

The Community Redevelopment Agency of the City of Titusville, Florida met in regular session in the Council Chamber of City Hall, 555 South Washington Avenue, on Tuesday, June 8, 2004.

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Present were Chairman Ron Swank, Vice-Chairman Ken Ward and Members Greg Aker, Jim Ball, Conrad Eigenmann, and Jeff Rainey. Also in attendance were Executive Director Tom Harmer and CRA Attorney Dwight Severs. Member Chris Broome was ~~absent~~ *late and arrived at 6:00 p.m.* (corrected by Member Broome at regular CRA meeting July 13, 2004.).

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Chairman Swank called the meeting to order at 5:34 p.m. and asked for a moment of silence to honor the passing of former President Ronald Reagan. The entire assembly then stood and recited the Pledge of Allegiance to the Flag.

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Approval of Minutes – Member Rainey moved to approve the minutes of the regular meeting of May 11, 2004 and the special meeting of May 18, 2004. Member Aker seconded the motion and it passed unanimously.

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Old Business – The CRA acknowledged receipt of the update on projects and grants as submitted by Planning Administrator Keith Cunningham. Executive Director Harmer highlighted the following items from the report:

Staff had begun action to create the Downtown Redevelopment Master Plan and had invited Professor Trent Green of the University of South Florida Center for Design and Research for a tour of Downtown. Executive Director Harmer outlined that staff was waiting for a potential scope of service and costs from the Center which would be at a fraction of the cost of a private consultant.

The Downtown Stormwater Park whose funding CRA had approved at its May 11, 2004 meeting continued through its design phase.

Brevard County was notified of CRA's past decision to allow the Julia Street site to remain a downtown parking lot and that staff met with the County Parks and Recreation Referendum Committee June 7, 2004 and discussed probable design options. A draft design was provided CRA for further discussion as well as the County for further review.

Executive Director Harmer reported that the Downtown Striping conducted in December 2003 would be evaluated in June.

Executive Director Harmer announced a new business in the district as Postage Savers, Inc. located at 11 Main Street.

New Business –

Executive Director Harmer outlined staffs recommendation the CRA recommend to City Council a change to the current Noise Ordinance to include regulations that pertain specifically to the Downtown CRA to recognize the mix of uses and to allow for entertainment while protecting the rights of the residents. Executive Director Harmer clarified that The Showtime Deli, located in the historic district on Washington Avenue, requested a permit to have their live entertainment in the evenings until 11:00 p.m., due to a complaint. Since the Downtown had many different land uses, staff recommended the zoning ordinance be amended to include the Downtown CRA District separately, and to recognize the need to balance entertainment uses with residential uses. He then reported that the proposal had been presented to the Historic Titusville Association and the members agreed that they were not bothered by the live entertainment from the Showtime Deli and that they supported the change to the ordinance.

Member Aker asked for clarification of the current ordinance. Community Redevelopment Specialist Courtney Harris reported that no mechanism to allow outdoor music was currently permitted. Member Aker was concerned that there was no capability currently to issue a temporary permit that allowed the business to provide outdoor music until final action by City Council was taken.

Vice-Chairman Ward supported the action and moved to approve CRA recommending to City Council a change to the current Noise Ordinance to include regulations that pertained specifically to the Downtown CRA to recognize the mix of uses and to allow for entertainment while protecting the rights of the residents and to direct staff to present the proposed change to City Council for advisability. Member Ball seconded the motion and it passed unanimously

Executive Director Harmer outlined staff's recommendation that CRA recommend to City Council the change to CBD district to include a provision to require all development projects larger than two acres to be a mixed-used development, defined as a development that incorporates residential, office, and/or commercial uses within the development, with commercial uses being accessible to the larger public population. The recommendation included a requirement of ten percent, excluding parking or stormwater, of developments being commercial use.

Member Aker asked for Ms. Harris' input for the action. Ms. Harris compared the cities of Jacksonville and Winter Park and felt caution was required to prevent isolated development in the downtown area.

Vice-Chairman Ward requested clarification of square footage usage in the determination of the ten percent commercial use requirement. Ms. Harris clarified total building square footage would be utilized in the ten percent determination for commercial use.

Member Ball supported the intent of the ordinance but was concerned if an office commercial complex would have residential use forced upon it.

Member Eigenmann was concerned with the combination of residential with commercial activities and sited as an example a gasoline station. Ms Harris agreed and felt the ordinance would need to be amended to better clarify allowed activities. Member Eigenmann then felt he

could support the ordinance if activities as a gasoline station were addressed. He then asked how the draft ordinance was created. Ms Harris replied that staff drafted the ordinance after a comparison to the cities of New Smyrna Beach, Winter Park, and Cocoa was made.

Chairman Swank requested clarification on specific square footage determination when partial floors of a multi-story building was concerned in the ten percent commercial use requirement. Vice-Chairman Ward felt further investigation was required to address the issue in order to be equitable. Member Aker felt a large project could request a variance to meet the requirement.

Member Eigenmann moved to approve CRA recommending to City Council the change to CBD district to include a provision to require all development projects larger than two acres to be a mixed-use development, defined as a development that incorporates residential, office, and/or commercial uses within the development, with commercial uses being accessible to the larger public population. Member Aker seconded the motion and it passed unanimously.

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Executive Director Harmer outlined staffs recommendation that CRA approve the implementation of the Downtown Wayfinding Sign project, as developed by HHI, Inc., in phases and that the first phase consist of a set of six signs at an estimated cost of \$17,000. Executive Director Harmer outlined the funding for the initial phase would come from the CRA unreserved Capital Fund and that recommended locations of the initial six signs were highlighted on a map provided.

Member Eigenmann referred to past citizen comments that concerned the removal of signs in the downtown area prior to more signs being placed. Executive Director Harmer reported that the Florida Department of Transportation was conducting a sign project during the next month due to safety concerns and that an inventory of existing signage had not been conducted. Ms Harris stated that during the preparation of a concept plan, sign combination would be addressed.

Member Broome arrived at 6:00 p.m.

Member Ball felt that in some cases the labeling of signs would be misleading. He then moved to approve the implementation of Phase I with the installation of the initial six wayfinding signs with the removal of the phrase "South Street Station" from any and all signs installed, and to approve a budget amendment in the amount of \$17,000 to fund phase I installation from the CRA unreserved Capital Fund. Member Broome seconded the motion and it passed unanimously.

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Executive Director Harmer outlined that CRA at its May 11, 2004 meeting approved the concept of the landscaping theme in the Commons and that staff had begun to phase the replacement of the Commons landscaping that included maintenance cost. He then highlighted that staff had recommended CRA authorize staff to proceed with replacing landscaping beds in the Commons area immediately and approve a budget amendment in the amount of \$20,000 from the unreserved Capital Fund.

Vice-Chairman Ward moved to authorize staff to proceed with replacing landscaping beds in the Commons area immediately and to approve a budget amendment request of \$20,000 from the CRA unreserved Capital Fund. Member Broome seconded the motion.

Executive Director Harmer clarified the Capital Fund balance as requested by Chairman Swank. Member Ball supported the project and the funding but was concerned with the lack of irrigation water and asked for irrigation infrastructure in the downtown area.

The motion passed unanimously.

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Executive Director Harmer outlined staffs' recommendation that CRA approve a preliminary design concept of the Downtown Parking Lot. He then reported that it was anticipated that the cost of the parking lot construction would exceed the \$50,000 Parks and Recreation Referendum funds that had been allocated for the project and that if the conceptual design was approved, staff would prepare a cost estimate for the parking lot and begin to research additional funding sources. He then outlined the proposed design that included a proposed vendors market on the north side of the parking lot and the use of one-way entrances and exits due to the one-way nature of U.S. Highway One.

Member Aker felt Julia Street should not be altered and suggested the street be temporarily closed on weekends for events as necessary due to its inactivity.

Member Eigenmann was concerned with the size of parking spaces and necessary signage and felt that temporary balers could be used on Julia Street. Ms. Harris reported a signage plan would be implemented and that the size of parking spaces was typical for a downtown parking lot.

Member Aker was concerned with the time the project would take to complete and its cost. He further felt a temporary plan should be implemented.

Member Ball was concerned with the decrease in the number of parking spaces from 61 in the prior proposal to 46 in the proposal being considered. Ms. Harris reported that within the Master Conceptual Plan, additional parking would be identified in different locations throughout the downtown area.

Member Ball moved to direct staff to revise the design concept of the downtown parking lot. Member Eigenmann seconded the motion and it passed unanimously.

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Downtown Coordinator Report – CRA acknowledged receipt of the Downtown Coordinator's Report.

Downtown Coordinator Nora Drown gave CRA copies of the 2004-05 edition of Images of Titusville, Florida magazine and highlighted certain items from her report.

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There being no citizens who desired to speak, the meeting adjourned at 6:25 p.m.