

Rezoning Survey Full Responses Aug 2022

Question 2: Is your

Question 1: How long have you lived in the Royal Oaks Community?	home or property directly adjacent to the former Royal Oak Golf Course?	Question 3: Do you support rezoning of the former Royal Oaks Golf Course?	Question 4: Please provide your comments and feedback regarding Golf Course rezoning:
0-3 Years	No	Unsure	It depends on what they do with it. Personally I would like to see it made into a nice park with walking trails or something if it's not going to be turned back into a golf course. A community pool and clubhouse would be nice as well. We don't need more housing or apartments in the area.
4-10 Years	No	Unsure	Would have to see a plan before giving an opinion of support.
More than 30 Years	Yes	Unsure	My support depends on what is the new zoning and land use applied for. Is it RR? RE? R-1A? R-1B? what areas will be OR zoned? will any area be Conservation Land Use? What is the proposed Land Use category and what acreage is that applied to? It depends on the acreage/areas specific zoning or land use applied for. What and where is the new owner/applicant Planned Development (PD) application to the City of Titusville? And where is any application from the owner to the City Planning Department? I can be reached at 321-223-0095. Please give me a call.
4-10 Years	Yes	No	We live directly on the course. We are very disappointed that the property is going to be developed. We have been mowing the property behind our home for years now. We enjoy the view, the wildlife, the beautiful oaks and the wonderful breeze due to the open space behind our property. We're worried about drainage issues. There's not much room behind our home for a road and houses unless they are placed very close to our property. That really concerns us. We do not support rezoning to allow for low income or multi family housing on the property. We don't want two story multi family homes built behind our home looking right into our backyard and pool. The extra traffic that will be in the neighborhood sharing the road is a big concern. How much green space will be left? Will they add a park? Walking paths? If rezoned, will they be required to leave a certain amount of space between existing homes and the new development? Will there be a minimum lot size? Would they be required to keep the multi family homes near Finsterwald where they already have them? Will they be expanding the canals for run off? Please keep us informed. We would like to attend the meeting.
More than 30 Years	No	Unsure	I'm concerned about the multi family buildings.
4-10 Years	Yes	Yes	Would love to advocate for green zones to buffer between.
0-3 Years	No	No	I believe rezoning is a terrible idea and harmful to most homeowners property value in royal oak.
4-10 Years	No	Yes	Can't wait for something to happen golf course and clubhouse are such an eyesore. Would like to see a nice retail/restaurant area centered on the property.
21-30 Years	Yes	Yes	While i would love for it to be the way it was when we purchased our home, it is obvious that the demographics of this community no longer support a golf course. It would be great if Country Club Drive would be less of a thoroughfare and keep traffic on the main roads surrounding the community. Ingress should be from surrounding roads: Harrison, Knox McRae, Park.
21-30 Years	No	Unsure	Do not want to have any multi family developments
11-20 Years	Yes	No	Obviously your organization FAILED US !!!!!!!!!!!!! I bought this property because of a golf course in my back yard. Not for a bunch of rats running around in my back yard !!!!
11-20 Years	No	No	I think it's a horrible idea to turn it into another subdivision. It should have been restored to the beautiful golf course that it was! Such a shame. More houses, more traffic and they need will come to widen Royal Oak country club Drive for sure!
More than 30 Years	No	No	Zoning changes need to reflect site plans with full disclosure of what the end product contains and how it will be achieved- including timelines and issues expected with solutions for all major challenges. All permits and required registrations need to be identified with descriptions on how and when they will be met. How homeowners in the surrounding community will be involved should be described and included in the approval process by the city and all regulatory agencies. Special attention to watershed issues and access points for traffic need to be given special attention because the current properties surrounding the golf course did not anticipate adding homes and population increases. Drainage, water and sewage, and traffic flow will require significant changes to support all but minimum development efforts. Inclusion of existing owners in the planning process is essential. How will that be achieved?
11-20 Years	Yes	Unsure	Would like to see walking/ bike trails as well as keeping some of the beautiful oak trees.
11-20 Years	Yes	Unsure	My ideal wish would be to restore the golf course to it's former greatness, but if that's impossible at least preserve 9 holes within any future development.
21-30 Years	No	Unsure	Mostly concerned with multifamily dwellings, I really don't like that. Home density is another issue I would like some information on.
11-20 Years	Yes	Unsure	needs to be mowed!
0-3 Years	Yes	Yes	I live on finsterwald drive and as many homeowners around the area, we are more excited for the area to get a facelift. Long overdue for some type of development to get implemented
4-10 Years	Yes	No	We don't want low income apartments or multiple families and all the trees cut down.
4-10 Years	Yes	Unsure	If the rezoning puts a 5 story apartment building in my backyard I will be very against it.
4-10 Years	Yes	Unsure	I enjoy having no rear neighbors, but would not be opposed to single family homes going into the area of the former golf course. I do not like the idea of apartments and/or a multitude of multi-family structures there.
4-10 Years	Yes	Unsure	We would like to know the specifics of what rezoning is being considered before answering. Certain limits for the property to be turned into a residential land from a golf course with green spaces would be acceptable. Commercial would not. We definitely want to see the site plan before giving a definite answer to this question.
11-20 Years	No	Unsure	Single homes would be fine, not sure about multi-family.
More than 30 Years	Yes	Unsure	I say unsure, because I certainly want greenspace, I live on the driving range and the prospect of something right in my back door is horrifying. Before I say yes or even no I would want to know more about the plan!
4-10 Years	Yes	Yes	In a manner that improves the community and does not detract from the current amount of privacy on my property. I do not want a home or homes in my back yard.
11-20 Years	Yes	Unsure	Would be nice to see the current ness cleaned up and kept up. Walk and bike paths, and a park area would be very nice.
4-10 Years	No	Unsure	Would love to have some green space!
0-3 Years	Yes	Unsure	Unsure at this time of what and where zoning are. Would like to see a proposal of plans to help decide. Thank you for the information.
4-10 Years	Yes	Unsure	No hi density or low-income housing.

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11-20 Years	Yes	Unsure	I would prefer the golf course remain a golf course, or even maintained as green space. I don't think that is possible. I will support proper rezoning, redevelopment of the golf course if property values and proper road infrastructure can be maintained. I do not want to entertain, changes to Titusville rezoning rules or laws to accommodate a developer's interests to make fast money, then walk away from Titusville. I would oppose any high-density housing proposal. Various fertilizers, herbicides and pesticides were used to maintain the golf course over many decades. Some of these chemicals are known carcinogens and are hard to break down in the environment. These chemicals may still exist on the property and in the lakes. They may be safe if left undisturbed. Other golf course properties in the area have not been developed for environmental reasons. The Royal Oak Golf Course property must be tested to see if dangerous chemicals will be disturbed as new roads are made and the lakes reshaped. This must be done for the safety of existing homeowners adjacent to the golf course and new residences directly on the golf course property.
0-3 Years	No	Unsure	Buffer between old and new properties/ buildings!
More than 30 Years	No	Yes	No comment
More than 30 Years	Yes	No	HAVE BEEN AT 3508 TRAVIS PL SENCE 1970 ON THE OLD 10TH FAIRWAY, I DO NOT WONT A HOME BUILT IN MY BACK YARD, ED UPTHEGROVE
4-10 Years	No	No	Titusville cannot implement present zoning regs and codes. Additional development just means more bad governance
4-10 Years	Yes	No	We purchased with the understanding the a golf course (or at least the very least a green space would be restored.
11-20 Years	No	Unsure	we don't need to make proerty look like main street. What ever we do it needs to be upscaled.
11-20 Years	Yes	Unsure	I am open-minded to the concept of responsible development. However, I'm concerned about privacy and security issues that may result from development.
11-20 Years	No	Unsure	Apartments and traffic.
4-10 Years	No	Unsure	We are concerned about the traffic that will affect the neighborhood.
21-30 Years	Yes	Unsure	I hope it's single family & duplex no apartments
21-30 Years	Yes	No	I am in favor of the Royal Oaks Golf Course being developed into a park with amenities along grounds. I am not in favor of housing or commercial development of any kind on the course. Most RO residents are senior adults and I as a senior adult pastor for 38 years would think there are many varieties of park designs that would be enjoyable and healthy for our seniors. Bike paths, walking trails, exercise stations, sitting areas to enjoy visiting with one another and much more. An area for cookouts. Also a nice, modest building to have social meetings. Perhaps move the Titusville Senior Center there. Have a small restaurant tied to the social building serving breakfast and lunch. I served as a consultant to the Florida State Elder Affairs and Parks and Recreation of Brevard County back around 2008. I still produce and direct PrimeTimers, a senior adult program, at Temple Baptist Church in Titusville. I am also the Pastor of Temple Baptist Church across highway 1, from Parish Medical Center and EFS College.
21-30 Years	No	Yes	The new owner will pack as many homes and apartment buildings into this project as the City of Titusville will allow, to get the most "bang for the buck". Can rezoning laws limit this? I would be in support of only homes being built in the project. The property is an eyesore right now.
0-3 Years	No	Unsure	I don't mind them building homes and multi-family homes I just hope that they keep some nature areas for some of the local wildlife.
More than 30 Years	No	Unsure	Due consideration should be given to those whose property is next to the golf course. They have made the greatest investment in their homes.
More than 30 Years	No	Unsure	We are concerned with the increase in traffic and the difficulties that major construction will affect our community.
4-10 Years	Yes	No	Infrastructure issues: demand on roadways,increased traffic congestion/speed Environmental issues: underground water supply & pollution, wildlife removed, removal of trees reduces cooler air, increased demand on power Community issues: apartments are typically rented to lower income, causing less concern for property value or appearance; not the place for multi-family homes or apartments Health issues: less space for families & individuals to be outdoors for walking and playing
11-20 Years	No	Unsure	We don't want apartment buildings. Would like park-like green spaces.
21-30 Years	No	Unsure	Hate to lose the golf course!
More than 30 Years	No	No	I'm am very concerned about the tremendous volume of traffic this will bring which will negatively impact our neighborhood.
4-10 Years	No	Unsure	i cant comment on support until till i know contents
4-10 Years	Yes	Unsure	Not enough info available/I am unable to locate sufficient info for me to evaluate and comment.
More than 30 Years	No	No	Problems with traffic. Too many homes that are too close together. Needs green space. Revitalize the pool and club house.
11-20 Years	No	No	When you purchase a home on a golf course there is an added value to that. Changing the zoning is not fair.
11-20 Years	Yes	Unsure	What kind of multifamily homes? Any plans for shops or restaurants or a community area maybe with a pool? So I'm unsure for now
More than 30 Years	Yes	No	How do you build on Green Space when we were promised on purchase ing 1978 it couldn't be done .?
21-30 Years	No	No	No!! No rexoning. Al the city of titusville cares about is the money they will get out of it on taxes. I say NO to rezoning. make the south side of country club drive into a 9 hole golf course, and the other half on the north side of Country Club drive the new housing area.  Screw the rexoning idea and give us back our golf course. This ROCA is very anti Royal Oak. and ROCA is a wannabe important committee of buffoons. Congratulations if you do this, itthis are will become Royal Joke.
More than 30 Years	No	Yes	Concerned about the traffic pattern. Would love to have walking trails.
11-20 Years	Yes	Unsure	It all depends on how they plan to develop the property. If it's solely housings I would be against it. If their plans were to develop a public/private sort of complex with either a nine hole golf course or a an exercise path, I would certainly favor that. The city already has enough residential development within the city limits—that kind of development should be surrounding the city on the outskirts. Keep the inner city for the business, pleasure, and enjoyment of citizens of the entire community and, I might add, for the tourists and guests to the area. What an opportunity Titusville has to develop an atmosphere of leisure and enjoyment within it's city limits. No other city along our coastline with that kind of space open for development and a nearby port has that kind of opportunity. Think about it. It's the future we're planning—not the present!!!
0-3 Years	Yes	Unsure	Hate to see every tree removed and the property stripped of all greenery. Not sure about reasoning
4-10 Years	No	Yes	Biggest concerns: our property values dropping because of low income housing, multi family multi level ugly buildings, poor planning for traffic, lack of consideration for the royal oak community. Please, no low income housing. single family houses at \$300,000 or higher would be welcome but planned well for appearance. Royal oak is a nice, upscale community of older homes. we don't need duplexes, condos, apartment buildings with flat roofs that are ugly. Put in a 9 hole golf course and fix the big pool for community use. No strip malls with stores that will fail. Don't destroy Royal Oak.

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More than 30 Years	Yes	No	lived on the old number 10 fairway since 1970 no to homrs to be built behind home their is not room from my property for a rosd and set backs from a setback from the water way that drainage several streets Ed Upthegrove 3508 travis pl . i have been on no 2 fairway then on no.1 several times hope this this says my feeling
4-10 Years	No	Unsure	Some of our concerns are water supply, traffic and esthetics. So many new multi family developments are not sensitive to the visual look of the community. Would hate to see this beautiful rolling land flattened.
More than 30 Years	Yes	No	The GU (General Use) zoning will likely be rezoned. However existing OR zoning must remain OR and not be rezoned. The intent of OR zoning is to protect Green space (Open Space Recreational--OR). The property zoned OR has been historically confirmed to be 'lakes' or ponds, and wetland. The golf course was developed around these water features, they were not created during the development of the course. The new owner must honor this OR zoning, as it was not arbitrarily assigned.
21-30 Years	Yes	No	Did not purchase here to have homes built in my backyard.
More than 30 Years	No	Unsure	I want assurance that No low income housing will be built.
11-20 Years	No	Unsure	The current condition of the course and clubhouse is unacceptable and dangerous! The property recently sold to a developer so change is coming whether we like it or not. Let's have ROCA take a seat at the table and participate in the planning and development of this property. Let's make sure that any development serves to improve our community and enhance our property value. Let's convince city officials to decide that any changes in zoning for new development must include green spaces, walking/biking trails, sports fields, dog parks and other modern amenities. Let's make sure the city addresses any traffic concerns. If we fight for no development, we may be fighting a losing battle. If we fight for no development, we may also be stuck with what we've currently got in our back yards which is unacceptable and dangerous and could only get worse.
More than 30 Years	No	No	Infrastructure won't support high traffic on the two main access roads.
More than 30 Years	Yes	Unsure	We are waiting to see what proposals come forth. Meanwhile, what does the new owner plan to do about the deplorable and overgrown condition of the golf course?
11-20 Years	No	Unsure	In case you are unaware, the new owner is named "TOULON APARTMENTS MS LLC". I mention this because you spoke of single family homes. My strongest recommendation would be to not allow an entrance to these new developments to be located between Saunders and Player on Royal Oak Dr.
More than 30 Years	No, Yes	Unsure	My home is on Nelson Place, Nelson is the closest street to the clubhouse thus I feel I have a bit more stake than those with homes not adjacent to the golf course on streets farther out. I am happy to participate in championing NO multifamily except in proximity to the existing multi family on Knox McRae. The zoning for 15 dwellings per acre is unacceptable in any other region of the course property. Would be great if a small, Villages type community went in where amenities could also be enjoyed by other residents...but too many dwellings will ruin the community, particularly if they are not geared toward ownership vs rentals (i.e. Those who would maintain their property and the value of other resident's properties). Also should consider asking the developer to pay to repave roads once construction is complete...heavy equipment will punish the roads the City was finally able to repave recently.
More than 30 Years	No	Unsure	Single family homes or townhomes okay. Not in favor of large multi story condo/apartment structures. Love the idea of walking/bike path through entire property.
More than 30 Years	Yes	Unsure	Would the multi-family rezoning be for apartments and condominiums? Wide open spaces would be great for biking/walking paths.
4-10 Years	No	Unsure	Very concerned about traffic on country club Drive. Also very concerned with infrastructure for water and sewer increased homeownership. Currently clubhouse area and golf course area are in horrible shape, and make The community look terrible, unkempt.
0-3 Years	No	Unsure	Bike, walking paths and green buffers are a priority. A nice covered playground area for children would be a nice addition to the community.
0-3 Years	No	Unsure	One additional item. It would be nice to have a new updated community sign installed at the Park entrance and nicer landscaping for the boulevard area.
11-20 Years	No	No	The last thing we need is more traffic in this area. We saw how the City of Titusville feels about speed humps.
4-10 Years	No	Unsure	Would like to have recreational green space
21-30 Years	Yes	Unsure	Just curious and interested in seeing and hearing the development strategy of the former golf course. But knowing Titusville, this won't begin to occur for at least another ten years...
4-10 Years	Yes	No	I would very much prefer that there be green space as opposed to home sites. Those of us with golf front property will have a potential loss of property value.
More than 30 Years	Yes	Yes	We can only hope that the developer plays by the rules and keeps the quality of homes built to be respectful of the established community's value. Rezoning is a fact of life, and when done well, it can be just fine. It takes a like-minded community staying on top of the action so things don't slip by.
11-20 Years	No	Unsure	Need green space, walking trails and 9 hole golf course. Also, the course really needs to be mowed.
4-10 Years	Yes	Unsure	Don't want houses 10 feet from our back door
11-20 Years	No	Unsure	no low income housing
More than 30 Years	No	No	I don't think that existing streets and infrastructure can support increased traffic and utility loads that would be required.
21-30 Years	Yes	Yes	concerned about traffic
11-20 Years	No	No	Keep Golf
4-10 Years	Yes	No	Part of the reason I purchased was because there were no close neighbors to the rear of the house. Since our pool faces the golf course swimming won't be anywhere near as pleasant with roads and houses not to mention the view. We've been taxed on the basis of golf course frontage for years even when there was no actual golf course. If it's going to be a housing development instead I believe we should get some sort of tax refund from the county!
0-3 Years	Yes	Yes	I believe refining will allow the property to be developed, therefore maintained.
11-20 Years	Yes	Yes	There are many success stories when redeveloping within existing neighborhoods, many horror stories as well. However, if the developer makes every attempt to keep within the character of the existing community (no high-density housing), and maximizes green space and amenities for the entire neighborhood, we all win. Development is absolutely necessary at this point. The dilapidated clubhouse and unkempt greens are an eyesore and sends the message that our community is run-down. Without knowing the master plan, I am still mostly in favor of any new development!

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			In my opinion the Royal Oak golf course should be redeveloped into a golf course once again. This course should have been preserved by the city of Titusville, as a historical site, because the course use to host the PGA tour back in the 1960's and 1970's. There were many famous professional golfers who played here and stayed here too. The city of Titusville should have never let this golf course end up in the condition it's in now. I spent time working on the course when I was in high school and I played golf here many times too. I'm very disappointed that it's going to be torn down to put up more homes. I do not support this.
4-10 Years	No	No	
0-3 Years	No	No	I just moved to Titusville from St Augustine because Titusville is a small town, less traffic etc...
4-10 Years	Yes	No	The best part of royal oaks is how quiet it is and the green zone we have . It shouldn't be rezoned
0-3 Years	Yes	Unsure	I'm in a condo right on the golf course. I do not want a house or apartment building in my back yard.
0-3 Years	No	Unsure	More information is obviously needed before any opinions can be formed.