



FLORIDA

City Council Presentation: New Policies and Standards

April 25th, 2023

Kimley-Horn + CMN Associates

COMMEMORATIVE ISSUE

The Titusville Times

Thursday, November 11, 2032
WORK OF T

What Does Titusville Have in Store for the Next 10 Years?

BY KEVIN JONE

By Gillian Darrow
The Virginian-Pilot

ELIZABETH WILLIAMS DON THOMAS
about Black immigrants and a referenced
and Spanish-speaking laborers to Fincastle
from her home to Virginia Beach.

Williams said she feared that the northern
were going to "take the place."

Comments that about immigrants made in
early 1990s were never heard hardly are an al-
legory of Thomas' alleged comment that it is no
good of letting Fox Virginia Beach bring
in a new branch in late March.

Still, what does there is enough evidence to
believe people there could have had a racial
or ethnic bias, she said.

Information from her and a court agreement
and previous inquiry, said Don Niles, a circuit
court judge and an old friend of Thomas. The court
found immigrants and non-Whites to be more
troubling few months ago in the county.

To Niles, any claim that she and an
attorney violated county "to prevent
about Black immigrants and a referenced
and Spanish-speaking laborers to Fincastle
from her home to Virginia Beach.

Williams said she feared that the no
good of letting Fox Virginia Beach bring
in a new branch in late March.

... were doing in view of
... concern that illegal
... weapons were carried heavily
... largely drunken helped among
... crowd of killing Fan Victoria
... set on a riot which in late March
... had, when face them as though
... between people from a school
... - or attack them - as though
... - but when it comes
... - and when it comes

Wednesday, November 11, 2032

MAYOR OF TITUSVILLE INTERVIEWED HOW THE VISION WAS ACHIEVED

BY KEVIN JONES

Titusville has developed a vibrant growing economy thriving on redevelopment in the older neighborhoods, the Downtown and on the major roadways leading into town. It's a great place to start a new business or relocate an existing business in neighborhoods that are attractive to young people. The City is very business friendly and has streamlined its processes to make it attractive to developers and builders. We now have a 3% annual growth rate. Walkable and town" in Central Florida and attractive pedestrian and bike friendly streets lined with signature canopy trees and other attractive landscaping. Cultural events are an important aspect of the Town with an active and thriving artist community and live music as part of its many street festivals.

The 25-block downtown core and surrounding area are postcard for an effective neighborhood revitalization program energized by young first adopters who have pioneered the redevelopment and support a

The City is very walkable and bike friendly and is highly amenitized with parks and trails that enhance the waterfront experience. The continuous 12-mile waterfront has a multi-modal trail with many restaurants and businesses overlooking the river. to the boating

Downtown is the shining face of Titusville with its exciting and beautiful new public squares and urban parks that are host to many community events and activities catering to all ages, as well as visitors who are interested in our rich history.

Key Changes to Policies & Standards

DOWNTOWN & UMU

- **Downtown Mixed-Use Standards:**

- Clarify and strengthen standards that improve street frontage and pedestrian-orientation including maximum setbacks, parking locations, and landscape/hardscape requirements.

- **Downtown & UMU Overlay:**

- Additional density allowable for projects that meet additional standards for streetscaping and provide community benefits through a negotiated process addressing the unique opportunities associated with each site.

Downtown Redevelopment Initiatives

DOWNTOWN



1. Mariners Way Park
2. Palm Avenue Main Street
3. The Arts District (Titusville Playhouse)
4. Missing Middle Housing



A Near Term Opportunity Site on the Water



- Mariners' Way opportunity
- Builds on the old town
- A waterfront view
- Public ownership is under utilized
- A dynamic setting for events
- Mature existing trees
- Recognized in leadership meetings

Preliminary Concept

DOWNTOWN



Opportunities:

- A dynamic new open space park in downtown for gatherings, events and festivals
- A great near-term placemaking opportunity



A New Waterfront Park, Pavilion, and Food Trucks

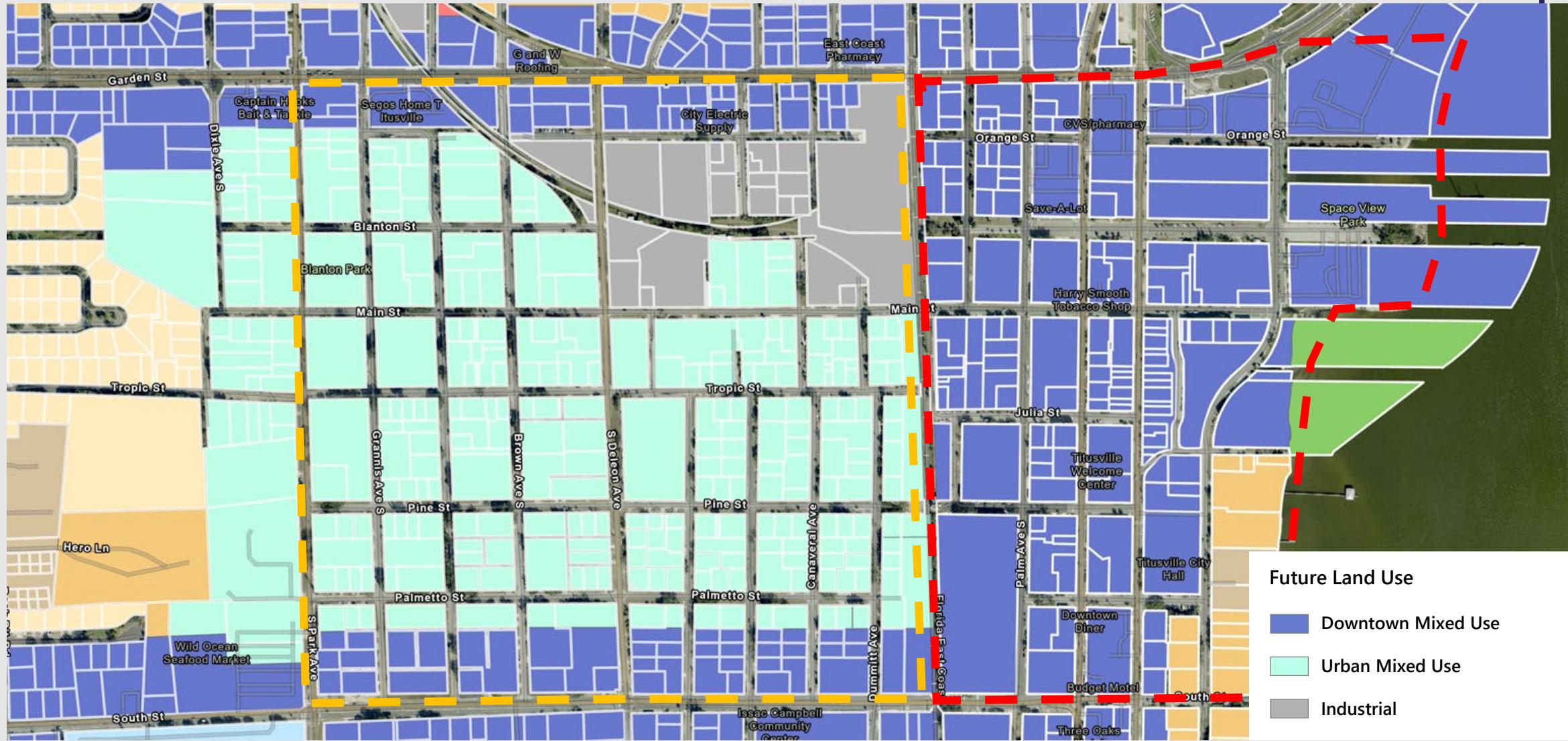


New Entertainment Places

Current DMU & UMU



Update DMU & UMU



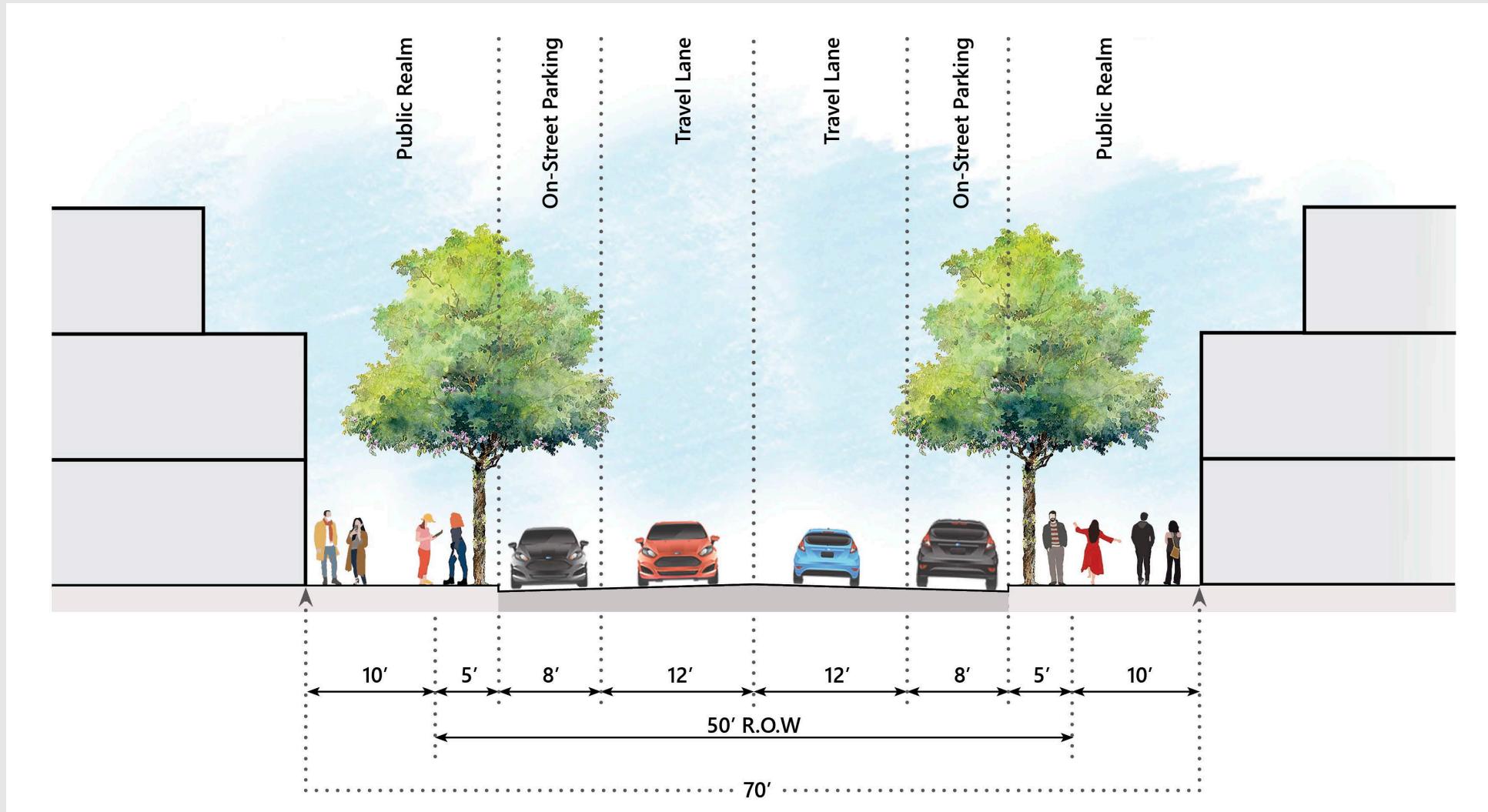
PRIMARY STREET STANDARDS

Palm Avenue | Garden Street | Main Street | South Street



Palm Avenue Streetscape

Palm Avenue



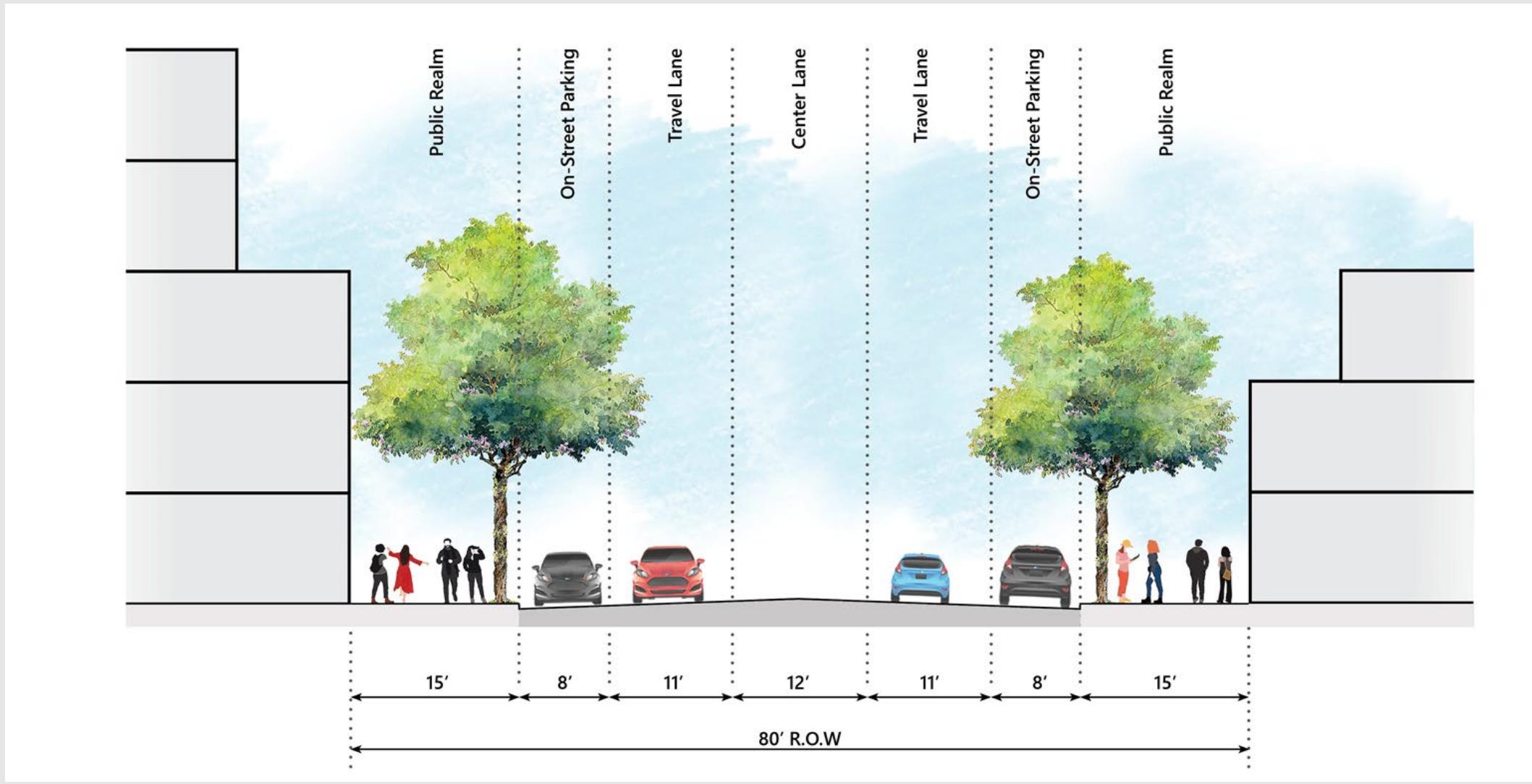


Garden Street

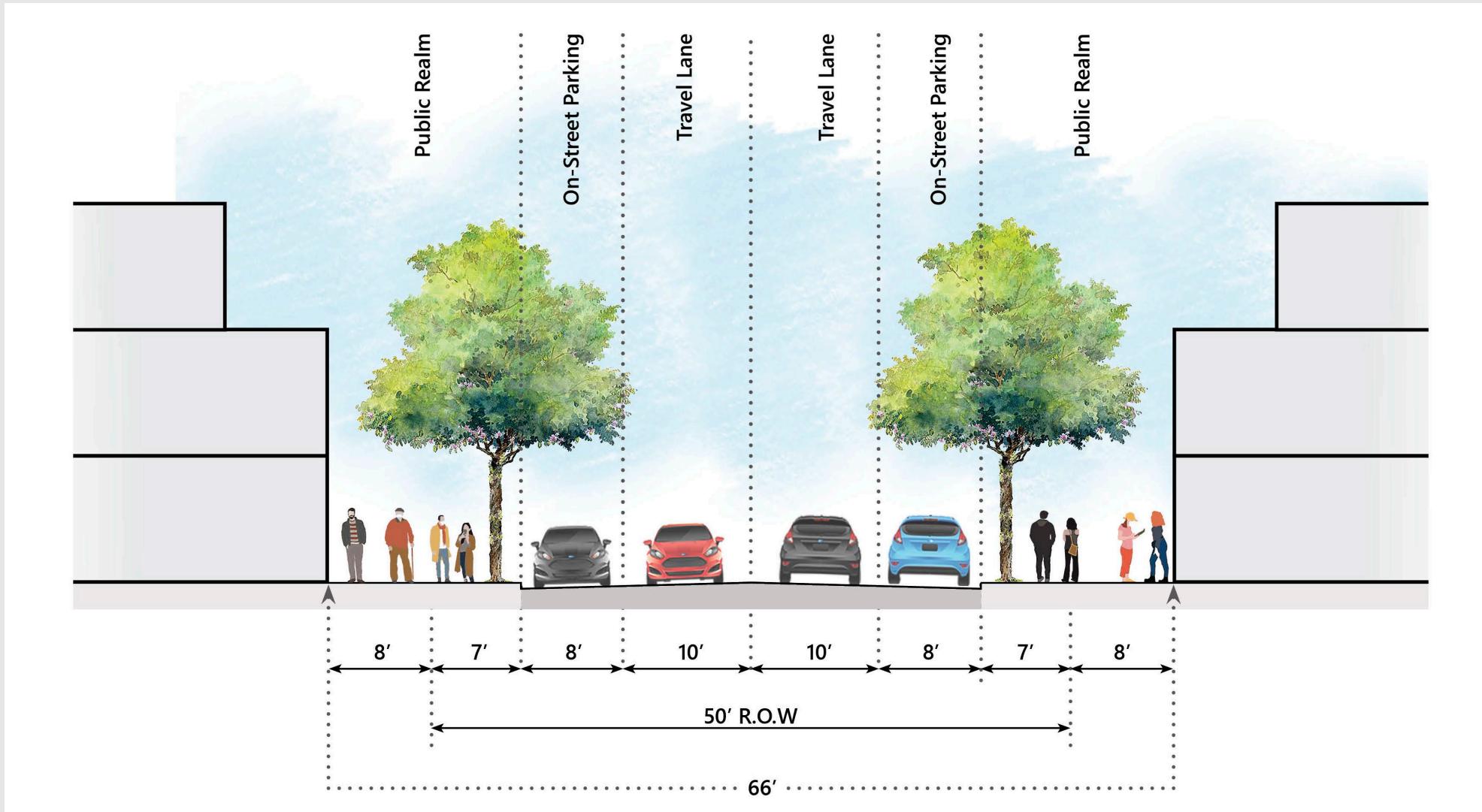


Garden Street Frontage

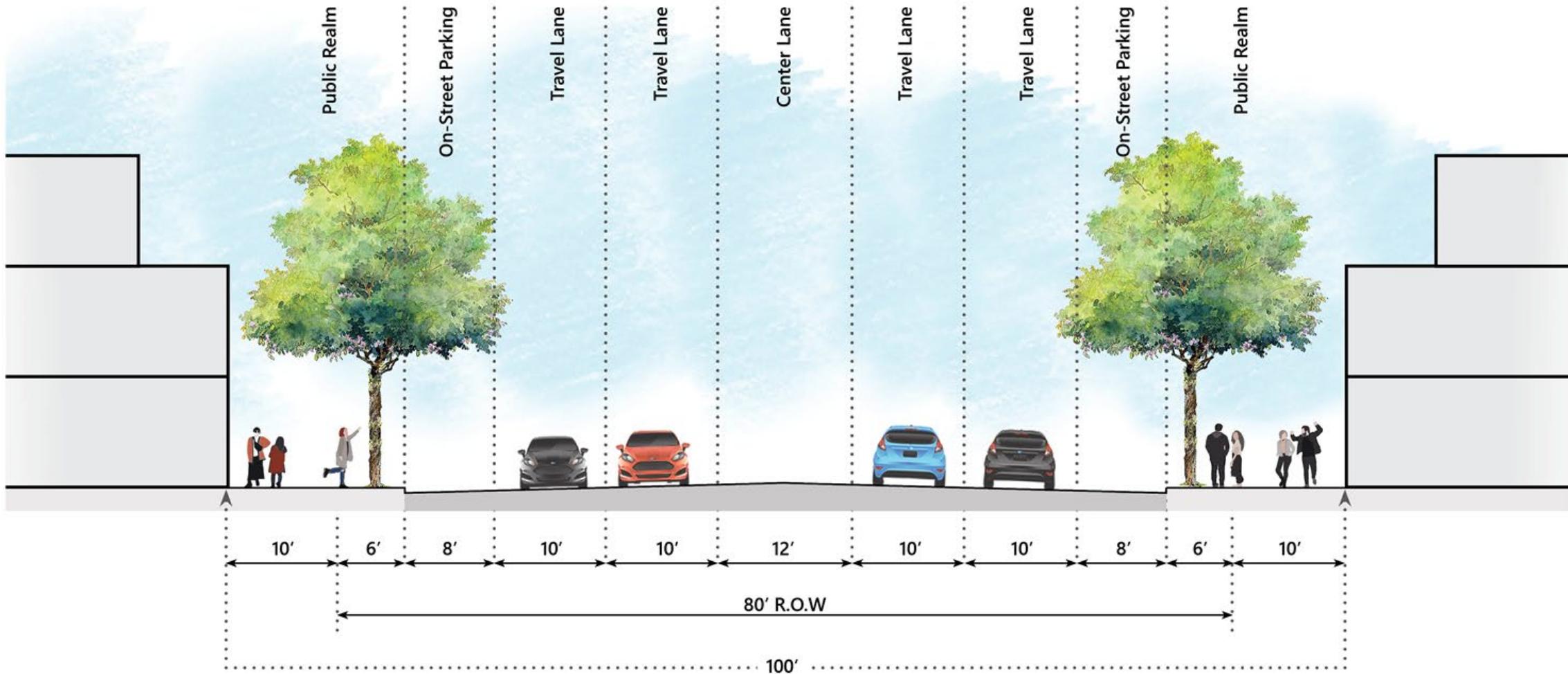
Garden Street



Main Street



South Street

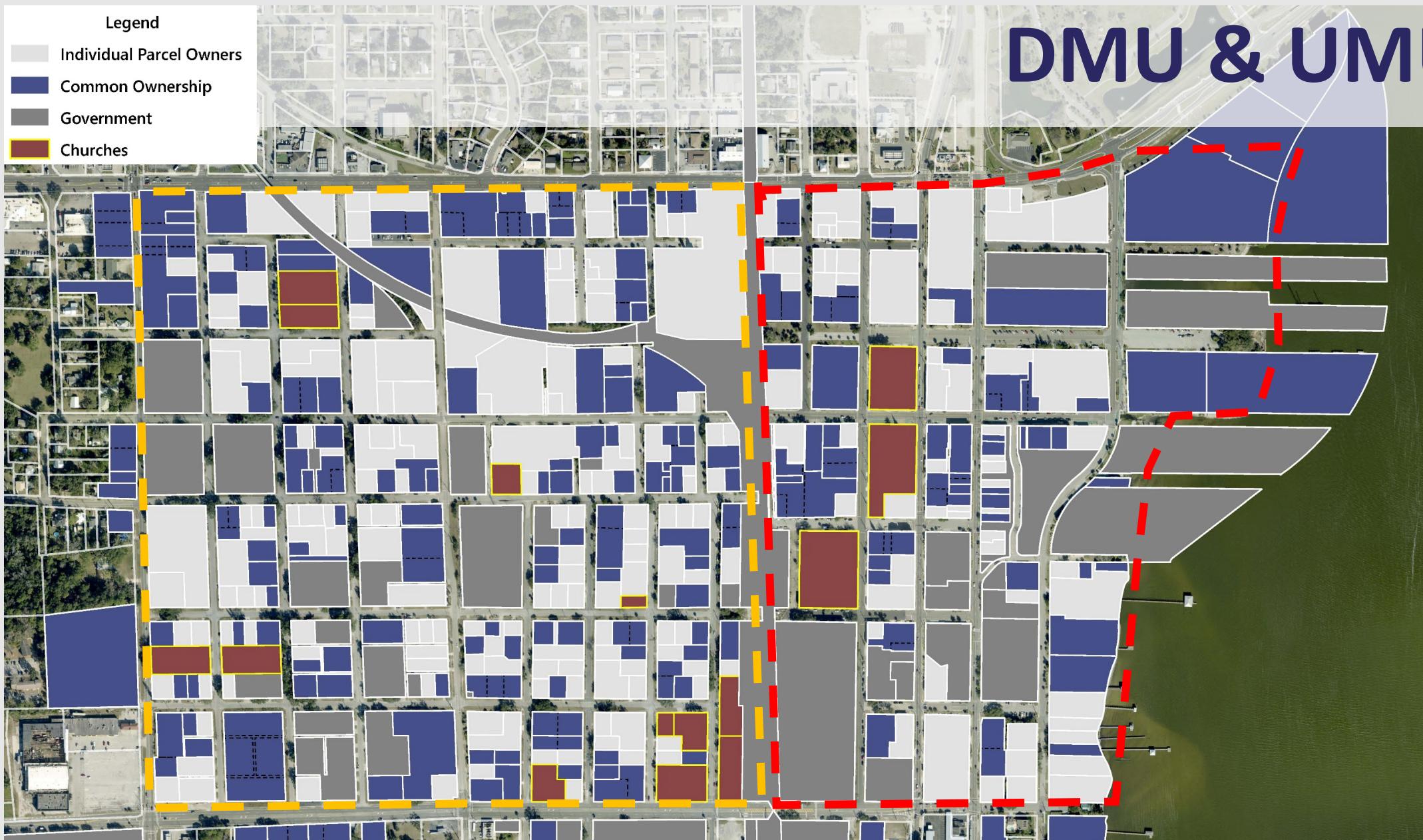


OPPORTUNITY SITES

Introducing Missing Middle Housing & Mixed-Use Solutions

Legend

- Individual Parcel Owners
- Common Ownership
- Government
- Churches

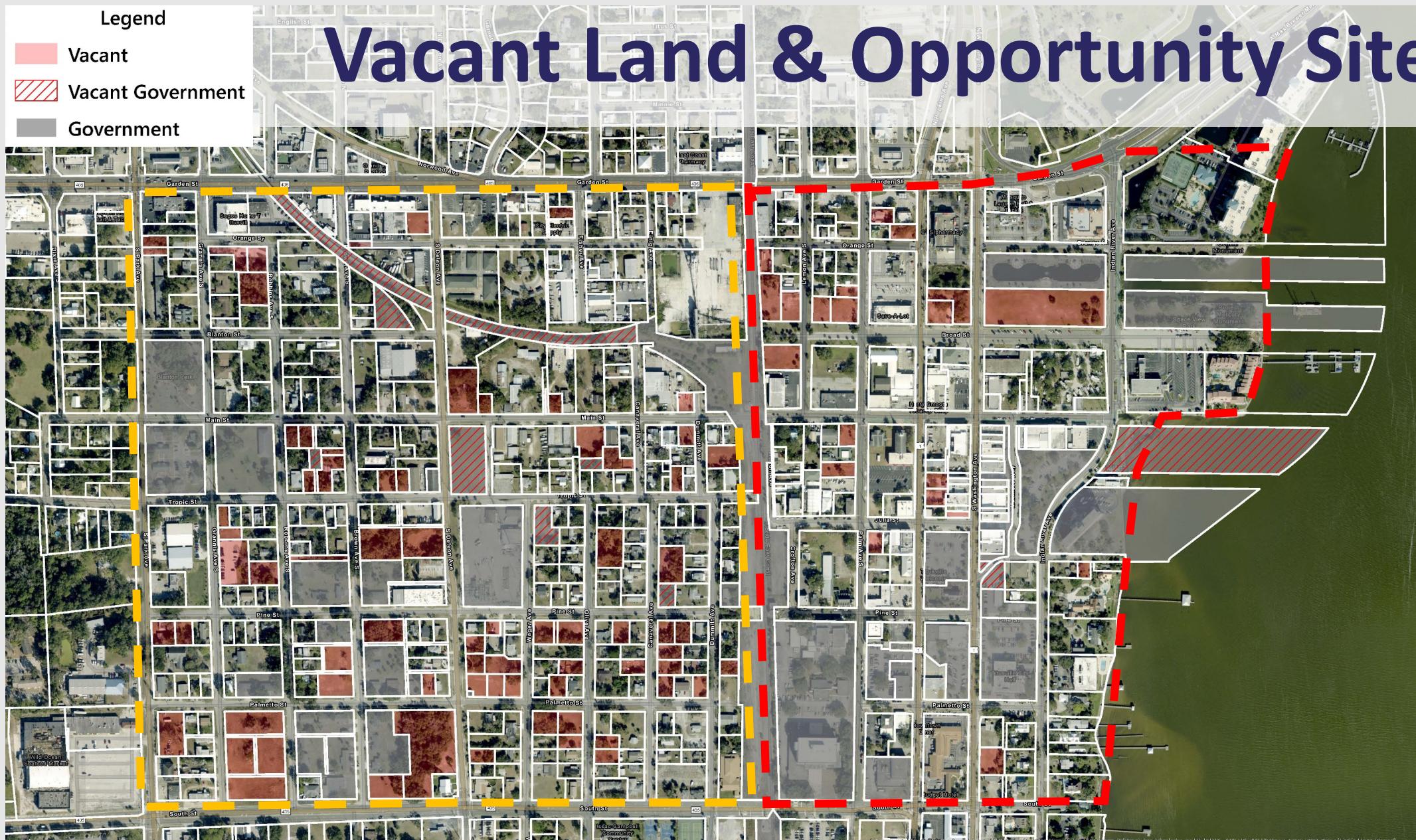


DMU & UMU

Legend

- Vacant
- Vacant Government
- Government

Vacant Land & Opportunity Sites



Garden Street & Palm Avenue



West Downtown



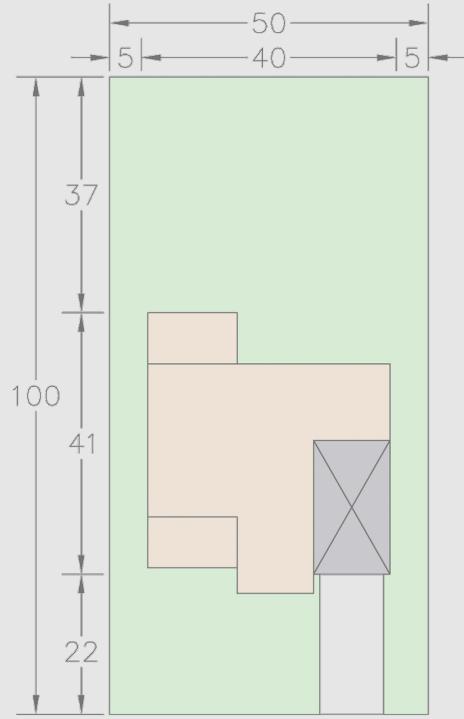
Winter Park Industrial Transformation Area Example

Planning Concepts

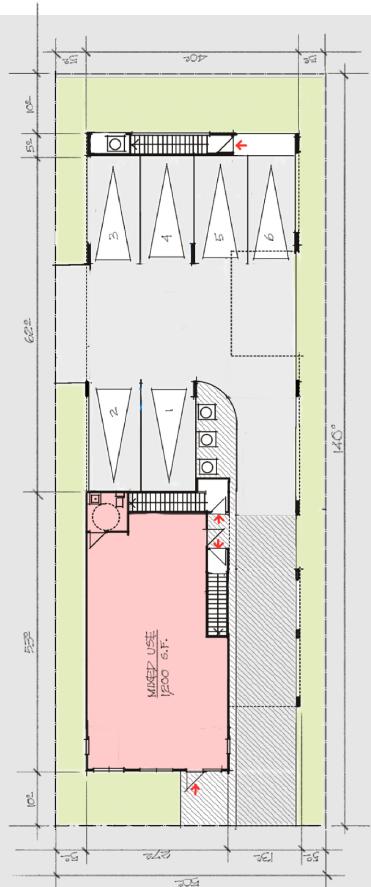
MISSING MIDDLE HOUSING



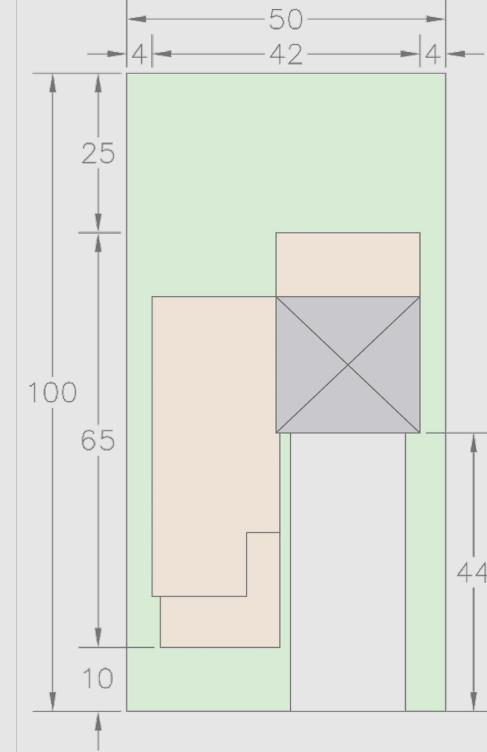
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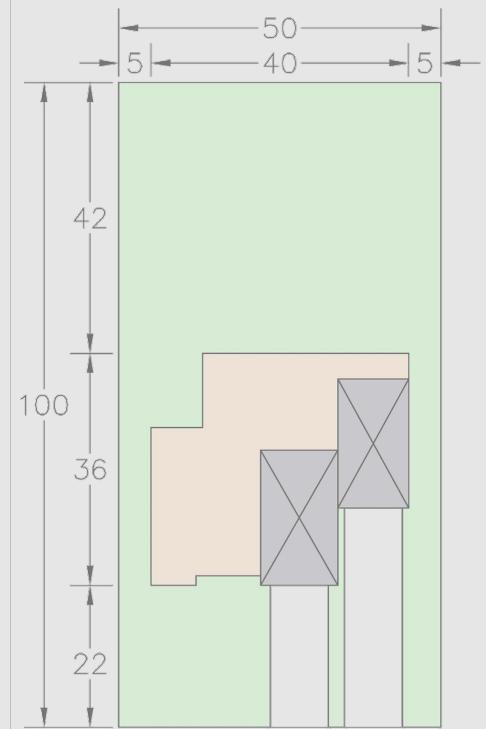
**Lot Size – 5,000 Sq. Ft.
ISR – 67%**



Lot Size – 7,100 Sq. Ft.



**Lot Size – 5,000 Sq. ft.
ISR – 48.5%**

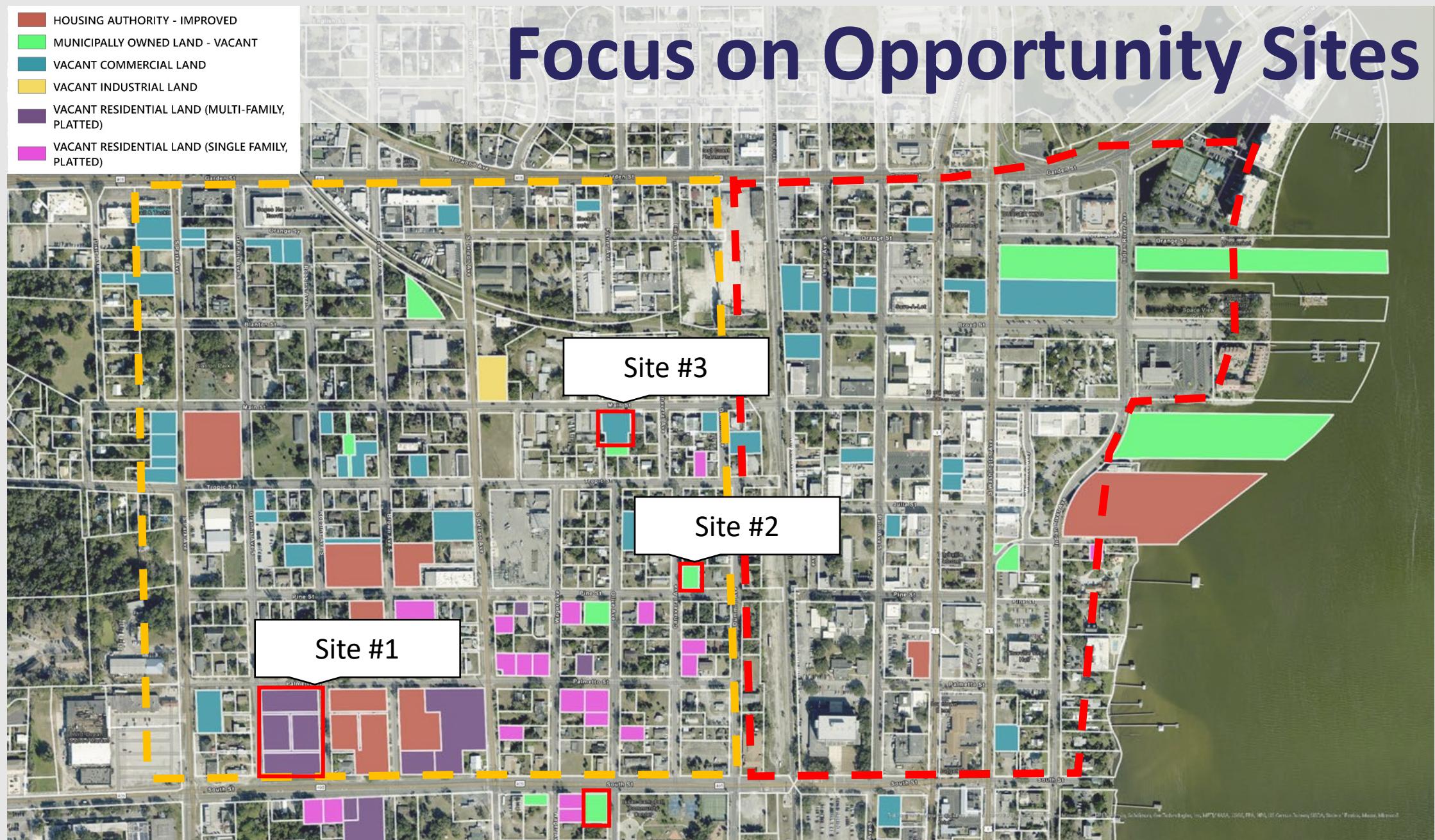


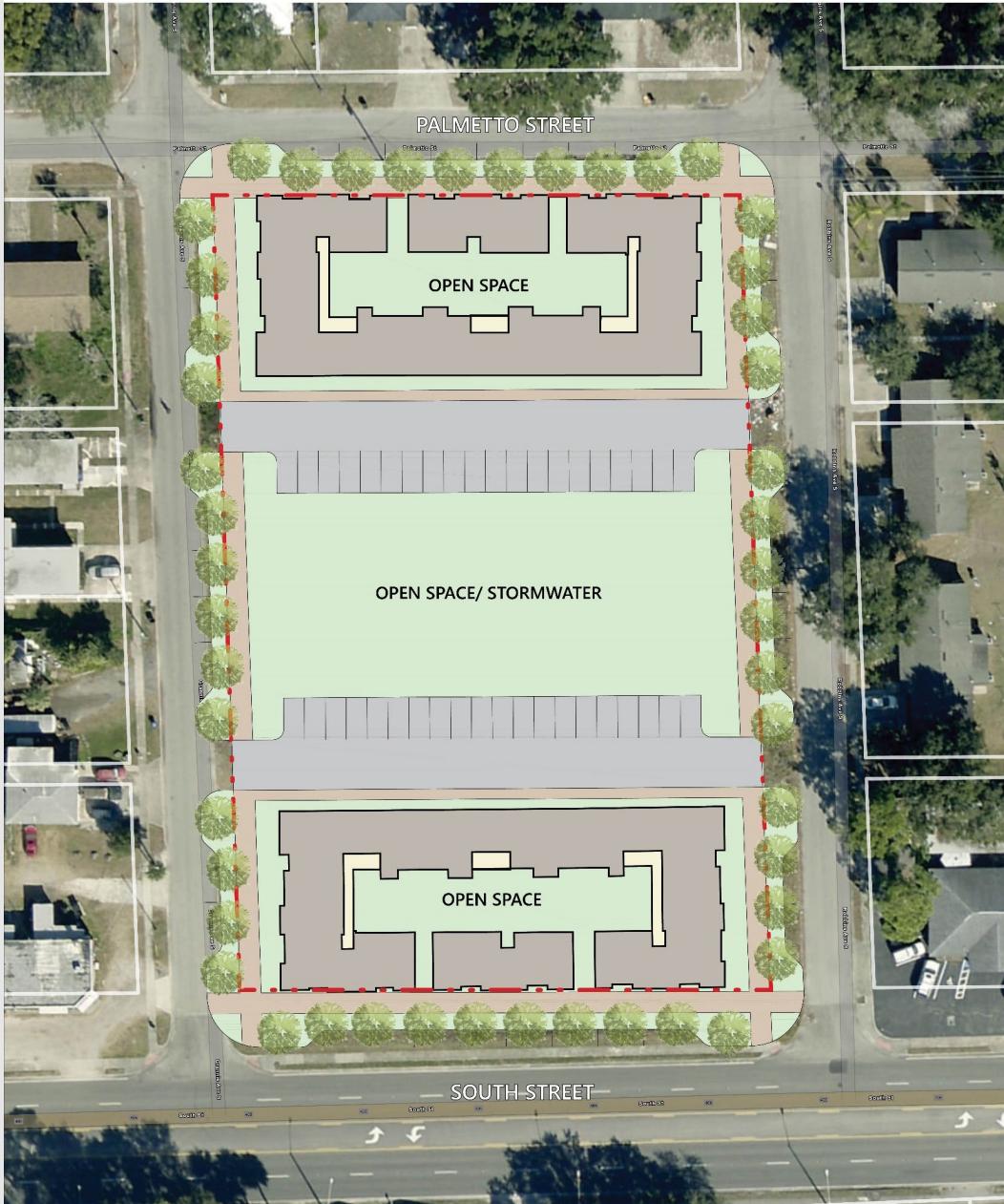
**Lot Size – 5,000 Sq. ft.
ISR – 65%**



Focus on Opportunity Sites

- HOUSING AUTHORITY - IMPROVED
- MUNICIPALLY OWNED LAND - VACANT
- VACANT COMMERCIAL LAND
- VACANT INDUSTRIAL LAND
- VACANT RESIDENTIAL LAND (MULTI-FAMILY, PLATTED)
- VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)





Opportunity Site

Courtyard Buildings

Density – 15.3 DU/Ac



Opportunity Site

Mixed-Use

Density – 12 DU/Ac
1,200 SF Mixed-use

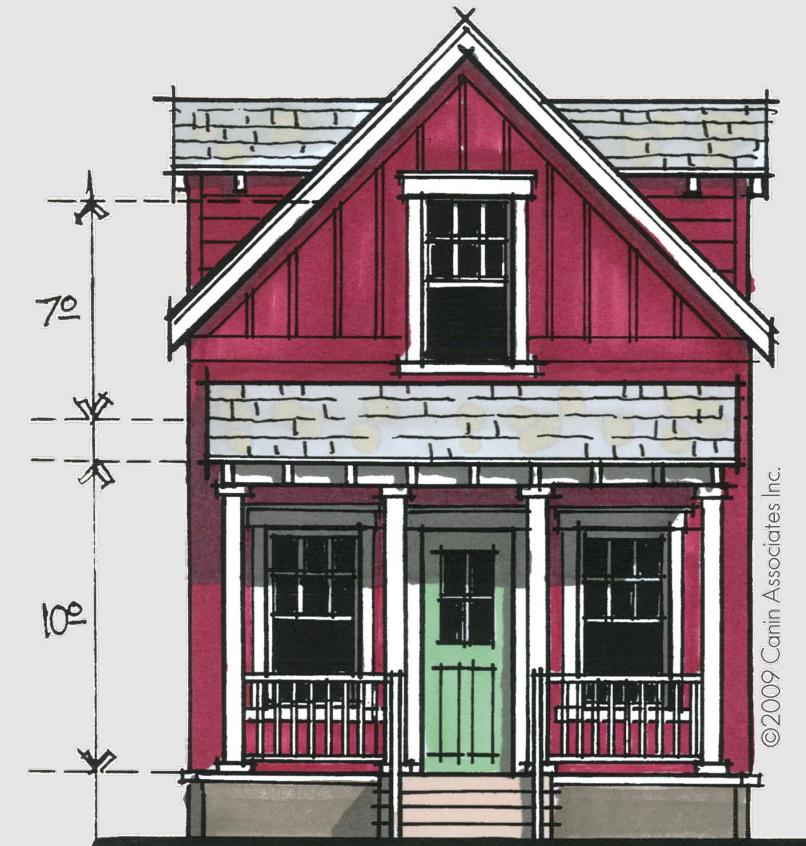


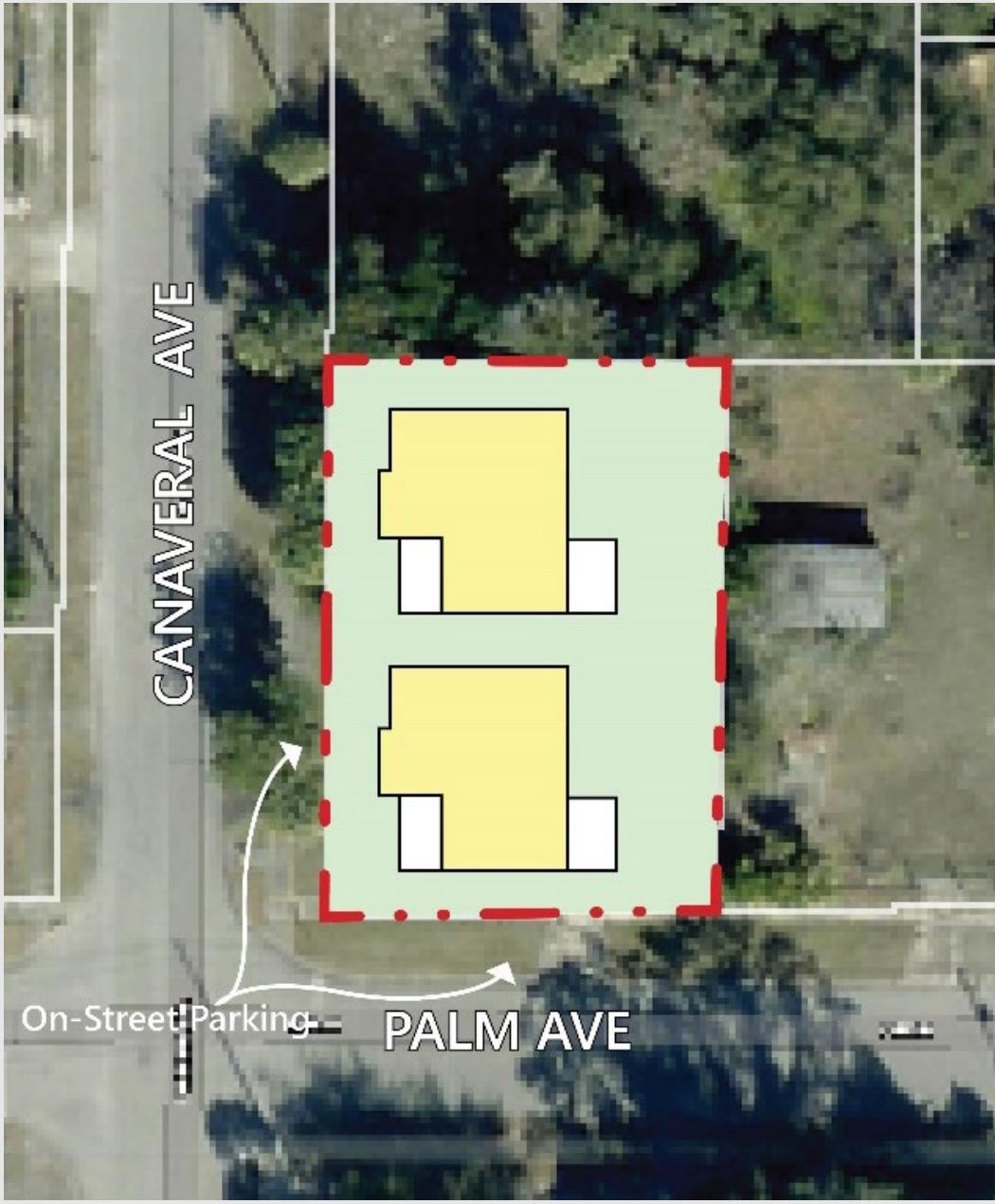


Opportunity Site

Canin Cottage – 2 Story

Density – 17.4 DU/Ac





Opportunity Site

Canin Cottage – 1 Story

Density – 11.6 DU/Ac



OPPORTUNITY SITES

Corridor Standards

Key Changes to Policies & Standards

CORRIDORS

- **Corridor Overlay:**

- General: Standards for cohesive landscape, trees, signage, and site connectivity for all new development
- Optional: Increased density/intensity allowable for mixed-use projects that meet additional standards for improvements including street frontage and civic space.

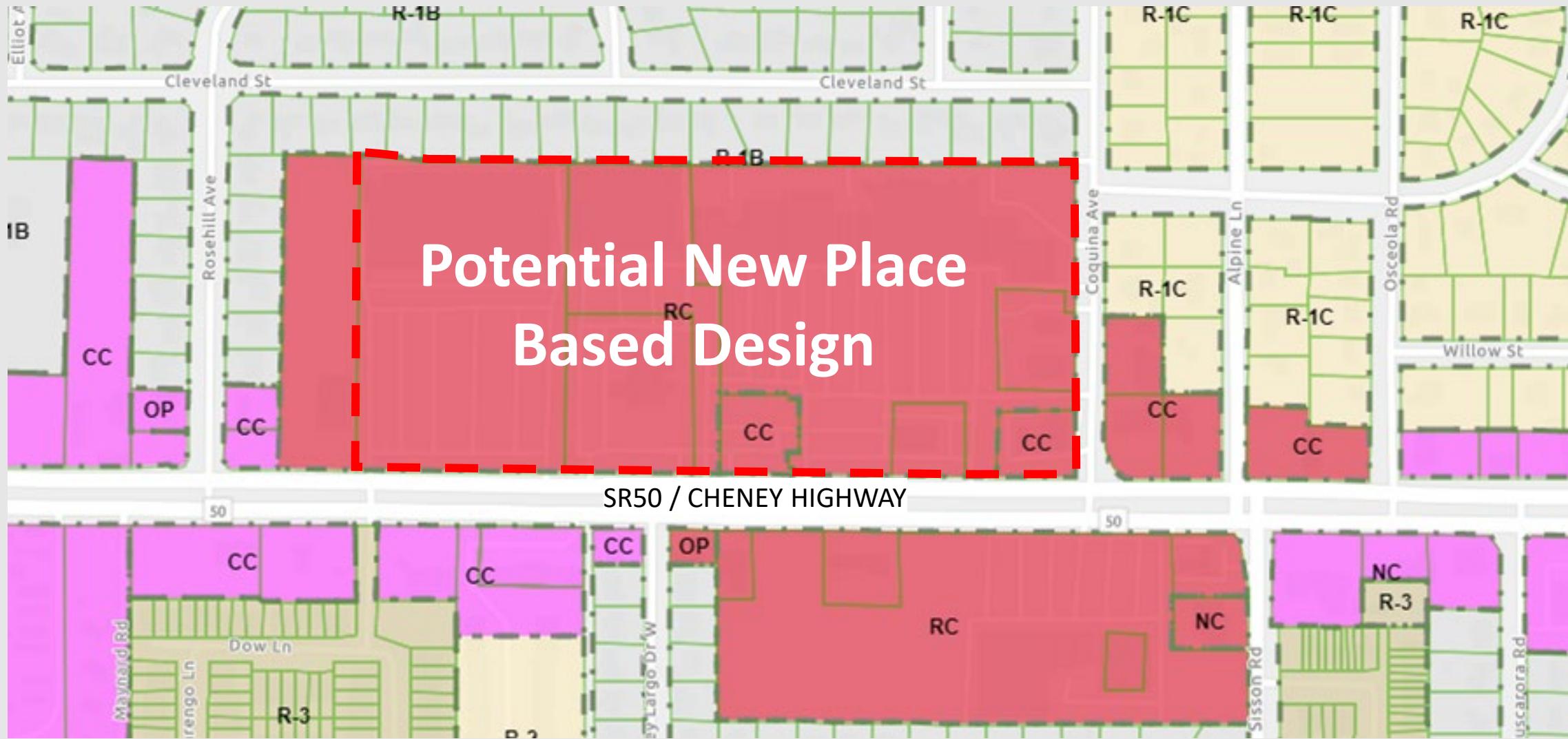
Larger Opportunity Site

GATEWAY CORRIDORS



Future Land Use & Zoning

GATEWAY CORRIDORS



Lower-Intensity Mixed-Use Concept

GATEWAY CORRIDORS



Higher-Intensity Mixed-Use Concept

GATEWAY CORRIDORS



NEXT STEPS

Citywide Policies Presentation

City Council May 23rd