

**Planning and Zoning Commission
Regular Meeting
June 4, 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, June 4, 2003 at 7:00 p.m.

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

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The first item of business was the approval of the minutes for May 7, 2003 regular meeting. Member Banks moved to approve the minutes as submitted. Member Shafer seconded the motion. The motion carried unanimously.

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Vice Chairman Crowell 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 Crowell stated relating to SSA #5-2003 he had spoken to the applicant for the design, but this would not effect his decision.

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Keith Cunningham introduced Dan Moretti as the new Development Supervisor to P&Z.

New Business:

Final Plat Review for Plantation Oaks Phase I - This is a Final Plat Review for the Plantation Oaks of Brevard - Phase I Development. The development is located at the northeast corner of Harrison Street and Deleon Avenue. The Phase I will consist of 49 patio home lots on 129.72 acres which is zoned R-2 (Multifamily Medium Density). Don Land gave a brief overview of the request.

Motion was made by Member Cox for approval of Final Plat Review for Plantation Oaks Phase I. Motion was seconded by Member Banks.

Member Beasley – yes

Member Shafer – yes

Vice Chairman Crowell – yes

Member Banks – yes

Member Cox – yes

Member Williams – yes

Rezoning #6-2003, Michael Ammons - The applicant is requesting a rezoning from Multi-family Medium Density (R-2) and Multi-Family High Density (R-3) to Single Family Medium Density (R-1B). Located on the east side of Sisson Road across from San Mateo Boulevard. Don Land gave an overview of the request. Member Banks asked if all issues for water and traffic had been resolved. Don Land reported to P&Z that the applicant is reducing intensity of property from fifteen to nine, which will lessen the impact on water and traffic. Discussion followed.

Woody Rice, 5195 South Washington Avenue – In favor. Told P&Z that he is the engineer on record for the project. Explained to P&Z why the applicant is requesting the reduced density. Discussion followed.

Motion was made by Member Cox for approval of Rezoning #6-2003. Motion was seconded by Member Shafer.

Member Banks – yes

Vice Chairman Crowell – yes

Member Cox – yes

Member Shafer – yes

Member Beasley – yes

Member Williams - yes

Rezoning #7-2003, City of Titusville - The applicant is requesting a rezoning from Central Business District (CBD) to Open Space and Recreation (OR). Don Land gave an overview of the request. Discussion followed. Member Banks asked if some areas would still have Public Use (P) zoning. Don Land told P&Z that there would be some areas in the downtown district, but most of the parks will be changed to (P) zoning. Discussion followed.

Motion was made by Member Banks for approval of Rezoning #7-2003 with staff recommendations. Motion was seconded by Member Cox.

Vice Chairman Crowell – yes

Member Beasley – yes

Member Shafer – yes

Member Banks – yes

Member Cox – yes

Member Williams - yes

Conditional Use Permit #8-2003 Shepherd's Heart Fellowship - The applicant is requesting a Conditional Use Permit to permit a church in a Community Commercial (CC) zoning district. Located at 3910 S. Washington Avenue. Don Land gave an overview of the request.

Robert Bernier, 565 Shadow Wood Lane - In favor. Informed P&Z that he is the Pastor of Shepherd's Heart Fellowship Church and that the church has not had any problems at their current location. Told P&Z that he would answer any questions.

Motion was made by Member Banks for approval of CUP #8-2003 with staff recommendations. Motion was seconded by Member Beasley.

Member Cox – yes

Member Beasley – yes

Member Banks – yes

Member Shafer – yes

Vice Chairman Crowell – yes

Member Williams - yes

SSA #5 John Evans for Eugene F. Carter – The applicant is requesting a change of land use and rezoning of ±2 acres land with Industrial Land Use and Light Industrial Services and Warehousing (M-1) zoning designation. Located at 1915 Buffalo Road. Don Land gave an overview of the request. Discussion followed. Member Banks asked about the southern portion of Buffalo Road, would this be encroaching upon the property owners. Don Land told P&Z that it would extend into residential uses but there are buffering code requirements that this request would need to satisfy in order to eliminate any noise factor to residential properties. Discussion followed.

Doug Baker, 1702 South Washington Avenue – In favor. Told P&Z the he represented the applicants Mr. Carter and Mr. Coyle. Reviewed staff report and surrounding businesses associated with the request. Member Shafer asked if access would be from the north or east. Doug Baker told P&Z that access would be on Buffalo Road. Discussion followed.

Motion was made by Member Cox for approval of SSA #5-2003 with the stipulation that the southern most 50-feet of Lot 319 remain a buffer. Motion was seconded by Member Banks. Discussion followed.

Member Beasley – yes

Member Shafer – yes

Vice Chairman Crowell – yes

Member Banks – yes

Member Cox – yes

Member Williams - yes

SSA #6-2003 Keith and Kelly Nidy - Voluntary annexation and zoning of ±.53 acres land with Residential Land Use and Rural Residential (RR) zoning designation. Located at 1570 N. Singleton Avenue. Don Land gave a brief overview of the request.

Motion was made by Member Banks for approval of SSA #6-2003 with staff recommendations. Motion was seconded by Member Beasley.

Member Beasley – yes

Member Shafer – yes

Vice Chairman Crowell – yes

Member Banks – yes

Member Cox – yes

Member Williams - yes

Reports:

City Staff – Gave P&Z a status report relating to fence and sidewalk issues. Don Land told P&Z that he would provide more information later. Discussion followed.

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Adjournment:

The meeting adjourned 8:10 p.m.