

The Titusville City Council met in special session on Tuesday, July 1, 2003 in the Council Chamber of City Hall, 555 South Washington Avenue, Titusville, Florida.

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Mayor Ron Swank called the meeting to order at 6:30 p.m. Present were Members Conrad Eigenmann and Ken Ward. Also present were City Manager Tom Harmer, City Attorney Dwight Severs, and Executive Director of Community Development Roy Crawford and staff. Vice-Mayor Jeff Rainey was absent due to his being out of town and Member Chris Broome was absent due to a work commitment.

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Mayor Swank asked for a moment of silence. The entire assembly stood to recite the Pledge of Allegiance to the Flag.

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The purpose of the meeting was to continue discussion on the City of Titusville's Comprehensive Plan, specifically the Future Land Use Element and the Transportation Element. Mayor Swank asked City Manager Harmer to update the council on the series of meetings on the Comprehensive Plan. City Manager Harmer indicated that council agreed at its February 4, 2003 special meeting to discuss each Element separately as they related to the Comprehensive Plan. This evening Mr. Crawford would highlight the goals, objectives and policies of the Future Land Use Element. It was noted that the goal of the Future Land Use Element was to direct growth to suitable areas, regulate land development, provide for the location and distribution of the most appropriate density and intensity of the land while protecting the public health, safety and welfare.

Mr. Crawford began his presentation with Objective #6 of the Future Land Use Element which states, "THE CITY OF TITUSVILLE SHALL PROVIDE FOR APPROPRIATE AND ADEQUATE LAND FOR COMMERCIAL LAND USES THROUGH LAND DEVELOPMENT REGULATIONS TO SERVE THE NEEDS OF THE PROJECTED RESIDENTS AND VISITORS TO THE CITY." Specific policies presented addressed: (1) Designation of all commercial land uses shall be identified on the Future Land Use Map as appropriate, based on established general factors (addressed separately); (2) Locations for High Intensity Commercial land use shall be deemed appropriate providing established factors (addressed separately) are complied with; (3) Locations for Low Intensity Commercial land use shall be designated based on the same factors identified for High Intensity Commercial, except that additional (addressed separately) factors would be applicable.

Council discussed the provision of Objective #6 and subsequent policies, specifically Shoreline Mixed Use (SMU) zoned property and its effect on the Riveredge Drive area. The mayor asked how the Riveredge Drive area would be affected as well as the other types of properties as they relate to the areas of height, density and square footage restrictions. Mr. Crawford felt that, at this time, he could not think of situations where parcels would be adversely affected. After a brief discussion on the aforementioned issues, the mayor recognized and invited comments from the public.

Comments from the Public Present: The following residents of Riveredge Drive addressed council in favor of an ordinance that restricts height, density and minimum square footage on properties on Riveredge Drive, referred to as Shoreline Mixed Use – A (SMU-A): Mrs. Claudette Beggs (speaking for herself and her husband, Michael) of 5337 Riveredge Drive; Ms. Patricia Mooney of 5425 Riveredge also presented council with letters from their neighbors, Cyril & Joyce Brown of 5433 Riveredge Drive and Mr. James Hildebrand of 5425 Riveredge Drive; Mrs. Rose Mary Easley of 5101 Riveredge Drive presented to council a petition signed by Riveredge Drive residents; Ms. Victoria Weinberg of 5089 Riveredge Drive; Ms. Laura Ward of 5317 Riveredge Drive presented council with a fact sheet she prepared that addressed height, density and square footage restrictions of communities similar to the Riveredge Drive area; and Mr. Thomas LaForge of 5319 Riveredge Drive. Each citizen stressed the importance of the enforcement of the restrictions being discussed. Ms. Ward specifically recommended that council pay close attention to the Comprehensive Plan and urged consistency in its consideration of the ordinance in that a 35-foot maximum height restriction must be enforced and further stressed that height and density be considered and that high rise profiles were not appropriate on Riveredge Drive. She also felt that a determination must be made by council in order to eliminate future confusion by developers and residents alike.

After further discussion, each council member expressed concerns about various items within the language of the existing SMU and proposed SMU-A. The mayor concluded the discussion with guidance to staff to leave the current Shoreline Mixed Use language as was currently written. However, staff is to prepare a draft ordinance incorporating height, density and minimum living area into the existing SMU zoning regulations for consideration. Staff will also be prepared to draft similar language for a possible future SMU-A. Council voiced no objection to the mayor's suggestion.

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The mayor called for a break at 7:55 p.m. The meeting went back into session at 8:05 p.m.

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Mr. Crawford continued his review of the Future Land Use Element. Objective #7 which states, "THE CITY OF TITUSVILLE SHALL PURSUE THE RENEWAL OF DOWNTOWN TITUSVILLE AS THE CENTER OF PROFESSIONAL, GOVERNMENTAL, FINANCIAL AND UNIQUE RETAIL AND REDEVELOP BLIGHTED AREAS THROUGH INNOVATIVE LAND DEVELOPMENT REGULATIONS" (East of the railroad tracks, from Garden Street south to South Street). The policy of the objective is, "the designation of downtown Titusville as a unique Downtown Mixed Use (DMU) on the Future Land Use Map and pursue appropriate strategies based upon the following general factors and performance requirements". Ten requirements were discussed.

Objective #8 which states, "THE CITY OF TITUSVILLE SHALL PURSUE THE PRESERVATION OF THE INDUSTRIAL/RESIDENTIAL MIXED USE AREA ADJACENT TO DOWNTOWN TITUSVILLE AND REDEVELOP BLIGHTED AREAS THROUGH INNOVATIVE LAND DEVELOPMENT REGULATIONS." (West of the railroad tracks, from Garden Street south to South Street). The policy of the objective is, "Designation of the area west of the downtown area as an Urban Mixed Use (UMU) on the Future Land Use Map and pursue appropriate strategies based upon the following issues, factors and criteria". Eight requirements were discussed.

After council discussion of both objectives #7 and #8, guidance to staff was to conduct a “windshield survey” of the downtown and adjacent areas discussed in the objectives and to report back to council any updated and revised recommendations.

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Comments from the Public Present: Mrs. Laura Ward of 5317 Riveredge Drive addressed council concerning Riveredge Drive and the importance of eliminating mixed use zonings.

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The meeting adjourned at 9:00 p.m.

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Ronald G. Swank, Mayor

ATTEST:

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Karan J. Rounsavall, City Clerk