

**Planning and Zoning Commission
Regular Meeting
February 4, 2004**

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, February 4, 2004 at 7:00 p.m.

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Chairman Fayson called the meeting to order at 7:00 p.m. Present were Vice Chairman Jim Crowell, Secretary Thomas Taylor, Members Keith Cox, Lorene Shafer, Fred Banks, John Beasley and John Cipolletti. Also present were City Attorney Dwight Severs, Housing and Community Development Director Marie Engblom, Planning Administrator Keith Cunningham, 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 January 21, 2004 regular meeting. Member Banks moved to approve the minutes with any necessary corrections. Secretary Taylor 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. Member Cox stated he would abstain from voting on New Business item number four due to conflict of interest and he would stand to gain financially.

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Consent Agenda:

Façade Improvements 317 and 319 South Washington Avenue - Marie Engblom gave an overview of the project and reviewed with P&Z the City of Titusville's Façade Improvement Program. Discussion followed.

Member Shafer made a motion for approval of Façade Improvements for 317 and 319 South Washington Avenue. Member Banks seconded the motion.

Member Beasley – yes

Member Shafer – yes

Secretary Taylor – yes
Chairman Fayson – yes
Vice Chairman Crowell – yes
Member Banks – yes
Member Cox - yes

New Business:

Rezoning #4-2004 John H. Evans, P.A. - The applicant requests a rezoning from Central Business District (CBD) to Commercial Marine (CM). Located at 801 Marina Road. Randy Woodruff gave an overview of the request. Discussion followed. Member Cox asked if a landscape buffer or fence would be imposed to conceal construction debris. Randy Woodruff told P&Z that that condition could be made part of the recommendation if P&Z desired. Discussion followed.

John Evans, 1702 South Washington Avenue - In favor. Informed P&Z that he represented the applicant Vectorworks, Inc. CM zoning would be more conducive to the manufacture of boat molds, which is what Vectorworks does. There are no current plans for construction of another building. Parking and some degree of storing boat molds would be the purpose for the property. Discussion followed. Mr. Evans told P&Z that Mr. Grey, the owner of Vectorworks, had spent hundreds of thousands of dollars improving the existing building. There would not be a problem with screening until such time the ball fields were to be built. Mr. Evans presented a letter from the Department of Environmental Protection dated 12/10/03 stating that Mr. Grey complies with State and Federal regulations for hazardous waste. Requested approval for the rezoning. Discussion followed.

Member Cox made a motion to approve Rezoning #4-2004 with staff recommendations. Member Shafer seconded the motion. Discussion followed. A friendly amendment was added to stipulate the approval is subject to applicant meeting codes in LDR section 59-7.
Member Banks – yes
Vice Chairman Crowell – yes
Member Cox – yes
Member Shafer – yes
Secretary Taylor – yes
Chairman Fayson – yes
Member Beasley - yes

Rezoning #14-2003 John H. Evans, P.A. - The applicant is requesting a rezoning from Single-Family Medium Density (R-1b) & Open Space & Recreation (OR) to Multi-Family Low Density (R-2) & Open Space & Recreation (OR). Located on the north side of Kings Highway, lying south of Shepherd Drive in the Industrial Park and west of Grissom Parkway. Randy Woodruff gave an overview of Rezoning #14-2003 and the Willow Creek Developer's Agreement. Discussion followed.

John Evans, 1702 South Washington Avenue – In favor. Told P&Z that he was representing the applicant and developers. Introduced the parties to P&Z. Provided P&Z with an overview of the project and the Developers Agreement. The agreement can define with certainty how the developer will construct the project. Discussion followed. Dwight Severs thanked Mr. Evans and his client for working with the City to provide a thorough agreement. Discussion followed. Secretary Taylor stated that Titusville schools should be incorporated in study, not just schools in Port St. John. Discussion followed.

Veronica Clifford, Titusville - Neither. Voiced concerns for noise and disclosure. Asked what school this project would be zoned to. Member Cipolletti told P&Z that Imperial Estates would be the school zoned for this property. Discussion followed.

David Wenglikowski, 7645 Turkey Point Drive – Neither. Voiced concerns for noise and increased traffic. With one ingress/egress it is a safety hazard. Mr. Evans addressed traffic and safety concerns. Discussion followed. Mr. Evans stated the developer would consider Mr. Wenglikowski's comments for the development. Discussion followed.

Willow Creek Developer's Agreement Hank Evans, P.A. - The applicant requests review and approval of the Willow Creek Developer's Agreement. The proposed Development Agreement identifies that the project shall contain a variety of housing types.

Secretary Taylor made a motion to accept Rezoning #14-2003 and the Willow Creek Developer's Agreement. Member Shafer seconded the motion.

Vice Chairman Crowell – yes

Secretary Taylor – yes

Chairman Fayson – yes

Member Beasley – yes

Member Shafer – yes

Member Banks – yes

Member Cox - yes

Reports:

Vice Chairman Crowell – Questioned TV area coverage and broadcast quality.

Discussion followed.

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Adjournment:

The meeting adjourned 8:35 p. m.