

Question 1: Based on this proposed site plan, do you support rezoning of the former Royal Oak Golf Course?	Question 2: Explain your response	Question 3: How do you think this site plan, if allowed to happen by the City, would affect your property value and quality of life?	Question 4: If you feel this site plan is unacceptable, what would you consider responsible development of this former golf course?	Question 5: Is your home or property directly adjacent to the former Royal Oak Golf Course?	Question 6: How long have you lived in the Royal Oak Community?	Question 7: If you were were made aware of public hearing dates, would you attend?
<p>Yes 8 (5.2%) No 131 (84.5%) Maybe 16 (10.3%)</p>				<p>Yes 92 (59.7%) No 62 (40.3%)</p>	<p>0-5 Yrs 35 (22.9%) 6-10 Yrs 28 (18.3%) 11-20 Yrs 41 (26.8%) 21-30 Yrs 27 (17.6%) +30 Yrs 22 (14.4%)</p>	<p>Yes 108 (69.7%) No 3 (1.9%) Maybe 44 (28.4%)</p>
No	Too many homes, no green space, destruction of wildlife habitats, loss of "community" with no sidewalks, parks or walking paths	Decrease for sure!	The allowed 79 homes as per current zoning or sell it to be made into open space & community oriented	Yes	0-5 Years	Yes
No	It will destroy the character of the area, bring noise and congestion, and worst of all, it is likely to affect drainage and cause flooding.	I am guessing my property value would fall by \$25,000. I will move away; I cannot safely back out onto Country Club if it carries even more traffic than it currently does.	As I understand it, the currently permitted property density is for 69 units. That is what they purchased the right to develop; that is what they should be allowed to develop. Period!	No	6-10 Years	Yes
No	Too dense on the housing.	Without major improvements to roads and infrastructure, it's going to be like living in Miami.	1 or 2 homes per acre, plus green spaces.	No	0-5 Years	Yes
Maybe	I would support rezoning for a less invasive more responsible development than the one that is currently proposed	The amount of traffic that would be incurred by the current plan will be detrimental to the community	A responsible plan would be one that would include more green space including walking and bike paths.	No	More than 30 years	Maybe
Yes	Since a golf course is really not viable and apparently the city does not want to take it on as a park, the next thing is to develop it some way.	Not affected		No	21-30 Years	Yes
No	Hell NO .This plan destroys ALL the existing Conservation areas (lakes and wetlands)! and replaces ALL of the existing Open Space and Recreation land use with High Density Residential. This is inconsistent with the City's Comprehensive Plan.	This plan would destroy the residential neighborhood by turning Royal Oak Dr into a collector road and overwhelming west Country Club Dr. with over 7600 excess traffic trips per day. The current land use transect would be changed from low density residential/mid density-multi-family/Open Space & Wetlands to low density/mid-density/High Density	The developer should only be allowed the density that was in place at the time of purchase. Our property rights and land values are just as important as any outside developer's.	No	6-10 Years	Yes

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No	Based on the proposed site plan the density is way to high.	The increase in the number of units will have a major impact on traffic and infrastructure. This will cause property values to decline ust by the sheer number of added units.	The original proposal of 600 units was too high. Almost doubling the number of units is totally out of the question.	Yes	11-20 Years	Yes
No	I feel it would change the nature of my neighborhood and devalue my property	I feel it would devalue it's value significantly. It would add noise, thousands of cars, and much traffic.	Much less dense housing.	No	0-5 Years	Yes
No	This will bring many issues to our community. These are a few concerns drainage, traffic, noise, property value, air quality while under construction from all the pesticides that were used on golf course. The wildlife that lives and frequents the property.	It's going to negatively affect our property. They have planned 108 townhomes in my backyard. We currently have a beautiful, quiet, peaceful property that we have maintained by mowing the golf course for 9 years. We're sick over this. We're already considering selling because we don't want 108 townhomes and a road in a space that's way too small for that.	Low density development, more green space, a park, buffers between current property, leaving the beautiful old oaks they are going to remove to fulfill this plan.	Yes	6-10 Years	Yes
No	Access to the property is extremely limited. The entire neighborhood will be changed in a negative way for ever. Reduced property values. The infrastructure cannot handle it. Many homeowners settled in the neighborhood with the understanding that it was a peaceful area with a golf course & even those who've settled since the closing of the golf course have had hopes that it would reopen.	Decrease	Golf course with hotel & amenities. This course is a jewel. Designed by one of the world's top designers who designed courses like PGA National, Bay Hill Doral & Royal Montreal.	Yes	More than 30 years	Maybe
No	The size of the development is not consistent with neighboring area zoning. Allowing high density development in areas which are currently single family homes will not improve the neighborhood.	This will reduce all aspects of the quality of life for the current residents. Decreased property values driven by increased traffic, water and utility usage, and crime.	Lower density single family homes with parks and common space.	Yes	0-5 Years	Yes
No	Cheap housing for low income tenants. Doesn't fit the character of the area. Overburden streets and storm water runoff. Flooded lots during hurricane.	Hundreds of apts crammed into too small of an area. Royal oak is full of nice single family homes. Thousands of new people in a relative small area. Traffic,noise,total destruction of a park like setting. Property values going down and quality of life ruined. None of this proposal is suited for this area.	Single family homes with a lot of green space.	Yes	11-20 Years	Yes

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No	Too many residents, too many townhomes. Not enough green space.	Both go down.	Less home sites and more green space.	Yes	6-10 Years	Yes
No	High density is not compatible with the comprehensive plan	Decrease property value. Decrease quality of life	No more than 79 luxury homes and a 9 hole golf course with walking trails and green space	Yes	11-20 Years	Yes
No	No rezoning but if we have to compromise single story large lot homes is the only way to go. We do not want our property values to dump with a New York based developer who cares nothing about our community to come in here and build apartments!!! I SAY NO TO REZONING. We have water run off issues, traffic concerns, the loss of recreational land, no park or walking trails included in the plan; Country Club Drive is not adequate to handle the increased traffic congestion it would bring.	It would dump our values and as senior citizens our life savings are invested in our homes.	Single story Large custom homes on large lots with a dedicated City of Titusville and Royal Oak community center, walking and biking trails, work around the existing trees and landscapes for existing home owners and protect the wildlife and birds who live here. Limit the increased traffic flow and do not add congestion to Park Avenue and Barna, which would be impossible to navigate with 1,000+ units dumped on us!!!! NO TO REZONING!!! NO TO MULTI UNIT HIGG DENSITY DWELLINGS!!! NO TO WATER RUNOFF ISSUES !!! No to cutting down our majestic oak and pine trees which house thousands of birds!!!!	Yes	0-5 Years	Yes
No	I am concerned about how changing the environmental properties of this land will impact flooding for our neighborhood. Some streets flood after large storms and some of us have ponds/other water features that back to our properties. Where will the runoff go if it cannot be absorbed by the land/soil? Additionally, general quality of life would be altered due to an increase in people and traffic. We chose to live here to avoid these things. What will traffic flow look like? What streets will be impacted the most? Will I have to leave even earlier to get to work on time?	Quality of life - See above. Property value - Unsure. I guess it could go either way, depending on the clientele that purchase the new properties.	Keep it green. I don't think the investors have much incentive to care for their current neighbors (other than to get us to agree to what they want...which, I assume, would maximize their returns on their investments.)	Yes	6-10 Years	Maybe
No	far too many units	significant reduction in home value and quality of life.	nice homes and units similar to those in place, with ample green space.	Yes	11-20 Years	Maybe
No	It looks too condo heavy vs sf homes. And will result in too many people and traffic for the space, area and access roads.	It's not directly on the golf course, although the houses across Demaret from me are. Couldn't help anybody's property value in RO	Fewer 20 ft wide townhouse units would be better. And more green space	No	More than 30 years	Maybe

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No				No	21-30 Years	Yes
No	One of the best golf course designs in Florida, a tragedy if this was made into condos		Keep 9 holes, make some room for walking and bike paths and condo developments	Yes	More than 30 years	Maybe
No	Too dense. The plan is offensive to me.	Property values may decrease. Too much traffic (congestion) for our roads to handle. Where would all these people eat?...still no major restaurants in town.	Only houses....no apartments or condos.	No	21-30 Years	Maybe
No	It will cause too much traffic, there is not enough green space planned. We are concerned about flooding and drainage during hurricane season. With the high density development planned all the beautiful trees will be cut down.	It will reduce the property value and greatly impact the serene nature of our subdivision.	Keep the zoning as is with 75 or so units.	Yes	11-20 Years	Yes
No	The current zoning sets aside large areas for recreation and conservation, including major storm drainage the ties to both the Indian River Lagoon and the St. Johns River.	Access and significant additional traffic would impact large areas where vehicle traffic has never been allowed.	At least a partial re-development for outdoor recreation, including for example water sports, disc golf, a 9-hole golf course, along with a high end restaurant and conference area as well as outdoor exercise trails and a possible partnership with the YMCA for a "First Hole" golf for youth operation.	No	More than 30 years	Yes
No	As a homeowner in royal oak I see the rezoning of the golf course as a complete disaster. I worry about too much traffic when I chose this area to raise my daughter because of the slow pace and calm community. I think rezoning for more houses and large townhouse will destroy our property value and cause issues with drainage. Seeing the proposed plans makes me want to sell and go somewhere else. My faith in our city council will plummet if they approve the rezoning of the royal oak golf course to allow townhouses/apartments to be built.	We will most likely leave the community if this plan is approved instead of raise our daughter here like we desired.	I believe the only way to move forward with the golf course is for it to become a functioning course again or to be turned into walking/biking trails with community access.	Yes	0-5 Years	Maybe
No				Yes	0-5 Years	Maybe
No	That will bring too much crime and traffic to our neighborhood	It will reduce our property values and wreak havoc on our long established neighborhood	Leave it as green space. Create a park or walking trails or reopen as a golf course.	Yes	6-10 Years	Yes

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No	Much too dense. We need open space. The impact on our natural resources, infrastructure & education would be absolutely overwhelming.	See above. Traffic, too many people, displacement of wildlife habitat, water/drainage issues awful!	No more than 50 homes on larger lots. No rezoning.	No	11-20 Years	Yes
No	ROCA needs to coordinate efforts with the Royal oak neighbors group who actually have action plans in place to fight this rezoning	Significant impact. Flooding, traffic		Yes	11-20 Years	Yes
Maybe	Unfortunately, this property is never going to be a golf course again even though I wish it could be. So I think that almost anything is going to be better for property values than over grown fields and a clubhouse area that looks like an abandoned prison.	See above	Rather than cramming residences into every available space, I would like it to be a mixed use plan that is more like newer areas in Orlando where there is some green space left and you can walk to a cafe/eatery, a small food/sundries market, etc.	Yes	21-30 Years	Yes
No		Decrease the value of our property first. Increase the volume of traffic, school enrollment, utility use, increase non home owners, no pride in where they are living, very limited to entrance and exit which will mean more traffic on the local roads, crime rate will go UP dramatically. These and much more will happen to our property and neighborhoods.	The first thing would be to make it a golf course again. If this is not possible let the home owners of Royal Oak have a better word in how to proceed with what is prepared for this property.	No	11-20 Years	Yes
No	There are two main roads into Royal Oak, Country Club and Royal Oak Drive.. adding . that many new homes, townhouses or apartments to the green space / golf course would be a driving disaster to all concerned.	It will lower the property value and quality of life of the current residents of Royal Oak.	Living space for the entire community! 9 hole golf course, refurbished pool, refurbished restaurant and banquet hall, trails for biking or running, civic center that can serve the entire community etc .	No	More than 30 years	Maybe
No	Don't need more homes	Diminish	Golf course	No	0-5 Years	Maybe
No	I just bought my home and I am very concerned with my property losing value	It would lower it	A city park or wildlife reserve	Yes	0-5 Years	Yes
Maybe	Too much Impact on traffic and noise Decrease in property values as originally purchased	There is already speeding on country club Drive And all the small streets that feed off of it. It will decrease the property value tremendously.	Another golf course, public, swimming, pool, public, bicycle, trails, public, walking, and jogging paths, bird sanctuary walk	No	21-30 Years	Yes
Maybe	Not quite clear what rezoning would solve.	Increase value, present property is a mess. Nothing but a dumping zone.	Have not seen a full blow up of proposal.	Yes	11-20 Years	Yes

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No	<p>They are trying to pack us in like sardines. I cannot imagine the number of cars that will be on our streets within this small neighborhood! Our street systems cannot handle this kind of traffic. It will be a major headache to leave our homes to go anywhere. If they are going to build homes, the only plan I can support would be to build homes with the same lot sizes that are here now. There is a reason why they only put a few condos and townhomes in this community from the start. They clearly did not want to saturate this small community in the way they are trying to now with this plan. If they take down the beautiful trees, which it is clear they plan to do, it will destroy the best part of living here. They built around the oak trees in the 70's and 80's. They should do the same now with the new construction. What an eyesore it's going to be for myself and others!!! This neighborhood was not designed to handle this kind of high density living! If our city government will not protect the community from this, we will have to replace them ASAP!</p>	<p>I purchased a home in a golf course community on the fairway. Over the years I watched as they neglected the golf course and then didn't pay the taxes and it was slowly bankrupted. At least we still had a decent view of the trees. Now they want to destroy them and cram 100's of townhomes in our already too small backyards. We didn't mind when it was a golf course but I do mind now that it will be 20 or 30 families looking directly into my once private balcony and bedroom windows. Of course it will lower my property values and destroy my privacy on my deck!!!</p>	<p>The city should have taken control of this course and turned it into a municipal golf course/park with walking and bike paths. Doesn't have to be 18 holes. What about a 9 hole par 3 course for seniors? We have plenty of seniors and zero senior courses. I think that is what happened to this course. The community aged out of using a regular golf course and had no alternatives.</p>	Yes	11-20 Years	Maybe
Yes	<p>Re-developing an abandoned golf course into multi family homes is a great idea</p>	<p>Yes, it will increase the values of the older homes in the neighborhood</p>	<p>I like the plan</p>	No	11-20 Years	No
No	<p>This area should only allow 1/4 acre plots with minimum 20â€™ between units.</p>	<p>Over crowding the area would significantly degrade our home values as this area is a quiet urban area and needs to stay that way.</p>	<p>As stated above 1/4 acre plots, minimum 20â€™ between residents with a minimum home of 1600 square ft.</p>	Yes	11-20 Years	Yes
No	<p>Lot lines along the golf course are slim to none, and these homes were purchased at a higher premium for the lot location along the golf course frontage. this will decline values in Royal Oak and the surrounding areas while increasing traffic.</p>	<p>Horribly. Traffic already has no where to go.</p>	<p>A public park or facility run by the city, or a housing area that allows common space or open area behind the existing homes.</p>	Yes	11-20 Years	Yes

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No	We need open spaces, I don't want it to look like Melbourne or Orlando. How about a Par 3 Golf Course and a restaurant. Maybe a fitness trail and a tennis court.	Yes, our roads and infrastructure will not be able to handle all the traffic.		No	11-20 Years	Yes
No	Water and traffic problems. Will reduce home values.	See above.	55% single family homes 25% commercial - restaurants, dr offices etc 10% Multiple family homes 10% Green space	No	11-20 Years	Yes
No	It's going to ruin the housing market in our neighborhood. My backyard is the golf course and I do not want buildings there ruining my entire property	It would drop my home value significantly and it would ruin my whole dynamic of my home. I've lived here for 17 years and this would destroy the life we've built in our home.	A nature preserve. Walking, biking, running trail.	Yes	11-20 Years	Yes
No	Bought house with a view of vacant land at rear of house with wildlife , not expecting there be a house or condo looking into my back yard .	Property value to go down .	A nature trail all around property . Maybe one road down the center of property with a couple restaurants, casino , small movie theatre , maybe a hotel , skating ring , both ice and other . A fire station and a police station to protect us law abiding citizens .	Yes	0-5 Years	Yes
No	I think it will interfere with traffic and peacefulness of the community.	Our concern is traffic and where are all the children going to fit in the schools. The congestion will affect the peacefulness we now enjoy in every way.	Definitely not 7 units per acre! 2-3 units per acre with units not smaller than 1700 sqft would bring our home value up and area would not be over-congested.	No	6-10 Years	Yes
Maybe	Not for High Density Housing Purposes.	Need to see the Site Plan before I can answer that.	Ensuring that the land is developed in a manner that will not disturb or cause environmental/health hazard problems for the existing residents whose properties share a border. Used to be a Dump/Landfill before a Golf Course.	Yes	21-30 Years	Yes
No		Property value would decrease and quality of life would decrease also due to increased traffic, people in area and noise level.		Yes	11-20 Years	Maybe
No	To much traffic, especially speeders on Royal Oak by 18th hole.	Decrease	Repurpose it for its intended use when Royal Oak Ministries was under contract to purchase it.	Yes	11-20 Years	Yes
No		Don't know	A golf course	Yes	21-30 Years	Yes

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No	Major impact to the roads. The impact to sewer and water would be huge.	All would go down.		Yes	21-30 Years	Yes
No	No to rezoning if it produces the huge number of living areas	Quality of life will be greatly diminished	Possibly 1/3 as many units as purposed. Buffer zones between the new and existing properties	Yes	21-30 Years	Yes
Maybe	Depends on the type of rezoning they chose.	If it's section 8 housing/apartments then the market value will drop.	If site plan goes unfavorably, I would try to sell and move to a more favorable area of Florida.	Yes	6-10 Years	Maybe
No	1037 units will equate to nearly 5,000 additional people in this small area. Traffic will be a nightmare. Currently everything is single family. I have no interest whatsoever to install mutli family units or low income housing.	Lower it.	Parks or at least much lower density.	No	More than 30 years	Yes
No	No thank you...to it all! Traffic would be awful and the views more awful!	Values will drop. Views would be awful.	Bike & walking trails, community park, conservation area.	Yes	More than 30 years	Yes
No	The city only wants more water bills and they dont care about the community.	More traffic. Less property value. Lower neighborhood quality.	Zoning the way that it is now. No more than 79 quality homes to be built.	No	6-10 Years	Maybe
No	I live in Royal Oak and am very concerned about overpopulating our area, plus I really think we should provide some green space.	lower property value and definitely affect our quality of life. we live on the driving range so a nice open space will be taken away.	I understand homes on the property may be necessary, but not this much and it looks like every inch is being built on, PLEASE some greenspace for a pleasant quality of life for the current residents.	Yes	More than 30 years	Yes
No	This plan is too large and dense.	Terrible traffic and strain on the already poor public infrastructure.	Fewer homes and more green space.	Yes	11-20 Years	Maybe
No				Yes	11-20 Years	Maybe
No	The plan would increase noise and traffic in the area.	Building at the proposed density would be building a future ghetto, reducing property values and quality of life. Just look at the older apartments and townhomes on park avenue where fifty years ago was some of the most desirable housing in Titusville.	Building only to conform with the present zoning.	Yes	More than 30 years	Yes
Maybe	need to see more	afraid of lowering		Yes	11-20 Years	Yes
No	It will destroy our neighborhood with no benefits to residents. We will flood and the traffic will overwhelm our roads.	I expect it will decimate our propertyvalues	Follow the existing land use plan.	Yes	6-10 Years	Yes
No	I think there would be too many units per acre. Over crowding our streets and putting a burden on our utilities. Not to mention loosing our green space, possibly causing flooding.	Our value would go down.	Green space with a few homes, or community building with pools.	No	6-10 Years	Maybe

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No	Way too many homes, townhomes, multi-family and apartments!!!!	The traffic would be horrible. I'm sure it would affect the schools, fire dept. police and surely our taxes, not to mention the quality of life here in Titusville.	I could see single-family homes with 3/4 to 1 acre plots	No	11-20 Years	Yes
No	More people increases safety issues like gangs and thieves. Also the high volume of traffic will be a nightmare!	The property value will go down. Our quiet and nice neighborhood will become a low class trashy carnival.	More green spaces and preserve our lakes. it's ok to build houses, but not 1050 units where people are going to be stuffed like sardines inside a can!	No	11-20 Years	Yes
No	This will add many more people to our community. The infrastructure must be brought up to date to support the additional people. Also, how will this impact the crimes in the area. If this is to be low income housing the crime in the area will increase.	Our property value will decrease and our quality of life will decrease.	Would recommend putting single family housing in the area that is currently occupied by the club house and swimming pool area.	No	6-10 Years	Yes
No		Lower home values.	Currently zoned as park and leisure. City should purchase and keep it as such	Yes	21-30 Years	Maybe
No	Way too much housing and not enough green space. This will create major traffic issues not just in Royal Oak, but also the surrounding areas!	It would bring down our home values as well as create noise and lots of traffic issues!	Nice homes and not zero lot lines!	Yes	21-30 Years	Yes
No		It would crash and all our hard work and investment would be gone, leaving not only miserable and depressed but angry as hell.	Absolutely!!!!!! Another golf course, or park space for everyone to enjoy	No	6-10 Years	Maybe
No	Traffic problems	Would go down	Yes	Yes	11-20 Years	Yes
No	This high density over development of the land for housing is shocking. The multi family dwellings, small lots and apartments will lower property values, decrease green areas, lower the expectation of peace and enjoyment of our current homes, and for many of us, is our major life investment. I do not believe this plan compliments the original housing plan of Royal Oak and what residents bought into. Had this been less crowded, with mostly single family homes with larger lots and increased use of green areas, I would be more supportive.	This will severely hurt values and our lifestyle.	Yes. Fewer upscale townhomes, nicer mid grade single family residences on larger lots, and no apartments. Increase green areas and lower the density of housing. It's is unacceptably crowded as planned.	Yes	21-30 Years	Yes

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No	Too much building for the allotted space.	Poor storm system at present will only be worse, along with traffic.	Development would be okay with bigger lots.	No	More than 30 years	Yes
Maybe	Depends on the amount of homes to be added	The types of construction would differently devalue my home. Our roads, water, sewer, drainage and inter structural is not sufficient to handle this.	Less homes and more bike and walk paths. More green space	No	11-20 Years	Maybe
No	Not enough single family homes. Keep the current zoning for the golf course area and build single family homes.	Extreme traffic, not safe for children. Property values will DECLINE because of over population and lack of green space. Flooding more likely in hurricanes. What do the Insurance companies think since they will be paying the bills for hurricane damages even with the high deductibles.	Single family homes, child park, walking trails.	No	21-30 Years	Yes
No		Reduce because new properties are too small	It's ok but need less units per acre	Yes	0-5 Years	Maybe
No	I am concerned with the level of vehical traffic this will add to the neighborhood. It already gets backed up at Park Ave and Country Club Drive in the mornings.	Quality of life will be impacted if traffic in the neighborhood increases. Noise level, time to travel, safety of the roads, etc. I'm concerned about the concentration of so many homes and people. I liked this neighborhood because it's quiet and peaceful. Also, I figured Titusville would invest more opportunity for its recreational space. I don't want it all replaced with housing. I like the greenery and nature.	I feel that thic site plan is unacceptable because of the density of the homes being added. I think a more responsible approach would be to remove the apartment buildings and add more single family housing. I also thing more green space needs to be accounted for. If the golf course is going to be removed, more trails and recreational opportunities should be offered. A playground, dogpark, walking paths, ect.	No	0-5 Years	Yes
No	We do not need any more additional traffic going through here. Royal Oak is already a pass through for cars. If anything it needs to either remain as is or maybe turned into a park.	I'm sure our values will decline. We have a nice quiet neighborhood and I would like to keep it that way. I bought in here because it was quiet and a nice safe neighborhood that's centrally located.	If it's to be developed I would not want to see more housing. Maybe a nice park or community pool, walking trail etc. but no more housing.	No	0-5 Years	Yes
No	We the owners that live there do not want excessive development destroying the tranquility of our neighborhood.	Severely diminish it with the excess noise and storm drain issues.	Single family or a recreation area with a dog park.	Yes	0-5 Years	Maybe
No	Much too many homes, apartments, town houses for our small community. The density is way too much for the infrastructure.	Everyones quality of life will be affected by the mass of people and cars to our quiet neighborhood.	It is unacceptable as presented and a much less aggressive plan must be made.	No	21-30 Years	Maybe
No			Parkland for the community.	Yes	11-20 Years	Yes

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Maybe	Too many homes with this proposal. Thought initial proposal was 650.	As long as a high fence is installed along the entire perimeter, it may work. We do not need our properties used as a passageway to cut through to Harrison St. we moved here because of the golf course, so we are not happy.	If not a golf course, then a park.	Yes	11-20 Years	Yes
No				Yes	0-5 Years	Yes
No	over 1000 units... in THAT small space! Why do we need to explain. It's zoned for less than 10% of that number!!!	Just like the Titanic it would sink faster than anyone could imagine!	Yes of course. But this borders on insanity! It's not even remotely in character with the rest of the Royal Oak neighborhood	Yes	6-10 Years	Yes
Maybe	what is the current density plan vs the proposed density plan?	Certainly, more crowded, do we have adequate law enforcement to cover an extra 1000 homes?	Park and recreation walking paths etc...	No	21-30 Years	Maybe
No		yes	Another course and single famiy homes	Yes	More than 30 years	Maybe
Yes		I hope so	Another golf course	Yes	21-30 Years	Yes
No	I do not support ANY re-zoning of the Royal Oak Golf Course property. The proposed Toulon Apartments plan is something that belongs in an urban center, not on property with Planned Use of Recreational/Conservation, behind established homes, on inadequate roads and posing a threat to the surrounding community's utility load, classrooms, and flood motigation.	There is no doubt the Toulon Apartments plan would result in reduced property value, as it floods the area with inexpensive "comparator" homes, townhomes and apartments, floods west Country Club with traffic flow equal to Barna, further reduces water pressure, and destroys the existing chain of lakes water management which mitigates flooding of the existing community. Toulon Apartments' plan also destroys the view many paid a premium to have, out the back of their homes.	Re-develop the golf course similar to what it was or implement another business with similar traffic which maintains the green spaces/chain of lakes (executive development center, retreat center, recreation center, etc)		More than 30 years	Yes
No	There is nothing in this site plan that will benefit the existing community. It will have a detrimental impact on the roads and surrounding infrastructure.	We live off country club and the traffic and influx of people speeding is already an issue.	Something that is going to be an added benefit to the community. Value added like mixed use or something that will increase our tax base.	Yes	0-5 Years	Yes
No	need larger lot site.	go down	larger lot site	Yes	11-20 Years	Yes
No	lowers the value of my condo, excessive traffic, too dense a population, too many units in the defined area, the land needs evaluating before development due to previous usage and/or dumping, and previous owner's maintenance habits/procedures/upkeep.	both would be affected badly. Probably move.	another golf course	Yes	21-30 Years	Maybe

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No		Yes	Yesp	No	More than 30 years	Yes
No	The golf course should be made into a chain of lakes for City Stormwater abatement	Yes, adversely.	Wetlands to absorb stormwater	No	6-10 Years	Yes
No	Should not be high density. Adding over 1,000 homes, apartments will be detrimental to the community	If this site plan is approved, there will be overcrowding. Current roads in the Royal Oak community can not support the extra traffic.	I feel single family homes would be more responsible.	No	21-30 Years	Yes
No	Bring back the golf course! Love, the Redman family.	It would diminish home and condo values, bring more traffic to the already overgrown area... We don't want it!	Bring back the golf course! John Redman put all his love into this course. Would love to see it bring back all the memories. Also, if more homes are going in elsewhere, it's better to bring back a classic course, rather than throw more crap on top of it... As they say .. pave paradise to put up a parking lot. Original Titusvillians do not support this new proposal! My father in law is John Redman, and our family has property on demaret Dr	Yes	More than 30 years	Maybe
No	Don't need more housing in our neighborhood	It will go down and traffic will be crazy	Smaller scale	No	0-5 Years	Yes
Maybe	Depends on how the Developers Site Plan will deal with the fact that Royal Oak Golf Course was once a Dump/Landfill. How will the Development impact the Bordering Residents.	Need more information/plan reviews in order to make an Informed Opinion.	I think that it should be used in a manner that meets the Current Zoning. I do not think that the Property Zoning should change.	Yes	21-30 Years	Yes
No	I think the last thing we need is more housing.	More housing apartments for low income or supportive housing will decrease property value and well as being down the aporeance of the area	Why can we replan and reopen the golf course and dinner spot the town needs more place like that it looks ghetto enough	Yes	6-10 Years	Yes
No	There is no provision for maintaining green space. There is not green space between development proposed structures and existing homes. There is a large number of townhouse homes. These will likely lower property values considerably and irrevocably change the nature of the existing neighborhoods.	Property values will be lowered. Green space completely lost.	Anything that maintains the beauty of existing greenspace, e.g. park, golf course, nature preserve, etc.	Yes	11-20 Years	Yes

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No	This area is not big enough for what they have planned. The intersection of Country Club and Royal Oak is already a very dangerous one.	It will plummet.	I'm not sure	Yes	11-20 Years	Yes
No	This proposed site plan is a great example of irresponsible development. This is perhaps the worst development plan I have ever seen. There are no positive attributes of allowing this plan. No additional green space, no amenities for existing or new homeowners. This plan is simply designed for a New York development firm to squeeze as much profit out of Titusville as possible and take their money and run. This site plan would just cause multiple problems for the citizens and City of Titusville.	The proposed site plan is truly an insult to the city and existing homeowners. Allowing this site plan would immediately reduce property value and negatively affect quality of life for all who live in Central Titusville. This plan proposes no benefits to this city. This plan would come with traffic congestion, infrastructure overload, stormwater runoff challenges, overcrowding in schools, law enforcement issues. This list of negatives is long and existing homeowners get nothing.	The developer should match the existing culture and feel of the surrounding community. Propose homes built on 1/4 acre lots, add green space and walking/biking paths, add additional green spaces to be used as amenities for the new homes. Enhance our community, not propose a plan designed to squeeze as much money out of the development as possible.	No	11-20 Years	Yes
No	We live on Country Club Drive and adding 1000 living units will add 2000+ cars daily, it is now getting out of my driveway at times. In the plans I don't see any amenities for the apartments, who builds apartments anymore without any amenities?	I think the traffic will be awful which will decrease quality of life. As far as property value is already a mixed housing development. I think if they build higher end products with amenities for the apartments and townhomes there would be minimum effects on property values, on the flip side if they build builder grade properties without out amenities it will definitely have an adverse impact on surrounding homes.	I would suggest 50% of development be in single family homes, higher end products with amenities, more green space and another outlet besides the 2 that I can see on the plans.	No	6-10 Years	Yes
No	It was open green space and never to be developed. This will ruin the value of the homes and townhouses around the development. Very much against the development.	Yes most likely move to another state or city.	None	Yes	0-5 Years	Yes
No		I believe our property value would decrease. The area would become much more congested & noisy.	A park or another golf course would be nice.	Yes	11-20 Years	Maybe

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No	Should stay green space.	Already lost value with the closure of course. Adding streets and so many town homes will kill the Value even more. Nothing they propose will make it better for the golf course community or the city of Titusville. More people and traffic will not be good for such a small area. Country club is already busy.	I would rather it stay green and no development. But definitely what they propose. Digging of more lakes to get dirt and building town homes not upscale housing makes no sense. It is nice land with plenty of lakes and open area	Yes	21-30 Years	Yes
No	no high-density housing in green space	significant decline in quality of life and property values	none or nature walk.	Yes	11-20 Years	Maybe
No	First the City Titusville needs to address the additional traffic , water service, electrical service and waste removal.	It is the worst plan for our small community surrounding the course.	The city should of created a city golf course, or encouraged development of the old course. Any size housing will affect this neighborhood and reduce our property values.	Yes	21-30 Years	Yes
No	Roads roads coming out	To much traffic	Leave some open space maybe a pool	Yes	More than 30 years	Maybe
No	This area needs to remain a recreational space for the future health of our community.	The value of our property would be decreased and the quality of life in this area would become cramped and stressful.	How about a Central Park of Titusville, area? This could include walking trails, even a 9 hole golf course and driving range, pool, wildlife support and appreciation, play areas for children, a well maintained dog park.	Yes	11-20 Years	Yes
No	I live where this proposed plan is set for rezoning. Not only would this disrupt and cause the removal of trees and general habitat but it would put people right outside my windows. I disagree with the mass amount of housing being proposed and urge the city to reconsider allowing rezoning of this property.	I believe the value would decrease as having multi family housing right outside my windows would deter future buyers from considering my home should I put it on the market. My quality of life would be affected because I would be forced to keep my shades closed so the people right outside my window would not be looking right in at all times. I would also be forced to keep windows closed tight due to the new roads and traffic that would undoubtedly be constant with so many homes on this space.	Perhaps a significant (more than 50% less) drop in proposed homes. Or another golf course would be amazing!	Yes	0-5 Years	Yes
No	We don't have infrastructure to support that kind of development.	It would absolutely bring down my property value, cause more traffic, crowd school's, and overwhelm our water treatment system.	Single family homes with similar lot sizes, public access to the lakes, possibly a park.	No	6-10 Years	Yes
No	The proposed project is too extensive and too densely populated.	Negatively. Traffic, school services, town and county services and noise pollution. Also an impact to local wildlife.	Follow current zoning laws.	Yes	0-5 Years	Maybe

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No	I bought my condo based highly on the view and open area behind our units which will be gone if apts are built within 20 ft of my back porch. It is a place for birds and other animals to habitate.	It would lower my resale value and make me feel closed in.	Something allowing for open areas for wildlife.	Yes	6-10 Years	Maybe
No	Want low density residential Maintain healthy amount green space	Negatively	Low density single family housing	Yes	More than 30 years	Yes
No	It is a golf course not appropriate for houses. The ground is toxic and should not be used for a housing development.	Lesser the property value of everyone in the area. There are other areas that would thrive with this kind of development	City park or return to gold course usage	No	More than 30 years	Yes
No		Down		Yes	0-5 Years	Yes
No	The overall plan is ludicrous as it is a 100 time more condensed than what is allowed as of now.	It would considerably decrease our way of life in the area with an added 2,000 people minimum being added. There is no direct access to it so all the other road would be affected. Noise, pollution, traffic all increase by the sheer amount of people. In addition to reducing our property value.	Responsible development would be to follow the ordinance of a low condensation housing and stick to single housing.	No	0-5 Years	Yes
Maybe	Depends on how close the property is to my back view & the noise level of having Neosporin close.	Not sure what it's going to do w/ my property value but that's something I'd want to know. The construction noise to build such a huge complex that covers a lot of our view & privacy now wld be no more & to think of the trees they be cutting down. I hope if this goes through that no construction before 9 & later than 5 wld not be allowed & that they'd add more trees & consider a property line of trees so we still had green to look at & privacy.		Yes	0-5 Years	Maybe
No	Too dense, losing open natural areas, increased traffic, burden on utilities	Would feel forced to move/sell	Keeping the land use/zoning as it currently is	Yes	0-5 Years	Yes

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No		My property value will decrease dramatically and the traffic would be unbearable in the area. Country club rd and royal oak drive was not designed to handle this much traffic. We are already being told the existing water system cannot handle the current demand and we are being asked to decrease water usage.	Turn it into a park.	Yes	0-5 Years	Yes
No			Just houses	Yes	11-20 Years	Yes
Maybe				Yes	11-20 Years	Yes
No	We need to keep the green space. More buildings are not needed when there are plenty of deserted ones that should be revamped first. We didn't buy in this neighbourhood for there to be an ugly apartment structure built.	This is a neighbourhood of family homes. That was it's draw. It would displace all of the beautiful wildlife that call it home. I'll allow those more studied on the matter to speak on property values, but I can't imagine it would be good.	Turn it into a community park with a community pool. Not everyone can afford the YMCA. Add a playground. Keep the green.	No	21-30 Years	Maybe
No	To many units	Too much traffic and congestion.	No more multi units, individual housing	No	6-10 Years	Yes
No	Close proximity to where my family reside. Like the view the way it is	I feel it would be crowded	Another golf course. Or something that would preserve the tranquility of this location	Yes	0-5 Years	Yes
Yes	this would be great for the current residence of Spanish oaks	it would improve the property value		Yes	0-5 Years	Maybe
No				No	6-10 Years	Yes
No		Yes, it would negatively effect my quality of life due to increased traffic, noise, decreased green spaces, pollution and potentially flooding.	Keep the current zoning.	No	11-20 Years	Yes
No	I bought this home, because it was on a golf course. Totally against anything other than keeping it a golf course or park. Didn't buy this house to have a bunch of rats from Orlando in my back yard !!!!!	First of all infrastructure can not handle this in no way or form. The local school system could not handle the increase. As they are building homes near Fox lake area. I would think my value would drop considerably	KEEP IT A COURSE OR A PARK !!!!! Frisbee golf is rising in popularity. No greens to attend too	Yes	11-20 Years	Yes
No	Absolutely terrible. Persevere the land and perverse Titusville	It would bring crime and noise	Park and perseverance native plants , community center ! Nothing for kids to do in Titusville ! Make a bike path	Yes	6-10 Years	Yes

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No	Worried that once this type of land is rezoned for this idea that it would lead to other areas being rezoned. Thinking of the wildlife. Also looks as though the apartments and townhomes are being squeezed into the space that are going to directly affect all the homeowners on the golf course!	My property value may increase some but the quality of our life will be affected by the already poorly maintained roads in the area by the increased traffic.	I am not sure.	No		Yes
No	What I like about Titusville when I moved here was the small town feel. We will be overrun with all this housing. Our schools, our police, our fire department can't handle this many people. I live on Moe Norman court off of country club as proposed now there would be 90 apartment built right where the pool and royal oak country club was. That will RUIN our street. Right now it is quiet and everyone is kind and respectful. There is no way that will happen with 90 apartments. This will also cause so much congestion in this area. From what I understand they first asked to develop 75 homes and then as soon as they were approved and bought the land they changed it to over 1,000 housing! That is so shady, I believe that was the plan all along and I don't trust this company to respect our community and way of life. Our local schools are already struggling, we can't find teachers to stay. Ratings have fallen. I believe this will greatly increase our crime rate which makes me so upset. So not only will our crime rate go up but we don't have the police handle that.	I believe my property value will greatly decrease and will ruin our way of life. Crime will go up, it will become congested. Our schools and police can't handle this.	I am fine with the original plan of 75 stand alone homes.	Yes	0-5 Years	Yes

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No	Country club drive cannot support the traffic that would come along with building this many homes and townhomes. There is a hill that is blind that I have witnessed accidents and lots of close calls. My home value will go down and crime is inevitably going to rise with that density. Single family homes are one thing but the site plan is majority townhomes and significant apartments.	It will bring my value down. The green space of the golf course and the variety of wildlife that we are able to enjoy will disappear. Crime will increase.	Single family homes. Add more green space.	Yes	6-10 Years	Yes
No	I do not believe the infrastructure can be established to meet the needs of that many additional residence.	Lower valued homes would reduce the property value of current homes in the community. The increased traffic would make a quiet neighborhood with families overcrowded.	Add some homes of greater value and build some condos for weekend-week long rentals. Renovate the club house, build pickle ball courts and a disc golf course and bring 100s or 1000s of tourists to all of Titusville.	No	21-30 Years	Yes
No	Orlando here we come. Roads would be a disaster. Our community, as we know it would be totally destroyed. Why would our City leaders permit such a travesty.	I would expect my home to lose value due to the density of the proposed development being way outside our existing community standards. Quality of Life Too much traffic. School problems. Water problems.	The amount of homes permitted with the existing zoning. Quality, stately, homes consistent with the existing community.	Yes	More than 30 years	Yes
No	Congestion and overcrowding. Higher incidence of crime.	Lower the property value and grossly impede on my privacy. I already have too many people living near me. We are looking more and more like Japan and China.	HIGH END HOMES STARTING AT 400K. NO APARTMENTS OR CONDOS. ALL HIGH END HOMES.	Yes	21-30 Years	No
Yes	Almost anything would be an improvement over the current condition of the property.	Broaden the tax base, allowing more revenue to be raised by the city.		No		Maybe
No	Too many new homes and too much traffic on quiet residential streets.		Upgrade and reopen the golf course to bring this area back to its former quality.	No	21-30 Years	Maybe
No	Too many apartments in a single home zone area	They would drop by hundred of thousands of dollars.	Single family homes with lots of green space	No	More than 30 years	Yes

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No	It is going to cause major congestions, the current entrance suggested is currently right in the middle of the neighborhood that is already used for a thoroughfare with drivers constantly driving at excessive speeds with complete lack of concern for pedestrians. It will cause major drainage issues. And the amount of proposed apartments will change the dynamic of the neighborhood, cause increase in congestion, crime and decrease hime values.	It will decrease property values significantly. With the proposed amount of units, it will add thousands of more residents with roadways that are not designed to facilitate the current residents and adding thousands of more vehicles is going to caused major congestion and traffic. It will also increase the potential for significantly more traffic accidents and need for emergency services that are continually understaffed and underpaid. The additional residents will tax an already stressed system.	Conservation land with minimal to no development.	No	More than 30 years	Yes
No	Royal oak already has housing that is vacant, I enjoy my view of nature and wouldn't want to open my curtains to see a home in my backyard	It would over populate our small town	A new golf course	Yes	0-5 Years	Maybe
No	Too many townhomes and homes. 1037 units means roughly 4000 residents 2500 more vehicles. Single family home owners will noy want to live across the street from high density housing. This is a disaster in the making. Shame on Titusville	The traffic in this area will be terrible. schools will not be able support the amount of students. Propperty values will drop. Titusville cannot support this kind of concentrated growth. This type of developement should not be built in the middle of the city where roads and infrastructure cannot support this type of growth. If the developer wants to build this type of developement he should buy property on the outskirts of the city where proper infastructure can be built. Shame on Titusville	Shame on Titusville for letting this property end up like this. The property should have been purchased by Titusville and turned into a public park with multiple amenities for Titusville residents. The possibilities were endless. I grew up in a central Illinois town of 19,000 residents. There was a country club golf course and 3 city owned golf courses, 2-9 hole courses and 1-18 hole course, the prime playing season was April to November. There was a city park with a olympic size pool that had summer swim team and lessons for kids. Shame on Titusville.	No	6-10 Years	Yes
No	The city infrastructure will not support it. We are currently having water/sewage problems that have not been resolved and the roads are already crowded and in need of repairs.	Iâ€™m not sure about the property value but the quality of life would be much worse because of over crowding.	No housing on any of the lakes or ponds with a walkway around them all with access for all citizens.	No	21-30 Years	Maybe
Yes	The course has been a hideous eyesore for years. Rezoning allows for beautification of the property as well as proper maintenance.	Increase. It has to be better than an over grown field!		No	11-20 Years	Yes

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No	This is a disaster waiting to happen. We are already being told to restrict our water usage. Royal Oak drive is already a racetrack. The amount of proposed traffic is ridiculous. Royal oak ministries had a far better use for the pro	I will be selling if this goes through. Titusville heading in the wrong direction.	Royal Oak ministries had the perfect use for it.	Yes	0-5 Years	Yes
No	Royal Oak Ministries should be taking over this property.	any actual usage and maintenance would cause property value to rise	Royal Oak Ministries	Yes	6-10 Years	Yes
Yes	It's a great track great layout I used to work there I love the course it's not it's on their survey	The demographic would go way higher because the price of houses would go up	It's very acceptable	No	0-5 Years	Maybe
No	It'll be too crowded and create too much traffic.	It would lower the quality of life because it will be too much crowding and too much traffic. I don't know what to do to the property value.	It should just be a golf course, why do you need to add housing? Responsible yes.	No	0-5 Years	Maybe
No	We purchased our home on a non build able golf course, with a view and not looking at Town homes and apartments. That many homes in that small of an area will cause a burden on storm water and our schools.	Decrease in every way property and quality of life. Additional traffic, no privacy in our back yard.	Smaller foot print away from existing homes. Town homes and apartments away from our existing homes. What happened to the natural areas we were promised as a buffer. (CONCRETE WALL AROUND THE NEW AREA)	Yes	21-30 Years	Yes
Maybe				Yes	More than 30 years	Yes
Yes				No	0-5 Years	No
No	Currently I have a wide open field behind my backyard and I believe adding so many houses and townhomes will make it look and feel too congested. We have a lot of wildlife that call that area home. Our roads will become extra busy, Publix is already so crowded at every hour we would need more grocery stores.	I'm sure the value would decrease. I'm also concerned that this would screw up our drainage, currently I've never had water/flooding type issues in my front or back yard during tropical storms or hurricanes, but since my yard slants downward towards the course property building that land up could seriously affect my drainage as well as all of my neighbors.	I'm fine with housing just not so many. We still need green space. Otherwise a nice park with walking paths, playground equipment would be amazing	Yes	0-5 Years	Yes
Maybe	Too dense! 7 units per acre is tight!!	Decrease happiness and increase traffic and pollution.	4-5 units per acre	No	11-20 Years	Yes
Maybe	With plenty of green space and higher end homes it would be great. However no on lower end or budget homes and apartments	Increased traffic in on my street would have a negative impact on quality of life		No	6-10 Years	Yes

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No	If this is low income housing, we have a definite concern that this would lead to increased crime. Devaluation of our property is another concern.	Property value will decrease. Quality of life as described above.	Restoration of original golf course and club house. If housing development is inevitable, a suitable security boundary be installed.	Yes	0-5 Years	Yes
No	I worry that they would destroy water flow through the area to develop it and it could lead to flooding of homes. It would also negatively impact the value of homes who bought there specifically for the golf course or open land behind it. It should be transformed into a park to preserve this.	The golf course area is a beautiful spot between homes. The homes along it have higher value because of it. It should be turned into a park to preserve home value.	A park. Literally it should only be a golf course or a park.	No	6-10 Years	Maybe
No	Too congested. Too many apartments which is not good for value of the surrounding area. And they also tend to bring in unwanted behavior into the area. No shopping area and from what I saw no park/greenery other than the drainage ponds.	Negatively. That many apartments in a small area tend to bring in unwanted behavior and lower property value drastically.	A housing development with one or two community parks maybe a storefront or two. There are already enough empty apartments in the area more are not needed.	Yes	6-10 Years	Maybe