE
 = WATER METER
 = WELL
 = CLEANOUT
 = GAS METER
 = GUY ANCHOR

= POWER POLE - WOOD

= LIGHT POLE

DESCRIPTION

A part of the Southeast 1/4 of Section 15, Township 22 South, Range 35 East, Brevard County, Florida, together with Lots 11 through 17, Block 1 and Lots 4 through 13, Block 2 and the East 25 feet of Lot 3 of DELESPIN COURTS, as recorded in Plat Book 4 at Page 93 and all of Block A of DELESPIN COURTS RE PLAT as recorded in Plat Book 13 at Page 9 and that part of Lot 1 of SCOBIES SUBDIVISION lying East of HOPKINS AVENUE (a 60 foot right-of-way) and West of U.S. Highway No. One (a.k.a. Washington Avenue) as recorded in Plat Book 2 at Page 1, all as recorded in the Public Records of Brevard County, Florida; being more particularly described as follows:

Begin at the intersection of the South right-of-way line of COUNTRY CLUB DRIVE (a 40-foot right-of-way formerly Taylor Street) and the Easterly line of the lands described in Official Records Book 1027 at Page 383, Public Records for Brevard County, Florida; THENCE East along said South right-of-way line, a distance of 1219.30 feet; THENCE South departing said right-of-way line, a distance of 211.00 feet; THENCE East a distance of 224.62 feet to a point on the West right-of-way line of U.S. Highway No. 1 as now established; THENCE South 13 degrees 14 minutes 00 seconds East, along said West right—of—way line a distance of 334.48 feet; THENCE West departing said right-of-way line, a distance of 255.80 feet; THENCE South along the Northerly extension of the West line of Lot 13, Block 2, DELESPIN COURTS as recorded in Plat Book 4 at Page 93 of the aforesaid Public Records, a distance of 154.50 feet to a point on the North right-of-way line of NARVAEZ DRIVE (a 60-foot right-of-way); THENCE West along said North right-of-way line, a distance of 600.00 feet to the East right-of-way line of AGUINALDO AVENUE (a 60-foot right-of-way); THENCE along the boundary of said right-of-way, the following three courses and distances; North, a distance of 120.00 feet; West, a distance of 60.00 feet; South, a distance of 120.00 feet to the North right-of-way line of the aforesaid Narvarez Street; THENCE West along said North right-of-way line a distance of 525.00 feet to a point 25 feet West of the Southeast corner of the aforesaid Lot 3, Block 1, DELESPIN COURTS as recorded in Plat Book 4, at Page 93; THENCE North departing said right-of-way line, a distance of 120.00 feet to a point on the North line of said Block 1, Delespin Courts; THENCE West along said North line, a distance of 135.00 feet to a point on the East line of Hopkins Avenue (a 60-foot right-of-way); THENCE North 09 degrees 24 minutes 50 seconds West along said East right-of-way line, a distance of 428.89 feet to the Southwest corner of lands described in Official Records Book 1027 at Page 383 of the aforesaid Public Records; THENCE East along the South line of said lands, a distance of 150.00 feet; THENCE North 09 degrees 24 minutes 50 seconds West along the Easterly line of said lands, a distance of 150.00 feet to the POINT OF BEGINNING

Formerly known as Condominium Units A, B, C, D, E, F, G, H and I, Searstown Mall, a condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 3960, Page 2911, of the Public Records of Brevard County, Florida; together with an undivided interest in the common elements appurtenant thereto as set forth in said Declaration of Condominium.

OGETHER WITH:

A part of the Southeast one-quarter (1/4) of Section 15, Township 22 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the intersection of the South right-of-way line of the former TAYLOR STREET (a 40' right-of-way per Plat Book 11, Page 82) and the Easterly line of the lands described in Official Records Book 1027 at Page 383; THENCE South 09 degrees 24 minutes 50 seconds East along the Easterly line of the lands described in Official Records Book 1027 at Page 383, a distance of 10.14 feet to a point on the South right-of-way line of Country Club Drive — a 50 foot right-of-way (per Official Records Book 2547, Page 2630); THENCE East along said South right-of-way line, a distance of 1217.64 feet; THENCE South departing from said right-of-way line, a distance of 201 feet; THENCE East, a distance of 201.68 feet to the Point of Beginning of the lands herein described; THENCE North, a distance of 12.49 feet; THENCE North 60 degrees 52 minutes 44 seconds East, a distance of 20.24 to a point on the west right-of-way line of U.S. HIGHWAY No. One as now established; THENCE South 13 degrees 14 minutes 00 seconds East, along said West right-of-way line, a distance of 22.95 feet; THENCE West, a distance of 22.94 feet to the POINT OF BEGINNING.

LESS the additional Right of Way per Official Records Book 2547, Page 2630.

ALSO LESS the following property as described in Official Records Book 3960, Page 2998, and corrected in Official Records Book 5311, Page 3214, Public Record of Brevard County, Florida:

A part of the Southeast 1/2 of Section 15, Township 22 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the intersection of the South right-of-way line of Taylor Street, a 40 foot right-of-way, per Plat Book 11, Page 82 (now known as Country Club Drive) and the Easterly line of the lands described in Official Records Book 1027 at Page 383 of the Public Records of Brevard County, Florida; run thence East along said South right-of-way line, a distance of 1219.30; thence South, a distance of 10.00 feet to a point on the South right-of-way line of Country Club Drive (formerly known as Taylor Street) per Official Records Book 2547, Page 2630 of the aforesaid Public Records and the Point of Beginning of the lands herein described; thence East along said South right-of-way line, a distance of 177.35 feet to the point of intersection with the West right-of-way line of U. S. Highway No. One (aka Washington Avenue) as now established; thence South 13°14'00" East along said West right-of-way line, a distance of 183.53 feet; thence South 60°52'44" West departing said right-of-way line, a distance of 20.24 feet; thence South, a distance of 18.90 feet; thence West, a distance of 201.68 feet; thence North, a distance of 207.40 feet to the Point of Beginning.

A parcel of land being that portion of the right of way of Aguinaldo Avenue that lies between Lot 13 Block 1 and Lot 1, Block 2, DELESPIN COURTS, Plat Book 4, Page 93, Public Records of Brevard County, Florida. Said parcel of land being more particularly

described as follows:

Beginning at the Northwest corner of said Lot 1, Block 2, thence on a bearing of South, along the West line of said Lot 1, Block 2, the following two courses and distances:

South, 105.00 feet to the point of curvature of a circular curve, concave Northeasterly and having a radius of 15.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 90°00'00", 23.56 feet to a point lying on the North right of way line of Narvaez Drive as shown on said plat of DELESPIN COURTS; thence on a bearing of West, along said right of way line, 90.00 feet to a point lying on the East line of said Lot 13, Block 1 and said point lying on the arc of a circular curve, concave Northwesterly, having a radius of 15 feet and to which point a radial line bears South; thence along the Easterly boundary of said Lot 13, Block 1, the following two courses and distances; thence Northeasterly, along the arc of said curve, through a central angle of 90°00'00", 23.58 feet to the point of tangency; thence on a bearing of East, along the North right of way line of said Aguinaldo Avenue, 60.00 feet to the Point of Beginning.

CONTAINING: 21.786 acres more or less.

I HEREBY CERTIFY: THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 Qualithe FLORIDA STATUTES.

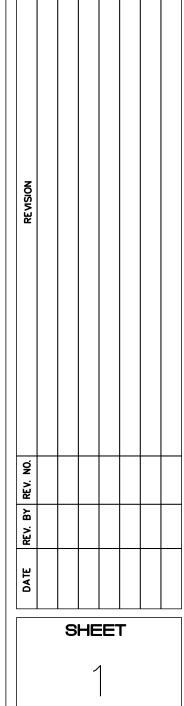
BY: TERED DANTELLE. GENTRY, JR.
Florida Registration No. 5047
Survey Date:11-14-23

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ORIGINAL ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS NOTICE IS REQUIRED PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BOUNDARY &
POGRAPHIC SUR
PREPARED FOR AND CERTIFIED TO:
TUSVILLE MALL, LL

ON POINT SURVEYING, INC 2827 MIDDLETON CIRCLE (ISSIMMEE, FLORIDA 34743 407–989–8102 MWW.ON-POINTSURVEYING.COM LICENSE BUSINESS NUMBER 8319





NOTE: NOT TO SCALE

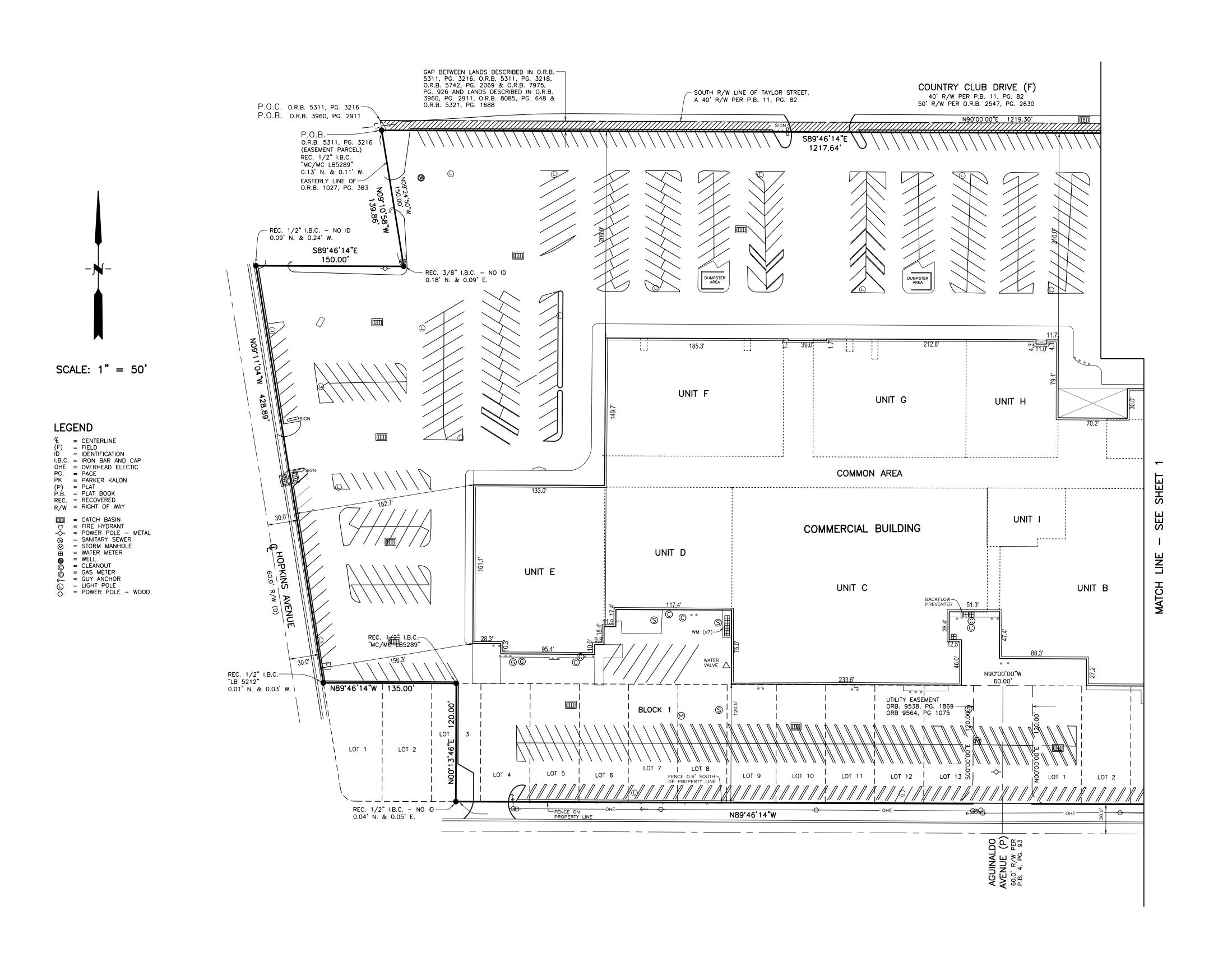




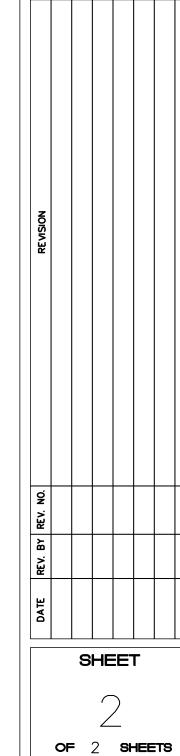
JOB No.: 23-C015-01



CES Design Group, Inc







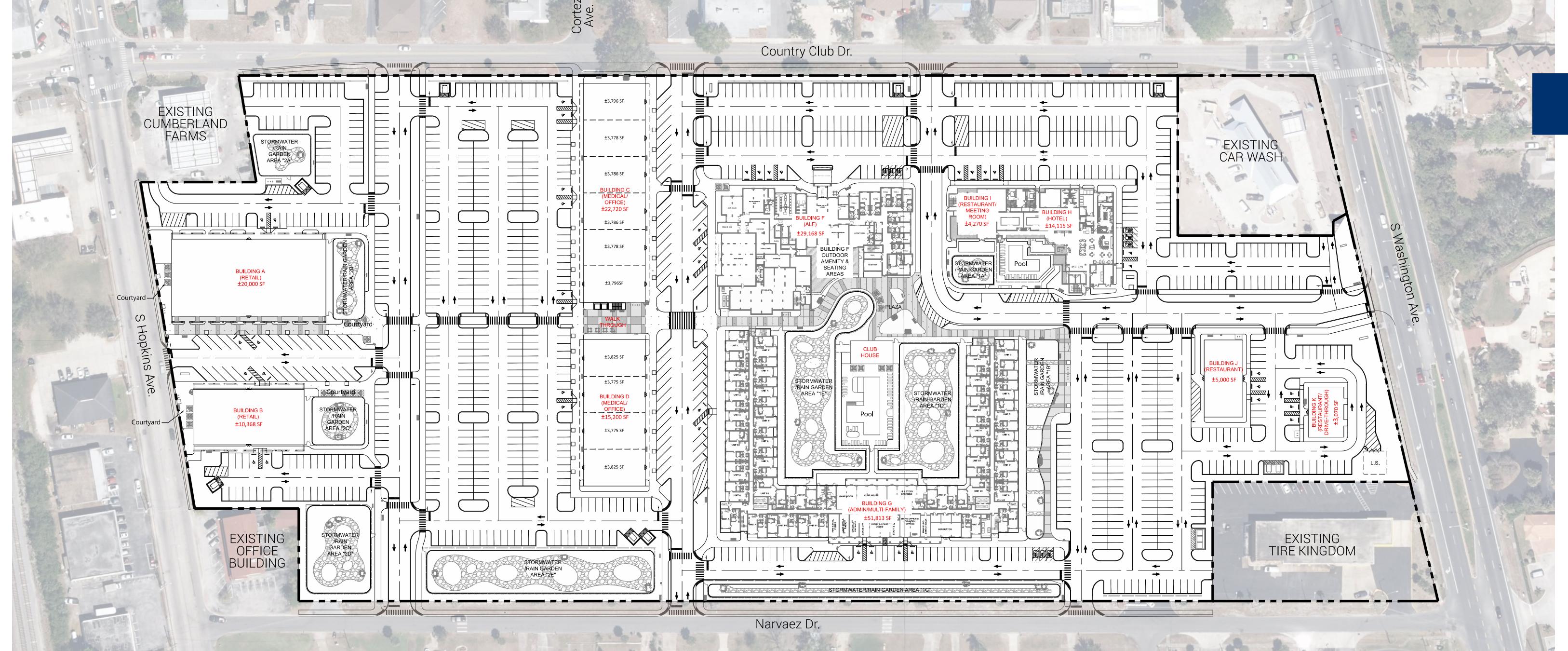
NOTE: NOT TO SCALE





JOB No.: 23-C015-01





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.





DESIGN GROUP



BUILDING DATA TABLES

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

BUILDING HEIGHTS									
BUILDING	MAX. HEIGHT (FT)	PROPOSED HEIGHT (FT)							
Α	35	25							
В	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)

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

		TIT	USVILLE	RESORT	& DESTI	NATION :	'BUILDING	F' ANALYS	IS		
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	COORIDORS, 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%						

JNIT TYPES												
BUILDING G	UNIT A 1BD/1BA	UNIT B1 2BD/2BA	UNIT B2 2BD/2BA	UNIT B3 2BD/2BA	UNIT C 3BD/2BA	UNITS PER	AMENITY AREAS- GROSS (INLUDES 2ND FLR AREA VOLUME CEILING SPACES)	UNIT A/C LIVING AREA SQ.FT. TOTALS- GROSS	UNIT PATIO LEVEL 1 & BALCONIES ABOVE-GROSS	COORIDORS, 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. & AMENI AREAS. DOES NOT INCLUDE ROO DECK AREAS NOT ACCESSED BY TENANTS)
IVING AREA	735	1,162	1,055	1,131	1,500							
BALCONY	64	68	63	121	131							
OTAL UNIT AREA	799	1,230	1,118	1,252	1,631							
ST FLR	18	12	0	2	2	34	7,715	32,436	2,472	9,294	1,891	53,80
ND FLR	17	12	1	2	2	34	8,532	32,756	2,471	8,108		51,86
RD FLR	21	16	1	2	3	43		41,844	3,130	6,857	1,117	52,94
TH FLR	21	16	1	2	3	43		41,844	3,130	6,893	30	51,89
TH FLR	21	16	1	2	3	43		41,844	3,130	6,893		51,86
TH FLR	21	16	1	2	3	43		41,844	3,130	6,893		51,86
OOF/ OBSERVATION DECK							518			2,347	4,867	7,73
OTAL UNITS	119	88	5	12	16	240	16,765	232,568	17,463	47,285	7,905	321,98

11/29/2023 9:18 PM

PARKING DATA TABLES

Parking Calculation:

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

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

		Spaces	Sub-Total	Total Proposed		
	Parking	460				
Phase 1 Proposed	ADA Parking	23	803			
·	Overflow	320		992 (Include 41 ADA)		
Phase 2	Parking	491	F00	,		
Proposed	ADA Parking	18	509			

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

		Weekday		Weekday Pea	k Parking		Weekend Peak Parking			
Land Use	Size	e			Drive	er (1)	Parking			
			1:00 PM	Adjustment	Noncaptive	Demand	12:00 PM	Adjustment	Noncaptive	Demand
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		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		61	100.0%	100.0%	61	0	100.0%	100.0%	О
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		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	numb	er of calculat	ed shared pa	rking spaces	945				714
Number of handica	p spaces	need	ed as part of	the total (1 pe	r 25 spaces)	38				29

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, 3 Edition, 2020

Luke Transportation Engineering Consultants, Inc., 2023

Table 1

Shared Parking Peak Hour Demand Adjustments Results - Phase 1

	Size			Weekday Pea	k Parking		Weekend Peak Parking			
Land Use			Peak Hour	Drive	er (1)	Parking	Peak Hour	Drive	er (1)	Parking
			10:00 PM	Adjustment	Noncaptive	Demand	10:00 PM	Adjustment	Noncaptive	Demand
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		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		SF	2	100.0%	100.0%	2	2	100.0%	100.0%	2
	Total 1	numb	er of calculat	ed shared pa	rking spaces	525				529
Number of handicar	spaces	need	ed as part of	the total (1 pe	er 25 spaces)	21				22

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, 3 rd Edition, 2020

Luke Transportation Engineering Consultants, Inc., 2023

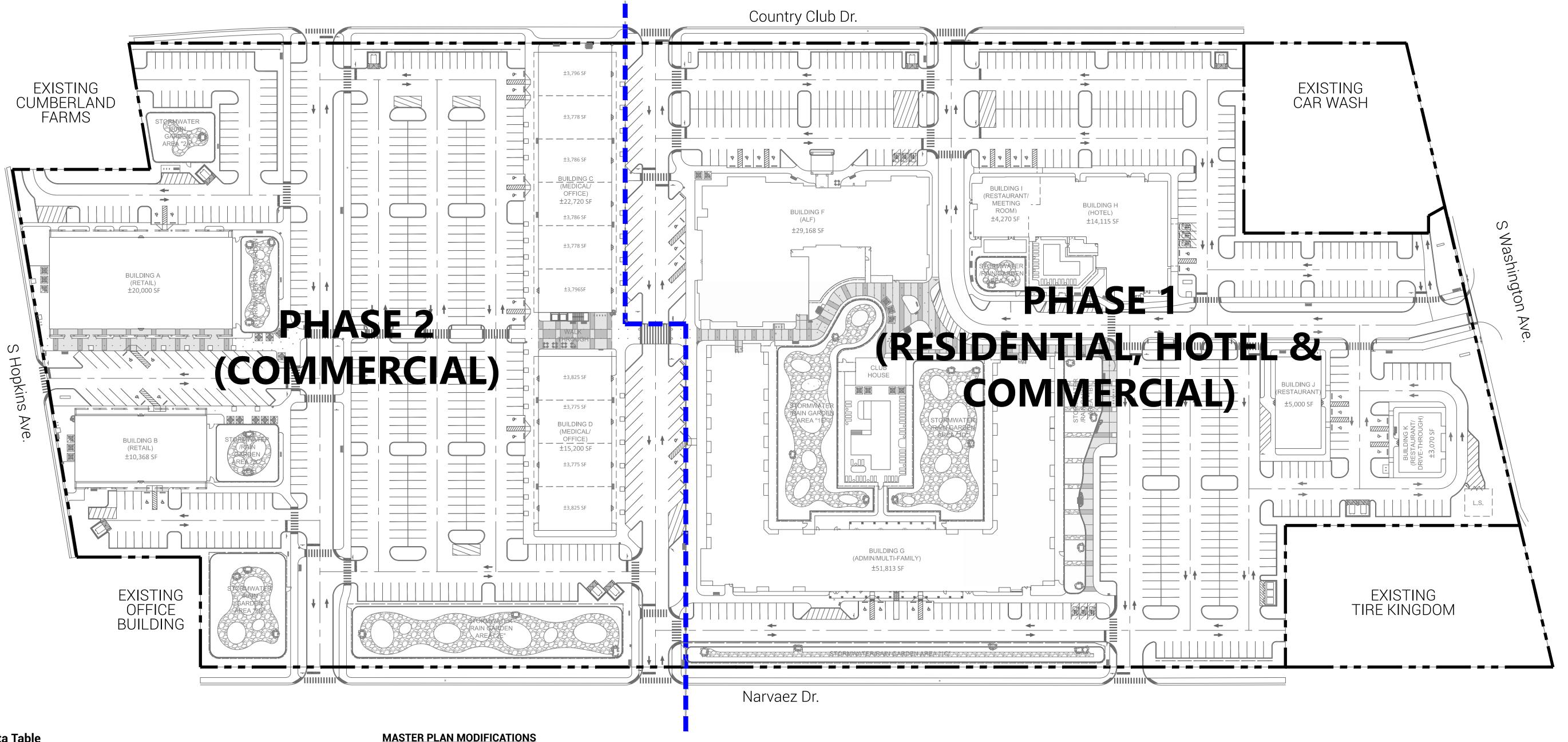
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Phasing Development Data Table

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

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

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.

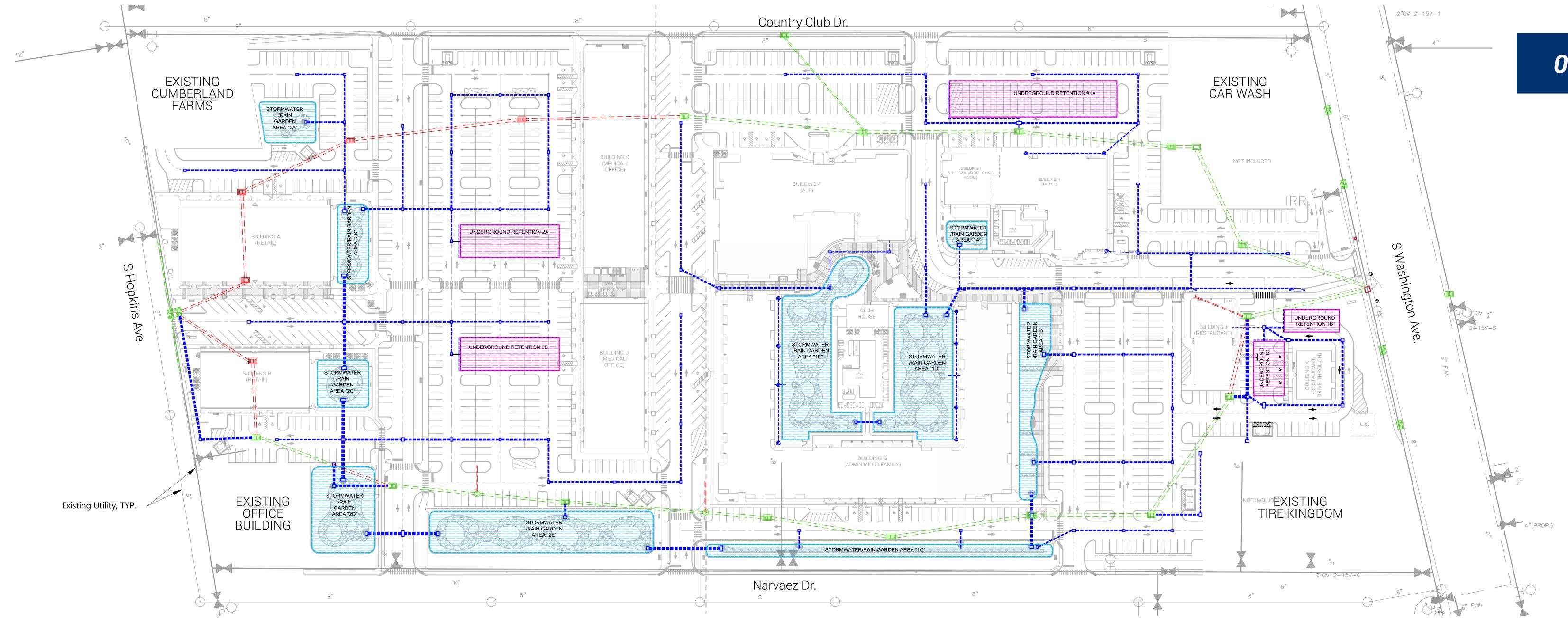










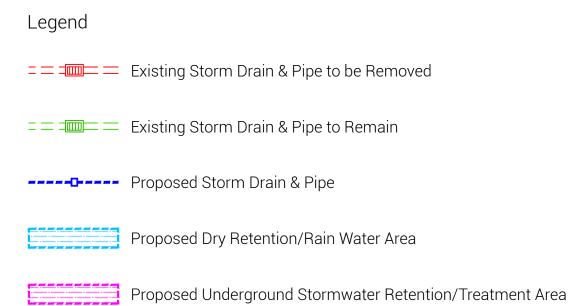


STORMWATER MANAGEMENT

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.



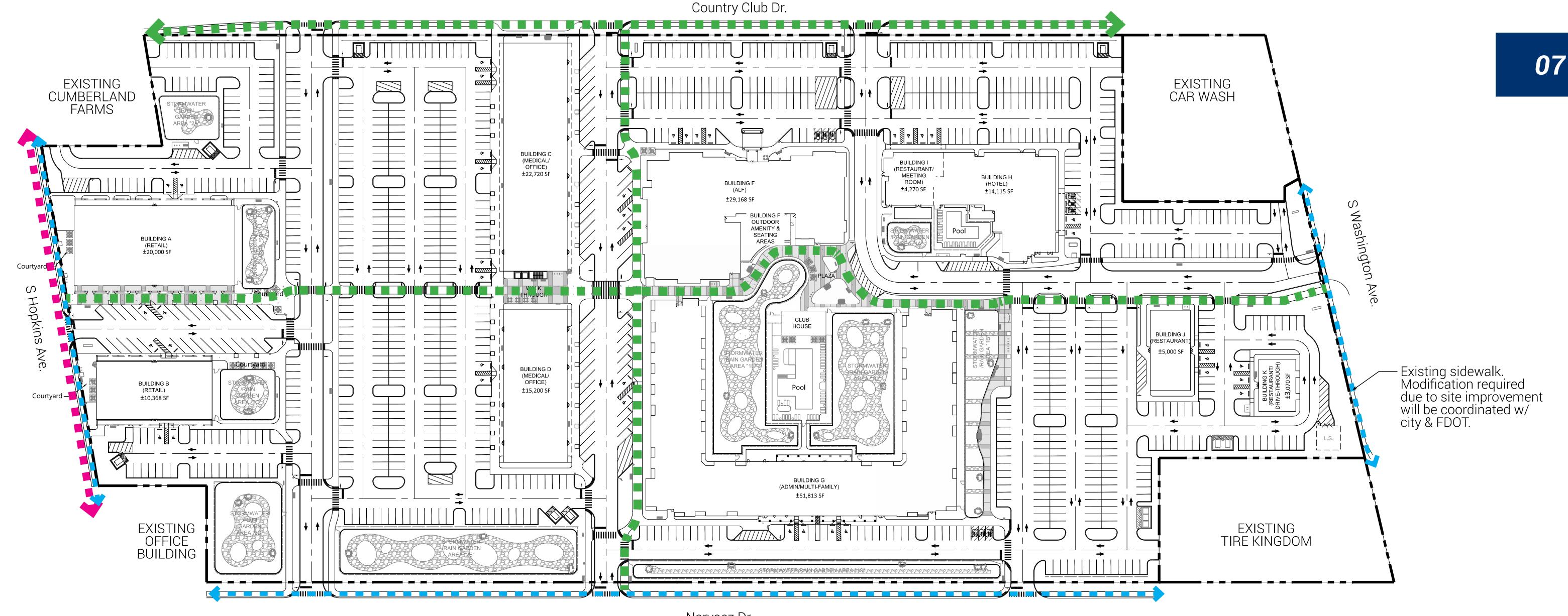










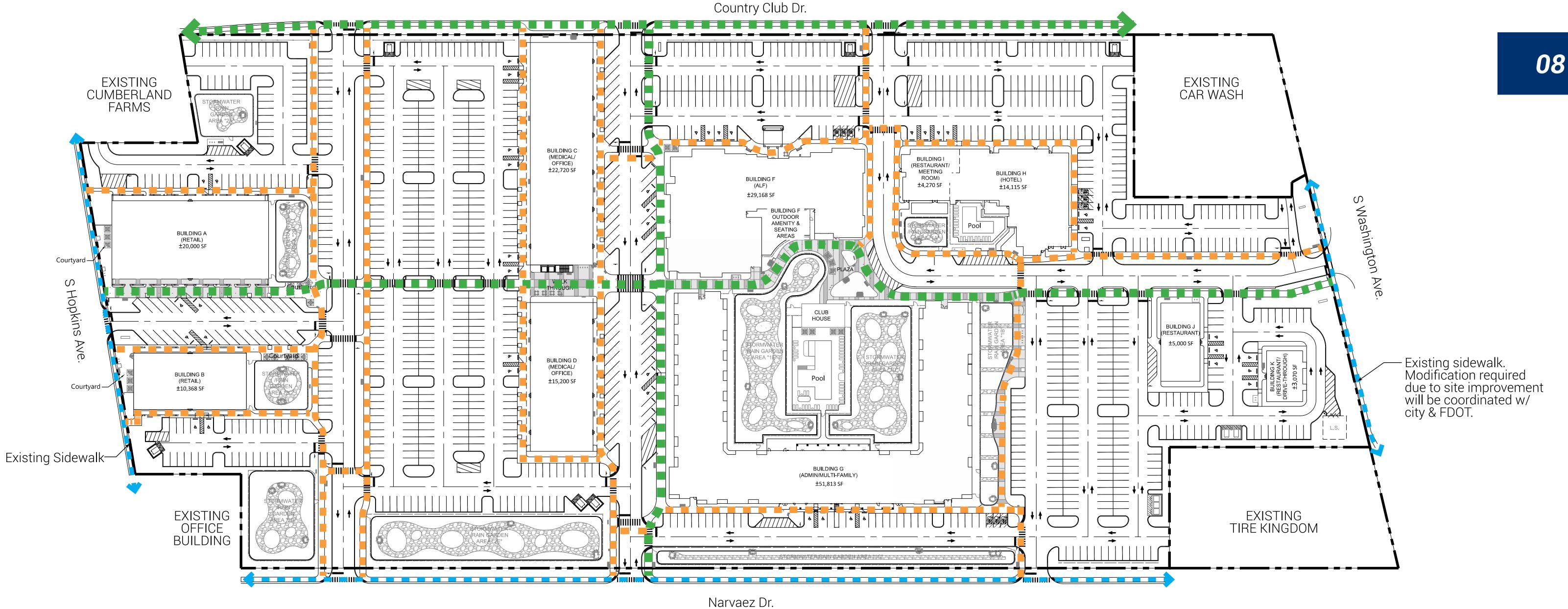


Narvaez Dr.







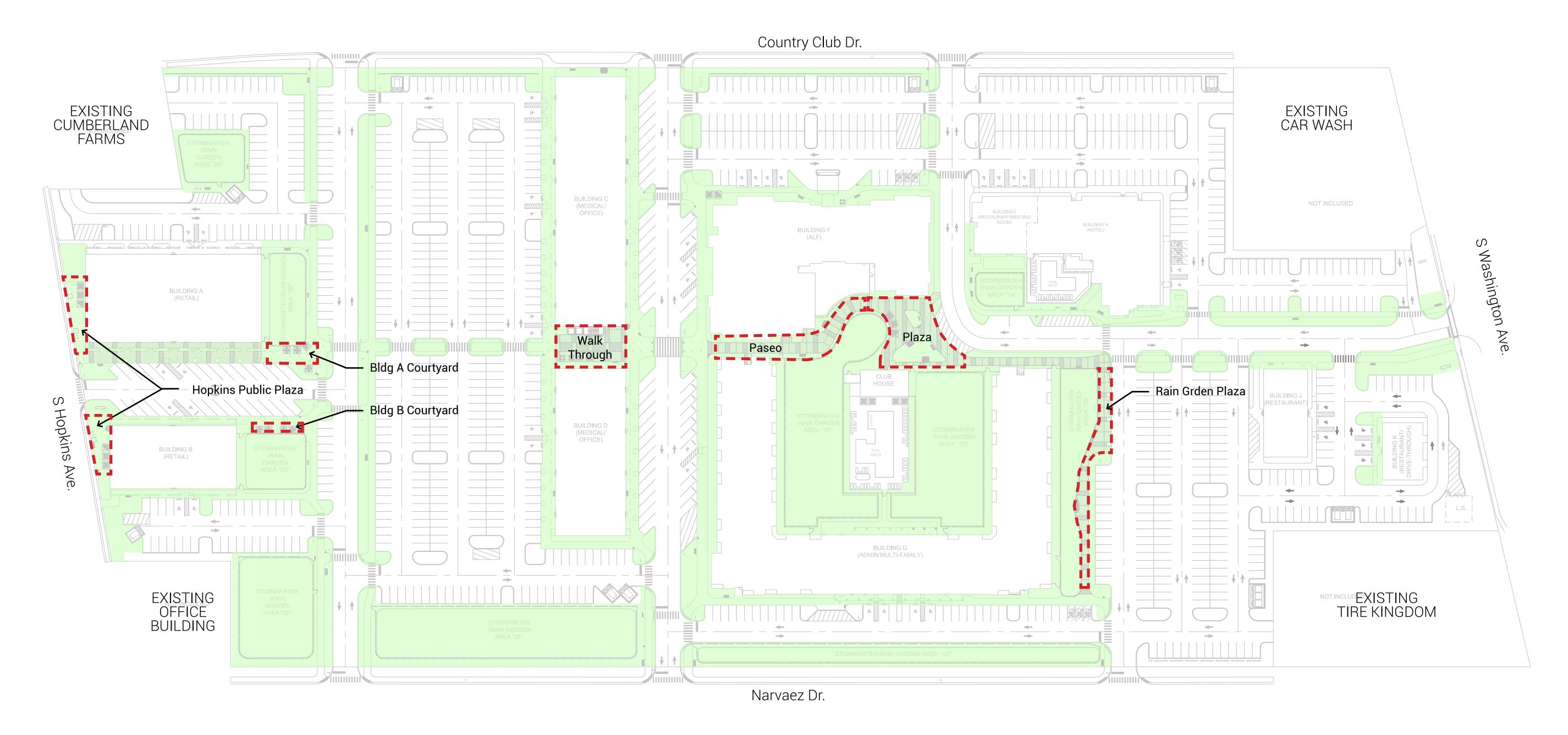












OPEN SPACE REQUIREMENTS (SEC. 30 - 163/(H)):

(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:A.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.



CES Design Group, Inc

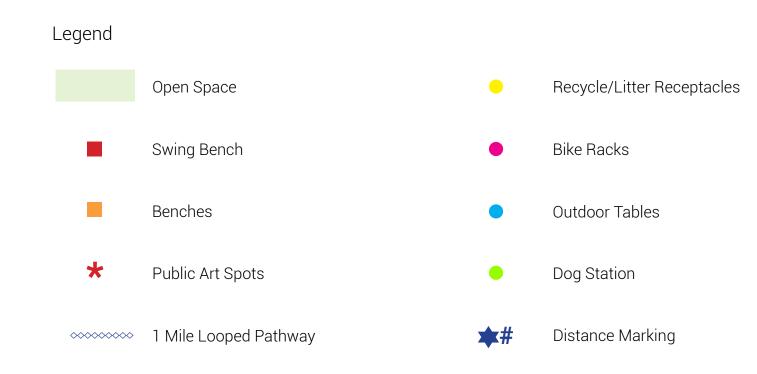
Architecture - Planning









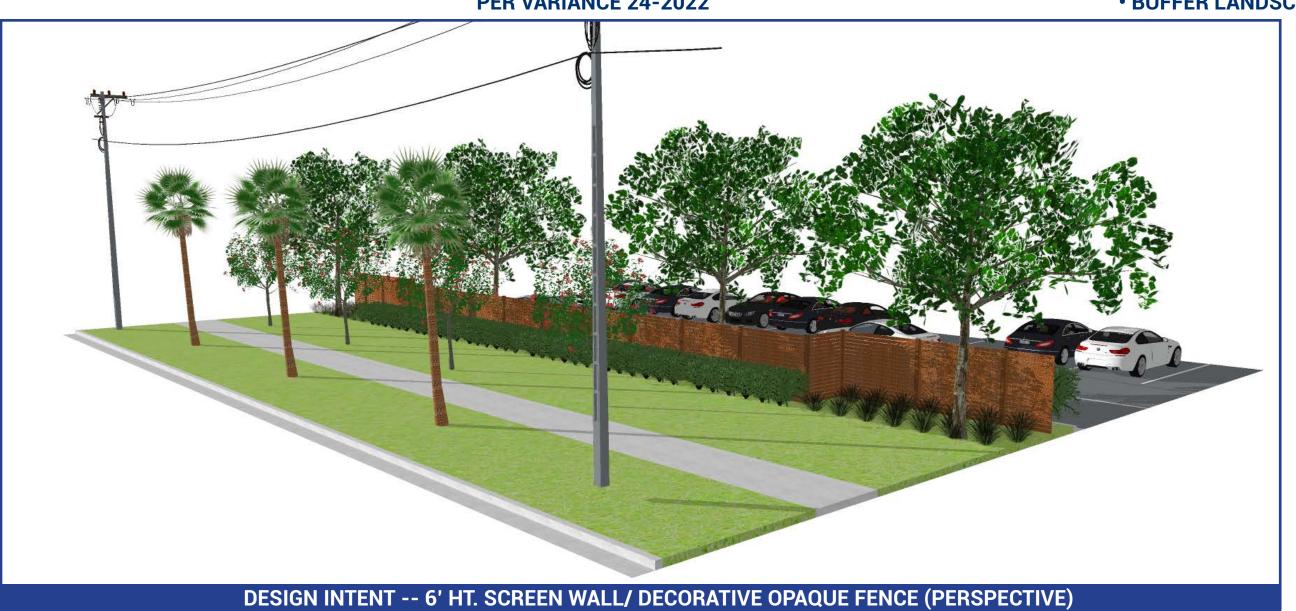


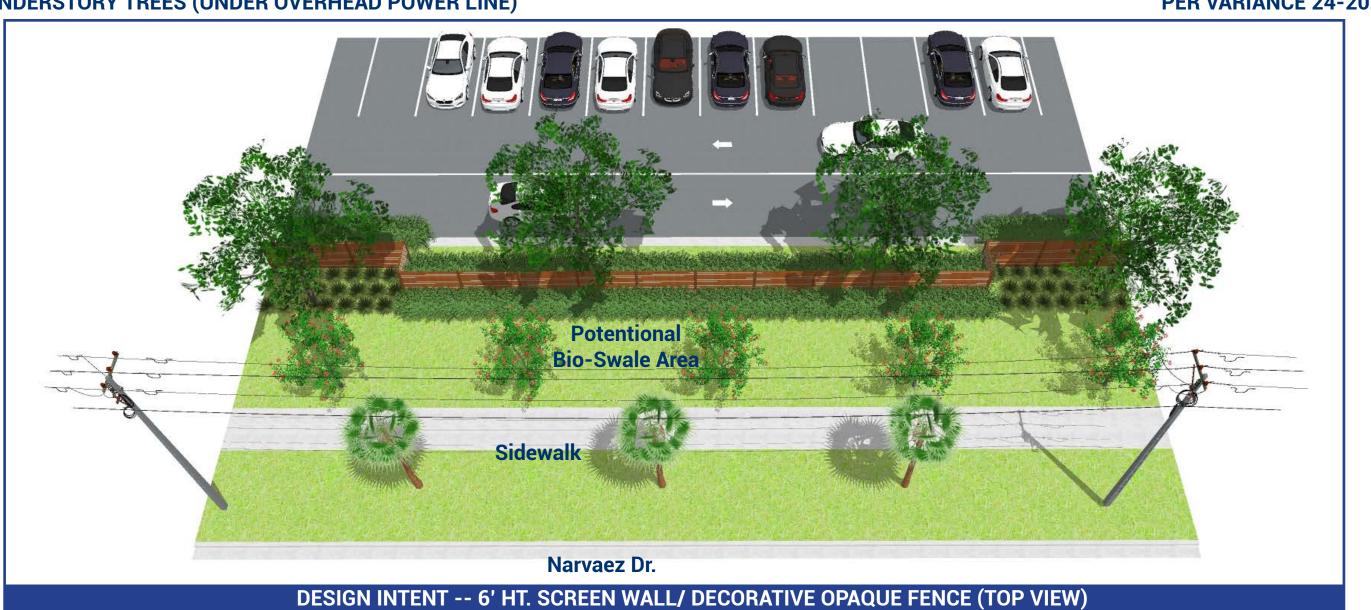












NORTH SIDE ALONG PROPERTY LINE:

• 3.5' HT. KNEE WALL

LANSCAPE 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.







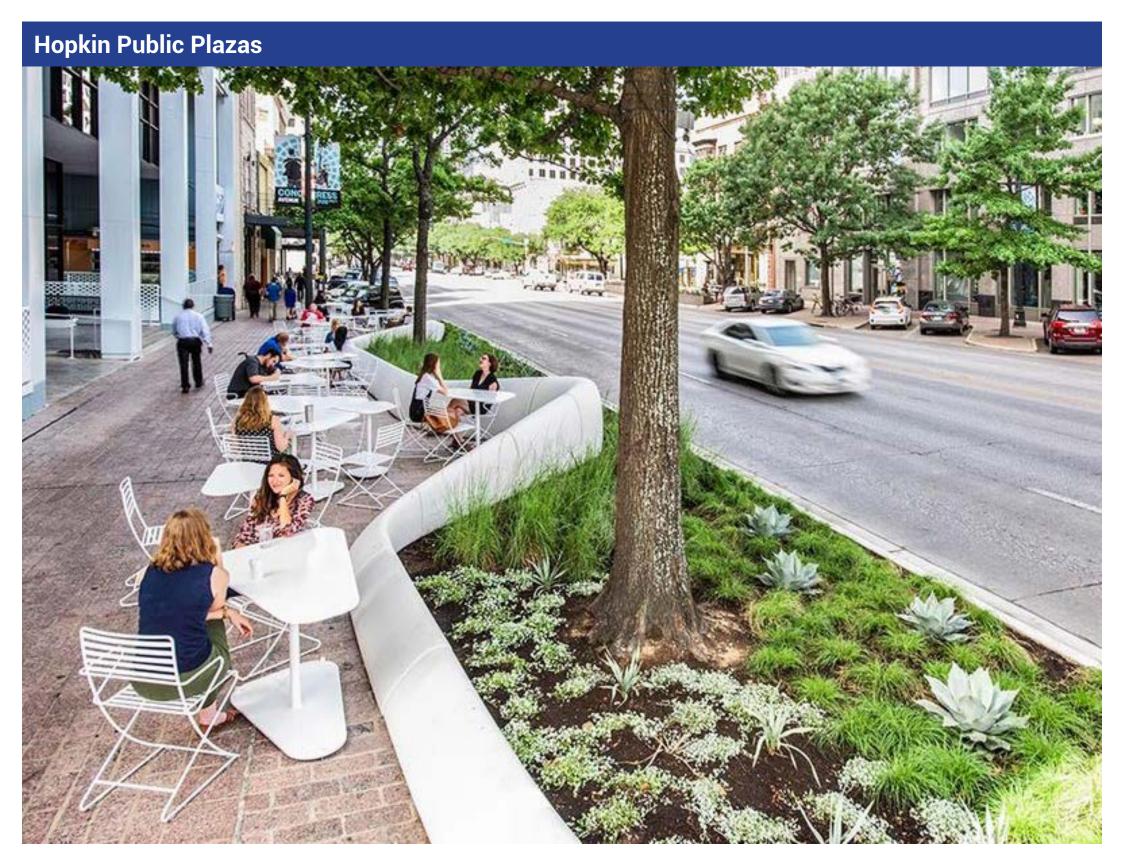


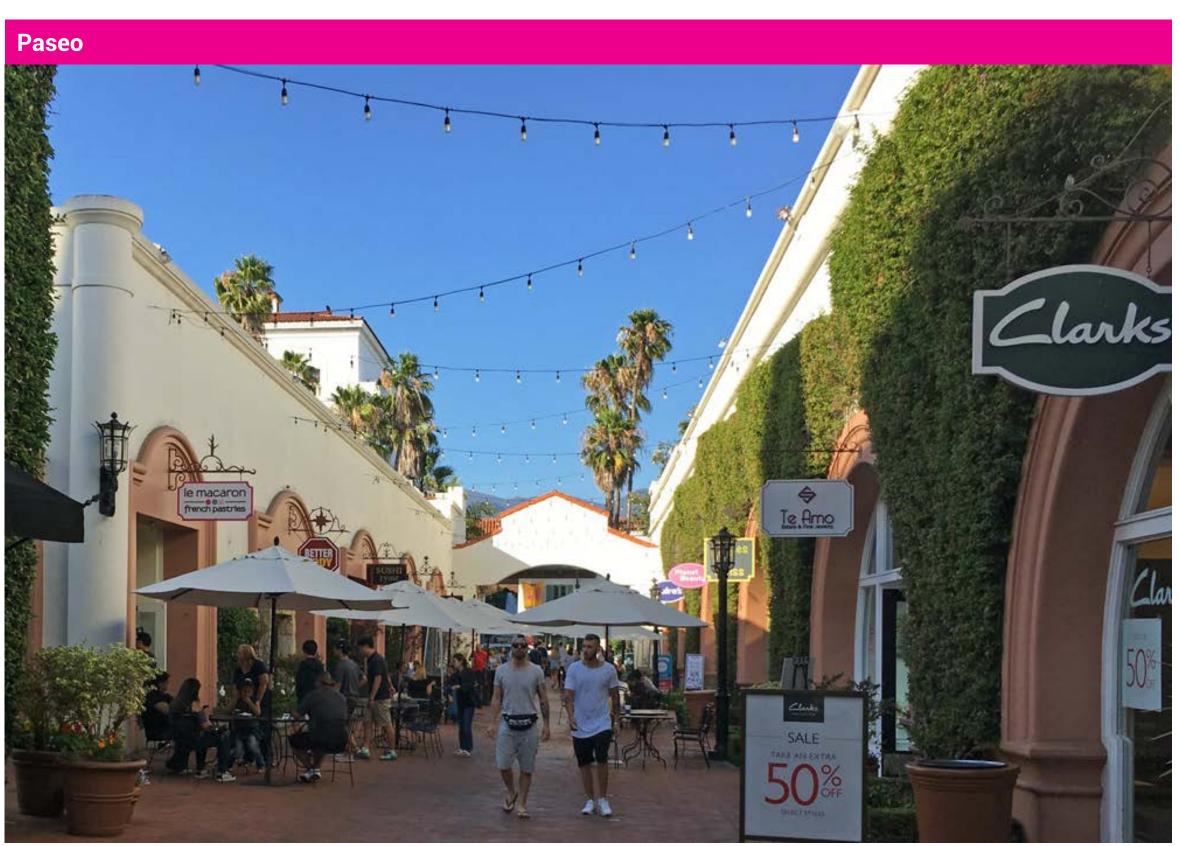


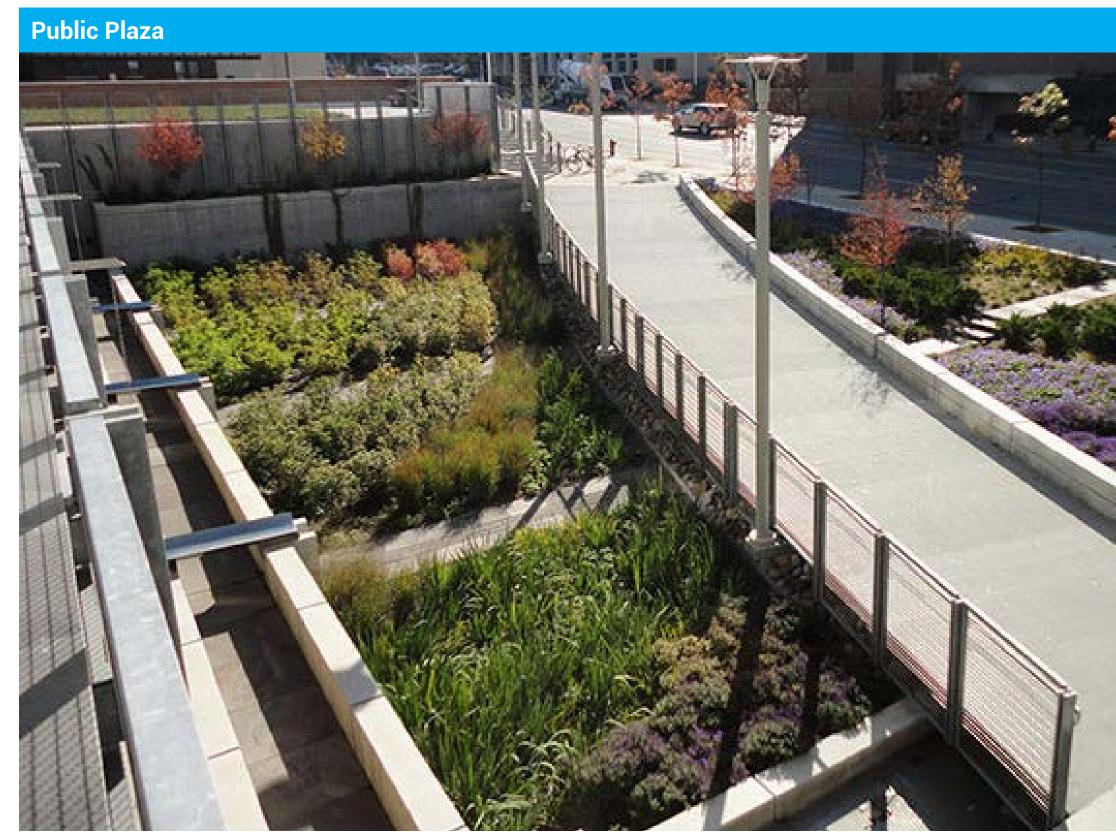












Key Map



PRECENDENT IMAGERY NOTE:



Country Club Dr.













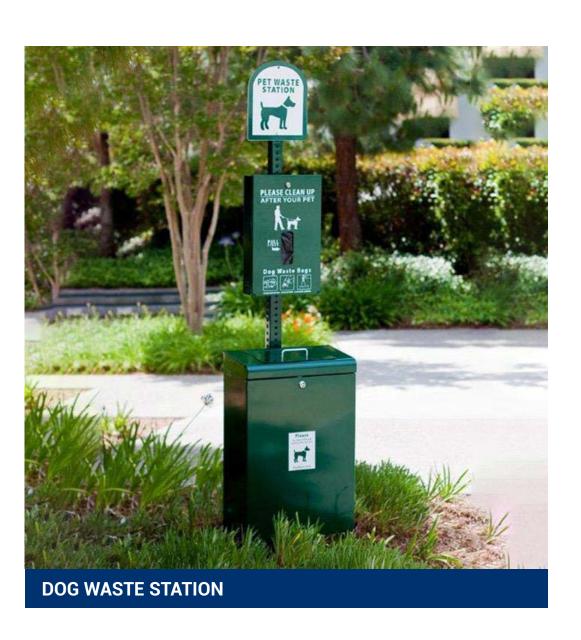


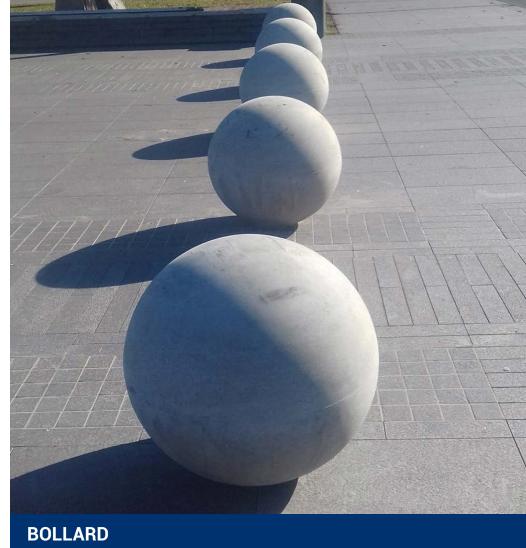
"U" SHAPED BIKE RACK

PICNIC TABLE

BENCH

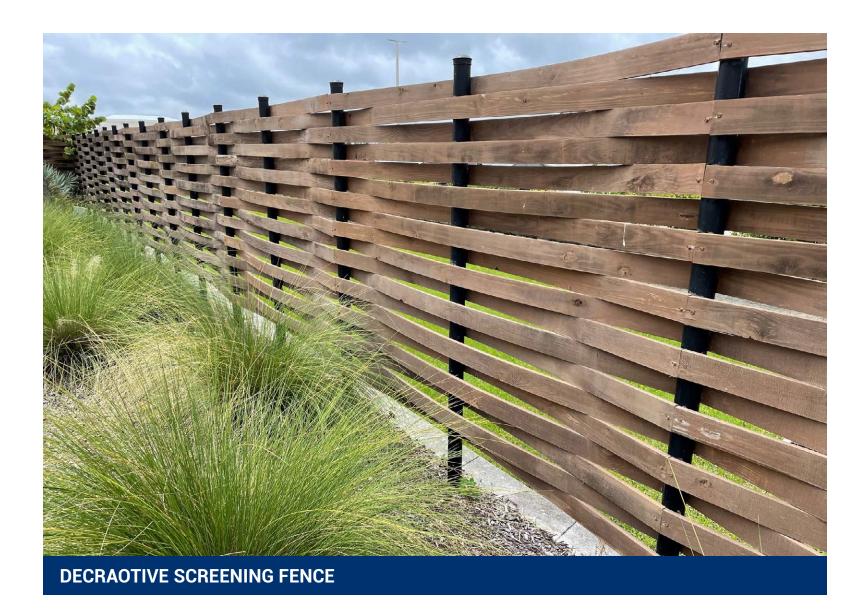
RECYCLE/LITTER RECEPTACLE















* 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.









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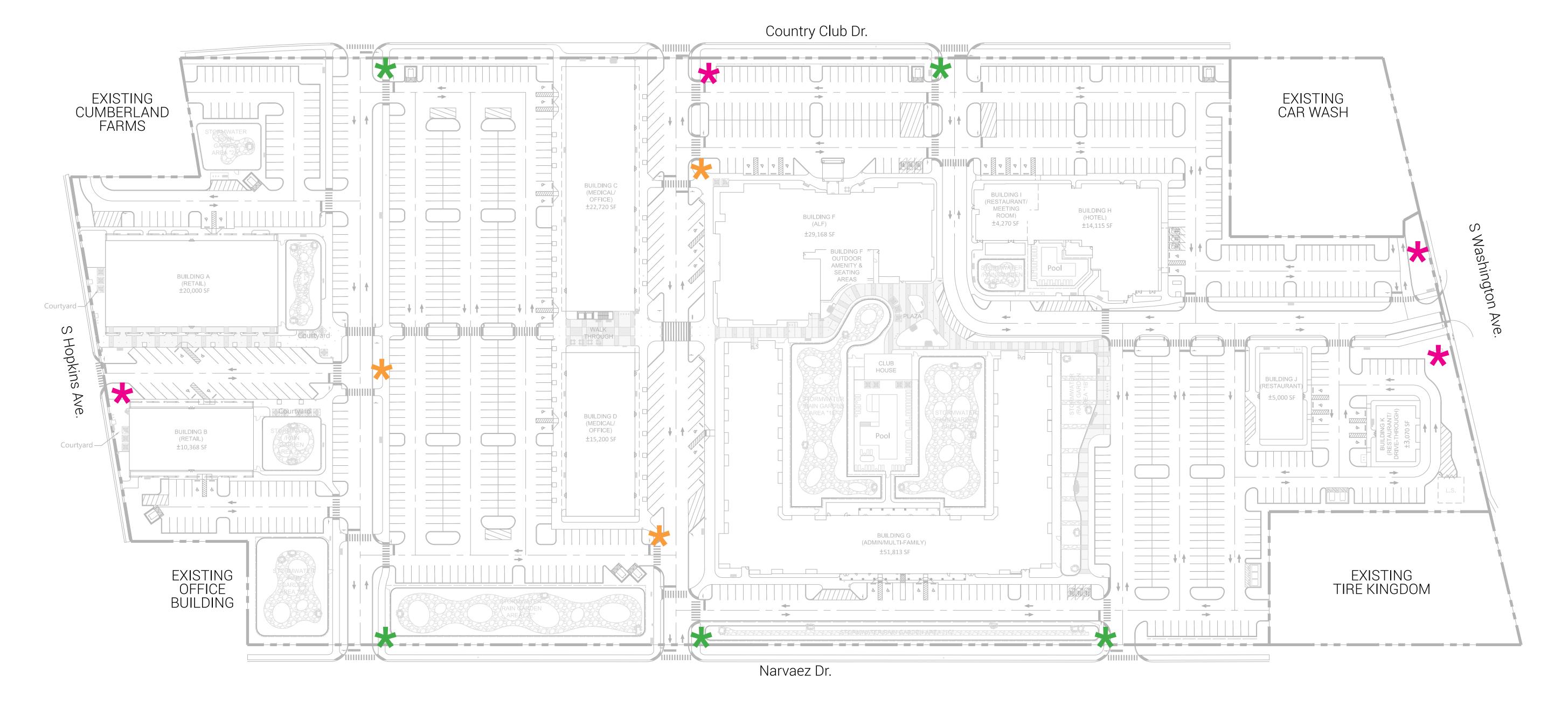












SIGNAGE GENERAL NOTE:

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.

