

**Planning and Zoning Commission
Regular Meeting
November 19, 2003**

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in the Council Chamber of City Hall, located at 555 South Washington Avenue on Wednesday, November 19, 2003 at 7:00 p.m.

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Chairman Fayson called the meeting to order at 7:00 p.m. Present were Secretary Thomas Taylor, Members Keith Cox, Lorene Shafer, John Beasley and Fred Banks. Vice Chairman Jim Crowell was excused. Also present were Senior Planner Randy Woodruff and Recording Secretary Tammy Holton.

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The first item of business was the approval of the minutes for the November 5, 2003 regular meeting. Member Banks moved to approve the minutes with any necessary corrections. Member Beasley seconded the motion. There was a unanimous voice vote approval.

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Chairman Fayson reviewed the quasi-judicial procedures verifying that all persons wishing to speak have signed an oath card; that all agenda items have been properly advertised; and member's comments if they have visited sites; or spoken to any members of the public regarding an item to be reviewed.

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Old Business:

Area Impact Plan Review #6-2003 Rio Del Sol - Consulting Civil Engineers, Inc. (CCEI) has submitted an Area Impact request on behalf of Maurice Kodsi, Tricon Real Estate, Inc., for a proposed mid-rise condominium project on property located on the east side of South Washington Avenue directly east of the eastern terminus of Coquina Drive. Randy Woodruff gave a brief overview of the request from the applicant to table until the December 17, 2003 P&Z meeting.

Member Banks made a motion to remove AIP #6-2003 from the table. Member Shafer seconded the motion. There was a unanimous voice vote approval.

Member Shafer made a motion to table AIP #6-2003 until the December 17, 2003 P&Z meeting. Member Banks seconded the motion. There was a unanimous voice vote approval.

Conditional Use Permit #24-2003 Sid Chehayeb, P.E., on behalf of Maurice Kodsi The applicant requests a Conditional Use Permit for additional building height for property currently zoned Shoreline Mixed Use (SMU). Property located on the east side of South Washington Avenue directly east of the eastern terminus of Coquina Drive. Randy Woodruff gave a brief overview of the request to table until December 17, 2003.

Member Cox made a motion to remove CUP #24-2003 from the table. Secretary Taylor seconded the motion. There was a unanimous voice vote approval.

Member Cox made a motion to table CUP #24-2003 until the December 17, 2003 P&Z meeting. Member Banks seconded the motion. There was a unanimous voice vote approval.

New Business:

Ordinance XX-2003 Temporary Storage Units in Residential Areas – Amending Chapter 59, Article III of the Land Development Regulations by adding Section 59-40.6 Temporary Storage Units in Residential Areas. Randy Woodruff reviewed the proposed ordinance with P&Z. Discussion followed.

Member Cox made a motion to recommend approval of the Temporary Storage Unit Ordinance with the following changes:

1. Change the maximum time a temporary storage unit is permitted to remain on the lot from 30 days to 14 days per resident.
2. Change the permit fee from forty-five \$45 dollars to twenty-five \$25.
3. Temporary storage units shall not be placed in any right-of-way or easement and shall not create a sight obstruction for any vehicular or pedestrian traffic.
4. Apply a \$35 a day fine for expired temporary storage permits.

Chairman Fayson seconded the motion.

Secretary Taylor – yes

Chairman Fayson – yes

Member Beasley – yes

Member Shafer – yes

Member Banks – yes

Member Cox - yes

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Reports:

Chairman Fayson - Shared with P&Z information from the FPZA Annual Conference in Naples, Florida. Suggested that the Community Redevelopment Agency (CRA) may want to visit Naples.

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Adjournment:

The meeting adjourned 7:40 p. m.