

**Planning and Zoning Commission
Regular Meeting
May 7, 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, May 7, 2003 at 7:00 p.m.

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Chairman George Fayson called the meeting to order at 7:00 p.m. Present were Vice Chairman Crowell, Secretary Thomas Taylor, Members Lorene Shafer, John Beasley, and Keith Cox. Member Fred Banks was excused. Also present were Executive Director of Community Development Roy Crawford, Planning Administrator Keith Cunningham, Planner Don Land, and Tammy Holton, Recording Secretary.

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The first item of business was the approval of the minutes for April 2, 2003 regular meeting. Member Shafer moved to approve the minutes. Vice Chairman Crowell seconded the motion. Discussion followed for corrections. The motion carried unanimously.

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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. Vice Chairman stated he had spoken to the applicant for design, but would not effect his decision.

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New Business:

Design Review 210 South Washington Avenue – Don Land gave an overview of the request. Member Cox asked if there would be public parking behind the building or just parking on the street. Don Land stated he believed that parking would be instituted and the applicant could elaborate more. Discussion followed.

Member Cox made a motion for approval of design review for 210 South Washington Avenue. Member Shafer seconded the motion.

Member Beasley – yes

Member Shafer – yes

Secretary Taylor – yes

Chairman Fayson – yes

Vice Chairman Crowell – yes

Member Cox - yes

Conditional Use Permit #7-2003 Thomas J. O'Brien - The applicant is requesting a Conditional Use Permit to permit Residential/Professional use in a Single Family Medium Density (R-1B) zoning district. Location is 1540 Shelly Place. Don Land gave an overview

of the request to P&Z. Member Cox asked about storm drainage. Don Land reported to P&Z that it would not be an issue but the applicant could further answer any questions.

Secretary Taylor made a motion for approval of CUP #7-2003 with staff recommendations. Member Shafer seconded the motion.

Vice Chairman Crowell – yes

Member Cox – yes

Member Shafer – yes

Secretary Taylor – yes

Chairman Fayson – yes

Member Beasley - yes

Public Hearing to consider transmittal of the following four amendments to the City's Comprehensive Plan to The Florida Department of Community Affairs (DCA)

- CPA 03-2A amendment to the Future Land Use Map by the voluntary annexation of ±13.11 acres located on the east side of Sisson Road approximately 1,500 feet south of Little League Lane with Residential and Conservation land use.
- CPA 03-2B amendment to the Future Land Use Map by the voluntary annexation of ±65.5 acres located on the east side of Sisson Road west of the FEC railroad, south of Pinetree Gardens Apartments and across from Denise Drive with Residential and Conservation land use
- CPA 03-2C Correct error on Future Land Use Map by changing land use from Education to Public/Semi-public at 951 N. Washington Avenue
- CPA 03-2D Correct error on Future Land Use Map by changing land use from Industrial to Commercial – High Intensity at the eastern terminus of Jess Parrish Court north of Buffalo Road.

Don Land gave an overview of the request and supplied corrected information relating too CPA 03-2A the correct acreage was 36.65. Secretary Taylor inquired what would the zoning be for CPA 03-2B. Don Land reported to P&Z that R1-B, which is up to 15 units per acre, applicant is asking for less then 15 units per acre.

Roger Molitor, 5401 Riveredge Drive – In favor. Told P&Z that he had a contract with the seller to develop the property and wanted to develop into 50-foot wide patio home sites, probably about 260 units. Stated he was requesting to bring zoning down, asking for R-2 to allow for patio homes.

Member Cox made a motion to recommend submittal for CPA 03-2A, 03-2B, 03-2C, and 03-2D to the City Council and also include 33.65 acres for CPA 03-2A. Motion was seconded by Secretary Taylor.

Vice Chairman Crowell – yes

Secretary Taylor – yes

Chairman Fayson – yes

Member Beasley – yes

Member Shafer – yes

Member Cox - yes

Reports:

City Staff – Gave an update on the first request for amendment to the Comprehensive Plan. Extended invitation to P&Z to attend workshops for Comprehensive Plan Review.

Chairman Fayson – Requested information on street renaming and street name duplications. Discussion followed. Requested to have staff review a site on Park Avenue for code violations. Keith Cunningham told P&Z that he would have the Code Enforcement Department check into the violations.

Member Cox – Inquired about sidewalks being replaced along Barna Avenue. Discussion followed. Chairman Fayson requested that staff help P&Z author an ordinance for sidewalks to be presented to council that could help resolve sidewalk problems. Roy Crawford informed P&Z of the work between Community Development and Public Works Departments and stated he would like to submit P&Z’s suggestions to Public Works to help resolve the issue. Discussion followed.

Petitions and Request from Public Present:

David L. Devise, 2730 Nottingham Court – Asked P&Z for clarification on a legal ad. Told P&Z that on the issues of sidewalks the city should wait to have developers incorporate sidewalks in their projects, do not try too overextend just to make a place to walk. Don Land clarified the legal ad for CPA 03 amendments for Mr. Devise.

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Adjournment:

The meeting adjourned 7:50 p.m.