

**GOALS, OBJECTIVES AND POLICIES**

**GOAL 1: Growth Management and Land Uses.** 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 1.1 Character Land Use Districts.** The City shall develop, through small area studies, neighborhood plans, and corridor studies, specific land use strategies based on the character and needs of unique character districts or areas of the City for the purpose of providing more comprehensive and holistic planned policies and strategies for areas that are experiencing growth and redevelopment.

**Policy 1.1.1:** The City shall identify specific areas in the City based on the unique character of the area, neighborhood, or community as character districts. Specific character districts could include areas with similar development patterns, shared major infrastructure, physical and natural boundaries, and may be recognized as special areas of the City by the general community.

**Policy 1.1.2:** The City shall prioritize specific areas of the City to conduct studies and/or plan to provide the data and analysis for the development of the character district goals, objectives and policies.

**Policy 1.1.3:** The City shall promote single-family development and redevelopment by restricting the proliferation of multifamily dwellings within neighborhoods, such as the Indian River City subdivision area, which have developed primarily with traditional, detached, low density single family dwelling units on individual lots.

**Policy 1.1.4:** The City shall not introduce, approve or allow other land uses in an area where single family land uses are the predominant land use of the area unless the proposed new land use is consistent with a redevelopment plan or formal study adopted by City Council.

**Policy 1.1.5:** By 2012 the City shall develop a master plan for the State Road 50 corridor to ensure quality economic growth and public spaces within this corridor.

**Policy 1.1.6:** The City shall prepare a master plan for the Spaceport Commerce Park and the Enterprise Park to establish a harmonized and coordinated planning process for these areas.

**Policy 1.1.7:** As properties along Riveredge Drive are annexed, the Riveredge Drive Small Area Plan (approved by Council November 23, 2004) shall be a guideline when land use and development review decisions are made.

**Objective 1.2: Redevelopment and Adaptive Reuse.** The City shall encourage the redevelopment and adaptive reuse of commercial, office and residential properties along transportation corridors in the City that are aging and/or experiencing decline.

**Policy 1.2.1:** The City shall encourage multi-story construction to optimize the development of land, creation of more efficient parking strategies, and visually appealing buildings.

**Policy 1.2.2:** The City shall encourage shared stormwater and parking strategies among adjacent developments to encourage greater efficiency and aesthetics.

**Policy 1.2.3:** The City shall encourage commercial redevelopment and reuse of residential properties for commercial uses to orient the development at intersections and deter dependency on collector and arterial road frontage.

**Policy 1.2.4:** The City shall provide an administrative process for zoning and site development requirement waivers for redevelopment and reuse commercial development projects.

**Policy 1.2.5:** The City shall research and if appropriate designate areas and/or properties in the City as "brownfields" to promote redevelopment and reuse.

**Objective 1.3: Concurrency.** The City will manage a concurrency management system to evaluate the impact of the development on the level of services of the public facilities such as potable water, sanitary sewer, solid waste, drainage, transportation, and parks and recreation. 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 Elements of the plan) are available concurrent with the impacts of the development. [9]-5.006(3)(b)(1)]

**Policy 1.3.1:** 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 from urbanization in a contiguous manner that minimizes additional public investments. [9J-5.006(3)(b)(3)]

**Policy 1.3.2:** Prior to the approval of a building permit or functional equivalent the City of Titusville shall consult with the applicable water supplier to determine whether adequate water supplies to serve new development will be available.

**Policy 1.3.3:** 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 1.4:** **Historic and Recreation Resources.** 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 1.4.1:** The City of Titusville shall take steps to identify its historic resources to maximize the City's ability to protect these resources.

**Strategy 1.4.1.1:** 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.

**Policy 1.4.2:** 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 1.4.2.1:** Site security shall be enhanced through security fencing and the posting of trespassing notices on applicable public owned property.

**Strategy 1.4.2.2:** If determined to be desirable by the property owners, a neighborhood watch program will be initiated in Residential Historic Properties District.

**Strategy 1.4.2.3:** Educate the public to the cost associated with the loss of cultural, historical and archeological resources via posters and newspaper articles.

**Policy 1.4.3:** Protection and preservation measures shall be implemented for the City's significant historical, archeological or architectural resources.

**Strategy 1.4.3.1:** A residential historical properties zoning category shall be established and maintained.

**Strategy 1.4.3.2:** The City shall rank properties identified as significant archeological/architectural/ and/or historic resources as top priorities for acquisition and/or preservation efforts.

**Strategy 1.4.3.3:** The City shall consider the purchase of development rights associated with certain properties identified as being historically or archeologically significant.

**Policy 1.4.4:** 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 1.4.4.1:** 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 1.5: Greenhouse Gases.** The City shall implement measures to reduce greenhouse gas emissions.

**Policy 1.5.1:** The City shall reduce greenhouse gas emissions by promoting compact development and alternative transportation choices such as pedestrian, bicycling and transit.

**Policy 1.5.2:** The City shall consider energy, water conservation and habitat while building for all public projects.

**Policy 1.5.3:** The energy-efficiency of proposed new development shall be considered when land use and development review decisions are made.

**Policy 1.5.4:** The City shall develop an incentive program for developers to promote ride sharing and/or the use of public transportation.

**Policy 1.5.5:** The City shall develop an incentive program to encourage the generation of local renewable energy.

**Policy 1.5.6:** The City shall draft policies to facilitate higher intensities for commercial use in concentrated areas to reduce and mitigate greenhouse gas emissions by 2012.

**Objective 1.6: Inconsistent Land Uses:** Encourage the elimination or reduction of land uses, which are inconsistent with the Comprehensive Plan and gradually reduce them toward eventual elimination. [9J-5006(3)(b)(3)]

**Policy 1.6.1:** New development shall be consistent with the guidelines of the Future Land Use Element and Future Land Use Map.

**Policy 1.6.2:** The City shall actively work toward the elimination of inconsistent land use.

**Strategy 1.6.2.1:** 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 1.6.3:** 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 1.6.4:** Regulation for buffering of incompatible land uses shall be set forth in the City's land development regulations.

**Objective 1.7:**       **Urban Sprawl.** 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 1.7.1:**       The City shall coordinate with Brevard County in implementing the Interlocal Agreement for areas in and immediately adjacent to the City of Titusville.
- Policy 1.7.2:**       In considering annexations, the city shall require the availability of essential public facilities and assess the level of service of the facilities to support urban development incorporating into the City of Titusville. As a minimum, the level of service standards set fourth under Objective 1.5 of the Capital Improvements Element shall be maintained.
- Policy 1.7.3:**       The City shall ensure availability of suitable land for public utility facilities necessary to support the City's urban services area and the servicing of individual parcels of land through a permitted use designation in applicable land development regulations.
- Policy 1.7.4:**       The City shall discourage sprawl by preparing character district plans as in Objective 1.1, which will promote compact development and improve blighted areas.
- Policy 1.7.5:**       The City shall encourage the establishment of residential, retail, office, and civic uses within  $\frac{1}{4}$  mile of neighborhood centers as an effective way to reduce vehicular trips and promote transit, walking and bicycling.
- Policy 1.7.6:**       The City shall encourage retail and office buildings to be placed close to the streetside sidewalk to promote pedestrian travel along roadways.
- Policy 1.7.7:**       The City shall define and designate infill development as vacant, skipped-over parcels of land in built up areas that have been platted or previously developed more than 20 years ago. Infill development properties must also meet one or more of the following characteristics:
- (1) Is in a subdivision that is more than 80 percent built out and that was platted more than 20 years ago.
  - (2) Is within an area that contains lots of two acres or less where 80 percent or more of the lots or tracts are developed and have been for at least 20 years.
  - (3) Is within a blighted area as defined by state law or is within the City's Community Development Block Grant Target areas.
  - (4) Contains an original structure or use that is no longer viable or which is not economically feasible to renovate.
  - (5) Contains an existing structure that does not comply with current development and/or zoning code requirements.

- (6) Is a lot that does not comply with current zoning or development code requirements and has been developed in the past.

**Policy 1.7.8:** A development must be readily accessible to infrastructure, services and public facilities to be designated as infill development.

**Policy 1.7.9:** The City shall provide standards and administrative process to facilitate infill development. The Land Development Regulations shall be amended to provide flexibility in site development.

**Objective 1.8: Industrial Land Uses.** The City of Titusville shall provide for appropriate and adequate land for industrial land uses through the designation of Industrial and Planned Industrial Park land use designations on the Future Land Use Map.

**Policy 1.8.1:** 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 Coast Regional Airport.

**Policy 1.8.2:** 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 and recreation and open space.

**Policy 1.8.3:** 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. Industrial development shall be encouraged to be master planned to share infrastructure.

**Policy 1.8.4:** 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 uses designations, and the specific intensity of use authorized by the Land Development Regulations.

**Policy 1.8.5:** Industrial land uses 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.

**Policy 1.8.6:** The City shall require 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.

**Policy 1.8.7:** The City shall protect the Planned Industrial Park areas from the encroachment of non-industrial uses and preserve designated Planned Industrial Park land for industrial and related uses. In Planned Industrial Park Developments, office business and commercial uses may be permitted as complementary uses and must be associated with or servicing the industrial uses.

**Policy 1.8.8:** 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 locations and performance criteria, including the consideration of marketing factors and economic development needed as criteria for said zoning designations. Economic Opportunity Districts shall permit the temporary use of existing structures which vacancy or underutilization has created a blighted or depressed area, as determined by Council.

**Policy 1.8.9:** The City shall encourage innovative signage and landscaping at all major entry points into the Planned Industrial Parks.

**Policy 1.8.10:** The City shall coordinate through its representatives with the Florida Department of Transportation and Brevard County to expand and enhance the overall transportation network surrounding the Planned Industrial Parks and the surrounding Space Coast Regional Airport.

**Policy 1.8.11:** The City shall be encouraged to coordinate with Brevard County as to the development of a master plan for the Spaceport Commerce Park which will establish a process of development and incentives to future businesses.

**Policy 1.8.12:** The City shall establish a Green Building Program in order to encourage environmentally friendly and energy-efficient construction by 2012.

**Policy 1.8.13:** The City shall establish an incentive program for the reduction of green house gases through the use of renewable fuels.

**Policy 1.8.14:** All requests for the Planned Industrial Park land use amendment shall include a master development plan. If the project intends to limit the maximum intensity allowed, then the requested maximum intensity thresholds shall be established and listed in the table below. The maximum intensities listed in the project table below, shall be used to determine concurrency and impacts. The maximum intensities listed below shall be illustrated on the Future Land Use Map.

Name of Development/Project	Allowable Intensity
1. 4Frontiers- a 73 acre property located	Floor Area Ratio of .32

east of State Road 407 and south of Sheppard Drive.	
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(Ord. No. 30-2010, §2 10-12-2010)

**Objective 1.9: Commercial Land Uses.** The City of Titusville shall provide for appropriate and adequate land for commercial land uses through the designation of Commercial High Intensity and Commercial Low Intensity land use designations on the Future Land Use Map.

**Policy 1.9.1:** Sites for high intensity commercial development shall be located with convenient and direct access at arterial intersections. Collector/arterial intersections are acceptable provided minimal access is necessary on the collector street.

**Policy 1.9.2:** 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.

**Policy 1.9.3:** 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, and recreation and open space.

**Policy 1.9.4:** 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.

**Policy 1.9.5:** 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 microclimate.

**Policy 1.9.6:** 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 uses intrusion into residential land use areas.

**Policy 1.9.7:** Water-dependent commercial land uses will be considered for location along the Indian River Lagoon. Only adjacent uplands shall be considered for water related commercial uses adjacent to the Indian River Lagoon.

- Policy 1.9.8:** 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.
- Policy 1.9.9:** 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 near the intersections of arterials and/or collector roadways. 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 intersections and extend no further than ½ mile from said intersections.
  - D. Impacts upon traffic circulation shall be mitigated, through right-of-way dedication for road widening and frontage access streets, the assessment of impact fees and the provision and/or expansion of pedestrian and bicycling facilities, as deemed appropriate by the location and type of commercial impacts.
  - 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.
  - G. Light Industrial Services and Warehousing (M-1) zoning that has been established within areas designated as High Intensity Commercial land use prior to September 2013 shall be deemed to be consistent with the High Intensity Commercial designation.
  - H. Economic Opportunity Districts shall permit the temporary use of existing structures which vacancy or underutilization has created a blighted or depressed area, as determined by Council.
- Policy 1.9.10:** 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 near intersections. Intersection locations are preferred to linear developments. The City shall not introduce, approve or allow commercial land uses in an area where single family land uses are the predominant land use of the area unless the proposed new land use is consistent with a redevelopment plan or formal study adopted by City Council.
- 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 oriented towards neighborhood needs and convenience factors and should be designated for limited retail and sales use and/or commercial/professional mixed uses.

**Policy 1.9.11:** The City shall further delineate, through its land development regulations, commercial zoning mechanisms to create zoning categories of neighborhood commercial, community commercial, regional commercial, and office. Each category shall be further delineated with appropriate locations and performance criteria.

**Policy 1.9.12:** The City shall require a contribution, enhancement, or provision toward the public transportation system for the future growth needs of the commercial areas of the City.

**Policy 1.9.13:** The City shall draft policies to facilitate higher intensities for commercial use to provide for concentrated areas to reduce/mitigate greenhouse gas emissions by November 1, 2010.

**Objective 1.10: Downtown Land Uses.** 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 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.

**Policy 1.10.1:** Enhance the visual attractiveness of the downtown area through creation of gateways at entry points of the downtown area and also as an entrance to the Canaveral National Seashore and the Merritt Island National Wildlife Refuge, with 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.

- Policy 1.10.2:** Utilize a waterfront orientation to link the downtown area with the Indian River, East Coast Greenway and Kennedy Space Center through the use of trails, pedestrian walkways, boardwalks, interpretive displays, educational programs, and launch and river viewing areas to create a unique office/retail/residential/open space environment.
- Policy 1.10.3:** Encourage, promote and provide active and intimate pedestrian outdoor spaces (plazas, waterfront walks, shopping arcades, café'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.
- Policy 1.10.4:** 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.
- Policy 1.10.5:** Encourage mixed-use development in the sub-areas of the Downtown Mixed Use district, as provided for in the Land Development Regulations, 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.
- Policy 1.10.6:** 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.
- Policy 1.10.7:** 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.
- Policy 1.10.8:** Emphasize development east of U.S. 1 Hwy 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.
- Policy 1.10.9:** The City shall encourage permanent residency and the re-establishment of affordable owner occupied neighborhoods in the Downtown Mixed Use district to create a mix of residential housing choices of different types of intensities.
- Policy 1.10.10:** The City shall continue to plan to meet the parking needs for new downtown developments through public and private partnerships.

- Policy 1.10.11:** Determine the feasibility of underground utilities, including alternate implementation strategies.
- Objective 1.11: Urban Mixed Use.** The City of Titusville shall encourage the mix of residential, office, and commercial uses in urban areas through the designation of the Urban Mixed Use land use category on the Future Land Use Map.
- Policy 1.11.1:** Provide for the compatibility of mixed land use patterns, which should consist of commercial, office, and residential uses through the implementation of appropriate land development regulations.
- Policy 1.11.2:** Provide for pedestrian and cycling facilities, as well as other pedestrian amenities such as interesting streetscapes, urban plazas and open space, and landscaping.
- Policy 1.11.3:** Protect public access to natural amenities, such as the Indian River, lakes, streams, wetlands and protected wildlife habitat.
- Policy 1.11.4:** Develop a program to link the Main Street corridor with the surrounding neighborhood through pedestrian access, streetscape improvements, architectural continuity, tree preservation and buffering techniques (privacy screening, setbacks, landscaping and noise control).
- Policy 1.11.5:** Focus private and public efforts on redevelopment of blighted structures and maintenance of the built environment.
- Policy 1.11.6:** Encourage private development activities to coordinate with existing residents and property owners. Coordinate the provision of adequate public facilities and services.
- Policy 1.11.7:** Require appropriate visual screens/buffers, with emphasis on landscape materials, between residential and other land uses when new or expanded development is proposed.
- Policy 1.11.8:** Apply the Community Development Block Grant program to assist low and moderate-income families and improve the neighborhood environment.
- Policy 1.11.9:** Encourage the location and relocation of industrial uses to areas appropriately designated as industrial on the Future Land Use Map.
- Policy 1.11.10:** Provide for a reduced need for infrastructure by allowing for shared parking, drainage, and other facilities.
- Policy 1.11.11:** Provide residents with a variety of housing choices, both in housing type and cost.
- Policy 1.11.12:** This designation is intended primarily for the redevelopment of areas with a distinctly urban character; however, there shall not

be an encroachment into existing residential neighborhoods with a density less than five units per acre.

**Policy 1.11.13:**

Encourage redevelopment in the US 1 Corridor Master Plan study area as identified in the plan approved by City Council on August 22, 2006 at three geographic sites which are designated for significant revitalization. Only these sites within the US 1 Corridor Master Plan study area are candidates for the Urban Mixed Use land use category and the Urban Village zoning district and the exact locations of these sites are defined in the Urban Village Zoning District provided in the Land Development Regulations:

- (1) Redevelopment Site #1 – The property bordered by Harrison Street to the south, Block 3 of the Bougainvillea Park Subdivision to the north, Highway US 1 (Washington Avenue) to the east, and Hopkins Avenue to the west.
- (2) Redevelopment Site #2 – The property bordered by Narvaez Drive to the south, Country Club Drive to the north, Highway US 1 (Washington Avenue) to the east and Hopkins Avenue to the west.
- (3) Redevelopment Site #3 – The property bordered by Highway US 1 to the east, the railroad to the west and south of SR 50, described as lying in Section 26 and 27, Township 22 South, Range 35 East in Brevard County described by the following:
  - West side by the F.E.C. Railroad right-of-way
  - East side by the S.R. #5 (U.S. #1 Hwy.)
  - North side by the north 54' of lot 8
  - South side by lots 20 & 21.01 (Indian River City Plat)

**Policy 1.11.14:**

Mixed use in the US 1 Corridor Master Plan study area is encouraged with the following principles, as approved by City Council, in the plan on August, 22, 2006:

- A. Strengthen the neighborhood character as a foundation for attracting new investment in owner occupied residential development.
- B. Establish an interconnected pedestrian circulation system linking the waterfront parks, neighborhoods and mall sites.
- C. Develop a mixed use tourist node that enhances public access to the waterfront while recognizing the importance of the Indian River Lagoon as an environmental asset in the south end of the study area.
- D. Address stormwater runoff issues in the immediate surrounding areas as well as for the on-site development.

- E. Encourage a mix of uses including but not limited to high density residential, retail, and public realm areas (pavilions, amphitheaters, and similar open gathering areas) that contain urban elements of increased density, intensity and height.

**Policy 1.11.15:** All requests for the UMU designation and UV, Urban Village zoning shall include a master development plan. As each of the three identified revitalization sites prepares a mixed use development plan to accompany the future land use amendment and rezoning request, the maximum density and intensity thresholds established for each site shall be added to the following table and shall be used to determine concurrency and impacts (the identified projects shall have the flexibility of an increase or decrease of up to 5% for density or intensity within the UMU limits established in Policy 1.20.1 (Density and Intensity Criteria) without a comprehensive plan amendment):

Name of Development (Location)	Allowable Density and/or Intensity
Miracle City Mall	Maximum Total Non-residential Intensity – 0.3 FAR Maximum Total Residential - 15 dwelling units per acre.
Riverwalk Village (Westside of US 1 and south of SR 50) Redevelopment Site # 3	96,100 s.f. retail/restaurant/office 352 dwelling units Maximum Total Non-residential Intensity – 0.07 FAR Maximum Total Residential – 12.46 dwelling units per acre.
<i>(Ord. No. 11-2007, § 2-13-2007; Ord. No. 55-2007, § 1.9-25-2007; Ord. No. 7-2013; Ord. No. 25-2014, § 6-10-2014)</i>	

**Objective 1.12:** **Shoreline Mixed Use:** The City of Titusville shall pursue the preservation of the commercial, residential, recreational, and public and semi-public mixed-use area adjacent to the Indian River Lagoon and redevelop blighted areas through the designation of the Shoreline Mixed Use land use category on the Future Land Use Map.

**Policy 1.12.1:** Preserve and enhance the visual and functional relationship in this unique strip of Indian Riverfront land as a liner link between the industrial/Space Center land uses to the south and the historic/commercial/residential land use to the north.

**Policy 1.12.2:** 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.

**Policy 1.12.3:** 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 uses, commercial uses, public and private recreational uses, including wet docking and boat slips, but not marine service activities.

**Objective 1.13:** **US 1 Corridor Land Use.** The City shall develop neighborhood specific plans to identify the strengths and weaknesses of each neighborhood and provide recommendations to better improve the community through a Neighborhood Plan.

**Policy 1.13.1:** The City of Titusville shall provide for the preservation and revitalization of the established residential and commercial neighborhoods of the US 1 Corridor Study Area as identified in the US 1 Corridor Master Plan (2006).

Strategy 1.13.1.1 The US 1 Corridor Neighborhoods Land Use District shall protect the interior established single-family areas of the neighborhoods by preventing commercial and multi-family encroachment, unless appropriate areas for commercial and multi-family uses are identified by a Neighborhood Plan.

Strategy 1.13.1.2 The US 1 Corridor Land Use District within the Indian River City neighborhood area is further categorized into two (2) sub-districts. The Residential sub district and the Commercial Mixed-Use sub-district(see attached map).

Strategy 1.13.1.3 All commercial uses shall be limited to properties that have access to US 1 Hwy or Hopkins Avenue, unless otherwise provided for by a Neighborhood Plan.

Strategy 1.13.1.4 Limited mixed uses shall be provided for properties located along the identified commercial corridors based on the Indian River City Neighborhood Plan (Resolution 8-2012). New commercial uses within the residential sub-district shall not be permitted. Hence, the intensity allowed by the US 1 Corridor land use does not apply within this area.

Strategy 1.13.1.5 Zoning regulations shall provide for greater buffering through landscape, site design, or other means between commercial and residential uses as provided through the land development regulations.

Strategy 1.13.1.6 The City shall provide opportunities for revitalization through property improvement grant programs, housing opportunity programs, and park and entranceway improvements.

Strategy 1.13.1.7 The Indian River City Neighborhood shall be designated with US 1 Corridor land use. The Neighborhood Plan for the Indian River City Neighborhood was adopted by the City with Resolution 8-2012 and shall be the guiding document for zoning regulations.

**Objective 1.14: Residential Land Use.** The City of Titusville shall provide for appropriate and adequate land for residential land uses through the designation of Residential One, Residential Two, Low Density Residential, Medium Density Residential, and High Density Residential on the Future Land Use Map to provide a variety of housing opportunities and locations.

**Policy 1.14.1:** 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.

**Policy 1.14.2:** Residential One uses (maximum 1 unit per acre) shall consider availability of public facilities, existing development patterns, and proposed land use to ensure compatibility.

**Policy 1.14.3:** Residential Two uses (maximum 2 units per acre) shall consider availability of public facilities, existing development patterns, and proposed land uses to ensure compatibility.

**Policy 1.14.4:** Low density residential uses (maximum 5 units per acre) shall consider existing and proposed land uses to ensure compatibility.

**Policy 1.14.5:** Medium density residential uses (maximum 10 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, unless the property is located along the following local road, which already has a multi-family development pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).

**Policy 1.14.6:** High density residential uses (maximum 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 collector or arterial street unless the property is located along the following local road, which already has a multi-family development pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).

**Policy 1.14.7:** 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 collector or arterial street.

**Policy 1.14.8:** 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 uses designation and the specific intensity of use authorized by land development regulations.

**Policy 1.14.9:** 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.

**Policy 1.14.10:** Land development regulations shall include requirements for natural vegetative and other appropriate buffers to minimize nuisance effects and incompatibilities with other land uses.

**Policy 1.14.11:** The City shall further delineate, through its land development regulations and Future Land Use Map, residential zoning mechanisms to create zoning categories for Residential One, Residential Two, Single Family, Low Density Residential Medium Density Residential, and High Density Residential. Each category shall be further delineated with appropriate location and performance criteria.

*(Ord. No. 35-2004, § 2, 5/11/03; Ord. No 50-2005, § 1, 7/26/05; Ord. No. 55-2007, §2, 9/25/07)*

**Objective 1.15: Public/Semi-Public Land Use.** The City of Titusville shall provide for appropriate and adequate land for public/semi-public land uses through the designation of Public/Semi Public Land Use .

**Policy 1.15.1:** Governmental facilities shall be located in areas easily accessible by the public and compatible with surrounding land uses, and the City shall encourage the location of appropriate government facilities to be located in the Downtown Mixed Use land use category area on the Future Land Use Map.

**Policy 1.15.2:** Service facilities such as water and wastewater treatment facilities shall be located in either commercial or industrial areas.

**Policy 1.15.3:** School facilities shall be located in conjunction with residential patterns and easily accessible by the public.

**Policy 1.15.4:** Safety facilities such as police and fire station shall be located to maximize such facility's efficiency to serve the City based on response time and configuration of the circulation system.

**Policy 1.15.5:** Semi-public facilities shall be permitted by conditional use process through land development regulations.

**Policy 1.15.6:** New public land uses shall be permitted within all land use categories identified in the Future Land Use Map, provided that the proposed use is approved by City Council, after a public hearing is held on the proposed use.

**Objective 1.16:** **Conservation Land Use.** The City of Titusville shall provide for appropriate and adequate land for conservation land use through the adoption of Land Development Regulations.

**Policy 1.16.1:** Designate Conservation land uses on the Future Land Use Map based upon site specific studies and field determinations as primary data sources consistent with the Goals, Objectives and Policies of the Conservation Element.

**Policy 1.16.2:** As of 2009, the wetlands shown as Conservation Land Use on the Future Land Use Map were established using the National Wetlands Inventory Map of 1988. These wetlands shown on this map have not been groundtruthed. In order to provide more accurate mapping of wetlands, when the City receives a wetland delineation on specific sites, the delineations will be accepted by the City of Titusville and the Future Land Use Map will be amended accordingly. The Conservation Land Use shall be amended to include all wetland areas on the site to be preserved and any other upland areas to be permitted for preservation for state and/or federal listed wildlife species.

**Strategy 1.16.2.1:** When Conservation Land Use is present on a specific site, a property owner shall submit a preliminary environmental assessment, including a wetland delineation when wetlands are present, prior to any future development. If the environmental assessment indicates that only wetlands are present and the wetlands are to be preserved rather than mitigated, the City shall accept the wetland delineation and amend the Future Land Use Map to align the Conservation Land Use with that delineation.

**Strategy 1.16.2.2:** When Conservation Land Use is present on a specific site, a property owner shall submit a preliminary environmental assessment, including a wetland delineation when wetlands are present, prior to any future development. If the environmental assessment indicates that state and/or federal listed wildlife are present within the areas of the site that are designated Conservation Land Use, the City shall not amend the Conservation Land Use until the property owner submits an environmental study which confirms the presence and potential locations of the state and/or federal listed wildlife species. If the study identifies

a location or locations on the site for suitable habitat for preservation, and these areas are accepted by the permitting agencies as preservation for the identified species, then the City shall amend the Conservation Land Use to include these areas.

**Policy 1.16.3:** Permitted uses within the Conservation land use area shall be limited to residential uses of one unit per five acres, conservation, recreation, open space, and stormwater management systems consistent with the policies of the Conservation Element and the land development regulations.

**Policy 1.16.4:** Impacts to areas designated as Conservation land use designation shall be considered if it is unavoidable due to absence of feasible and/or practical alternatives for reasonable use of the land, or the regulations create an inordinate burden on an existing use of the land or a vested right to a specific use of the land, or due to significant site constraint and/or practical design modification constraint. The allowable impacts shall be based upon site specific evaluation determined through the permitting process conducted by all the regulatory agencies with jurisdiction.

**Objective 1.17: Natural Resources Protection.** Coordinate greater compatibility between the land development process and the natural environment by directing development densities and intensities to those areas having the most compatibility for absorbing development while protecting those environmentally sensitive areas, which have lower tolerance for urbanization [9J-5.006(3)(b)(1)]

**Policy 1.17.1:** All future land use decisions, zoning changes, special uses, conditional uses, development review and amendments to the land use shall be based, in part, upon the compatibility of the proposed use with regard to areas as discussed in the Conservation Element [9J-5.006(3)(C)(1,4 and 6)]

**Strategy 1.17.1.1:** 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.
10. Water supply availability

**Strategy 1.17.1.2:** 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. Landscaping

**Policy 1.17.2:** 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 1.17.3:** Submerged lands within the Indian River Lagoon shall only be utilized for water related development (i.e., marinas, docks, boat ramps, etc.) and only after review and permitting by the appropriate State and/or Federal regulatory agency(s). Submerged lands within the Indian River Lagoon shall not be utilized for any land use density or intensity. Development rights under the comprehensive plan may not be transferred from these submerged lands to uplands.

**Objective 1.18: Coastal Evacuation.** 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 1.18.1:** The City of Titusville shall maintain a Disaster Operations Plan, which will be coordinated with Brevard County and the Kennedy Space Center.

**Policy 1.18.2:** 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.

**Policy 1.18.3:** The City of Titusville police and fire departments shall coordinate with Brevard County in evacuating coastal residents.

**Policy 1.18.4:** 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 coastal 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 1.19: Planned Unit Development.** The City of Titusville shall establish the Planned Unit Development concept for residential, commercial and industrial land uses and consider other mixed-use land development techniques through the designation of the Planned Unit Development land use category on the Future Land Use Map.

**Policy 1.19.1:** Encourage creative approaches in housing developments that will result in quality living environment through innovative design and aesthetic controls.

**Policy 1.19.2:** Provide for pedestrian and cycling facilities, as well as other pedestrian amenities such as interesting streetscapes, urban plazas and open space, and landscaping when providing for residential and commercial use.

**Policy 1.19.3:** Link any commercial or activity centers with surrounding uses through pedestrian, streetscape improvements, architectural continuity, tree preservation and buffering techniques (private screening, setbacks, landscaping and noise control).

**Policy 1.19.4:** Protect public access to natural amenities, such as the Indian River, lakes, streams, wetlands, and protected wildlife habitat.

**Policy 1.19.5:** Encourage creative approaches in commercial/office developments that will result in quality shopping and working environments through innovative design and aesthetic controls.

**Policy 1.19.6:** Encourage a combination of housing types and styles including single family, two-family, and multiple family dwellings.

**Policy 1.19.7:** Encourage flexibility in design by permitting development clustering and a variety of architectural styles and treatments.

**Policy 1.19.8:** Encourage the preservation of common open space, recreational facilities, and natural features such as woodland and wetland areas.

**Policy 1.19.9:** Consider the carrying capacity of the various levels of service for infrastructure and services.

**Policy 1.19.10:** 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.

**Policy 1.19.11:** Encourage development of vacant and/or used urbanized area to minimize urban sprawl.

**Policy 1.19.12:** All requests for the PUD designation shall include a master development plan. As each site prepares a development plan to accompany the future land use amendment and rezoning request, the maximum density and intensity established for each site as shown on the binding development plan shall not be exceeded, and these thresholds shall be used to determine concurrency. The maximum density and intensity thresholds established for each site shall be added to the following table:

Name of Development	Allowable Density and/or Intensity
San Mateo (CPA #2006-02A)	2.81 dwelling units per acre
Brooks Landing (CPA #2006-02B)	1.57 dwelling units per acre
Inspiration Village (SSA#2-2011)	4.3 dwelling units per acre

*(Ord. No. 95-2006 § 1, 10/24/06)*

**Objective 1.20: Regional Mixed Use.** The City of Titusville shall pursue the development of 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 the designation of Regional Mixed Use land use category on the Future Land Use Map.

**Policy 1.20.1:** Regional Mixed Use developments shall contain a minimum of 160 acres. No additions to the development shall be permitted to the original development boundaries.

**Policy 1.20.2:** **Regional Mixed Use developments** 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

- Policy 1.20.3:** No single use, as noted in Policy 1.19.2, shall occupy more than 50% in acreage of the regional mixed-use district.
  
- Policy 1.20.4:** 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.
  
- Policy 1.20.5:** 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.
  
- Policy 1.20.6:** All development activity shall be within all adopted concurrency requirements identified in the Land Development Regulations.
  
- Policy 1.20.7:** All Regional Mixed Use developments shall include the preservation of natural areas, such as woodland and wetland areas.
  
- Policy 1.20.8:** All Regional Mixed Use developments shall include a compatible and interrelated mix of residential and non-residential development, which should include employment and recreational opportunities.
  
- Policy 1.20.9:** All Regional Mixed Use developments shall include innovative design and aesthetic controls and shall be required to have buffer areas between different uses when appropriate. Internal traffic movements shall be designed in a manner that provide for pedestrian, bicycle and vehicular compatibility and safety.
  
- Policy 1.20.10:** 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.
  
- Policy 1.20.11:** Governmental facilities shall be located in areas easily accessible by the public and compatible with surrounding land uses.

**Policy 1.20.12:** 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.

**Policy 1.20.13:** 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 1.20.14:** 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, which are consistent with the objectives and policies of the Residential, Commercial and Industrial land use policies of the Future Land Use Element. The zoning category shall be further delineated with appropriate location and performance criteria.

**Objective 1.21: Density and Intensity Land Use Criteria.** The City of Titusville will establish standards for density and/or intensity of use for each future land use category.

**Policy 1.21.1:** 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	1.8	n/a	1.0 FAR <sup>2</sup>
Planned Industrial Park	1.8	n/a	1.5 FAR <sup>2</sup>
Commercial High Intensity	1.9	n/a	1.0 FAR <sup>2</sup>
Commercial Low Intensity	1.9	n/a	1.0 FAR <sup>2</sup>
Downtown Mixed Use <sup>3</sup>	1.10	20 du/acre	5.0 FAR <sup>2</sup>
Urban Mixed Use	1.11	15 du/acre	1.0 FAR <sup>2</sup>
Shoreline Mixed Use	1.12	20 du/acre	1.0 FAR <sup>2</sup>
Residential One	1.13	1 du/acre	.2 FAR <sup>2</sup>
Residential Two	1.13	2 du/acre	.2 FAR <sup>2</sup>
Low Density Residential	1.13	5 du/acre	.2 FAR <sup>2</sup>
Medium Density Residential	1.13	10 du/acre	.2 FAR <sup>2</sup>
High Density Residential	1.13	15 du/acre	.2 FAR <sup>2</sup>
Public/Semi-public	1.14	n/a	.2 FAR <sup>2</sup>
Conservation	1.15	1 du/5 acres	n/a
Regional Mixed Use <sup>1</sup>	1.19	Policy 1.19.2	Policy 1.19.2
Planned Unit Development	1.18	12 du/acre	.2 FAR <sup>2</sup>

<sup>1</sup> Density/Intensity standards for Regional Mixes Use are contained in Objective 1.19, Policy 1.19.2

<sup>2</sup>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, open space, etc.) are provided, the FAR will apply to the total planned/mixed use development; however, individual parcels within the planned/mixed use development will be allowed at a high FAR based upon site specific impacts.

<sup>3</sup> The density in this category may be increased by 50% when using Transfer of Development Rights as specified in Policy 2, Strategy 3.

**Policy 1.21.2:** The City of Titusville shall encourage higher densities in areas more suitable for development while preserving historic and public resources by recognizing Transfer of Development Rights (TDRs).

**Strategy 1.21.2.1:** Transfer of Development Rights (TDRs) may be obtained through the conditional use permit process to direct residential development to areas which are suitable for growth with the intent of furthering City goals related to preservation of historic preservation, downtown revitalization, quality affordable housing, and quality public infrastructure.

**Strategy 1.21.2.2:** TDRs may be transferred from sending districts as authorized by the Land Development Regulations.

**Strategy 1.21.2.3:** The following land use designations may be considered receiving districts for Transfer of Development Rights: Downtown Mixed Use.

**Strategy 1.21.2.4:** The density bonus for a project receiving TDRs shall not exceed 50% of the density permitted in the designated land use category. The maximum allowable density of a development shall take into consideration all other requirements of the Comprehensive Plan.

**Strategy 1.21.2.5:** TDRs may be considered to protect historic resources, and public infrastructure; to encourage the revitalization of the Downtown, and to encourage the development of affordable housing.

**Strategy 1.21.2.6:** Applications for TDR projects shall include an analysis describing the estimated impacts the increased density will have on neighboring developments and the public infrastructure.

*(Ord. No. 14-2003, § 3, 4/8/03; Ord. No. 35-2004, §3, 5/11/03; Ord. No. 50-2005, §2, 7/26/05; Ord. No. 106-2005, §3, 12/19/05; Ord. No. 30-2010, §1, 10/12/10)*

**Objective 1.22: Public School Sites Criteria.** The City of Titusville shall enhance community design and quality of life through effective school facility siting

standards. The City shall encourage the siting of schools so they serve as community focal points and are compatible with surrounding land uses.

**Policy 1.22.1:** Elementary, middle and high school shall be allowed in all Land use designations except Industrial, Planned Industrial Park and Conservation land use designations. Existing elementary, middle and high schools shall be considered as permitted with their respective land use designations and future elementary, middle and high schools shall be required to comply with this policy. The City of Titusville will ensure the availability of lands within these land use designations to site future public schools.

**Policy 1.22.2:** The City shall coordinate with the School Board to facilitate the location of new schools which are proximate and convenient to existing residential areas, areas of projected growth, and require minimal additional public infrastructure. The City's Comprehensive Plan intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or biking distance of the primary residential areas to be served.

**Policy 1.22.3:** The City shall encourage the collection of public schools and other public facilities such as parks, libraries, and community centers. The City shall select the future location of public facilities, to the greatest extent possible, to achieve collocation with an existing public school, or so that the facility can be retrofitted to achieve collocation.

**Policy 1.22.4:** The City shall coordinate the Brevard County School Board's five-year facilities work program with the City's Capital Improvements Schedule for all capital improvements related to new capacity.

**Policy 1.22.5:** The City shall work cooperatively and maintain an outgoing 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 consistent with the City's comprehensive plan and Interlocal Agreement with the School Board.

*(Ord. No. 50-2005, §3, 7/26/05; Org. No. 33-208, 9/23/08)*

**Objective 1.23: Community Participation.** The City of Titusville shall enhance the notifications, information and process for citizen input in land use matters, to ensure an opportunity for meaningful citizen and community participation in the City's Comprehensive Planning process.

**Policy 1.23.1:** The City shall provide a process for citizens to submit material in writing that reaches the Local Planning Agency members packets prior to the meeting.

**Policy 1.23.2:** The City shall evaluate the notification process to determine if it needs to be lengthened for larger projects.

**Policy 1.23.3:** The City shall continue to evaluate land use amendments to improve the notifications and ensure that they are understandable and convey the necessary information to citizens.

**Policy 1.23.4:** Whenever an area plan, land use application or any other land use planning is undertaken, the City shall ensure an opportunity for continuous and maximum participation by those who will be affected by the plan including residents who live in or near the plan area, merchants and others who do business in the affected area, as well as members of interested groups and the general public.

**Policy 1.23.5:** The City shall require applicants of land use and zoning application submittals to schedule and conduct a community meeting with interested members of the public regarding their application at least seven (7) days prior to the first public hearing. The applicant shall provide notification to all property owners within 500 feet of the subject property of the land use and zoning application and shall notify the City of the meeting as well.

**Policy 1.23.6:** The City shall use geographic information systems and other technology to facilitate information transmittal to citizens concerning land use information for their geographic areas of the City.

**Strategy 1.23.6.1:** Post supporting documents such as staff reports for the next current meeting of boards and commissions dealing with land use matters in an easily accessible location on the City of Titusville website.

**Strategy 1.23.6.2:** Post live or delayed streams of public hearings of the Planning and Zoning Commission and City Council on the internet as a source of easily accessible media outlet.