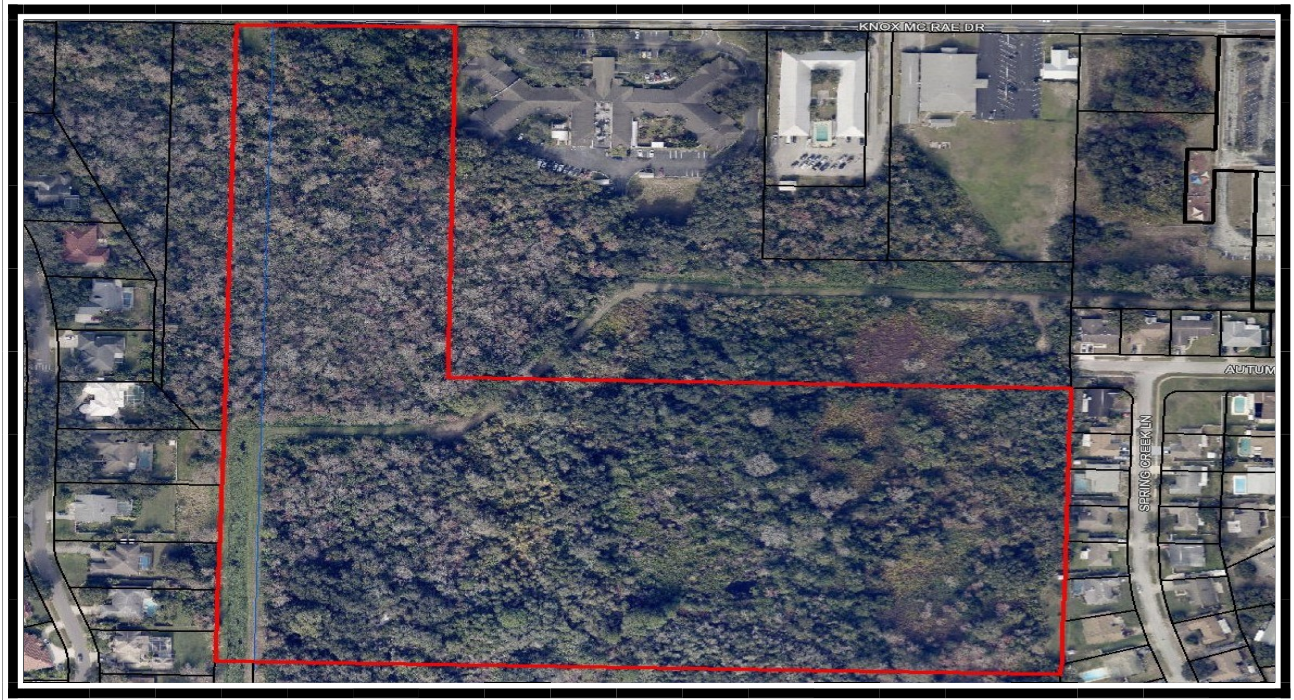


0 Knox Macrae Road
Titusville, FL 32780

ILLUSTRATED
PROPERTIES

\$1,150,000
MLS #1023109

Residential / Multifamily 26.26 acres



Over 26 acres of vacant land for residential or multifamily development in Titusville in Brevard County on the Space Coast. Area is experiencing tremendous growth due to proximity to beaches, rivers, and Cape Canaveral Space Center. I-95 and the Florida Turnpike are nearby. Only one hour from Orlando. Land is accessible from Knox Macrae Drive, across the street from the intersection with Royal Oak Drive. North boundary Includes 349 feet of frontage on Knox Macrae. Recently completed wetland delineation report shows over 9 acres of uplands.

Existing drainage on property may be helpful



Stephen Dutcher, Realtor®
ABR, CLHMS, CRB, CRS, e-PRO, GRI
Illustrated Properties Real Estate
3601 SE Ocean Blvd, Suite 101

Phone: (772) 419-0402
Cellular: (772) 263-0900

Email: stephen@stuart-fl.com
Web Site: www.Stuart-FL.com

ILLUSTRATED
PROPERTIES

List Price: **\$1,150,000**

Land

ML #: **R11018603** Status: **Active** LP/SF:

SubType: **Commercial Land**
 Address: **0 Knox Macrae Drive, Titusville, FL 32780**
 Area: **5940 FL outside St. Lucie Martin Palm Beach Broward Counties**
 Short Sale: **No** SS Add: **No** REO: **No**
 County: **Brevard** Price/Acre:
 Prop ID: **22 352100002501000000** View:
 List Type: **Excl Agency** Zoning: **Residential**
 Legal Desc: **NW 1/4 OF NW 1/4 EXC N 500 FT OF E 500 FT IN SECT 21, E 59.48 FT OF LOTS 1,32 & E 59.48 FT OF N 92.97 FT OF LOT 33 OF P**
 Directions: **Entrance to property located on Knox Macrae Drive at intersection with Royal Oak**



Subdivision: **Spring Valley** Acre: **25 to < 50 acres**
 Lot Dim: Lot Desc: **Treed Lot** Total Acre:
 Waterfront: **No**
 Frnt Exp:

Recent Change: 09/06/2024 : NEW : ->A

Features

Style:	Single Family	Road:	Dirt
Soil Type:	Other	Trees:	Other
Usage:	Unimproved Sing Fami	Use:	
Ground Cover:	Other		
Utilities Avail:	Electric, Municipal Sewer, Public Water		
Utilities On Site:	None		
Improvements:	None		
Location:	County, Subdivision		

Remarks

Public Remarks: **Over 26 acres of vacant land for residential or multifamily development in Titusville in Brevard County on the Space Coast. Area is experiencing tremendous growth due to proximity to beaches, rivers, and Cape Canaveral Space Center. I-95 and the Florida Turnpike are nearby. Only one hour from Orlando. Land is accessible from Knox Macrae Drive, across the street from the intersection with Royal Oak Drive. North boundary Includes 349 feet of frontage on Knox Macrae. Recently completed wetland delineation report shows over 9 acres of uplands. Existing drainage on property may be helpful**

Tax Year/Amt: **2023/\$947** Allow AVM: **Yes** Allow Blogging: **Yes**
 Address Display: **Yes** IDX YN: HOA: **None** Special Asmt: **No**
 Monthly Mnt/HOA\$: Terms Considered: **Cash**
 Mgmt Company: Seller Rep: Owner Name: **Heukerott**

List Date: **09/02/2024** DOM: **7**
 Expire Date: CDOM: **7**
 List Agent: **Stephen M. Dutcher (RML90023644)** Cell Phone: **772-263-0900** Orig LP: **\$1,150,000**
 List Office: **Illustrated Properties/Sewalls (RML955389)** Office Phone: **772-221-1118**
 List Agent Email: **stephen@stuart-fl.com** Direct Phone: **772-221-1118**
 Co-List Office: **()** Office Phone:
 Showing Instruct: **Call Listing Office**

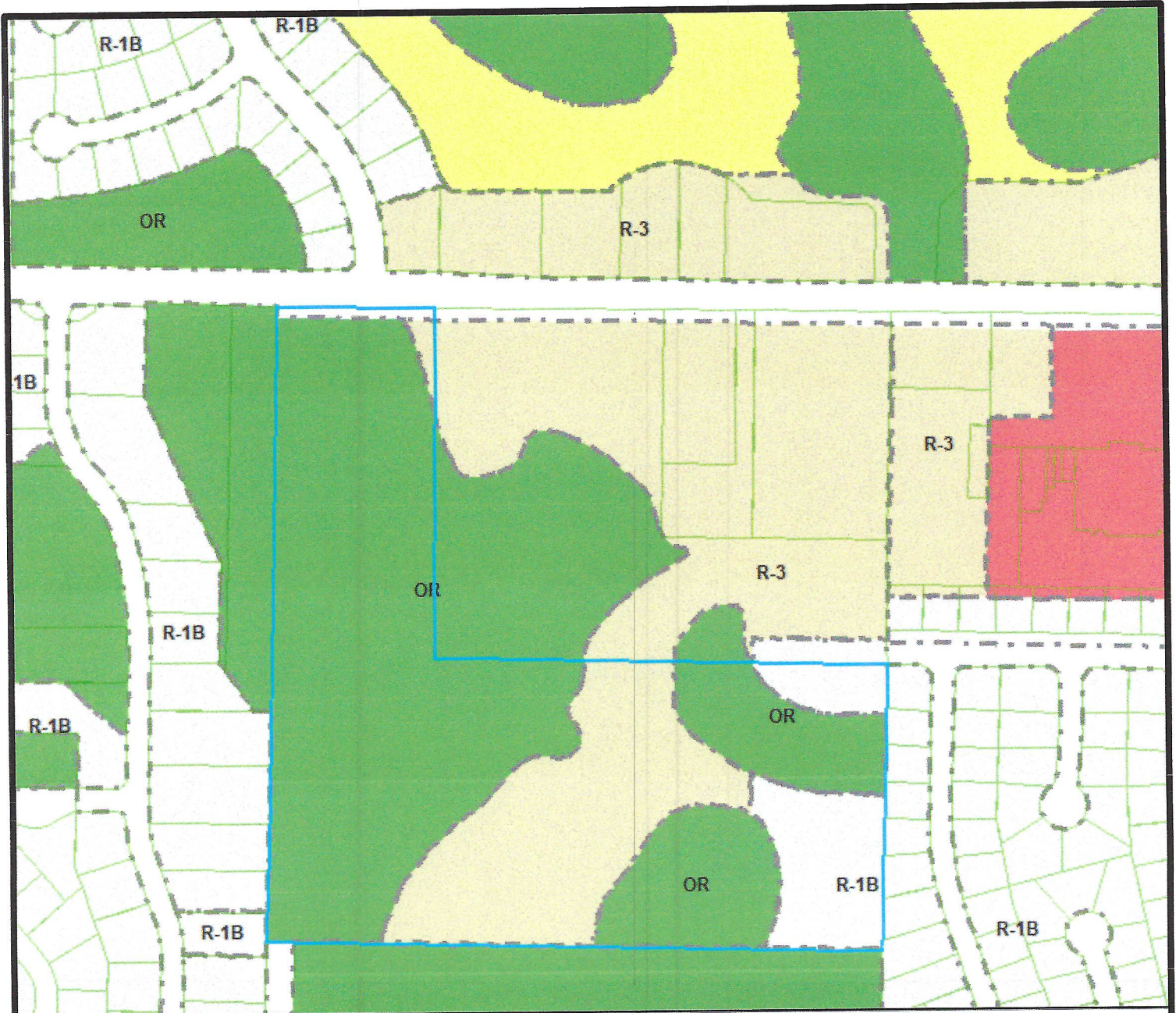
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LND Agent Full Display

Monday, September 09, 2024 9:27 AM

Listing Information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

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ZONING MAP

XX-XXXX

RESIDENTIAL DISTRICTS

- RE RESIDENTIAL ESTATES
- RR RURAL RESIDENTIAL
- R-1A SINGLE FAMILY, LOW DENSITY
- R-1B SINGLE FAMILY, MEDIUM DENSITY
- R-1C SINGLE FAMILY, HIGH DENSITY
- R-2 MULTIFAMILY, MEDIUM DENSITY
- R-3 MULTIFAMILY, HIGH DENSITY
- RMH-1 RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
- RMH-2 RESIDENTIAL MANUFACTURED HOUSING PARK

COMMERCIAL DISTRICTS

- HM HOSPITAL MEDICAL
- T TOURIST
- NC NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- RC REGIONAL COMMERCIAL
- OP OFFICE PROFESSIONAL

INDUSTRIAL DISTRICTS

- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

SPECIAL DISTRICTS

- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRCN-R INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRCN-C INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL

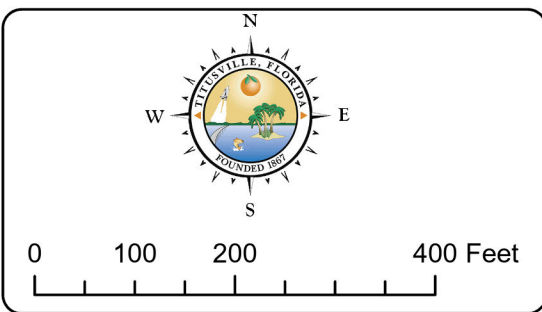
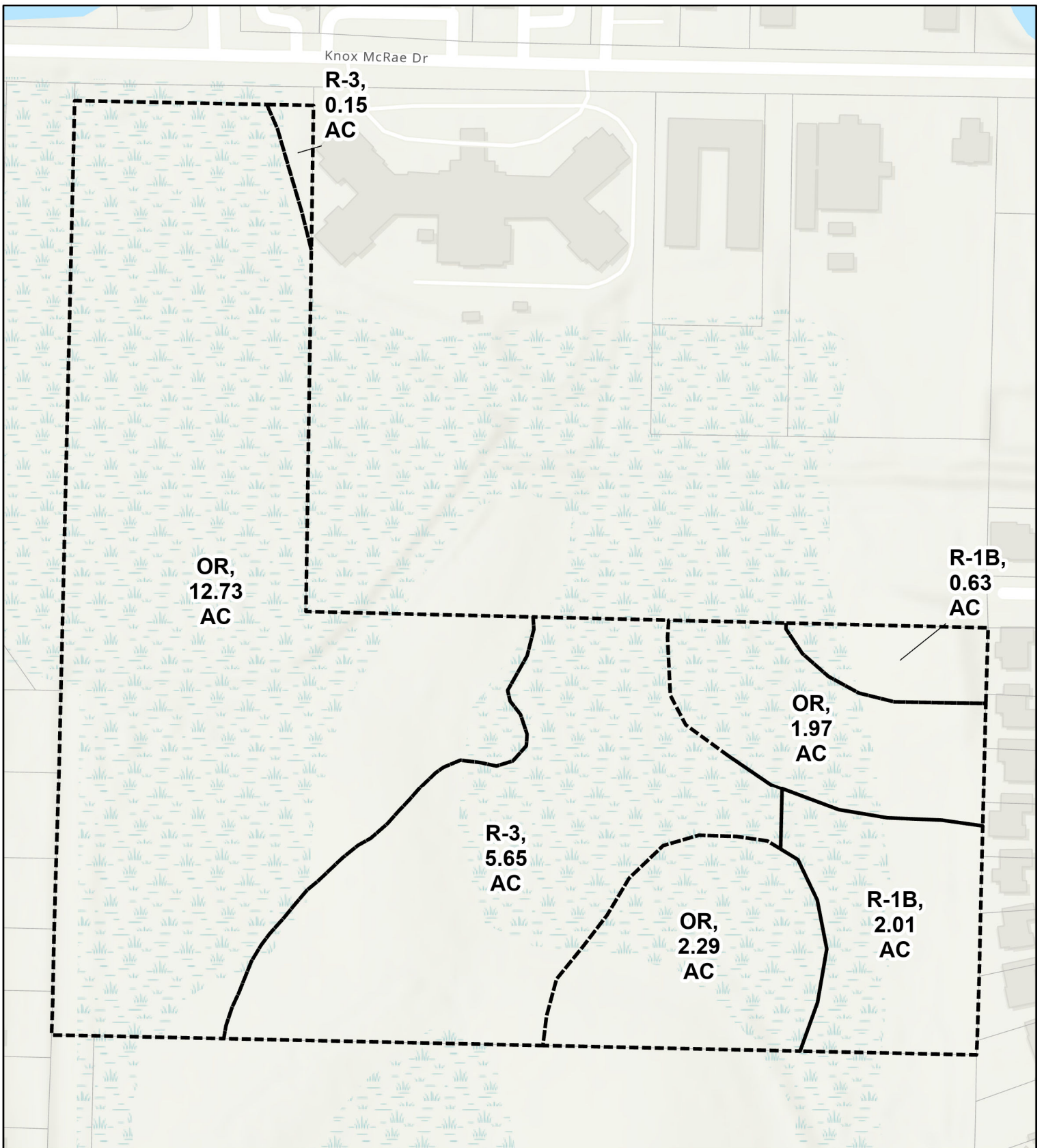
DESC 1

DESC 2

Community Development Department





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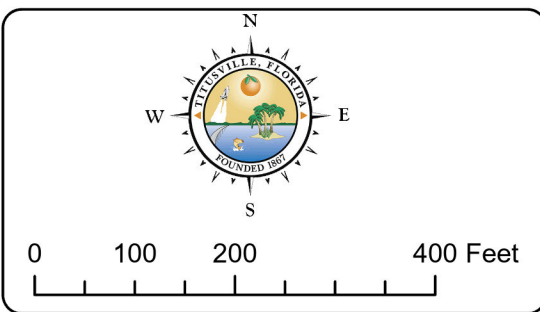


Existing Zoning
and Acreage -
Tax Account
#2210665

9/11/2024

Legend





-  Parcels
-  Zoning with Acres



Existing FLU and
Acreage - Tax
Account
#2210665

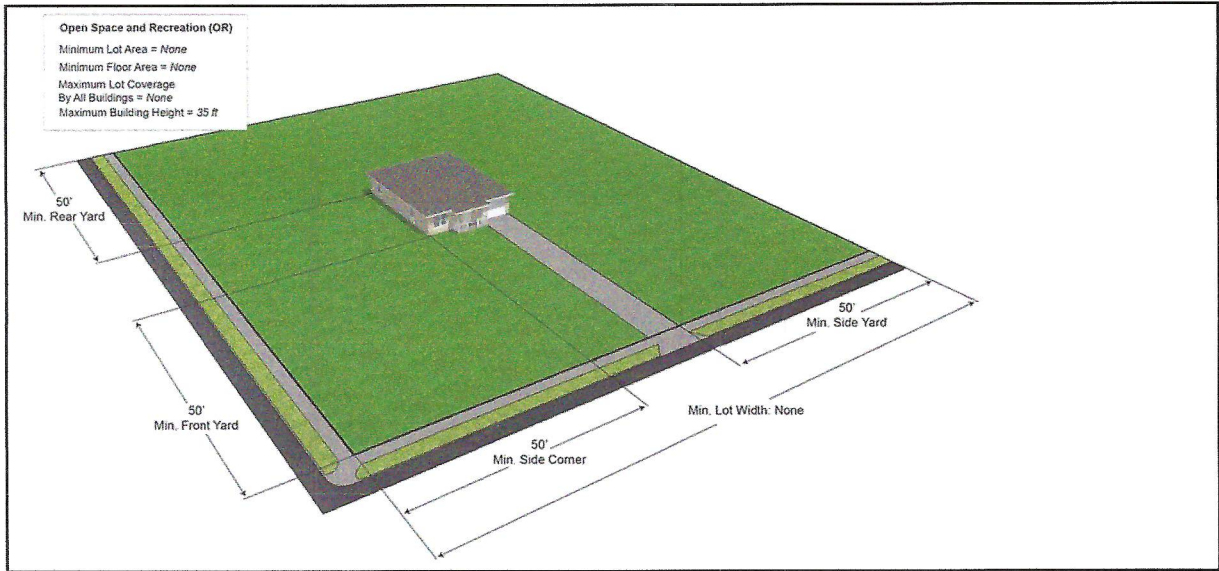
9/11/2024

Legend

-  Parcels
-  Conservation
-  High Density Residential
-  Low Density Residential


Sec. 28-322. Open Space and Recreation (OR).

Open Space and Recreation (OR)		
<i>(a) Purpose</i>		
The Open Space and Recreation (OR) District is established to provide for the conservation and protection of sensitive lands within the City. It is intended that this district will not function as a holding designation for land but rather a permanent classification in order to ensure that present and future residents of the City are able to enjoy the benefits of the natural environment of the City. It is further intended that the district will implement the goals, objectives and policies of the Comprehensive Plan.		
<i>(b) Use Standards</i>	<i>Typical Lot Pattern</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)		1du/5ac ¹
Floor area per dwelling unit, minimum (sq. ft.)		None
Building coverage, maximum (% of lot area)		None
Lot coverage, maximum (% of lot area)		None
Height, maximum (ft.)		35
Front yard setback, minimum (ft.)		50
Side corner yard setback, minimum (ft.)		50
Interior side yard setback, minimum (ft.)		50
Rear yard setback, minimum (ft.)		50
Accessory Use Development Standards		See Chapter 28 Article VII
NOTES:		
¹ Single-family homes in wetlands must obtain a Conditional Use Permit prior to construction as required in Section 28-80, Single-family dwellings (detached).		
<i>Typical Development Configuration (For illustrative purposes only)</i>		



(Ord. No. 16-2023, § 4, 3-14-23)

Sec. 28-307. Multifamily High Density Residential (R-3).

Multifamily High Density Residential (R-3)	
<i>(a) Purpose</i>	
The Multifamily High Density Residential (R-3) district is intended to allow the development of a variety of housing types at a maximum density of fifteen (15) units per acre. This district is further intended to satisfy the need for a high concentration of population, is located adjacent to arterial or collector streets and is well served by public services and facilities. When adjacent to R-1 zoning districts, the development within the district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening, and parking.	
<i>(b) Use Standards</i>	<i>Typical Lot Pattern</i>
See Chapter 28 Article IV and Article V	
<i>(c) Intensity and Dimensional Standards</i>	
Lot area, minimum (sq. ft.)	Townhomes: 2,000 Multifamily: 2,500 per DU
Lot width, minimum (ft.)	Townhomes: 20 Multifamily: None
Density, maximum (du/ac)	15
Floor area per dwelling unit, minimum (sq. ft.)	Townhomes: 800 Multifamily: Efficiency - 600 1 Bedroom - 700 2 Bedroom - 800 3 Bedroom - 900
Building coverage, maximum (% of lot area)	50
Lot Coverage, maximum (% of lot area)	NA
Height, maximum (ft.)	35
Front yard setback, minimum (ft.)	25 ^{1, 2}
Side corner yard setback, minimum (ft.)	20 ²

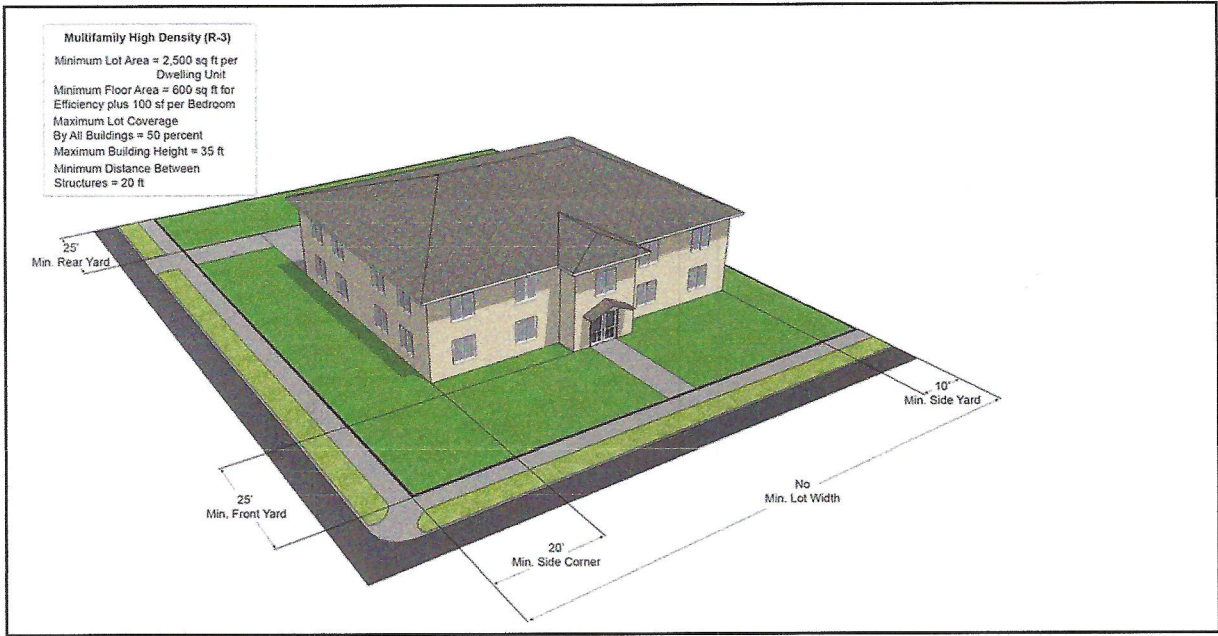
Interior side yard setback, minimum (ft.)	10 ²	
Rear yard setback, minimum (ft.)	25 ^{1, 2}	
Accessory Use Development Standards	See Chapter 28 Article VII	

NOTES:

- Townhouse and Multifamily developments shall have a minimum distance between structures of 20 feet.
 - A maximum of six (6) dwelling units shall be allowed in a building group of townhouse units.
 - Staggered setbacks are encourage to lessen the straight row effect.
 - Multifamily units shall contain a private storage area of thirty-two (32) square feet per unit.
- ² For townhome developments, see Section 30-151, Projections.

Typical Development Configuration (For illustrative purposes only)

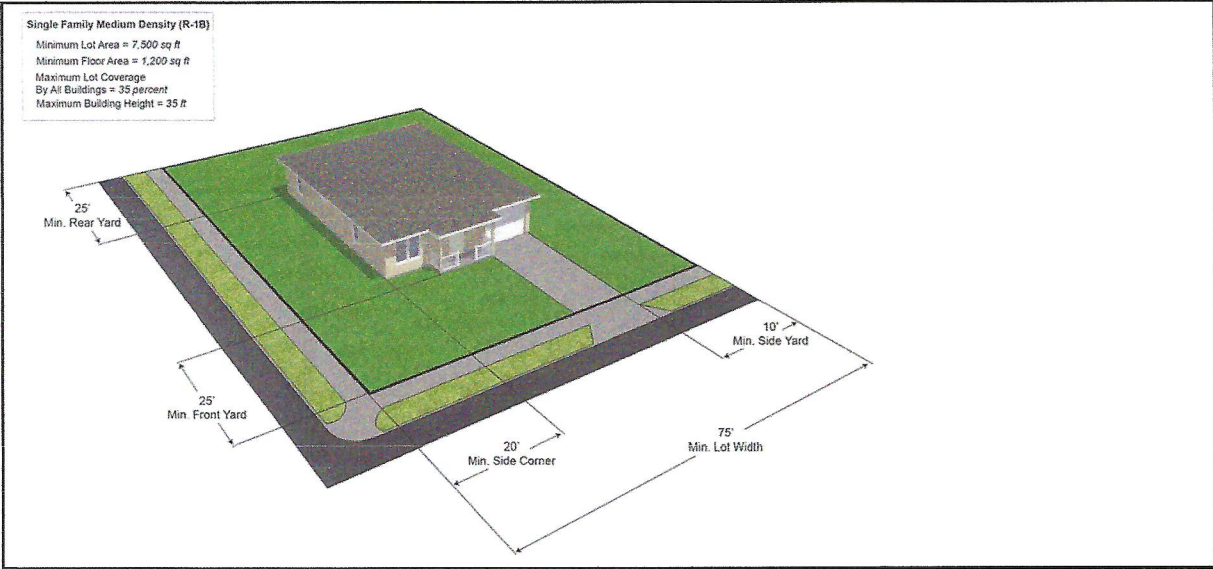


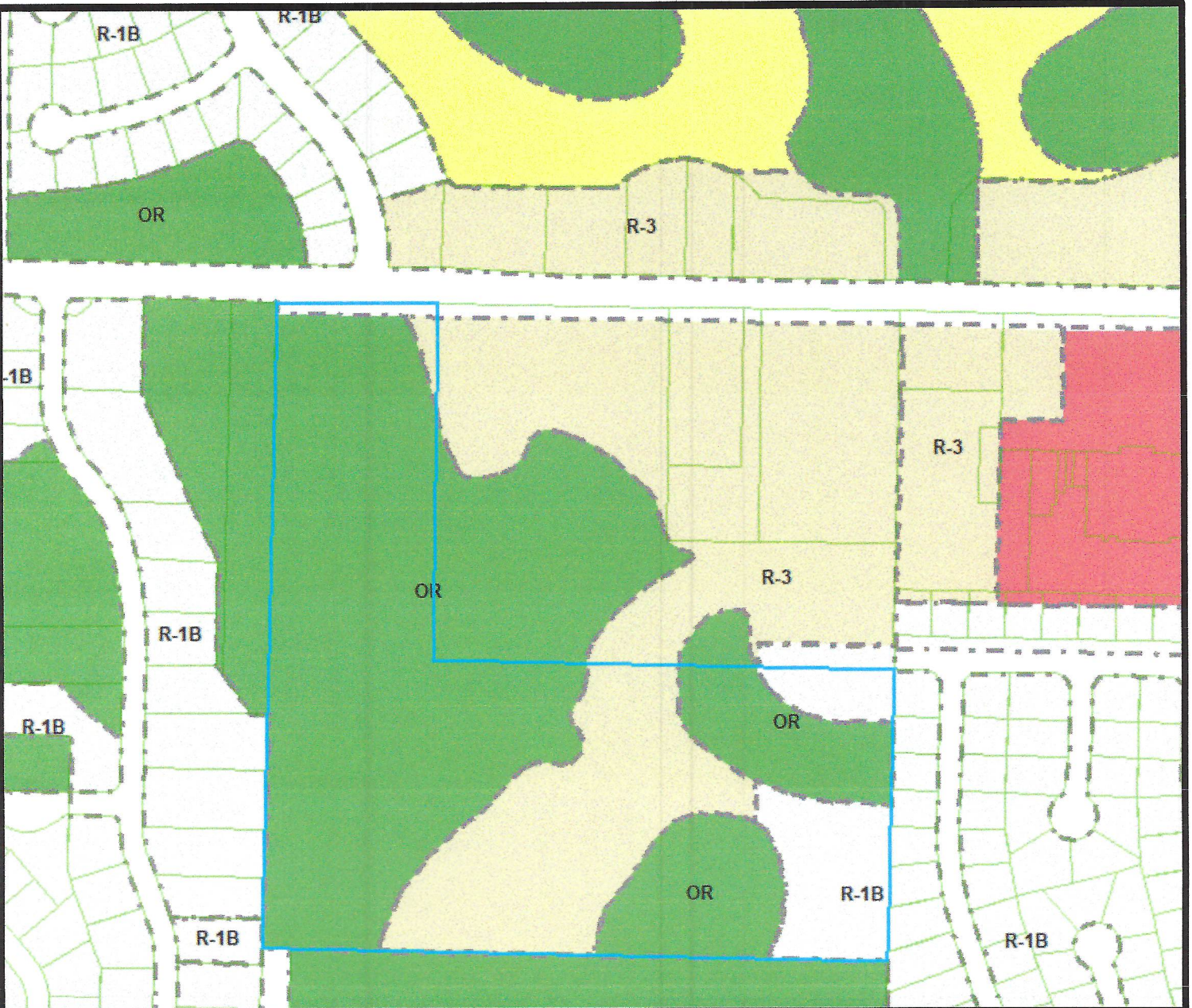


(Ord. No. 53-2018, § 1, 11-13-17)

Sec. 28-304. Single-Family Medium Density (R-1B).

Single-Family Medium Density (R-1B)		
<i>(a) Purpose</i>		
The Single-Family Medium Density (R-1B) district is designed as a district for the principal use of medium-density single-family dwellings. The purpose of the district is to promote orderly and proper development of single-family residential units together with certain structures and uses that are compatible with property in the district. It is further intended that governmental, religious, recreation and other immediate needs of this district are served while a quality environment is provided for the residents of this designation and City.		
<i>(b) Use Standards</i>	<i>Typical Lot Pattern</i>	
See Chapter 28 Article IV and Article V		
<i>(c) Intensity and Dimensional Standards</i>		
Lot area, minimum (sq. ft.)		7,500
Lot width, minimum (ft.)		75
Density, maximum (du/ac)		5.8
Floor area per dwelling unit, minimum (sq. ft.)		1,200
Building coverage, maximum (% of lot area)		35
Lot coverage, maximum (% of lot area)		NA
Height, maximum (ft.)		35
Front yard setback, minimum (ft.)		25
Side corner yard setback, minimum (ft.)		20
Interior side yard setback, minimum (ft.)		10
Rear yard setback, minimum (ft.)		25
Accessory Use Development Standards	See Chapter 28 Article VII	
NOTES:		
<i>Typical Development Configuration (For illustrative purposes only)</i>		





FUTURE LAND USE MAP

XX-XXXX

CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE	MDR MEDIUM-DENSITY RESIDENTIAL	REC RECREATIONAL	UMU URBAN MIXED-USE
	LDR LOW-DENSITY RESIDENTIAL	RES1 RESIDENTIAL-1	US1 US-1 CORRIDOR

DESC 1
DESC 2



Date: ___/___/___

Community Development Department

Zoning Map, FLU Map, and LDR Sections -- Tax # 2210665

Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>

Wed 9/11/2024 10:47 AM

To: Jack Walsh <JWalsh@ipre.com>

📎 5 attachments (2 MB)

Zoning Map - Tax Acct 2210665.pdf; FLU Map - Tax Acct 2210665.pdf; Sec._28_322.___Open_Space_and_Recreation__OR.pdf; Sec._28_304.___Single_Family_Medium_Density__R_1B.pdf; Sec._28_307.___Multifamily_High_Density_Residential__R_3.pdf;

You don't often get email from tabitha.armstrong@titusville.com. [Learn why this is important](#)

Good morning,

I was nice speaking with you earlier. As discussed, I have attached a copy of the Zoning map and FLU map for the property with Tax Acct # 2210665. I have also included PDFs of the code section for the zoning districts shown on the property.

To receive locational points to help determine the acreage for the zoning districts, please reach out to our GIS team at (321)567-3780.

I am available if you need any other additional information.

Thank you,

Tabitha Armstrong

Planner

City of Titusville, Florida

555 S. Washington Avenue

Titusville, FL 32781-2806

(321) 567-3782

tabitha.armstrong@titusville.com

For GIS Zoning & Future Land Use Interactive Map please visit:

<http://titusville.maps.arcgis.com/home/index.html>

Please provide feedback on our service. The Community Development customer service survey is available at <https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55>.



Community Development

Planning

Please note: Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

July 5, 2024

Andrea Heukerott
heukerott@aol.com

Re: Wetland Delineation
Knox McRae Drive, Titusville, FL 32780
Brevard Co. Parcel ID # 22 3521-00-250.1
Verde Environmental -- Project No. 24-056

Dear Andrea,

Verde Environmental Co. (Verde) completed a wetland delineation on the above referenced property on June 25th, 2024 and June 28th, 2024. The inspection area was traversed on foot, and the landward extent of wetland habitat and other surface waters (OSW) was delineated in accordance with the methods outlined in the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C.) and the Army Corps of Engineers Wetland Delineation Manual (1987). The wetland-upland boundary was marked in the field using numbered segments of pink flagging tape. The location of each wetland flag was recorded using a handheld GPS. In total, +/- 16.20 acres of wetland and +/- 0.29 acres of OSW were delineated and mapped onsite within the parcel boundaries (see enclosed Results Map).

The wetland habitat is a combination of a Mixed Forested Wetland and Scrub Shrub Wetland communities. Dominant vegetation included: red maple (*Acer rubrum*), live oak (*Quercus virginiana*), tallow tree (*Triadica sebifera*), laurel oak (*Quercus laurifolia*), American elm (*Ulmus americana*), cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolia*), Peruvian primrose willow (*Ludwigia peruviana*), Virginia willow (*Itea virginica*), elderberry (*Sambucus nigra*), chinaberry (*Melia azedarach*), golden pothos (*Epipremnum aureum*), Caesar weed (*Urena lobata*), Mexican bluebell (*Ruellia simplex*), royal fern (*Osmunda regalis*), Virginia chain fern (*Woodwardia virginica*), and swamp fern (*Telmatoblechnum serrulatum*). Soils within the wetland were characterized by hydric soils Muck Presence, Mucky Mineral, and Dark Surface. The presence of muck, buttressing, tussocks, and sandy redox were noted indicators of wetland hydrology.

The upland habitat was dominated by live oak, cabbage palm, Carolina laurel cherry (*Prunus caroliniana*), red maple, camphor tree (*Camphora officinarum*), myrtle oak (*Quercus myrtifolia*), southern magnolia (*Magnolia grandiflora*), winged sumac (*Rhus copallinum*), American beautyberry (*Callicarpa americana*), saw palmetto (*Serenoa repens*), Caesar weed, Mexican bluebell, rusty staggerbush (*Lyonia ferruginea*), Brazilian pepper, common lantana (*Lantana strigocamara*), Florida Bully (*Sideroxylon reclinatum*), tuberous sword fern (*Nephrolepis cordifolia*), swamp fern, and air potato (*Dioscorea bulbifera*). No hydric soils or indicators of wetland hydrology were observed within the uplands.

Once you are ready to proceed with development, you will need to have a professional surveyor create a property boundary survey that includes the wetlands. The survey, along with a detailed development plan, could then be submitted as part of any application for a construction permit from

Andrea Heukerott
July 5, 2024
Page 2

Brevard County. Furthermore, you will be required to obtain an Environmental Resource Permit (ERP) from the State and applicable wetland permits from the county prior to impacting the wetland habitat if wetland impacts are necessary. Minor, unavoidable impacts for a reasonable use of the property are generally permitted. However, regulators will require that you minimize the wetland impacts as much as possible. Permitting costs and time can be substantially reduced if development and construction is located entirely outside of the wetland and the wetland setback required by the County.

The conclusions presented in this report are based on the conditions observed on the day of the field investigation. Wetland extent can change over time if hydrologic conditions change. Furthermore, these results have not been approved by any local, state, or federal regulatory agencies. The agencies with jurisdictional responsibility make the final determination as to wetland/surface water extent and qualitative function.

Thank you for this opportunity to provide professional consulting services. Please email me at scott@verdeenv.com if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Blanford". The signature is fluid and cursive, with a large initial "S" and "B".





Scott Blanford
COO, Verde Environmental

Enclosures: Wetlands & OSW Map

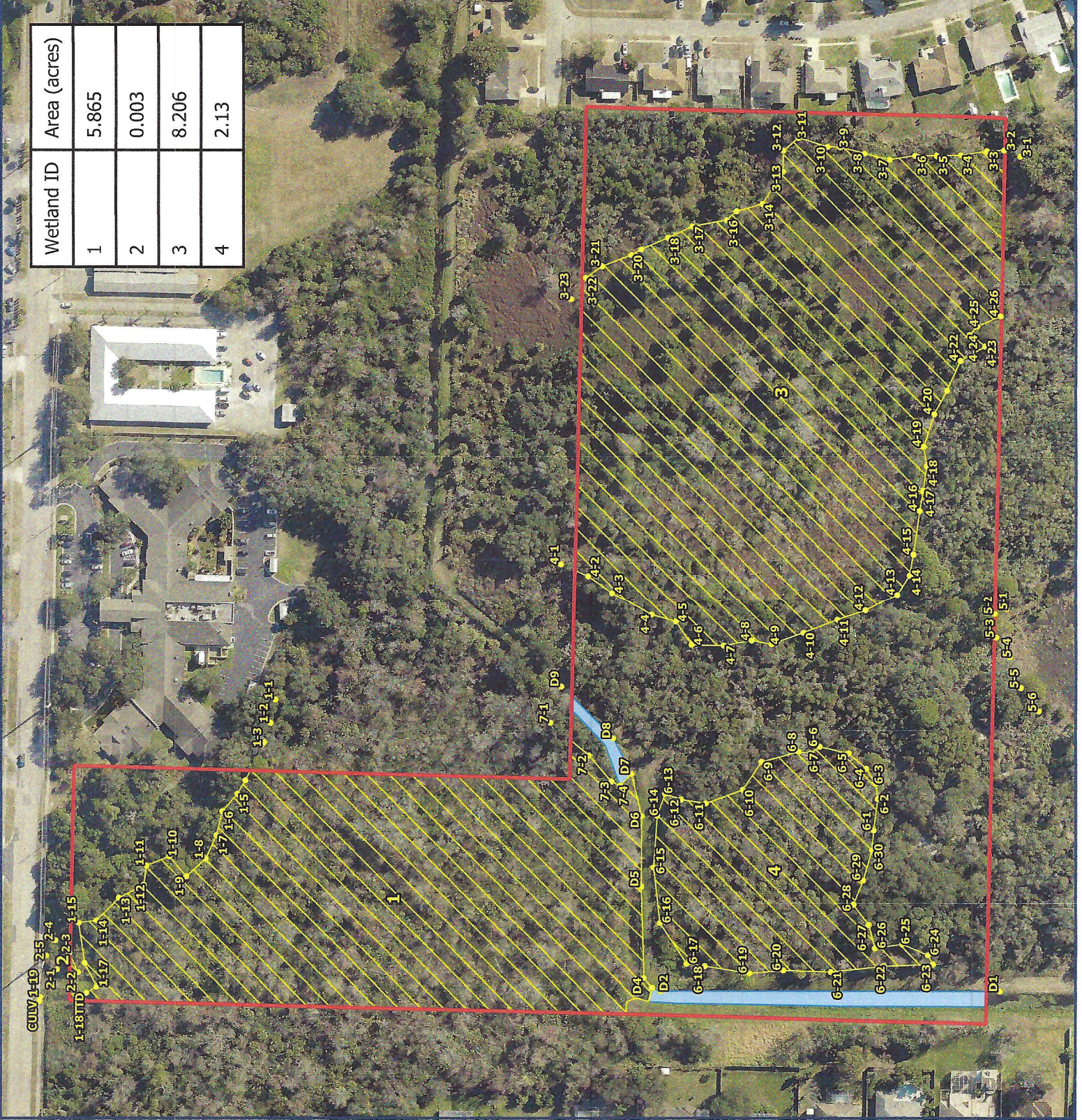
WETLANDS & OSW
 KNOX MCRAE DR, TITUSVILLE, FL
 BREVARD CO. PARCEL #:
 22 3521-00-250.1
 2021 TC AERIAL



LEGEND

-  Property Boundary
-  Wetlands
(+/- 16.20 acres)
-  Other Surface Waters
(+/- 0.29 acres)
-  Waypoints

Wetland ID	Area (acres)
1	5.865
2	0.003
3	8.206
4	2.13



DATA SOURCES: BREVARD COUNTY, USGS/NHD, FL DOT, SIRWMD, FDEP, FGDL AND VERDE.
 DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
 SCALED FOR PRINTING ON 8.5X11" PAPER.