

City Council
Special Meeting
December 2, 2003

The City Council of the City of Titusville, Florida met in special session in the Council Chamber in City Hall, 555 South Washington Avenue, on Tuesday, December 2, 2003 at 6:30 p.m.

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Present were Mayor Ron Swank, Vice-Mayor Ken Ward, and Members Chris Broome, Conrad Eigenmann, and Jeff Rainey. Also in attendance were City Manager Tom Harmer, City Attorney Dwight Severs, and Planning Administrator Keith Cunningham.

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Mayor Swank called the meeting to order at 6:37 p.m. and asked for a moment of silence. The entire assembly stood and recited the Pledge of Allegiance to the Flag.

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Consent Agenda - Member Rainey moved to approve Change Order Number One in the amount of \$32,734.40 to install a new manhole for the Titusville High Lift Station Upgrade Project and to approve an amount not to exceed \$25,000 for contingency purposes with funds from the Titusville High Lift Station and Sanitary Sewer Upgrades fund accounts. Member Broome seconded the motion. The motion passed unanimously.

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Discussion of future growth and development issues for the City of Titusville - City Manager Harmer gave a presentation on Future Growth in Titusville. His presentation addressed the City's Strategic Plan, City Growth from 1998 through 2003, Financial Wellness, Vacant Property Development, Impact Fees, the City Annexation Action Plan, Growth Impact Study, and Water Service Agreements. City Attorney Severs clarified water service policy from a State Supreme Court decision related to annexation. He read from a Brevard County Water Service Agreement Ordinance and warned council to be cautious and consistent on its water service agreement/annexation policy.

City Manager Harmer continued the presentation by highlighting the City Comprehensive Plan and Future Land Use Map, small and large scale amendments, and concurrency issues related to development proposals such as roads and schools. City Attorney Severs read from the Interlocal Agreement between the City and Brevard County on concurrency issues signed by the Brevard County School Board as well as county and local governments.

City Manager Harmer then addressed other concurrency issues as Public Safety Services, Water/Sewer Services, Land Development Regulations, zoning and established zoning categories, property owner applicant processes, and a draft Joint Planning Agreement between the City and

Brevard County. He then recommended council provide input on areas that it was felt required consideration and direct staff to proceed.

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Member Eigenmann was disappointed and felt that council did not meet to receive the presentation given by City Manager Harmer. He felt the meeting was to discuss the City's vision for the future. He knew the City was growing and asked how the City wanted to grow. He knew water was a big issue and wanted to address where the City would be 10 to 15 years in the future. His main concern was how the City planned for and dealt with growth.

Member Rainey concurred with Member Eigenmann and recommended allowing the public to speak to tell council what they wanted. He thanked the public for being present and urged them to speak about what issues were on their minds.

Mayor Swank explained his duties in running the meeting and explained public speaking procedures for the audience. He concurred with Member Eigenmann's comments but felt City Manager Harmer's presentation was necessary. He felt that in order to plan for the future council first needed to know how the City stood at the present.

Member Broome concurred with Member Eigenmann and referred to his request for lessons learned as well as answers to other important questions from the City Manager that he did not see in the City Manager's presentation. He felt citizens wanted to annex into the City and zoning was the main issue. He also felt that council should set zoning standards and enforce them referring to staff being flexible with developers on zoning standards. He wanted council to meet with citizens and not spur them.

Vice Mayor Ward agreed with the comments of the other members and was not disappointed with the City Manager's presentation. He was encouraged by having visioning meetings and agreed that zoning was the main issue. He felt land use and the City vision in the Comprehensive Plan was a line that evolved through time.

Member Eigenmann clarified that he did not make a negative comment toward the City Manager's presentation. He clarified that the presentation was good but felt it did not relate to vision. He felt Ybor City and Port Orange were cities that had excellent vision for development and that citizens had to be involved and heard.

Mayor Swank said a facilitator was requested for future vision meetings.

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Pete Petyk encouraged council to strictly enforce zoning standards and felt Titusville had wonderful schools and people would pay impact fees to have good schools. He also felt Titusville had a small town charm and was an attractive transportation hub with good roads.

Don Simms felt he was a top notch developer and complimented City Manager Harmer on his presentation.

Woody Rice compared past City financial problems to the current excellent financial state the City enjoyed. He felt growth paid for itself and it had to be properly planned and managed in a positive way. He encouraged council to listen to the professionals on the City Staff.

Roger Molitor was impressed with the City Manager's presentation and agreed that current vision was based on decisions from past councils. He gave council his personal interpretation of "Urban Sprawl" and was opposed to one-acre home sites recommending increased density. He said he was against people who were against growth and felt high density homes should be offered.

Susan Cossey felt growth was a difficult issue. She referred to results from a recent Space Coast Development Commission survey that revealed citizens wanted more restaurants, shopping, and entertainment in the area and that more development was needed in the community that included revitalization of the riverfront and malls.

Thelma Roper compared the current growth of the City to that of the 1970's. She said struggling families could not afford new homes that new developments were proposing. She was opposed to increasing density and supported one-acre home sites. She encouraged council to manage growth by managing density.

Earl Johnson concurred that growth would occur but was concerned as to how it occurred. He was concerned with river usage in development and building height that would limit river views and access. He recommended council to consider the establishment of a bicycle trail along the river.

Jean Krieger hated to see the river disappearing. She felt the development on the old "Poe" property would eliminate the river view and she wanted to keep building height and density low. She recommended developing the Sand Point Plaza property for high-rise condominiums. She feared citizens would relocate to other locations if the river view was lost.

Laurilee Thompson felt Titusville was lucky to have what it did and referred to the positive economic impact the recent Wildlife Birding Festival brought to the City. She said "Florida Sportsman" magazine had two feature articles on Titusville fishing. She supported growth but wanted the natural resources protected. She felt Titusville could be a model for future development in Florida and supported low building height east of U.S. Highway One.

Walter Pine felt council should go back to the basics. He felt the City should start with the proper operation of the government. He reminded council that their first question should have been what development could do to the community and felt variances should be the rarity and not the rule. He recommended council conduct a survey of the citizen's desires.

Veronica Clifford felt citizens would have input during the meeting to establish boundaries and input for future developments. She said why she moved to Titusville and felt similar things were happening that led to her moving to Titusville from South Florida. She said she was fact finding to provide future input.

Deanna Reiter supported annexation of property in the Fox Lake Road/Carpenter Road area and hoped council would consider citizens who wanted to build in the area.

Lee Tootill appreciated the South Carpenter Road area as it was. She referred to the recent Wildlife Birding Festival that was so successful and felt a garden area in the Fox Lake area would be wonderful. She opposed annexation in the Fox Lake Road area as well as development of condominiums along the Indian River.

Tony Koromilas recommended future land use along U.S. Highway One to council that he felt would maximize development while maintaining the river view.

Charles Moehle supported development in the Fox Lake Road/Carpenter Road area.

Mayor Swank called a break at 8:23 p.m. The meeting reconvened at 8:31 p.m.

Rose Easley supported the limitation of building heights and density. She encouraged council to learn from other cities.

Jim Ball concurred with Woody Rice that the current council was dealing with issues created by the decisions of previous councils. He acknowledged the broad diversities of citizens and he appreciated council members' willingness to serve the City. He felt institutional stewardship should be part of the City vision. He supported increased density and that it was not the enemy if height would be traded for something like a breezeway. He supported cluster type homes and wanted council to think outside the box in the decisions.

Robin Vieira thanked council for having the meeting and felt the City needed to invest in a consultant to lead future workshops to get a real vision of how a built-out Titusville would look in 20 years. He felt the quality of work would be worth the investment and encouraged more parks and patio home developments.

Dean Pettit referred to a cluster home program in the City of Jupiter and recommended council consider a similar program. He urged council to support quality of life and reap the benefit of good employment opportunities within the City.

Don Page supported the workshop process and made recommendations to council for future planning.

Michael Myjak gave his vision for the City. He disagreed with Vice-Mayor Ward's comments and felt that future planning was the direction the City must take. He supported smart, controlled, managed planning and growth and felt commercial and industrial businesses should not be spread throughout the City. He further felt the City should be responsible and look at the broad picture.

Gloria Heiden felt Titusville's time had come and that the City should design a vision and plan growth through businesses and controlled development. She encouraged council to plan the City.

Kathey Swank said council had different points of view but each member complimented each other. She loved Titusville and wanted her children to stay in Titusville. She felt quality of life changes and growth must be accomplished logically and that council had difficult decisions to make. She urged citizens to call council members and let them know their feelings and she was proud of council members. She stressed the community should come together.

Bonnie Fuller recommended the use of Homeowners Associations within the City to disseminate information to citizens on issues concerning the City. She supported the use of an outside consultant in preparing visionary programs for the City and wanted to get more involved in the community.

Don Human thanked council for the visioning meeting idea and felt there was a place for increased density, such as Sanctuary II. He also felt that density was the citizens' main concern.

Louis Cianfrogna was surprised the majority of the audience were not anti-growth and felt that all citizens were supportive of controlled and managed growth. He further felt the dialogue between council and citizens was good and that nobody wanted to deprive the City of the riverfront. He supported condominiums on the riverfront and said it would help the City grow in a positive way. He then felt redevelopment would not occur without growth and that Sand Point Plaza was an eyesore.

Robert Telfer felt council should encourage growth and high class, well thought out projects were needed to draw businesses to the City. He encouraged council to transform the City in an innovative way.

Z. Sid Chehayeb felt Sand Point Plaza was an eye opener as opposed to an eyesore. He spoke of development property in the downtown district and along the riverfront as well as other developmental issues.

Bill Tootill felt council and not staff, should have a vision for what the City should be and felt height restrictions and river access for all were important. He supported the wayfinding signage project was needed but felt U.S. Highway One through the downtown district was a race track.

Marcia Gaedcke supported preservation of public lands along the river and said there were 15 parks along the riverside in Titusville. She felt the historical integrity of the City must be preserved and stressed that utilization and redevelopment of existing buildings was important.

Brad Downs felt current annexation and zoning initiatives would ruin future planning for the City and recommended a consultant be hired for future planning but not a consultant selected by a developer. He felt the council's credibility had been damaged.

Kim Lucks was concerned for the use of reclaimed water and well fields within the City. He felt desalinization was the direction the City should take in the future.

John Evans complimented council on their efforts. He was proud to live in Titusville and said the City was on the verge of changing things forever. He felt it would be a disgrace to change what council had already been doing.

Joan Wheeler was concerned for the City Sewer System and the lack of water referencing the City's purchase of water. She wanted council to give citizens a reason to want to be annexed into the City. She was also concerned that her storm water bill was higher than the previous year's bill.

Polly Phillips read from a letter about her life growing up in Titusville but ran out of time prior to finishing.

Laura Ward thanked the citizens that attended the meeting and felt the City had no person on staff to plan the future growth of the City and further felt a consultant should be used. She was unclear as to what the vision meetings were designed to accomplish.

Vice-Mayor Ward moved to allow Laura Ward three additional minutes to give council her vision for the City. Member Broome seconded the motion. The motion passed unanimously.

Laura Ward said she did not want to live in a City like Miami Beach or Cocoa Beach. She said she wanted to live in a City like Lake Mary, Winter Springs, Port Orange, or Stuart. She did not want to live in a mega-metropolis. She wanted a low rise, very green, water oriented City with things placed where they should be. She felt that bookend condominiums should be placed on each end of the City and that more estate like homes should be placed on the west part of town.

Keith Norman was a new resident and agreed with the concept of the vision meetings and the hiring of a consultant to facilitate future meetings. He felt the vision was important and financial incentives should be used to clean up the core of the City and proactive measures be taken toward redevelopment. He felt the two dead malls would not be redeveloped unless there were incentives.

Stanley Foster felt each member of council did care and the meetings would help. He also felt all view points on issues were good and liked Laura Ward's vision for the City. He gave council a draft survey to consider giving citizens that concerned future land use concerns and questions. He thanked council on all they had done.

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Mayor Swank did not like patio homes and felt they should not be in R-1 zoning. He made suggestions for patio home density and green space but felt much work was left to do on how to proceed and to discuss future areas of the City. He was concerned with the financial wellness of the community and wanted Titusville to avoid becoming another Cocoa. He then wanted to clarify if council's desire for the City boundaries in the long term remained Kings Highway to Parrish Road and river to river for visioning purposes.

Vice-Mayor Ward felt City development was a balancing act and agreed with the issues identified at the meeting. He felt people wanted to keep the river view; they were more concerned with height and density than either east or west side of U.S. Highway One. He said he was a private property advocate and that there was a fine line in the protection of private property rights. He said

he had insisted on having a boardwalk on the Poe property and it was not agreed upon. He agreed that a private consultant should facilitate future visioning meetings and planning.

Member Broome felt growth was seen many different ways and objected to the perception citizens had of council members. He felt the Riveredge Drive application denial of August 2003 created conflict and a false perception in the community of council intentions. He further felt that mixed use was needed within the City and that the City could not support two malls. He said the City had to grow and supported the use of a visioning consultant. He thanked the citizens for attending the meeting.

Member Rainey thanked the citizens for attending the meeting and speaking. He concurred with Vice-Mayor Ward and felt many misunderstandings had occurred and that the visioning meetings were needed and productive. He recommitted to the citizens that he would meet with them to discuss their desires for the City and that he wanted a City that everyone wanted to go to. He invited citizens to call him to discuss any issue and acknowledged water would be an issue.

Member Eigenmann felt better than at the beginning of the meeting. He felt different views brought up during the meeting had many things in common. He felt everyone's view point included managed controlled growth that protected the riverfront and natural resources. He apologized for not being a rubber stamp councilman and defended council's actions in the Poe property negotiations. He said his vision for the City was: The City had potential for additional Community Redevelopment Districts; the downtown district should have higher buildings with increased density; the riverfront development should not block the view of the river; the City should create redevelopment incentives; the City should look to long term City expansion; preserve the environment and create a good mix of forestry and shrubs; and the outer parcels of the City should be lower density properties. He supported the vision workshops but was concerned with time. He appreciated the citizens attending the meeting and providing their input and their telephone calls. He felt all concerned wanted the same thing for Titusville and he was proud to be a representative of Titusville and that he was proud of staff and council.

Mayor Swank said the visioning process would be an ongoing process and that business would have to continue.

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Member Eigenmann moved to allow Polly Phillips to finish reading her letter and then to adjourn the meeting. Member Broome seconded the motion. The motion passed unanimously.

Polly Phillips completed reading her letter that referenced the need for the City to control its growth.

Member Broome moved to adjourn the meeting. Member Eigenmann seconded the motion. The motion passed unanimously.

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The meeting adjourned at 10:17 p.m.

Ronald G. Swank, Mayor

ATTEST:

Karan Rounsavall, City Clerk