

FUTURE
LAND
USE
ELEMENT

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**FUTURE LAND USE ELEMENT
Goals, Objectives and Policies**

GOAL #1: TO DIRECT GROWTH TO SUITABLE AREAS AND REGULATE LAND DEVELOPMENT, TO PROVIDE FOR THE LOCATION AND DISTRIBUTION OF THE MOST APPROPRIATE DENSITY AND INTENSITY OF THE LAND WHILE PROTECTING THE PUBLIC HEALTH, SAFETY AND WELFARE. [9J-5.006(3)(a)]

OBJECTIVE #1: DEVELOPMENT ORDERS SHALL BE ISSUED ONLY IF PUBLIC FACILITIES NECESSARY TO MEET LEVEL OF SERVICE STANDARDS (WHICH ARE ADOPTED AS PART OF THE CAPITAL IMPROVEMENTS ELEMENT OF THIS PLAN) ARE AVAILABLE CONCURRENT WITH THE IMPACTS OF THE DEVELOPMENT. [9J-5.006(3)(b)(1)]

Policy #1: New development which is not contiguous to City services shall occur in an orderly and economical manner, with those areas having the greatest combined complement of existing or planned urban public facilities and services being identified for higher intensity development. New development shall be staged for urbanization in a contiguous manner that minimizes additional public investments. [9J-5.006(3)(b)(3)]

Policy #2: Expansions of the urban service areas shall be reflected in and coordinated with the City's capital improvement program. [9J-5.006(3)(b)(3)]

OBJECTIVE #2: THE CITY OF TITUSVILLE SHALL ENSURE THAT THE CITY'S NATURAL, HISTORIC, AND RECREATIONAL RESOURCES ARE PROTECTED FROM ADVERSE IMPACTS OF DEVELOPMENT AND REDEVELOPMENT ON ADJACENT LANDS. [9J.5.006(3)(b)(4)]

Policy #1: The City of Titusville shall take steps to identify its historic resources to maximize the City's ability to protect these resources.

Strategy #1: A study shall be conducted to identify the City's historic resources prior to the implementation of Land Development regulations required by this Comprehensive Plan.

Strategy #2: Nominations, based on the above referenced survey, shall be made to the National Register of Historic Places and Florida Master Site File in spring of 1988.

Policy #2: The City of Titusville will undertake efforts to protect its cultural, historical and archaeological resources from vandalism and destruction. [9J-5.006(3)(c)(8)]

Strategy #1: Site security shall be enhanced through security fencing and the posting of trespassing notices on applicable public owned property.

Strategy #2: If determined to be desirable by the property owners, a neighborhood watch program will be initiated in Residential Historic Properties District.

Strategy #3: Educate the public to the cost associated with the loss of cultural, historical and archeological resources via posters and newspaper articles.

Policy #3: Protection and preservation measures shall be implemented for the City's significant historical, archeological or architectural resources.

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Strategy #1: A residential historical properties zoning category shall be established and maintained.

Strategy #2: The City shall rank properties identified as significant archaeological/architectural/historic resources as top priorities for acquisition and/or preservation efforts.

Strategy #3: The City shall consider the purchase of development rights associated with certain properties identified as being historically or archeologically significant.

Policy #4: The adverse impacts of adjacent land uses on historical/archeological sites located on or eligible for listing on the Florida Master Site file shall be avoided or reduced to the point of no discernible adverse impact. [9J-5.006(3)(c)(8)]

Strategy #1: Impact evaluations and assessments shall be part of the review undertaken for each development project when an identified historical/archeological resource may be impacted by the proposed project.

OBJECTIVE #3: ENCOURAGE THE ELIMINATION OR REDUCTION OF LAND USES WHICH ARE INCONSISTENT WITH THE COMPREHENSIVE PLAN AND GRADUALLY REDUCE THEM TOWARD EVENTUAL ELIMINATION. [9J-5.006(3)(b)(3)]

Policy #1: New development shall be consistent with the guidelines of the Future Land Use Element and Future Land Use Map.

Policy #2: The City shall actively work toward the elimination of inconsistent land uses.

Strategy #1: The City shall utilize the administrative rezoning process to bring the zoning into conformity with the Future land Use Map after adoption of this comprehensive plan.

Policy #3: Expansion or replacement of land uses which are incompatible with the Land Use Plan/Map shall be prohibited according to the City's land development regulations.

Policy #4: Regulation for buffering of incompatible land uses shall be set forth in the City's land development regulations.

OBJECTIVE #4: THE CITY OF TITUSVILLE SHALL DISCOURAGE THE PROLIFERATION OF URBAN SPRAWL THROUGH THE APPROPRIATE LAND USE DESIGNATION ON THE LAND USE MAP. [9J-5.006(3)(b)(7)]

Policy #1: The City shall coordinate with Brevard County in implementing the County's Urban Service Sector designation in and immediately adjacent to the City of Titusville.

Policy #2: In considering annexations, the city shall require the availability of essential public facilities and services to support urban development incorporating into the City of Titusville and in the expansion of urban services areas. At a minimum, the level of service standards set forth under Objective #5 of the Capital Improvements Element shall be maintained.

Policy #3: The city shall ensure availability of suitable land for public utility facilities necessary to support the expansion of the City's urban service area and the servicing of individual parcels of land through a permitted use designation in applicable land development regulations.

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OBJECTIVE #5: THE CITY OF TITUSVILLE SHALL PROVIDE FOR APPROPRIATE AND ADEQUATE LAND FOR INDUSTRIAL LAND USES THROUGH THE ADOPTION OF LAND DEVELOPMENT REGULATIONS.

Policy #1: Designation of industrial land uses shall be identified on the Future Land Use Map as appropriate, based on the following general factors and performance criteria:

- A. Sites for industrial development shall be located with convenient access to the major transportation corridors, and should have access to air, water, or rail transportation facilities. The major transportation corridors include such roadways as Interstate 95, U.S. Highway #1 and State Roads 405 and 407. Major air facilities are located at the Space Center Executive Airport (TICO).
- B. Negative impacts of industrial land uses on environmentally sensitive areas shall be minimized and/or mitigated. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of industrial land use designations and the specific intensity of use authorized by land development regulations.
- C. Industrial development sites shall be accessible to and/or provide essential public services at levels of service adopted by this Comprehensive Plan, including transportation, potable water, sewer collection/treatment/disposal, solid waste, drainage, recreation and open space, law enforcement, and fire protection.
- D. Industrial land use designations shall be clustered in limited areas for the purpose of maximizing employment centers and convenient access to labor supply, raw material sources and market areas.
- E. Industrial land use designations and accompanying proposals shall consider compatibility between industrial and surrounding land uses, including, but not limited to, intensity of use, hours of operation, heat, glare, smoke, fumes, noise, visual impacts, privacy factors and impacts on the micro climate.
- F. Land development regulations shall include requirements for natural vegetative and other appropriate buffers to minimize nuisance effects of industrial land uses which include, but not limited to, noise, odor, glare and privacy factors and visual impacts and to minimize such industrial use intrusion into residential land use areas.
- G. Water-dependent industrial land uses may only be considered for location along the Indian River Lagoon as a Planned Industrial Park (PIP). Water-related industrial uses shall only be considered on the uplands adjacent to the Indian River Lagoon.
- H. Coastal Management and Conservation Elements objectives, policies and performance requirements shall be utilized in determining the location, type and extent of industrial land uses adjacent to water bodies.
- I. Industrial land use designations shall be limited to those areas on the Future Land Use Map. Requests to increase and/or convey to an alternate site industrial land supply must be accompanied by adequate market analysis to prove necessity for such request.

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- J. Within Industrial land use designations, office, business and commercial uses may be permitted in accordance with the locational criteria and performance standards delineated as part of the land development regulations. Accessory uses incidental to Planned Industrial Parks may be permitted in accordance with land development regulations.

Policy #2: The City shall delineate, through its land development regulations, industrial zoning mechanisms to create zoning categories of heavy industrial, light industrial, and planned industrial park. Each category shall be further delineated with appropriate locational and performance criteria, including the consideration of marketing factors and economic development needs as criteria for said zoning designations.

OBJECTIVE #6: 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.

Policy #1: Designation of all commercial land uses shall be identified on the Future Land Use Map as appropriate, based on the following general factors and performance requirements:

- A. Sites for commercial development shall be located with convenient and direct access at minor/major arterial intersections. Collector/arterial intersections are acceptable provided minimal access is necessary on the collector street.
- B. Negative impacts of commercial land uses on environmentally sensitive areas shall be minimized and/or eliminated. The Conservation Element objectives and policies and performance requirements shall be utilized in determining the appropriateness of commercial land use designations.
- C. Commercial development sites shall be accessible to and/or provide essential public services at levels of service adopted within the Capital Improvements Element of this Comprehensive Plan, including transportation, potable water, sewer collection/treatment, solid waste, drainage, recreation and open space, law enforcement, and fire protection.
- D. Commercial land use designations shall be encouraged in a pattern which offers maximum accessibility, compatibility, and clustering. Commercial land use designations shall be given priority at locations exhibiting proximity to other types of non-residential uses, including employment centers and marketing centers.
- E. Commercial land use designations and accompanying proposals shall consider compatibility between commercial and surrounding land uses, including, but not limited to, traffic circulation, pedestrian access, hours of operation, visual impacts, privacy factors and impacts on the micro climate.
- F. Land development regulations shall include requirements for natural vegetative and other appropriate buffers and/or setbacks to minimize nuisance effects of commercial land uses which include noise, odor, glare and privacy factors and visual impacts and to minimize such commercial use intrusion into residential land use areas.
- G. Water-dependent commercial land uses will be considered for location along the Indian River Lagoon. Water-related commercial uses shall only be considered on the uplands adjacent to the Indian River Lagoon.
- H. Coastal Management and Conservation Elements objectives, policies and performance requirements shall be utilized in determining the location of commercial land uses adjacent to water bodies.

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- I. Commercial land use designations shall be limited to those areas designated as commercial or mixed use on the Future Land Use Map except as may be permitted by Planned Development Regulations. Requests to increase and/or convey commercial land rights to an alternate site must be accompanied by adequate market analysis to prove necessity for such request.

Policy #2: Locations for High Intensity Commercial land use shall be deemed appropriate providing the following factors are additionally complied with:

- A. Sites for high intensity commercial development shall be located along major arterial streets only where existing development has firmly established this land use trend and/or the intersections of two major arterials or major/minor arterials. Sites shall be developed in a compact, cluster type pattern rather than new commercial strip centers. Intersection locations shall be preferable to linear development.
- B. Land development regulations shall establish performance requirements for high intensity commercial land use, including residential compatibility, as well as floor area ratio, maximum lot coverage, maximum impervious surface ratio, screening, height, setbacks, glare, landscaping and architectural compatibility.
- C. Infill development into established commercial strip areas shall be preferred over the expansion of such strip centers. Strip centers should be centered at major/minor intersections and extend no further than ½ mile from said intersections.
- D. Impacts upon traffic circulation shall be mitigated, in part, through right-of-way dedication for road widening and frontage access streets as well as through the assessment of impact fees.
- E. Automotive oriented uses shall be clustered within established high intensity commercial areas adjacent to major and minor arterials rather than at scattered locations.
- F. Internal traffic movements of high intensity commercial development shall be designed in a manner that provides for pedestrian and vehicular traffic compatibility and safety.

Policy #3: Locations for Low Intensity Commercial land use shall be designated based on the same factors listed for High Intensity Commercial, except that the following factors are additionally applicable:

- A. Sites for low intensity commercial development shall be located along major or minor arterial streets, major/minor arterial intersections, arterial/collector intersections and/or collector/ collector intersections. Intersection locations are preferred to linear developments.
- B. Land development regulations shall include additional requirements for low intensity commercial and residential land use compatibility. Such requirements shall address, but not be limited to, floor area ratio, maximum lot coverage, maximum impervious surface ratio, screening, height, setbacks, glare, landscaping, and architectural compatibility.
- C. Low Intensity Commercial uses are oriented towards neighborhood needs and convenience factors and should be designated for limited retail and sales use and/or residential/ commercial/professional mixed uses.

Policy #4: The City shall further delineate, through its land development regulations, commercial zoning mechanisms to create zoning categories of neighborhood commercial, community commercial,

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regional commercial, and office. Each category shall be further delineated with appropriate locational and performance criteria.

OBJECTIVE #7: 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.

Policy #1: 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:

- A. Enhance the visual attractiveness of the downtown area through the development of a redevelopment plan by 1990 in regard to streetscape improvements, architectural continuity, and coordinated commercial signage along the major corridors entering the downtown area including but not limited to U.S. #1, Indian River Avenue, Main Street, and Washington Avenue.
- B. Utilize a waterfront orientation to link the downtown area with the Indian River and Kennedy Space Center through the use of pedestrian walkways, boardwalks, interpretive displays, educational programs, and launch and river viewing areas to create a unique office/retail/residential/open space environment.
- C. Encourage, promote and provide active and intimate pedestrian outdoor spaces (plazas, waterfront walks, shopping arcades, cafe's) with pedestrian scaled amenities (street furniture, lighting, shade trees, canopy features) in conjunction with all public infrastructure projects in the Downtown Mixed Use district.
- D. Provide for public use of existing and new created waterfront access areas through the utilization of such mechanisms as public access easements, visual corridors/breezeways and river front acquisition programs.
- E. Encourage mixed-use development in the designated sub-areas of the Downtown Mixed Use district, including office, retail, service, financial, restaurant, entertainment, lodging and residential uses through market analysis, adoptive reuse, public improvements and incentives as well as land development regulations.
- F. Encourage the location of future civic facilities downtown by identifying parcels which could be combined to provide the acreage needed to support such development and identify support facility needs.
- G. Support the redevelopment agency in the solicitation of development projects that further the downtown objectives by assisting in identification of sites, land assemblage, acquisition of permits, and appropriate financing.
- H. Emphasize development east of U.S. #1 during initial redevelopment phases that can use the waterfront amenity to capture development interests and act as a catalyst for development of the Downtown Mixed Use district.
- I. Develop a downtown parking plan by 1990 to respond to associated new downtown developments (including short-term, long-term, on-street, off-street, and garage parking) including consideration of property acquisition and innovative programs.
- J. Complete a comprehensive analysis of existing utility facilities serving the Downtown Mixed Use district by 1990 to determine each system's capacity as it relates to increased

land use intensities and proposed projects implied by the redevelopment plan. Determine the feasibility of underground utilities, including alternate implementation strategies.

OBJECTIVE #8: 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.

Policy #1: 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:

- A. Provide for the preservation and compatibility of the existing mixed land use patterns which consists of predominantly industrial and residential uses through the implementation of appropriate land development regulations. These uses include commercial warehouse, manufacturing and service industry uses as well as residential.
- B. Develop a program to link the Main Street corridor with the Downtown Mixed Use (DMU) district through pedestrian access, streetscape improvements, architectural continuity, tree preservation and buffering techniques (privacy screening, setbacks, landscaping and noise control).
- C. Focus private and public efforts on redevelopment of blighted structures and maintenance of the built environment.
- D. Encourage private development activities to coordinate with existing residents and property owners. Coordinate the provision of adequate public facilities and services.
- E. Preserve existing zoning capabilities while improving compatibility through specific performance requirements that mitigate off-site impacts between industrial and residential uses. Require all new development or expansions to provide for a "Good Neighbor" review of the proposed activity through provision of a notification and review period for new or expanded development proposals, prior to issuance of a development order.
- F. Require appropriate visual screens/buffers, with emphasis on landscape materials, between residential and other land uses when new or expanded development is proposed.
- G. Minimize circulation conflicts by providing truck routes to industrial areas and pedestrian access to residential areas, with traffic control devices at conflict points with general traffic circulation.
- H. Apply applicable resources of the Titusville Improvement Program/Community Development Block Grant program to Assist low and moderate income families and improve the neighborhood environment.

OBJECTIVE #9: THE CITY OF TITUSVILLE SHALL PURSUE THE PRESERVATION OF THE COMMERCIAL/RESIDENTIAL MIXED USE AREA ADJACENT TO THE INDIAN RIVER LAGOON AND REDEVELOP BLIGHTED AREAS THROUGH INNOVATIVE LAND DEVELOPMENT REGULATIONS.

Policy #1: Designation of the land use along the Indian River/Washington Avenue corridor as Shoreline Mixed Use (SMU) based on historical and existing land use commitments as a mix of commercial, residential, recreational, and public/semi-public uses. Appropriate strategies shall be pursued based upon the following factors and criteria:

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- A. Preserve and enhance the visual and functional relationship in this unique strip of Indian Riverfront land as a linear link between the industrial/Space Center land uses to the south and the historic/commercial/residential land uses to the north.
- B. Provide public access/recreation sites to the waterfront that are coordinated with existing and proposed residential/commercial locations to the west of Washington Avenue. Priority shall be given to existing and proposed east/west collector and arterial street extensions. Link these sites with a pedestrian/bikeway system on the north/south axis. Provide for visual access and breezeway locations as part of all development proposals.
- C. Encourage appropriate land uses based upon a survey of existing uses, market forces, public facilities and services, and environmental concerns set forth in the other elements of the Comprehensive Plan. Develop a flexible set of land development regulations that will provide for mixed use opportunities that, at a minimum, include both low and high intensity residential uses, tourist use, commercial uses, public and private recreational uses, including wet docking and boat slips, but not marine service activities.

OBJECTIVE #10: THE CITY OF TITUSVILLE SHALL PROVIDE FOR APPROPRIATE AND ADEQUATE LAND FOR RESIDENTIAL LAND USES THROUGH THE ADOPTION OF LAND DEVELOPMENT REGULATIONS TO PROVIDE A VARIETY OF HOUSING OPPORTUNITIES AND LOCATIONS.

Policy #1: Designation of residential land uses shall be identified on the Future Land Use Map as appropriate based on the following general factors and performance criteria:

- A. Sites for residential development shall be located throughout the City in a variety of residential zoning classifications which provide for a variety of lot sizes, floor areas, setbacks, and residential densities.
- B. Single family residential uses shall consider existing and proposed land uses to ensure compatibility.
- C. Medium density residential uses (less than 9 units per acre) shall consider existing and proposed land uses to ensure compatibility. Further, such densities shall be located adjacent to at least a collector street.
- D. High density residential uses (9.1 to 15 units per acre) or mobile homes shall consider existing and proposed land uses to ensure compatibility. Further, such densities shall be located adjacent to at least a minor arterial street.
- E. Residential/Professional uses may be considered in all residential land use designations as a conditional use based upon criteria and performance requirements to insure residential compatibility. Further, such uses shall be located adjacent to at least a minor arterial street.
- F. Negative impacts of residential land uses on environmentally sensitive areas shall be minimized. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of residential land use designation and the specific intensity of use authorized by land development regulations.
- G. Residential development sites shall be accessible to and/or provide essential public services at levels of service adopted by the Comprehensive Plan including transportation, potable water, sewage treatment, solid waste, drainage, recreation and open space, law enforcement and fire protection.

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- H. Land development regulations shall include requirements for natural vegetative and other appropriate buffers to minimize nuisance effects and incompatibilities with other land uses.
- I. Accessory commercial uses may be permitted in a Planned Development district in accordance with land development regulations.

Policy #2: The City shall further delineate, through its land development regulations and Future Land Use Map, residential zoning mechanisms to create zoning categories of single family, medium density residential, high density residential. Each category shall be further delineated with appropriate location and performance criteria.

OBJECTIVE #11: THE CITY OF TITUSVILLE SHALL PROVIDE FOR APPROPRIATE AND ADEQUATE LAND FOR PUBLIC/SEMI-PUBLIC LAND USES THROUGH THE ADOPTION OF LAND DEVELOPMENT REGULATIONS.

Policy #1: Designation of Public/Semi-public land uses shall be identified on the Future Land Use Map as appropriate based on the following general factors and performance criteria:

- A. Governmental facilities shall be located in areas easily accessible by the public and compatible with surrounding land uses.
- B. Service facilities such as water and wastewater treatment facilities shall be located in either commercial or industrial areas.
- C. School facilities shall be located in conjunction with residential patterns and easily accessible by the public.
- D. Safety facilities such as police and fire stations shall be located to maximize such facility's efficiency to serve the City based on response time and configuration of the circulation system.
- E. Semi-public facilities shall be permitted by conditional use process through land development regulations.

Policy #2: The City shall, by 1995, develop a public facilities element to further delineate long range public capital facility needs and potential funding alternatives.

Policy #3: New public land uses shall be permitted within all land use areas identified in the Future Land Use Map, provided that the proposed use is officially requested through the Local Planning Agency and approved by City Council, after hearing public input on said use.

OBJECTIVE #12: THE CITY OF TITUSVILLE SHALL PROVIDE FOR APPROPRIATE AND ADEQUATE LAND FOR CONSERVATION LAND USE THROUGH THE ADOPTION OF LAND DEVELOPMENT REGULATIONS.

Policy #1: Designate Conservation land uses on the Future Land Use Map based upon the Goals, Objections and Policies of the Conservation Element. As a primary data source, the U.S. Department of the Interior Fish and Wildlife Wetlands Map Series (1988) or as most recently amended shall be used in coordination with the following environmental factors:

- A. 100 year flood zone, as reported by the Federal Emergency Management Administration (FEMA).

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- B. U.S. Soil Conservation Service Soil Survey of Brevard County (November 1974) definition of soils with very severe limitations for urban development (Soils of the Swamps, Marshes and very wet areas).

Policy #2: Permitted uses within the Conservation land use area shall be limited to conservation, recreation, open space, and stormwater management systems consistent with the policies of the Conservation Element and the land development regulations. However, application for greater densities may be considered based upon site specific data and/or mitigation mechanisms as set forth within the Conservation Element and the land development regulations.

Policy #3: Conditional uses within the Conservation land use designation shall be considered if there is no practical alternative to insure reasonable use of the applicant's property, and shall be based upon site specific evaluation by all applicable regulatory agencies and consideration of the following criteria:

- A. Compatibility with adjacent land uses.
- B. Feasibility of development based upon the existing zoning or zoning assigned during annexation or rezoning.
- C. Mitigation and performance criteria as set forth in Objective #6, Policy #2, Strategy #1 and Policy #3, Strategy #6 of the Conservation Element, LAND.
- D. Application of a "no net loss" of wetlands approach to land development regulations.

OBJECTIVE #13: COORDINATE GREATER COMPATIBILITY BETWEEN THE LAND DEVELOPMENT PROCESS AND THE NATURAL ENVIRONMENT BY DIRECTING DEVELOPMENT DENSITIES AND INTENSITIES TO THOSE AREAS HAVING THE MOST CAPABILITY FOR ABSORBING DEVELOPMENT WHILE PROTECTING THOSE ENVIRONMENTALLY SENSITIVE AREAS WHICH HAVE LOWER TOLERANCE FOR URBANIZATION. [9J-5.006(3)(b)(1)]

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Policy #1: All future land use decisions, zoning changes, special uses, conditional uses, development review and amendments to the land use plan shall be based, in part, upon the compatibility of the proposed use with regard to the environmentally sensitive areas as discussed in the Conservation Element. [9J-5.006(3)(C0(1,4 and 6)]

Strategy #1: The following items shall be addressed in the analysis of the land use changes:

1. Surrounding uses;
2. Surrounding zoning;
3. Acreage;
4. Description of site;
5. Soils and topography;
6. Flood zone
7. Recharge potential;
8. Traffic counts on adjacent streets; and
9. Impact on adopted levels of service.

Strategy #2: The City of Titusville shall address at a minimum the following provisions in its adopted land development regulations:

1. Stormwater management;
2. Safe and convenient on-site traffic flow;
3. Parking
4. Percentage of impervious surface;
5. Drainage;
6. Signs;
7. The subdivision of land;
8. Provision of open space and recreation;
9. Buffering/screening;
10. Aquifer recharge;
11. Regulation of the development of flood prone areas; and
12. Landscape

Policy #2: The following uses are not compatible in the immediate vicinity of municipal potable water wells:

- gasoline and/or hazardous material storage tanks;
- industrial land uses; or
- commercial agricultural activities. [9J-5.006(3)(c)(6)]

Policy #3: The City shall consider annexations and rezonings as a means for addressing the needs of additional acreage for single family dwelling units.

OBJECTIVE #14: THE CITY OF TITUSVILLE SHALL COORDINATE WITH BREVARD COUNTY IN THE SAFE EVACUATION OF COASTAL POPULATIONS IN ACCORDANCE WITH BREVARD COUNTY'S HURRICANE EVACUATION PLAN. [9J-5.006(3)(b)(5)]

Policy #1: The City of Titusville shall maintain a Disaster Operations Plan which will be coordinated with Brevard County and the Kennedy Space Center.

Policy #2: The City of Titusville shall identify inland structures which can function as temporary housing for the evacuated population and assist the Red Cross in equipping these structures for emergencies.

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Policy #3: The City of Titusville police and fire departments shall coordinate with Brevard County in evacuating coastal residents.

Policy #4: Programs shall be developed to mitigate the destructive forces of hurricane events within the City's coastal zone. The following criteria shall apply in the implementation of this policy:

- A. Post-hurricane mitigation shall include mechanisms for the relocation of structures significantly damaged in major hurricane events.
- B. Land acquisition programs shall include provisions for the possible redirection of funds to acquire beach and estuarine properties which should not be redeveloped following a major hurricane.
- C. Discourage the redevelopment and rebuilding of facilities which serve to encourage growth in hazardous areas except for necessary services for existing development.

OBJECTIVE #15: THE CITY OF TITUSVILLE SHALL PURSUE INNOVATIVE LAND DEVELOPMENT REGULATIONS TO ESTABLISH THE PLANNED UNIT DEVELOPMENT CONCEPT FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND USES AND CONSIDER OTHER MIXED LAND USE DEVELOPMENT TECHNIQUES.

Policy #1: Establish through the land development regulations the planned unit development process for residential, commercial, and industrial land uses, mixed use zoning districts, and mixed use planned unit development based upon the following general factors and performance criteria:

- A. Encourage creative approaches in housing developments that will result in quality living environment through innovative design and aesthetic controls.
- B. Encourage creative approaches in commercial/industrial developments that will result in quality shopping and working environments through innovative design and aesthetic controls.
- C. Encourage a combination of housing types and styles including single family, two-family, and multiple family dwellings.
- D. Encourage flexibility in design by permitting development clustering and a variety of architectural styles and treatments.
- E. All non-residential uses, such as commercial uses, to serve the inhabitants of a residential PUD, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development.
- F. Encourage the preservation of common open space, recreational facilities, natural features such as woodland and wetland areas.
- G. Consider the carrying capacity of the various levels of service for infrastructure and services.
- H. Encourage mixed use zoning districts to intermix residential land use with employment, commercial, educational and recreational opportunities in those unique mixed use areas designated on the Future Land Use Map.
- I. Encourage develop of vacant and/or unused urbanized areas to minimize urban sprawl.

- J. Encourage revitalization of downtown Titusville and other areas designated for redevelopment due to blighted conditions.

OBJECTIVE #16: THE CITY OF TITUSVILLE SHALL PURSUE THE DEVELOPMENT OR REGIONAL MIXED USE DEVELOPMENT WHICH SHALL BE INTENDED TO ACT AS A CENTER OF COMMERCIAL, PROFESSIONAL, FINANCIAL, HIGH TECH INDUSTRIAL AND UNIQUE RETAIL SERVING A SPECIFIC RESIDENTIAL COMMUNITY THROUGH INNOVATIVE LAND DEVELOPMENT REGULATIONS.

Policy #1: Designation of the Regional Mixed Use land uses shall be identified on the Future Land Use Map as appropriate, based on the general factors and performance criteria noted below in this policy. The Mixed Use Districts shall be designated on the map consistent with the land development regulations and shall comply with the following performance standards:

A. Regional Mixed Use shall developments contains a minimum of 160 acres. No additions to the development shall be permitted to the original development boundaries.

B. Shall include a mix of three (3) or more uses consisting of the following:

Type of Use	Allowable Density and/or Intensity
Single-Family	0-6.7 du/acre
Multi-Family	10 to 40 units/acre
Commercial	10 to 40 timeshare/resort units per acre 50% lot coverage/ FAR from 0 to 3
Industrial	50% lot coverage/ 0 to 1 FAR
Public Uses	Not applicable
Recreational uses	Not applicable

- C. No single use, as noted in above noted item B, shall occupy more than 50% in acreage of the regional mixed-use district.
- D. A mix of use project which is exceeding the Development of Regional Impact (DRI) threshold shall also be required to obtain appropriate State of Florida DRI approval in addition to any City of Titusville approvals.
- E. Negative impacts on environmentally sensitive areas shall be minimized, eliminated and/or mitigated. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of industrial land use designations and the specific intensity of use authorized by land development regulations.
- F. All development activity shall be within all adopted concurrency requirements identified in the Land Development Regulations.
- G. Encouraged preservation of natural areas, such as woodland and wetland areas.
- H. Encourage a compatible and interrelated mix of residential and non-residential development, which should include employment and recreational opportunities.

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- I. Should encourage innovative design and aesthetic controls.
- J. Shall be required to have buffering areas between different uses.
- K. Internal traffic movements shall be designed in a manner that provides for pedestrian and vehicular traffic compatibility and safety
- L. Minimize circulation conflicts by providing truck routes to industrial areas and pedestrian access to residential areas, with traffic control devices at conflict points with general traffic circulation.
- M. Governmental facilities shall be located in areas easily accessible by the public and compatible with surrounding land uses
- N. School facilities shall be located in conjunction with residential patterns and easily accessible by the public. Residential development shall be coordinated with the Brevard County School Board to encourage adequate, functional, and accessible facility for the public.
- O. Requirements/criteria noted in Object 5, Objective 6 and Objective 10 of the City of Titusville Future Land Use Element of the Comprehensive Plan.
- P. Regional Mixed Use Development shall be located off an existing improved Major/Minor arterial roadway corridors. A minimum of 25% of the total perimeter boundary of the site shall directly front off a Major/Minor Arterial. All main access points to the development shall be from a Major/Minor Arterial.

Policy #2: The City shall further delineate, through its land development regulations, Single Family, Multi Family, Commercial and High Tech Industrial zoning mechanisms to create zoning categories for the Regional Mixed Use land use. This zoning category shall be further delineated with appropriate locational and performance criteria

OBJECTIVE #17: THE CITY OF TITUSVILLE WILL ESTABLISH STANDARDS FOR DENSITY AND/OR INTENSITY OF USE FOR EACH FUTURE LAND USE CATEGORY.

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Policy #1: The following standards for densities or intensities of use shall apply to each future land use category as indicated below:

Land Use	Objective	Density (Residential Use)	Intensity (Non-Residential Use)
Industrial	#5	n/a	.2 FAR ²
Commercial	#6	n/a	.2 FAR ²
Downtown Mixed Use	#7	20 du/acre	.2 FAR ²
Urban Mixed Use	#8	15 du/acre	.2 FAR ²
Shoreline Mixed Use	#9	20 du/acre	.2 FAR ²
Residential	#10	15 du/acre	.2 FAR ²
Public/Semi-public	#11	n/a	.2 FAR ²
Conservation	#12	n/a	n/a
Regional Mixed Use ¹	#16		

¹ Density/Intensity standards for Regional Mixed Use are contained in Objective 16, Policy 1B

² The .2 FAR will be applied to individually developed lots/parcels. Where a planned/mixed use development is proposed and common amenities (i.e., parking, stormwater retention, openspace, etc.) are provided, the .2 FAR will apply to the total planned/mixed use development; however, individual parcels within the planned/mixed use development will be allowed at a higher FAR based upon site specific impacts.

(Ord. No. 14-2003, §3, 4/8/03)

OBJECTIVE #18: THE CITY OF TITUSVILLE WILL ENSURE THE AVAILABILITY OF LANDS TO SITE FUTURE PUBLIC SCHOOLS BY ALLOWING ADEQUATE OPPORTUNITIES PROXIMATE TO RESIDENTIAL AREAS.

Policy #1: Elementary, middle and high schools shall be allowed in Residential and Commercial Land use designations.

Policy #2: The City shall encourage the siting and collocation of public schools and other public facilities such as parks, libraries, and community centers.

Policy #3: The City shall coordinate the Brevard County School Board's five year facilities work program with the City's Capital Improvement Schedule, where applicable.

Policy #4: The City shall work cooperatively and maintain an ongoing exchange of information with the Brevard County School Board and other educational facility providers to ensure that new and expanded educational facilities are properly located, designed and constructed to be constructed to be consistent with the City's comprehensive plan.