

# CITY OF TITUSVILLE



## COMPREHENSIVE PLAN

# City of Titusville

## Future Land Use Element

### Goals, Objectives and Policies

#### CITY-WIDE ELEMENT

##### Goal 1:

For Titusville to be thriving, historic city with a vibrant economy; a welcoming, small-town ambiance; and a healthy, active waterfront enjoyed by residents and visitors.

##### Objective 1.1

Capitalize on the dynamic regional economic forces in the Space Coast to attract residents and employers.

##### Policy 1.1.1

Coordinate with state and regional economic development agencies to attract and retain employers and talent.

##### Policy 1.1.2

Develop a unified community image that is attractive to potential employers and residents.

##### Objective 1.2

Create a high quality of life for residents and visitors.

##### Policy 1.2.1

Facilitate the creation of mixed-use gathering places that are attractive to residents and employees.

##### Policy 1.2.2

Ensure publicly accessible civic and open spaces are available to residents and visitors for passive and active recreation.

##### Policy 1.2.3

Encourage walking for transportation and leisure through landscaping and streetscaping standards that provide shade and a visually appealing sidewalk experience.

##### Policy 1.2.4

Promote energy-efficient non-motorized and public transit options and reduction in vehicles miles traveled through infrastructure planning, land use regulation, and investment of impact fees.

##### Objective 1.3

Retain and build on the comfortable scale of the City with place-based design reflecting the small-town character residents appreciate.

##### Policy 1.3.1

Encourage the preservation of historic districts, sites, and buildings with architectural value or historic significance.

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##### *Policy 1.3.2*

Require that pedestrian-oriented design features be incorporated into new and renovated buildings such as building entrances located close to the public sidewalk and the inclusion of pedestrian-scale architectural features.

##### *Objective 1.4*

Create a variety of business and employment opportunities accessible to the population that capitalize on the dynamic economic forces in the Space Coast to attract high technology, space-based commerce, and research.

##### *Policy 1.4.1*

Provide employment opportunities throughout the City at intensities and scales appropriate to each area.

##### *Policy 1.4.2*

Compatible, employment opportunities should be incorporated in or adjacent to Neighborhoods within walking distance of residents such as small-scale office and retail, live/work units, and home-based businesses.

##### *Policy 1.4.3*

Identify and designate locations appropriate for larger-scale employment centers.

##### *Policy 1.4.4*

In planning for employment areas, take into account the need for multimodal access to employment opportunities and the necessity for truck or rail access for employment uses that rely on freight.

## FUTURE LAND USE ELEMENT

### *Goal 1: Growth Management and Land Uses.*

To direct growth to suitable areas that make wise use of existing infrastructure investments, create compact, connected, and complete neighborhoods, and facilitate access to services, amenities, and economic opportunities 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.

#### *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.

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##### *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 maintain the character of existing ~~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:*

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.

##### *Policy 1.1.8:*

Urban Design and landscaping strategies should be used to create transitions between zones of different intensity.

#### *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~~

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~~experiencing decline.~~ to create new opportunities for residents and small businesses, discourage urban sprawl, and maximize the return on investments in infrastructure.

##### Policy 1.2.1:

The City shall encourage the redevelopment of underutilized sites into compatible and complementary mixed-use developments through supportive land development regulations and other incentives.

##### Policy 1.2.2:

The City shall promote vertical and horizontal mixed-use development in the form of interconnected centers that site complementary uses within walking distance and along major corridors, especially those with transit service. The City shall encourage multi-story construction to optimize the development of land, creation of more efficient parking strategies, and visually appealing buildings.

##### Policy 1.2.3:

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

##### 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.

##### Policy 1.2.6

The City shall identify funding mechanisms and provide infrastructure sufficient to support redevelopment in target areas.

#### 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.

##### 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

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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.

*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.

#### 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.

*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.

*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, newspaper articles, social media, and other internet-based resources.

*Policy 1.4.3:*

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

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##### *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.

##### *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.

##### *Policy 1.4.5:*

The City shall designate lands as Recreational based upon consistency with the following criteria:

- 1) The property shall be consistent with the Goals, Objectives, and Policies of the Recreation and Open Space Element of the Comprehensive Plan;
- 2) Recreational lands shall offer recreational opportunities to the residents and tourists of Titusville;
- 3) Land may be either passive or active recreation lands; and,
- 4) Public and private parks, golf courses, and recreation areas, including those within subdivision or other development, may be considered for designation.

##### *Policy 1.4.5:*

Encourage the preservation and adaptive re-use of historic buildings that contribute to the architectural character of the City by providing for waivers to standards such as parking, density, or other standards that create a barrier to re-use.

(Ord. 13-2017, 3/28/2017)

#### *Objective 1.5: Natural Resources and reductions in Greenhouse Gases*

The City shall implement measures to reduce greenhouse gas emissions, support the natural environment through sustainable practices and conservation of natural resources.

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##### *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.~~ permit and incentivize water and energy-saving features in new private development and evaluate such features for inclusion in public investments

##### *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.

##### *Policy 1.5.7:*

Protect environmentally sensitive natural resources, including water bodies and wildlife habitats, through preservation and conservation best practices.

##### *Policy 1.5.8:*

Encourage Florida-friendly and Florida native landscape design.

##### *Policy 1.5.9:*

Expand the urban forest by requiring planting of canopy trees and native understory trees in new development and identifying funding opportunity to add canopy trees in public rights of way.

#### Objective 1.6: Inconsistent Land Uses:

Encourage the elimination or reduction of land uses, ~~which~~ that are inconsistent with the Comprehensive Plan and gradually reduce them toward eventual elimination.

##### *Policy 1.6.1:*

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

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##### *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~~ that 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.

##### *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, consider whether proposed density is sufficient to support maintenance of expanded services, 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 forth 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 neighborhood centers including small multi-family buildings residential, neighborhood retail, office, and civic uses of appropriate scale within  $\frac{1}{4}$  mile

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of most residents ~~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.

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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 and to minimize negative impacts to other land uses. 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,

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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.

*Policy 1.8.13:*

The City shall establish an incentive program for the reduction of greenhouse 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 East of State Road 407 and south of Sheppard Drive	Floor Area Ratio of .32

(Ord. No. 30-2010, §2 10-12-2010)

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##### *Policy 1.8.15:*

Large scale employment centers should include uses that service employees and provide for shared parking opportunities where compatible.

##### **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

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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  $\frac{1}{2}$  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

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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.

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#### Objective 1.10: Downtown ~~Land Uses~~:

~~Downtown is the heart of Titusville. Downtown should have a memorable identity, foster a great variety of activities, and attract a critical mass of people to live, work, visit, and enjoy the small-town ambiance of the community's center. 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 Downtown Titusville shall have a unique Downtown Mixed Use (DMU) on the Future Land Use Map which responds to the specific needs of the core downtown and nearby related areas. and pursue appropriate strategies based upon the following general factors and performance requirements.~~

#### *Policy 1.10.1:*

Encourage development and redevelopment that allows a large variety of uses and increases the residential population including residential, civic, and employment uses to support a vibrant, active downtown.

#### Strategy 1.10.1.1:

Permit a variety of business, civic, residential, and mixed-use development in the sub-areas of the Downtown Mixed Use district through adaptive reuse of existing building and new construction, as provided for in the Land Development Regulations, including office, retail, service, financial, restaurant, entertainment, lodging and residential uses. (Originally Policy 1.10.5)

#### Strategy 1.10.1.2:

Promote infill and redevelopment through market analysis, public improvements and incentives as well as land development regulations. Identify needs and invest in common facilities to reduce barriers to redevelopment and provide more efficient and holistic solutions. Study the opportunity for a master stormwater system integrated with open space in downtown.

#### Strategy 1.10.1.3:

Identify streets which are locally controlled and do not require coordination with other agencies, such as Palm Avenue, to fully implement slow-speed pedestrian-oriented environments that create gathering places and add value to downtown.

#### Strategy 1.10.1.4:

Establish an active, pedestrian-oriented environment in the vicinity of existing arts activities including establishing public realm standards and identifying opportunities for public-private partnerships.

#### Strategy 1.10.1.5:

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. Maintain a robust presence of civic facilities downtown including City Hall, government offices, arts and performance venues, and government services to support activity downtown and ensure public access by locating facilities with multimodal access opportunities. (Originally Policy 1.10.6)

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#### Strategy 1.10.1.6:

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. (*Originally Policy 1.10.7*)

#### Policy 1.10.2:

Encourage a substantial and diverse residential population downtown to serve a wide range of household types and incomes by encouraging investment in a mix of housing options.

#### Strategy 1.10.2.1:

Permit a variety of housing typologies including a broad range of unit types and sizes.

#### Strategy 1.10.2.2:

Facilitate the ability of families with children to live and work downtown by encouraging or providing family-friendly facilities such as playgrounds and daycare facilities.

#### Strategy 1.10.2.3:

~~The City shall e-Encourage a balance of rental and for-sale housing including 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 and intensities. (*Originally Policy 1.10.9*)~~

#### Strategy 1.10.2.4:

In order to increase the quality and volume of activity in the Downtown, incentives are to be established for the Downtown subdistrict of the Downtown Mixed Use district. Development projects that provide a significant public benefit, may access the Downtown Density Pool to provide additional residential units above the base density. Significant public benefits shall be defined in the Land Development Regulations and include the following:

- Utilizing tax increment recapture programs, cost-share reimbursement grants, tax abatement programs, City and County impact fee assistance, rental subsidies for targeted businesses, and ad valorem incentives for affordable or workforce housing.
- Providing a dedicated easement to expand the public realm on designated streets.
- Participation in constructing an enhanced public realm on designated streets.
- Providing certified affordable or workforce housing.
- Providing additional publicly accessible parking.
- Providing for active ground floor uses that enhance street life.
- Assisting in improving parks or landscaping.

#### Strategy 1.10.2.5:

Within the Downtown Density Pool, residential density shall be calculated based on parcel acreage for the entire district and not on an individual property basis.

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#### 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.~~

Create a multi-modal environment in Downtown to support a high level of activity in the downtown area. Prioritize pedestrian and bicycle circulation.

#### Strategy 1.10.3.1:

Ensure building and site plans are oriented to promote pedestrian activity in Downtown to encourage active transportation and support businesses. Buildings shall be sited and oriented to encourage pedestrian access including direct access between the public sidewalk and main entry without intervening parking areas.

#### Strategy 1.10.3.2:

Encourage active ground-floor uses adjacent to public sidewalks that promote active pedestrian circulation including but not limited to retail, restaurants, lobbies, galleries, civic uses, sidewalk sales, dining, and direct entrances to residential or office units.

#### Strategy 1.10.3.3

Street design shall prioritize pedestrian and bicycle activity through the allocation of right-of-way and supportive design elements. Motor vehicle traffic shall be calmed to a speed that complements a safe and comfortable pedestrian and bicycle precinct.

#### Strategy 1.10.3.4:

Canopy street trees, arcades and other architecture and landscape features should shade walkways, sidewalks, and plazas to allow pedestrians to comfortably navigate downtown in hot weather. A consistent tree canopy should be planted throughout Downtown through a combination of public investment and maintenance, and standards for new development.

#### Strategy 1.10.3.5:

Bikeways providing access to various destinations in Downtown should be appropriate for riders of various ages and abilities and connect to existing and proposed trail networks.

#### Strategy 1.10.3.6:

Solutions that reduce demand for parking shall be implemented including shared parking, connectivity, transportation demand management, and “park once” strategies. The City shall continue to plan for shared and publicly accessible parking facilities to efficiently meet the parking needs for new downtown developments through public and private partnerships. (Originally Policy 1.10.10)

# City of Titusville

## Future Land Use Element

### Goals, Objectives and Policies

#### Strategy 1.10.3.7:

Motor vehicle access should be well-organized with minimal disruption to pedestrian circulation, including the provision of cross-access where feasible and curb management that anticipates commercial loading, ride-sharing, and autonomous vehicles.

#### Policy 1.10.4:

Enhance the visual attractiveness of the downtown area by enhancing streetscapes, creating a network of public spaces, and enhancing through creation of gateways into downtown. (Originally Policy 1.10.1 in part)

#### Strategy 1.10.4.1:

Open spaces within Downtown should include a variety of typologies including pocket parks to serve daily needs, family-friendly playgrounds and play spaces, and one or more major open space to accommodate community gatherings. Leverage existing public land to create high value open spaces that provides great gathering places for residents and incentivize private sector redevelopment in the near term.

#### Strategy 1.10.4.2:

Identify at least one significant green space opportunity to provide a central gathering space in downtown connecting business activities with the waterfront and providing space for community-wide events.

#### Strategy 1.10.4.3:

Reconceptualize Mariners Way to better serve existing and future activities in Downtown.

#### Strategy 1.10.4.4

The Land Development Regulations shall identify a Primary Downtown Pedestrian Network and prioritize a high-value public realm on these streets including enhanced streetscaping, wider sidewalks and active frontages. The City shall identify funding sources including public-private partnerships to implement these improvements, including incentives.

#### Strategy 1.10.4.5:

Determine the feasibility of Plan for underground utilities, including alternate implementation strategies, with a priority on the Primary Downtown Pedestrian Network. (Originally Policy 1.10.11)

#### Strategy 1.10.4.6:

Enhance 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. (Originally Policy 1.10.1 in part)

#### Policy 1.10.5:

Prioritize connections between Downtown and the waterfront to increase public access and views of the Indian River.

# City of Titusville

## Future Land Use Element

### Goals, Objectives and Policies

#### Strategy 1.10.5.1:

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. (*Originally Policy 1.10.2*)

#### Strategy 1.10.5.2:

Provide for public use of existing and new created waterfront access areas through the utilization of such mechanisms such as public access easements, visual corridors/breezeways and river front acquisition programs. (*Originally Policy 1.10.4*)

#### Policy 1.10.6:

The Downtown Mixed-Use (DMU) category shall recognize the variety of character areas encompassed by Downtown and its adjoining neighborhoods and corridors.

#### Strategy 1.10.6.1:

The Land Development Code shall identify subdistricts with unique standards for a variety of character areas within the Downtown Mixed Use category.

#### 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.~~

#### Objective 1.11: Urban Mixed Use.

The city shall have vibrant urban neighborhoods that accommodate a variety of household types and uses to provide for everyday needs within walking distance. 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:

~~This~~ The Urban Mixed Use 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. (*Originally Policy 1.11.12*)

#### Policy 1.11.2:

Encourage neighborhood-serving, mixed-use development including a variety of housing options.

#### Strategy 1.11.2.1:

Most residents should be within walking distance of everyday destinations such as parks, playgrounds, and neighborhood retail establishments to reduce vehicular trips and promote walking and bicycling.

# City of Titusville

## Future Land Use Element

### Goals, Objectives and Policies

#### Strategy 1.11.2.2:

Provide residents with a variety of housing choices, both in housing type and cost. (Originally Policy 1.11.11)

#### Policy 1.11.31:

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.

#### Strategy 1.11.3.1:

Encourage the location and relocation of industrial uses to areas appropriately designated as industrial on the Future Land Use Map. (Originally Policy 1.11.9)

#### Strategy 1.11.3.2:

Require appropriate visual screens/buffers, with emphasis on landscape materials, between residential and other land uses when new or expanded development of an industrial or large-scale non-residential serving use are proposed. (Originally Policy 1.11.7)

#### Strategy 1.11.3.3:

Parking and loading areas shall be visually screened from residential neighborhoods.

#### Policy 1.11.4:

Recognize the unique relationship between Downtown and neighborhood to the west of the F.E.C. Railroad through investment and coordination.

#### Strategy 1.11.4.1:

Identify the neighborhood to the west of the F.E.C. Railroad as the area designated Urban Mixed Use, generally west of Downtown between South Street and Garden Street.

#### Strategy 1.11.4.2:

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). (Originally Policy 1.11.4)

#### Strategy 1.11.4.3:

Encourage investment in the neighborhood to the west of the F.E.C. Railroad that complements revitalization of Downtown by providing a variety of housing types including ownership opportunities within walking distance of the historic downtown core.

#### Strategy 1.11.4.4:

Recognize the role of the neighborhood to the west of the F.E.C. Railroad in maintaining and expanding housing opportunities close to Downtown.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### Strategy 1.11.4.5:

Provide a residential density bonus of up to five units per acre for development projects that provide a significant public benefit as defined by the Land Development Code which includes the following:

- Assisting in improving parks or landscaping.
- Providing certified affordable or workforce housing.
- Providing a dedicated easement to expand the public realm on designated streets.
- Participation in constructing an enhanced public realm on designated streets.
- Providing additional publicly accessible parking adjacent to Main Street or Park Avenue.
- Providing for active ground floor uses that enhance street life on Main Street or Park Avenue.

##### Policy 1.11.5:

Prioritize safety and local mobility on transportation facilities within urban neighborhoods.

##### Strategy 1.11.5.1:

Residents should have transportation options within their neighborhood and access to destinations outside their neighborhood by motor vehicle, walking, biking, and public transit when feasible.

##### Strategy 1.11.5.2:

Transportation measures that reduce the travel speed of motor vehicles to increase safety for residents of all ages shall be prioritized on residential streets within neighborhoods.

##### Strategy 1.11.Y.Y:

Provide for pedestrian and cycling facilities, as well as other pedestrian amenities such as interesting streetscapes, urban plazas and open space, and landscaping.

##### Policy 1.11.6:

Facilitate improvements in quality of life for existing and new residents through investment and revitalization.

##### Strategy 1.11.6.1:

Urban neighborhoods should have a high-quality streetscape including canopy street trees to support property values, provide shade for pedestrians, and decrease energy use.

##### Strategy 1.11.6.2:

Apply the Community Development Block Grant program to assist low and moderate-income families and improve the neighborhood environment. (Originally Policy 1.11.8)

##### Strategy 1.11.6.3:

Coordinate with various public housing providers, including the Titusville Housing Authority and other private nonprofit groups, to provide for a balance of subsidized housing and market rate housing in the long-term.

# City of Titusville

## Future Land Use Element

### Goals, Objectives and Policies

#### Strategy 1.11.6.4:

Subsidized housing should be consistent in style and character with existing housing and/or market-rate development.

#### Strategy 1.11.6.5:

Identify programs that assist long-term residents in becoming homeowners so that they can benefit from an improving neighborhood.

#### Strategy 1.11.6.6:

Identify programs that assist low-income homeowners in improving their properties to contribute to an improving neighborhood.

#### Strategy 1.11.6.7:

Focus private and public efforts on redevelopment of blighted structures, infill of vacant lots, redevelopment of incompatible uses, and maintenance of the built environment. (Originally Policy 1.11.5)

#### Strategy 1.11.6.8:

Encourage private development activities to coordinate with existing residents and property owners. Coordinate the provision of adequate public facilities and services. (Originally Policy 1.11.6)

#### Strategy 1.11.6.9:

Provide for a reduced need for efficient provision of infrastructure by allowing for shared parking, on-street parking, drainage, and other shared-use facilities. (Originally Policy 1.11.10)

#### Policy 1.11.7:

City shall maintain and expand the recreational and natural open spaces for the use and enjoyment of neighborhood residents.

#### Policy 1.11.8:

Protect public access to natural amenities, such as the Indian River, lakes, streams, wetlands and protected wildlife habitat. Preserve existing water accessways, through development controls and acquisitions. (Originally Policy 1.11.4)

#### Policy 1.11.9:

Connect neighborhoods to each other and to commercial, educational, and recreational destinations and regional trails through the development of local greenway and trail networks.

#### Policy 1.11.9 - Policy 1.11.11:

Reserved.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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. Mixed Use within the Corridor Master Plan Study Area shall be implemented consistent with the standards of Gateway Corridors.

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.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

- 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
3550 S Washington Ave. 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.	Maximum Total Non-residential Intensity – 0.3 FAR Maximum Total Residential - 15 residential dwelling units per acre.

*(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; Ord. No. 28-2021, § 10-26-2021)*

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### **Objective 1.12: Shoreline Mixed Use:**

The City of Titusville shall pursue ~~the preservation~~ a mix 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. Waterfront recreation should be supported by complementary businesses and nearby neighborhoods and development areas should be enhanced by access to waterfront amenities and views.

##### *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.~~

##### Strategy 1.12.2.1:

Work with property owners to secure land or easements to support the development of a continuous multimodal trail east of U.S. Highway #1.

##### Strategy 1.12.2.2:

New development should maintain public access to water views where feasible. Provide for visual access and breezeway locations as part of all development proposals. (Originally Policy 1.12.2 in part)

##### *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.

##### Strategy 1.12.3.1:

Encourage recreation-oriented venues, activities, and businesses within the Waterfront district.

##### Strategy 1.12.3.2

Water-dependent and water-enhanced businesses may be permitted and encouraged east of U.S. Highway #1 where practical.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### [Strategy 1.12.3.3](#)

Support moderately scaled mixed-use development in the U.S. Highway #1 corridor that benefits from proximity to the waterfront.

##### [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.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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: Neighborhood 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).

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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 ensure 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.

##### *Policy 1.14.12:*

A single neighborhood may include a range of housing opportunities including a broad range of typologies, prices and sizes of units.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### Policy 1.14.13:

Most residents should be within walking distance of everyday destinations such as parks, playgrounds, and neighborhood retail establishments to reduce vehicular trips and promote walking and bicycling.

##### Policy 1.14.14:

The City shall periodically review land development regulations to ensure consistency with market conditions.

*(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:

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 1.15.4:

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

##### Policy 1.15.5:

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.

*(Ord. 12-2017, 3/28/2017)*

#### 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.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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, unless such wetlands are preserved by a conservation easement as part of a Planned Development (PD) or other master-planned development, 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 as 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 list 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.

*(Ord. 10-2018, 2/27/2018)*

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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.

##### *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.

##### *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

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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.

##### *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.

##### *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.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

*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 1.57 dwelling units per acre
Brooks Landing (CPA #2006-02B)	
Inspiration Village (SSA#2-2011)	4.3 dwelling units per acre
Willow Creek (CPA #1-2016)	1,277 residential units max

(Ord. No. 95-2006 § 1, 10/24/06; Ord. 7-2017; 2/28/2017)

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### **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:*

Reserved.

##### *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.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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 on 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.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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	1.10	20 du/acre; 30 du/acre In the Downtown Sub-district & Uptown Sub-district.	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	1.14	1 du/acre	.2 FAR <sup>2</sup>
Residential Two	1.14	2 du/acre	.2 FAR <sup>2</sup>
Low Density Residential	1.14	5 du/acre	.2 FAR <sup>2</sup>
Medium Density Residential	1.14	10 du/acre	.2 FAR <sup>2</sup>
High Density Residential	1.14	15 du/acre	.2 FAR <sup>2</sup>
Public/Semi-public	1.15	n/a	.2 FAR <sup>2</sup>
Conservation	1.16	1 du/5 acres	n/a
Planned Unit Development	1.19	12 du/acre	.2 FAR <sup>2</sup>
Regional Mixed Use <sup>1</sup>	1.20	Policy 1.20.2	Policy 1.20.2

<sup>1</sup> Density/Intensity standards for Regional Mixed Use are contained in Objective 1.20, Policy 1.20.2

<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.

(Ord. 11-2018, 2/27/18)

##### *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).

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *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: Educational Land Use.*

The City of Titusville shall designate public schools and properties owned by Brevard County Public Schools as Educational Land Use.

##### *Policy 1.22.1:*

School facilities shall be located in conjunction with residential development and easily accessible by the public.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### *Policy 1.22.2:*

The City 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 1.22.3:*

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 1.22.4:*

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 1.22.5:*

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 1.22.6:*

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 1.22.7:*

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; Ord. No. 33-208, 9/23/08; Ord. 12-2017, 3/28/2017)*

# City of Titusville

## Future Land Use Element

### Goals, Objectives and Policies

#### Objective 1.23: Gateway Corridors.

The City's major roadways shall be treated as Gateways critical to the City's image. Gateway corridors shall accommodate a wide variety and intensity of land uses within a framework that enhances the visual identity of the corridors to create a favorable impression for visitors.

##### *Policy 1.23.1:*

The Gateway Corridors shall be defined as properties with adjacent to the following roadways:

- US-1
- Garden Street
- South Street
- Cheney Highway / S.R. 5

##### *Policy 1.23.2:*

As the first impression that many visitors will have of the City, properties and public improvements along the Gateway corridors should have a consistent and attractive appearance.

##### Strategy 1.23.2.1:

The Land Development Regulations shall designate a Zoning Overlay with required elements of landscaping, tree planting, maintenance, signage, and other public-facing characteristics in development within the overlay zone consistent with the policies of Gateway Corridors objective. The Overlay may be optional or mandatory as determined in the Land Development Regulations.

##### *Policy 1.23.3:*

Targeted investment in the Gateways shall be supported by a Gateway Corridor that encourages horizontal and vertical mixed-use development and redevelopment with quality landscaping and design that will contribute to a positive image of the City.

##### Strategy 1.23.3.1:

Future development within Gateway Corridor Overlay should be composed primarily of commercial, mixed-use, and multi-family development.

##### Strategy 1.23.3.2:

The Land Development Code shall include in the Gateway Corridor Overlay incentive bonuses permitting higher density multifamily residential uses and non-residential or mixed-use development up to 2.0 FAR and 50 units per acre with building heights not to exceed five stories. Incentive bonuses shall be based on contributions to the public realm including landscaping, green infrastructure, bicycle and pedestrian infrastructure, and other improvements which implement the policies of Gateway Corridors' objective and exceed the minimum requirements for the Overlay.

##### Strategy 1.23.3.3:

Urban design standards shall provide for an attractive environment that balances auto-oriented and pedestrian-oriented design features.

# City of Titusville

## Future Land Use Element

### Goals, Objectives and Policies

#### Strategy 1.23.3.4:

Higher intensity development along corridors shall transition to existing single-family neighborhoods in an orderly fashion.

#### Policy 1.23.4:

The City shall encourage the development of higher density housing in appropriate locations along gateway corridors to increase housing supply while discouraging urban sprawl.

#### Strategy 1.23.4.1:

Encourage and incentivize through flexible zoning the development of multi-family housing on underutilized commercial or vacant parcels along corridors consistent with the infill policies.

#### Strategy 1.23.4.2:

Encourage the development of more affordable housing in locations with access to public transit.

#### Policy 1.23.5:

The City shall ensure that the Gateway Corridors have appropriate open spaces to provide aesthetic value for the city and recreational opportunities for those who live and work along the corridors.

#### Strategy 1.23.5.1:

Usable open spaces shall be included in large-scale developments along the corridors for the use of residents, employees, and visitors.

#### Strategy 1.23.5.2:

As redevelopment occurs, the City shall identify new recreation needs and opportunities to create new public or private open spaces to serve them.

#### Policy 1.23.6:

The Gateway Corridors shall provide for long distance motor vehicle movement along major roads while providing safe, multimodal access to uses and activity centers.

#### Strategy 1.23.6.1:

Operational improvements that maintain or improve traffic flow along major roadways shall be identified and implemented.

#### Strategy 1.23.6.2:

Safe crossings for people walking and biking shall be provided at regular intervals where development is located on both sides of a roadway.

#### Strategy 1.23.6.3:

Access to development areas from Gateway roads should be consolidated, including using existing streets where existing intersections are frequent, to limit the number of access points on major roadways and to limit sidewalk and bikeway conflicts.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### Strategy 1.23.6.4:

New development shall provide cross-access to existing or undeveloped parcels and existing minor streets to mitigate the impact of new development on traffic operations of the major road.

##### Strategy 1.23.6.5:

Shared parking, structured parking, and design strategies should be encouraged in order to minimize the visual and environmental impacts of surface parking lots.

#### Objective 1.243: 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 1.24.1:

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 1.24.2:

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

##### Policy 1.24.3:

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 1.24.4:

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 1.24.5:

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 1.24.6:

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.

## City of Titusville

### Future Land Use Element

#### Goals, Objectives and Policies

##### [\*\*Strategy 1.24.6.1:\*\*](#)

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 1.24.6.2:\*\*](#)

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.

## City of Titusville

### Goals, Objectives and Policies

## TRANSPORTATION ELEMENT

### Goal 1:

A safe, convenient and energy efficient transportation system in the City of Titusville that serves the needs of all residents and visitors. The system shall promote multiple modes of transportation for goods and people to encourage stability and an improved quality of life.

#### Objective 1.1:

The City shall improve and maintain safety, convenience, connectivity, and energy efficiency within the transportation system.

##### *Policy 1.1.1:*

A Level of Service (LOS) E is established for arterial and Collector roadways. A Level of Service (LOS) D is established for roadways on the Florida Intra-state Highway System (FIHS) and Strategic Intermodal System (SIS) per the Florida Department of Transportation

##### *Strategy 1.1.1.1:*

The City shall study the opportunity to transition to a Multimodal Level of Service / Multimodal Quality of Service that takes into account all modes of transportation.

##### *Policy 1.1.2:*

The City shall require transportation connectivity between land uses and development sites in the Land Development Regulations to provide for multiple access points for emergency management and to facilitate multiple modes of transportation.

##### *Policy 1.1.3:*

Parking facilities will be convenient to major generators and attractors and intermodal terminals within the City and provisions for adequate parking shall be included in the City's Land Development Regulations.

##### *Strategy 1.1.3.1:*

Solutions that reduce demand for surface parking shall be implemented including shared parking, connectivity, transportation demand management, and district “park once” strategies.

##### *Strategy 1.1.3.2:*

Parking requirements for multi-phase projects should be flexible and anticipate potential changes in parking demand as autonomous vehicles become more prevalent.

##### *Policy 1.1.4:*

The City shall cooperate with Brevard County and the Space Coast Transportation Planning Organization in the use of transportation demand management strategies as a means to reduce peak hour travel demand and the number of vehicle miles traveled.

## City of Titusville

### Goals, Objectives and Policies

#### *Policy 1.1.5:*

The City shall cooperate with Brevard County and the Space Coast Transportation Planning Organization in the use of transportation systems management strategies to preserve the capacity of existing transportation systems.

#### *Policy 1.1.6:*

The City shall participate with Brevard County, the Space Coast Transportation Planning Organization, and Florida Department of Transportation to establish a performance monitoring system for the transportation system.

#### *Policy 1.1.7:*

Standards for safe and convenient on-site traffic flow are contained in the City's Land Development Regulations. On-site circulation standards should account for all user types including motor vehicles, bicycles, and pedestrians.

#### *Policy 1.1.8:*

The City shall evaluate and whenever feasible, support transportation systems management activities that will reduce motor vehicle miles traveled ~~travel demands~~, or increase the use of energy-efficient non-motorized vehicles, public transit, and micro-mobility options ~~alternative modes of transportation~~ to conserve energy, reduce greenhouse gases, reduce noise, water and air pollution and discourage urban sprawl.

#### *Strategy 1.1.8.1:*

All alternatives should be considered prior to increasing motor vehicle capacity through lane addition to existing roadways, including multimodal improvements, connectivity improvements, construction of parallel facilities, operational improvements, and intersection improvements.

#### *Policy 1.1.9:*

The City shall require new ~~DPL~~ or large scale planned development to make contributions, enhancements or provisions towards the public transportation system to promote energy conservation and reduce greenhouse gases.

### Objective 1.2:

The City's transportation policy and standards shall be consistent with the Future Land Use Element, the Housing Element, the Intergovernmental Coordination Element, and the Capital Improvements Element of the City's adopted Comprehensive Plan.

#### *Policy 1.2.1:*

The City shall coordinate with local, regional and state transportation agencies to ensure that transportation planning supports land use objectives.

## City of Titusville

### Goals, Objectives and Policies

#### *Policy 1.2.2:*

Expansion of transportation related facilities within the City shall be realized consistent with the following strategies:

##### *Strategy 1.2.2.1:*

*The City shall ensure that expansion of transportation related facilities is consistent with the adopted Comprehensive Plan through active participation in the planning and design of these facilities with the appropriate service provider.* Strategy 1.2.2.2:

Standards have been established in the City's Land Development Regulations to mitigate adverse impacts of the expansion of transportation facilities upon adjacent natural resources and land uses.

##### *Strategy 1.2.2.3:*

*Standards have been established in the City's Land Development Regulations to protect and conserve natural resources within and adjacent to airport transportation related facilities.* Policy 1.2.3:

The City shall continue to implement the Land Development Regulations and adopt new regulations to provide and improve access to various land uses and to meet the City's future transportation needs.

### Objective 1.3:

The City shall strive to provide variety transportation option that includes bicycle, pedestrian and public transit facilities to promote alternative modes of transportation. The City shall provide bicycle and pedestrian ways through development of plans, Land Development Regulations or development controls.

#### *Policy 1.3.1:*

The City shall promote the development of "Complete Streets" that are designed, built, and maintained in a manner that accommodates not only automobiles, but transit vehicles and non-motorized modes of travel such as pedestrian ways, bicycle paths and also accommodates disabilities. "Complete Streets" shall seek to be aesthetically pleasing and provide for a tree shaded and comfortable environment for all users. The City shall continually pursue funding to beautify streets.

#### *Policy 1.3.2:*

The City shall improve the bicycling and pedestrian environment by providing bicycle and pedestrian infrastructure and amenities and by seeking to provide wider sidewalks. In new development or redevelopment, walking and bicycling shall be promoted by establishing pedestrian-friendly streets with sidewalks and/or bike paths.

#### *Policy 1.3.3:*

The City shall seek funding in order to participate with Space Coast Area Transit in the provision of bus shelters along transit routes, particularly in areas of frequent use.

## City of Titusville

### Goals, Objectives and Policies

#### *Policy 1.3.4:*

The City shall develop a City-wide park and greenway plan to link greenway, trails and park system within the City and link them to regional trails, other state parks and conservation areas.

#### *Policy 1.3.5:*

The City in coordination with the Space Coast Transportation Planning Organization shall develop a bicycle and pedestrian master plan.

#### *Policy 1.3.6:*

Space Coast Regional Airport and Arthur Dunn Air Park will be protected from the encroachment of incompatible land uses through application of the Airport Impact Overlay District in the City's LDR's.

### Objective 1.4:

The City shall coordinate the transportation system plans and programs with other ~~e~~-affected governmental entities to ensure that the most efficient and cost effective course of action is followed and that strategies demonstrating the area wide coordination necessary to implement all provisions of this element are utilized.

#### *Policy 1.4.1:*

The City shall identify the transportation needs and problems of the City and they shall be addressed through coordination with local, Space Coast Transportation Planning Organization, regional and state plans, and the FDOT Adopted Work Program.

#### *Policy 1.4.2:*

The City shall participate in the development of a system-wide multi-modal transportation network master plan.

### Objective 1.5:

The City shall support comprehensive transportation planning to examine public transit service needs based on existing and proposed major trip generators and attractors, and new growth trends shall be addressed.

#### *Policy 1.5.1:*

The provision of transit service to the City shall be coordinated with Space Coast Area Transit as part of their capital improvement and transit development planning process.

#### *Policy 1.5.2:*

The City shall continue to explore the option of increasing transit routes and frequencies.

#### *Policy 1.5.3:*

The City shall support and participate in the State of Florida's Amtrak/FEC Corridor Project to establish passenger rail service along Florida's East Coast and establishing a service station in the City of Titusville.

## City of Titusville

### Goals, Objectives and Policies

#### *Strategy 1.5.3.1:*

The City shall participate in the planning and design of the project, including the application for grant funding to construct the project.

#### *Strategy 1.5.3.2:*

The City shall be responsible for maintaining the station facility.

#### *Objective 1.6:*

The City shall protect existing and future rights-of-way from building encroachment.

#### *Policy 1.6.1:*

Rights-of-way shall be protected from encroachment through implementation of the following strategies:

#### *Strategy 1.6.1.1:*

Standards to protect existing rights-of-way shall be incorporated in the City's LDR's.

#### *Strategy 1.6.1.2:*

Future right-of-way needs shall be pursued or reserved as far in the future as possible to minimize costs and facilitate planning and design activities.

#### *Policy 1.6.2:*

The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

#### *Objective 1.7:*

The City shall promote access to transportation related facilities and ensure that they are coordinated with the circulation system shown on the map(s) adopted as part of the element.

#### *Policy 1.7.1:*

Convenient movement between the various transportation facilities within the City shall be facilitated through the following strategies:

#### *Strategy 1.7.1.1:*

Where feasible, intermodal terminals should be located adjacent to two or more transportation modes.

#### *Strategy 1.7.1.2:*

Access to and between modes and terminals shall be designed to minimize operational conflicts.

#### *Strategy 1.7.1.3:*

Participation among the various transportation service providers is crucial to terminal siting, construction, and operation.

## City of Titusville

### Goals, Objectives and Policies

#### Objective 1.8:

The City shall coordinate the operation of, and improvements to, the transportation system with the plans and programs of the various entities responsible for providing transportation related facilities.

##### Policy 1.8.1:

The City shall participate in the development of a system-wide multi-modal transportation network master plan.

##### Policy 1.8.2:

To protect the interregional and intrastate functions of the Florida Intrastate Highway System (FIHS), the following strategies will be used to encourage local alternatives:

###### Strategy 1.8.2.1:

Signal synchronization, intersection improvements, and other congestion management techniques to reduce travel delay and encourage local alternatives to the FIHS.

#### Objective 1.9:

Application of transportation solutions should be context-sensitive

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##### Policy 1.9.1:

Context-sensitive solutions recognize that roadway design should respond to the intensity and configuration of existing and planned land uses surrounding the facility.

Areas with features such as higher density, higher intensity, transit access, civic facilities, facilities for children or the elderly, high street connectivity, or traditional, pedestrian-oriented pattern should prioritize non-motorized travel and micro-mobility. Areas with features such as lower density, lower intensity, low street connectivity, high-volume trucking, or critical regional motor vehicle routes may prioritize motor vehicle circulation. All facilities should provide

##### Policy 1.9.2:

Downtown: The City shall prioritize pedestrian and bicycle circulation to support a high level of activity in the downtown area.

###### Strategy 1.9.2.1

Street design shall be place-based and contribute to the urban design of downtown.

###### Strategy 1.9.2.2

Motor vehicle traffic shall be calmed to a speed that complements a safe and comfortable pedestrian and bicycle precinct.

###### Strategy 1.9.2.3

Downtown shall have shaded walkways, sidewalks and plazas to allow pedestrians to comfortably navigate downtown in hot weather.

## City of Titusville

### Goals, Objectives and Policies

#### Policy 1.9.2.4:

Bikeways providing access to various destinations in Downtown should be appropriate for riders of various ages and abilities and connect to existing and proposed trail networks.

#### Policy 1.9.3:

Neighborhood Residential and Urban Mixed Use: Safe, local mobility shall be prioritized within neighborhoods and residential areas.

#### Strategy 1.9.2.1:

Transportation measures that reduce the travel speed of motor vehicles to increase safety for residents of all ages shall be prioritized on residential streets within neighborhoods.

#### Strategy 1.9.2.2:

Pedestrian infrastructure within and between neighborhoods should be built and maintained to provide access to neighbors and local destinations.

#### Strategy 1.9.2.3:

Neighborhoods should have a high-quality streetscape including canopy street trees to support property values, provide shade for pedestrians, and decrease energy use.

#### Strategy 1.9.2.4:

Residents should have transportation options within their neighborhood and access to destinations outside their neighborhood by motor vehicle, walking, biking, and public transit when feasible.

#### Policy 1.9.3:

Gateway Corridors: The Gateway corridors shall provide for long distance motor vehicle movement along major roads while providing safe, multimodal access to uses and activity centers.

#### Strategy 1.9.3.1:

Operational improvements that maintain or improve traffic flow along major roadways shall be identified and implemented to facilitate regional traffic movement.

#### Strategy 1.9.3.2:

Safe crossings for people walking and biking shall be provided at regular intervals where development or recreational destinations are located on both sides of a roadway.

#### Strategy 1.9.3.3:

Access to development areas from Gateway roads should be consolidated, including using existing streets where existing intersections are frequent, to limit the number of access points on major roadways and to limit sidewalk and bikeway conflicts.

## City of Titusville

### Goals, Objectives and Policies

#### Strategy 1.9.3.4:

New development should provide cross-access to existing or undeveloped parcels and existing minor streets to mitigate the impact of new development on traffic operations of the major road.

#### Policy 1.9.4:

Waterfront: Areas near the Indian River shall have an integrated transportation system that ensures waterfront amenities are accessible to Titusville residents and visitors.

#### Strategy 1.9.4.1:

The Waterfront trail shall be designed to accommodate both recreational users and commuters.

#### Strategy 1.9.4.2:

Safe access across U.S. 1 shall be provided for pedestrians and bicyclists to provide residents access to the waterfront amenities and the trail network.

#### Strategy 1.9.4.3:

Parking should be part of an overall integrated roadway and transportation plan to accommodate residents and visitors to the waterfront for recreation and for viewing space launch events.

## HOUSING ELEMENT

### Goals 1:

The City of Titusville shall, through its comprehensive plan, make provision for adequate and affordable housing that meet the physical and social needs of all segments of the current and future population of the City.

#### Objective 1.1:

The City shall provide an adequate environment for a variety of housing types and price levels for all residents living in or migrating to the area. Employees of businesses within Titusville and high-tech businesses in the Space Coast should have opportunities to live in high quality housing within the City.

#### Policy 1.1.1:

The City shall support a suitable mix of housing by: The city shall encourage a substantial and diverse residential population downtown and city-wide by providing a mix of housing options to serve a wide range of household types and incomes.

#### Strategy 1.1.1.1:

The City shall coordinate Coordinating the residential growth with the Land Use Plan and respective zoning.

## City of Titusville

### Goals, Objectives and Policies

#### *Policy 1.1.2:*

~~The City shall enact development regulations that establish a broad range of minimum square footage of dwelling units in the land development regulations.~~

The City shall support the availability of attainable housing both by minimizing barriers to the private provision of market-rate housing to increase housing supply and by collaborating with public and non-profit entities on the provision of subsidized housing for lower income households.

#### *Policy 1.1.3:*

The City shall enact development regulations that provide for a mix of housing types and sizes within a development.

#### *Strategy 1.1.3.1:*

Permit a range of housing typologies within neighborhoods to accommodate a range of household types including accessory dwelling units, duplexes, townhouse, and quadruplexes.

### Objective 1.2:

The City of Titusville should identify opportunities to preserve a healthy proportion of affordable housing as property values rise within the City. The City should, within its realm of responsibility, act to make affordable housing available through housing implementation programs, especially to meet the needs of very low income households, for existing and future residents.

#### *Policy 1.2.1:*

The City of Titusville uses the HUD definition of affordable housing which means housing affordable to those with incomes at or below 80%, (low income), 50% (very low income), and 30% (extremely low income) of the median income of the metropolitan area who pay no more than 30% of their gross income for housing.

#### *Policy 1.2.2:*

The City shall provide an education program such as homebuyer education and counseling to prepare low income families for homeownership. Financial and technical assistance shall be provided to low income homebuyers whenever economically feasible.

#### *Policy 1.2.3:*

The City shall continue to use the Community Development Block Grant (CDBG) Program and other programs to construct and/or rehabilitate housing units that will increase the availability of affordable housing for very low income and extremely low income households and other groups with special needs.

#### *Policy 1.2.4*

Affordable housing should blend in style and character with market rate-development.

## City of Titusville

### Goals, Objectives and Policies

#### **Objective 1.3:**

The City of Titusville shall encourage the equitable distribution of affordable housing throughout its jurisdiction.

#### *Policy 1.3.1:*

The City shall support fair housing practices by:

##### *Strategy 1.3.1.1:*

The City shall further fair housing through implementation of the Fair Housing Act Chapter 760.20, F.S., in all housing, development and planning activities.

##### *Strategy 1.3.1.2:*

The City shall provide information, technical assistance and develop incentives programs to meet the affordable housing needs.

##### *Strategy 1.3.1.3:*

The City shall cooperate with developers who build HUD subsidized projects.

#### *Policy 1.3.2:*

The City shall further fair housing goals so that a variety of housing choices are available to households without regard to religion, handicap, age, race, national origin, or marital status.

#### *Policy 1.3.3:*

The City shall continue to allow housing for those persons desiring adult living communities and retirement communities through the implementation of the City's land development regulations.

#### *Policy 1.3.4:*

The City shall continue to make provisions ensuring the availability of affordable housing to families with children.

#### **Objective 1.4:**

The City shall support/increase the coordination between the public and private sectors involved in the provision of housing, community development and redevelopment activities by:

#### *Policy 1.4.1:*

The City shall strengthen communication among the various organizations comprising the affordable housing market (i.e., public assistance agencies, financial institutions and realtors) through workshops and participation in regional housing organizations.

#### *Policy 1.4.2:*

The City shall continue to provide funding assistance through the use of CDBG, HOME, SHIP and other funding programs. The City shall seek to combine resources with non-profit and for-profit organizations to provide affordable housing and promote redevelopment.

## **City of Titusville**

### **Goals, Objectives and Policies**

#### *Policy 1.4.3:*

The City shall evaluate and amend the existing policies, and land development regulations which hinders new development or reconstruction of a single family homes for affordable housing on non-conforming residentially zoned lots or parcels, that are located in developed neighborhoods with public infrastructure.

#### *Policy 1.4.4:*

The City will encourage voluntary citizen community services to improve the target revitalization areas.

#### *Objective 1.5:*

The City of Titusville shall make adequate provision to integrate care facilities, group homes, child/adolescent care facilities and retirement homes into residential areas, areas of residential character, and mixed use areas by:

#### *Policy 1.5.1:*

Land development regulations shall be enacted in the Code of Ordinances to address these facilities.

##### *Strategy 1.5.1.1:*

The ordinance shall allow the facilities to locate in residential areas by Conditional Use Permit (CUP), including appropriate location criteria, to ensure the facility residents have access in residential areas.

##### *Strategy 1.5.1.2:*

The new ordinance shall be reviewed periodically to ensure its effectiveness in implementing the integration of these facilities into residential areas or areas of residential character.

#### *Policy 1.5.2:*

The City will identify public or private vacant lands or structures that may be suitable as sites for affordable housing for those residents with special needs and will identify possible funding sources for the acquisition and development of these properties.

#### *Policy 1.5.3:*

Encourage and assist human service agencies and other community groups in developing special living facilities to provide housing opportunities for people with special needs, transitional housing for women or homeless people as appropriate to City of Titusville population needs.

#### *Objective 1.6:*

The City of Titusville shall identify and reduce the degree of substandard housing and improve the structural and aesthetic conditions of existing housing.

## City of Titusville

### Goals, Objectives and Policies

#### *Policy 1.6.1:*

The City shall complete an inventory of the condition of the housing stock within boundaries of the City's Target areas, at a minimum, for rehabilitation and reduction.

##### *Strategy 1.6.1.1:*

The City shall complete the inventory by 2020.

##### *Strategy 1.6.1.2:*

The City shall update the inventory every five (5) years.

#### *Policy 1.6.2:*

The City of Titusville shall participate in various federal, state, and financial assistance programs to improve housing.

##### *Strategy 1.6.2.1:*

Maintain the application of grant monies to program eligible households by incorporating a rehabilitation program which would provide direct benefit to occupants of substandard units that meet income guidelines.

##### *Strategy 1.6.2.2:*

Encourage other housing assistance programs through proposed Florida Housing Finance Agency.

#### *Policy 1.6.3:*

The City shall continue to monitor and evaluate factors which contribute to neighborhood stability and adopt strategies for neighborhood preservation.

### Objective 1.7:

Substandard structures identified as condemned and deemed unfeasible for rehabilitation should be eliminated with assurance given of fair and adequate compensation and/or relocation assistance to displaced person and families.

#### *Policy 1.7.1:*

The Florida Building Code shall be enforced as necessary to ensure the construction and maintenance of sound, safe and sanitary housing for the public health, safety, and welfare.

#### *Policy 1.7.2:*

The City shall conduct a thorough inventory of substandard housing, in accordance with Policy 1.6.1, to identify those housing units suitable for rehabilitation and those suitable for demolition.

##### *Strategy 1.7.2.1:*

Housing units suitable for rehabilitation would be those which possess significant structure damage but the cost for rehabilitation does not exceed the market value of the unit.

## City of Titusville

### Goals, Objectives and Policies

#### *Strategy 1.7.2.2:*

The demolition of housing units would be those dilapidated units with major structural damage which endanger the public health, safety, and welfare, and where the cost of rehabilitation exceeds the market value of the units.

#### *Policy 1.7.3:*

The City of Titusville shall establish a system of housing inspection for residential rental properties which receive public subsidies to protect the health, safety, and welfare of the tenants.

#### *Strategy 1.7.3.1:*

Inspections of properties should be conducted on a periodic basis and shall be based on the City's adopted minimum code.

#### *Policy 1.7.4:*

The City shall continue to use CDBG, HOME, SHIP and other housing funding programs to rehabilitate or demolish residential structures that cannot be economically preserved.

#### *Policy 1.7.5:*

The City shall provide relocation assistance and counseling, as needed, to effect the clearance of dangerously deteriorated houses.

#### *Objective 1.8:*

As a result of public action, such as the construction of roads or utilities, any occupant of a housing unit displaced shall be equitably relocated.

#### *Policy 1.8.1:*

The relocation of housing should be comparable to the existing dwelling as much as possible, with emphasis on the number of rooms, size of living space, location to commercial and public facilities and place of employment and shall be within the financial means of the displaced household. Relocation housing shall be a safe, sound, and sanitary dwelling unit meeting all locally adopted minimum housing codes.

#### *Policy 1.8.2:*

The City shall ensure that relocation housing or equitable compensation shall be provided to household prior to the time displacement occurs when they are displaced due to City action.

#### *Policy 1.8.3:*

Prior to the City's approval for any change of land use or demolition of housing occupied by extremely low, very low, or moderate income families, the City shall adhere to a Relocation and Displacement Plan in accordance with the Uniform Relocation Act, as amended.

#### *Objective 1.9:*

The City shall continue to promote the preservation of historically significant housing and encourage its utility for residential use or adaptive reuse.

## City of Titusville

### Goals, Objectives and Policies

#### *Policy 1.9.1:*

The City shall continue to identify, evaluate, protect and preserve housing which is historically significant. Historically significant housing would include those houses listed on the National Register of Historic Place and the Florida Master Site File.

#### *Policy 1.9.2:*

The City shall continue to provide technical assistance to owners of historically significant housing or other individuals that are interested in preservation activities.

#### *Policy 1.9.3:*

The City shall pursue available Federal, State, and local funding sources which support efforts to preserve or protect historically significant housing.

#### **Objective 1.10:**

The City shall promote the use of green housing construction, renovation, and rehabilitation techniques for affordable housing that make housing units affordable over the long term by reducing energy consumption, lowering utility bills, and decreasing maintenance costs.

~~implement measures to reduce greenhouse gas emissions by requiring that new construction and rehabilitation of affordable housing be energy efficient and use renewable energy sources.~~

#### *Policy 1.10.1:*

The City shall obtain Leadership in Energy and Environmental Design (LEEDS), or US Green Building Council's (USGBC) or Florida Green Building Coalition (FGBC) certification when constructing new affordable housing funded by the City.

#### *Policy 1.10.2:*

The City shall promote the use of green housing construction and renovation and rehabilitation techniques of affordable housing. Sustainable building techniques will make the housing units affordable over the long term by reducing energy consumption, lowering utility bills and decreasing maintenance costs.

#### *Policy 1.10.3:*

The City shall encourage the use of renewable energy source and will promote new housing design to include energy saving features.

## City of Titusville

### Infrastructure Element

#### Goals, Objectives and Policies

## INFRASTRUCTURE ELEMENT

### GOAL 1:

#### Public Facilities.

Needed public facilities shall be provided in a manner which protects investments in existing facilities and promotes orderly compact urban growth.

### GOAL 2:

#### Adequate Infrastructure.

The City of Titusville shall provide sanitary sewer, solid waste, drainage and potable water facilities and services to meet existing and projected demands identified in this plan.

#### Objective 2.1:

##### Capacity Availability.

The City shall implement procedures to ensure that at the time a development permit issued, adequate facility capacity is available or will be available when needed to serve the development/accommodate the needs of new growth.

#### *Policy 2.1.1:*

The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by development/future growth. These levels of service standards are based on information contained in the data and analysis reports for this element of the comprehensive plan.

Facility/Service Area	Acceptable Level of Service Standard
A. Sanitary Sewer Facilities	Average Sewer Generation Rate
North Service Area	80 gallons/capita/day
South Service Area	80 gallons/capita/day
B. Potable Water Facilities *Titusville Service Area (Includes area outside City limits which have service agreements with the City.)	Average Water Consumption Rate 96.4 gallons/capita/day Softening & filtration: 16 MGD Pumping capacity: 16 MGD Storage capacity: 3.9 MGD
C. Drainage Facilities City-wide For areas other than areas of critical concern	Design Storm 25-year frequency, 24-hour duration for Sites over $\frac{1}{2}$ acre. 25-year, 24-hour storm or retain first inch over entire property.
D. Solid Waste Facilities Collection (City-wide)	Acceptable Level of Service 8.32 lbs/capita/day 8.32 lbs/capita/day

## City of Titusville

### Infrastructure Element

#### Goals, Objectives and Policies

Facility/Service Area	Acceptable Level of Service Standard
Disposal (LOS set by utilizing Brevard County's methodology) (Ord. No. 50-2005, §5, 7/26/05)	

##### *Policy 2.1.2:*

In order to assure that the above identified level of service standards are maintained, Concurrency Management System will be used to determine the available capacity and demand and these procedures shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

##### *Strategy 2.1.2.1:*

The Water Resources Department, Public Works/Engineering Department and Community Development Department shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued.

##### *Strategy 2.1.2.2:*

Prior to approval of new development orders the City of Titusville will evaluate the availability of water supply and wastewater treatment capacity.

##### *Policy 2.1.3:*

All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

##### *Policy 2.1.4:*

The City shall coordinate with and encourage recycling and resource recovery efforts in the County.

#### Objective 2.2:

##### Coordination of Capital Improvements.

Existing deficiencies in the provision of public infrastructure as identified in the elements of the comprehensive plan shall be eliminated through the schedule of improvements contained in the capital improvements element.

##### *Policy 2.2.1:*

The level of service established in the Infrastructure Element of the Comprehensive Plan and listed under Policy 2.1.1, above shall be used to determine existing deficiencies.

##### *Policy 2.2.2:*

Projects shall be undertaken in accordance with the schedule of improvements provided in the Capital Improvements Element of this Plan.

#### Objective 2.3:

##### Capital Improvement Schedule.

## City of Titusville

### Infrastructure Element

#### Goals, Objectives and Policies

The City shall maintain a five-year schedule of capital improvements needs for public facilities, to be updated annually in conformance with the review process for the capital improvements element of this plan.

*Policy 2.3.1:*

Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

**Level One:**

Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities and correct existing deficiencies;

**Level Two:**

Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to development areas lacking full service or promotes in-fill development; and

**Level Three:**

Whether the project represents a logical extension of facilities and services within a designated service area.

*Policy 2.3.2:*

Projects shall be undertaken in accordance with the schedule provided in the Capital Improvement Element of the Plan.

*Policy 2.3.3:*

The annual work program of the Water Resources Department and Public works/Engineering Department shall be reviewed to ensure that projects are scheduled to minimize disruption of services and duplication of labor and to maintain service levels for all facilities.

*Policy 2.3.4:*

Provision of centralized sanitary sewer and potable water service shall be consistent with the City's growth policies stated in the Land Use Element of this Plan and the Future Land Use Map, and to areas where the City has legal commitments to provide facilities and services as of the date of adoption of this plan.

*Policy 2.3.5:*

The use of common corridors for utilities shall be encouraged.

**Objective 2.4:**

Deficiencies.

Existing deficiencies will be corrected by undertaking the following projects:

## City of Titusville

### Infrastructure Element

#### Goals, Objectives and Policies

- A. Water Distribution Improvements.
- B. Sewer System Improvements Capital Improvement Project
- C. Infiltration/Inflow Capital Improvement Project
- D. City-wide drainage improvements.

#### *Objective 2.5:*

##### Public Utilities.

To ensure public utilities are available at the established level of service standards, the following projects will be undertaken:

- A. SANITARY SEWER
  - 1. Sufficient treatment facility capacity exists to meet projected demand.
- B. SOLID WASTE
  - 1. Maintenance, repair and replacement of rolling stock for collection purposes; and
  - 2. The City of Titusville will coordinate and participate with Brevard County, to the greatest extent possible in the disposal of solid waste and recyclable materials.
- C. STORMWATER MANAGEMENT AND AQUIFER PROTECTION
  - 1. Master drainage and stormwater utility study; and
  - 2. Completion of city-wide drainage improvements as proposed in the Freshwater Management Study.
- D. POTABLE WATER
  - 1. Reserved.
  - 2. Various water line extensions/improvements as identified in the element; and
  - 3. Augmentation of the Water Reuse System from the Blue Heron Wetland.

#### *Policy 2.5.1:*

The annual summaries of facility capacity and demand information prepared by the department heads shall be used to evaluate the need for the timing and location of projects to extend or increase the capacity of existing facilities.

#### *Policy 2.5.2:*

All projects required to meet projected demands shall be scheduled in the Capital Improvements Element of this plan in accordance with the requirements of Section 163.3177(3)(a), F.S. .

#### Objective 2.6:

##### Solid Waste.

The City will coordinate with the County in the collection, transfer and disposal of solid waste and in the development of resource recovery programs.

## City of Titusville

### Infrastructure Element

#### Goals, Objectives and Policies

##### *Policy 2.6.1:*

The City will coordinate with the County in analyzing current and projected solid waste demand and facility needs for the five and ten year planned periods.

##### *Policy 2.6.2:*

The general performance of the solid waste facility, adequacy of existing level of service, and impacts upon adjacent natural resources shall be analyzed in coordination with the County since the City does not have any city-owned or operated solid waste facilities.

### GOAL 3:

#### Stormwater Management.

Adequate stormwater management will be provided to afford reasonable protection from flooding and to prevent degradation of quality of receiving waters.

##### *Objective 3.1:*

#### Drainage Regulations.

The stormwater drainage regulations contained in the City's Land Development Regulations will provide for protection of natural drainage features.

##### *Policy 3.1.1:*

The City, when planning transportation projects, will prepare amendments to the stormwater drainage provision of the City's development regulations to ensure that:

- A. New developments are required to treat runoff from the 25-year frequency, 24-hour duration design storm event on-site so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions;
- B. Stormwater engineering, design and construction standards for on-site systems are provided;
- C. Erosion and sediment controls are used during development; and
- D. Periodic inspection and maintenance of on-site systems and ensured as a condition of system permit renewal.

##### *Policy 3.1.2:*

The City will study the feasibility of instituting a stormwater utility fee to:

- A. Acquire required drainage easements;
- B. Support revenue bonds for required drainage improvements within each basin; and
- C. Fund operation and maintenance operations.

## City of Titusville

### Infrastructure Element

#### Goals, Objectives and Policies

##### *Policy 3.1.3:*

The City will initiate a maintenance program to ensure that major drainage systems are inspected and receive required maintenance on at least an annual basis.

#### **GOAL 4:**

##### Aquifer Recharge.

The Functions of Natural groundwater aquifer recharge areas within the City will be protected and maintained through the implementation of the City's aquifer protection ordinance.

##### *Objective 4.1:*

##### Aquifer Recharge Areas.

The City shall provide for maintenance of Aquifer Recharge Area Functions through the "Area of Critical Concern" ordinance.

##### *Policy 4.1.1:*

Land within the Area of Critical Concern as designated by the City must be developed such that it is consistent with the Land Development Regulations which limits the amount of impervious surface, retain the natural topography coverage to best extent possible and provides for additional design regulation of the stormwater management systems.

##### *Policy 4.1.2:*

The City will coordinate with local, state and federal agencies to achieve regional aquifer recharge protection objectives.

#### **GOAL 5:**

##### Potable Water Protection.

The City of Titusville shall establish and utilize potable water protection/conservation strategies and techniques.

##### *Objective 5.1:*

The City will continue to explore sustainable alternative water supply resources in cooperation with State, regional and local agencies and other local governments. City water supply planning will be coordinated with the St. Johns River Water Management District's Regional Water Supply Plan. Additional water supply sources may need to be identified and developed to supplement existing sources. The City's Water Supply Facilities Work Plan, adopted 2007, is hereby adopted into the Comprehensive Plan by reference. The work plan shall be updated, at a minimum, every 5 years within 18 months after the St. Johns River Water Management district approves an updated regional water supply plan.

## City of Titusville

### Infrastructure Element

#### Goals, Objectives and Policies

##### **Objective 5.2:**

##### **Water Conservation.**

The City of Titusville shall adopt a water conservation plan aimed toward the enhancement and protection of the City's sole source aquifer.

##### *Policy 5.2.1:*

The City shall require low water use showers and toilets for all construction within the City.

##### *Policy 5.2.2:*

The City land development regulations shall provide incentives to developers to compost and mulch as a method of water conservation and which will also reduce solid waste disposal costs

##### *Policy 5.2.3:*

The City shall maintain a water conservation rate structure to enhance conservation of potable water.

##### *Policy 5.2.4:*

All new developments located in the Area of Critical Concern will be required to connect to the reclaimed water system prior to occupancy, or provide dry lines for future connection.

##### *Policy 5.2.5:*

The City shall maintain a leak detection protection program in order to discover and eliminate wasteful losses of potable water from the City's community water supply and distribution system.

##### *Policy 5.2.6:*

The City shall encourage existing development to use fixtures such as low-volume shower heads and low-volume faucets that will help in conservation of water. The City shall also continue the toilet retrofit rebate and shower head exchange program.

##### **Objective 5.3:**

##### **Water Supply.**

The City shall implement and update its water supply plan at least every ten years consistent with water supply sources identified in the St. Johns River Water Management District (SJRWMD) District Water Supply Plan, while conserving and protecting its water supply sources.

##### *Policy 5.3.1:*

The City shall participate in the water supply planning process in conjunction with the SJRWMD and other pertinent entities, with the objective to develop a regional water supply plan that will reasonably ensure adequate quantity and quality of potable water resources needed to meet future demands without creating water use conflicts or unacceptable impacts to natural resources.

## City of Titusville

### Infrastructure Element

#### Goals, Objectives and Policies

*Policy 5.3.2:*

The City shall continue to monitor the resource availability of its existing well-fields to determine their health, viability and the need to supplement this supply with other water supply sources such as potable water purchased from the City of Cocoa and the identified water supply source.

*Policy 5.3.3:*

Reserved.

*Policy 5.3.4:*

New Developments shall be required to obtain a water supply capacity allocation permit to reserve water supply capacity sufficient to meets the water supply needs of the development prior to obtaining a Certificate of occupancy.

*Policy 5.3.5:*

The City shall implement the water supply projects listed in the water supply projects list in the Work Plan of the Water Supply Facilities Work Plan.

## COASTAL MANAGEMENT ELEMENT

### GOAL 1:

To preserve, restore, and enhance coastal resources to maximize public use and assure their future ecological benefit.

#### Objective 1.1:

To maintain and upgrade the quality of the Indian River Lagoon and other lakes and rivers at the water quality standard as set by the State of Florida.

##### *Policy 1.1.1:*

Erosion and sedimentation control and nutrient reduction practices shall be employed for all urban development and agricultural activities where needed to protect natural waterbodies, water courses, and wetlands from siltation and nutrient pollution. The following minimum criteria shall apply in the implementation of this policy.

##### *Strategy 1.1.1.1:*

Adequate erosion and sedimentation control practices are those recommended by the Natural Resource Conservation Service (NRCS) and which are designed to substantially reduce or eliminate soil loss into waterbodies and wetlands.

##### *Strategy 1.1.1.2:*

Clearing of specific building sites shall not commence until the developer is permitted to construction on that site. Clearing shall be limited to that area to be covered by construction and necessary drive and walkways. In all other areas the native vegetation should remain undisturbed where possible.

##### *Strategy 1.1.1.3:*

Approved techniques to control wind erosion shall be used during clearing and site preparation for development or agricultural activities.

##### *Strategy 1.1.1.4:*

Seeding and mulching, or other stabilizing actions of disturbed areas shall be undertaken within 7 days to completion of clearing work on a development site.

##### *Strategy 1.1.1.5:*

Waterfront construction shall be required to use appropriate erosion and siltation control practices during and after construction to prevent siltation of the adjacent waterbody.

##### *Strategy 1.1.1.6:*

Stormwater management systems shall be designed to ensure that water velocities remain below those which would cause scour and/or erosion.

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

##### *Strategy 1.1.1.7:*

Best Management Practices will be utilized in the protection of waterbodies from nutrient pollution.

##### *Policy 1.1.2:*

Wastewater treatment plant effluent impacts shall be minimized or eliminated to the maximum extent feasible. The following measures will be utilized to implement this policy.

##### *Strategy 1.1.2.1:*

Wastewater treatment systems outfalling to all existing surface water shall be designed or retrofitted as soon as economically feasible to reduce nutrients in the discharge.

##### *Strategy 1.1.2.2:*

Periodic inspections shall be conducted on all wastewater treatment plants within the City to ensure that the facility is in good repair.

##### *Policy 1.1.3:*

The siting, operation and monitoring of industries which use or generate hazardous materials shall ensure that groundwater and surface waters are not contaminated through release of hazardous materials into the environment. The following definitions apply in the implementation of this policy:

1. “Hazardous materials” are those for which notification of the Florida Department of Environmental Protection is required by CH. 62-730, F.A.C.
2. Surface water or groundwater contamination is defined as an increase in the concentration of any hazardous material in excess of the limits imposed by CH. 62-730, F.A.C.

##### *Policy 1.1.4:*

The negative impact of agricultural operations on surface water quality shall be minimized by encouraging the use of appropriate water quality management techniques.

##### *Policy 1.1.5:*

The City shall, in preserving the Indian River Lagoon system and other bodies of water within the City limits, coordinate with other local governments and the Marine Resources Council to ensure:

- adequate sites for water-dependent uses
- prevention of estuarine pollution
- control of surface water runoff
- protection of living marine resources
- reduction of exposure to natural hazards

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

- public access
- that required infrastructure is available to serve the development or redevelopment in the coastal area.

##### *Policy 1.1.6:*

The City shall coordinate with other governmental entities to evaluate and support if appropriate the designation of the Indian River Lagoon as an aquatic preserve between JayJay Road and the northern boundary of the County.

##### *Policy 1.1.7:*

The City shall study the feasibility of the designation of Florida's Outstanding Waters for the Indian River Lagoon.

##### *Objective 1.2:*

To protect the basic functions served by marine grassbeds and coastal marshes to assure the protection of marine species such as the manatee and shellfish.

##### *Policy 1.2.1:*

In order to prevent shoreline erosion, filter out nutrients, provide reasonable access, and provide wildlife habitat, the removal of native emergent vegetation in the littoral zone of a waterbody shall be eliminated. The following definition shall apply in the implementation of this policy.

1. "Littoral zone" includes the area between the ordinary high water line and the most waterward extent of native emergent submerged or floating non-algae vegetation.
2. "Waterbody" includes all waters of the State and all natural lakes or ponds greater than 1 acre in size.

##### *Policy 1.2.2:*

The balancing of inflows of fresh water into the estuaries of the region (which protect, maintain and enhance the ecological health of living marine resources) shall be incorporated as a high priority in any management activity within the coastal zone.

##### *Policy 1.2.3:*

Activities within an estuarine basin that will adversely impact grassbeds and other valuable submerged habitat shall be prohibited, unless an overriding public benefit can be shown and adequate mitigation measures are included. The following criteria apply in the implementation of this policy:

##### *Strategy 1.2.3.1:*

Proposed activities in an estuarine basin whose public interest benefits could be considered to justify alterations or adverse impacts shall, at a minimum, meet one or more of the following criteria:

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

- a. The activity is necessary to prevent or eliminate a public hazard; and
- b. The activity would provide direct public benefits which would exceed those lost to the public.
- c. The activity shall be kept at a minimum to minimize the impact.

#### *Strategy 1.2.3.2:*

Unavoidable impacts to grassbeds and other valuable submerged habitat shall be mitigated through any means which will result in no net loss of grassbeds or other habitat in the estuary. The method utilized (transplant, creation, etc.) will be determined in conjunction with the USFWS, USACE, FDEP, and SJRWMD.

#### *Strategy 1.2.3.3:*

Mitigation shall take place within the limits of an area stipulated by FDEP.

#### *Strategy 1.2.3.4:*

Agencies responsible for permitting activities have the potential to impact grassbeds and submerged habitats, shall participate in an interagency conflict resolution process to ensure that permit applicants are not given conflicting or inconsistent permit conditions by different agencies for application undergoing simultaneous review. This policy does not preclude permitting agencies from establishing additional or more stringent conditions to permits applied for, subsequent to the applicant's receipt of a permit from another agency.

#### *Policy 1.2.4:*

The West Indian manatee shall be afforded protection from boating activities which may have an adverse impact upon the species.

#### *Policy 1.2.5:*

Dredge and fill activities within the City shall be minimized to eliminate/minimize possible adverse environmental, social and economic impacts. The following criteria shall apply in the implementation of this policy:

#### *Strategy 1.2.5.1:*

Dredging and filling of submerged lands for public shoreline projects shall be planned only if the activity is water-dependent and necessary.

#### *Policy 1.2.6:*

The protection of endangered and threatened species in the coastal area shall be implemented as set forth in the Conservation Element of this Plan.

## **City of Titusville**

### **Coastal Management Element**

#### **Goals, Objectives and Policies**

##### **Objective 1.3:**

To assure maximum retention of the recreational values of the coastal areas, particularly provision of reasonable physical and visual access to the Indian River Lagoon and the coastal area.

###### *Policy 1.3.1:*

The purchase of land for preservation/recreation shall be based upon the comprehensive and coordinated acquisition program which is outlined in the Recreation and Open Space Element of this Plan.

###### *Policy 1.3.2:*

Ensure the maximum protection of the public's right to pedestrian access to the Indian River Lagoon, other bodies of water and the area's beach is provided through adherence to the following policies:

1. The City shall work with all governmental and non-governmental entities of Florida to gain access points to the Indian River Lagoon and other recreational waterbodies.
2. Dedication of easements for public access shall be encouraged from developments proposed along the Indian River Lagoon shoreline. These easements are to be located on the uplands running horizontally along the shoreline. The easement can be utilized in the calculation of the MWHL setback requirement. The vacation of such easements shall be strongly discouraged unless a suitable alternative can be provided.
3. The City shall encourage developments along the river to set aside areas for public access to river from inland.

##### **Objective 1.4:**

To encourage the expansion of existing marina facilities which will have minimum impact on the Indian River Lagoon system and to discourage their location in inappropriate areas

###### *Policy 1.4.1:*

Marinas shall be located in areas where maximum physical advantage exists, where the least dredging and maintenance are required, and where adequate resources will not be adversely affected subject to State and Federal regulations.

###### *Policy 1.4.2:*

Present and future marina facilities shall not degrade water quality in the estuaries of the region per State and Federal regulations.

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

##### *Policy 1.4.3:*

Expansion of existing marina facilities, where environmentally feasible, rather than construction of new facilities, shall be encouraged.

##### *Policy 1.4.4:*

Within local land use planning programs, priority shall be given to water-dependent uses for marina development in those areas considered appropriate for such uses.

#### **GOAL #2:**

To provide for public safety in the coastal high-hazard area and to limit public expenditure in areas subject to destruction by natural disasters, while providing for the long-term accessibility, economic viability, neighborhood stability, and environmental integrity of these unique resources

##### *Objective 2.1:*

The coastal storm area shall include the following areas:

1. The Coastal High Hazard Area (CHHA), defined as the area projected by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model to be inundated from a category one hurricane, as reflected in the most recent *Storm Surge Zone Atlases* of the Florida Department of Emergency Management.
2. Areas of the City projected to be inundated by sea-level rise as early as the year 2040 and through 2100 based on maps developed by the City using the University of Florida GeoPlan Center Sea Level Scenario Sketch Planning Tool.

##### *Policy 2.1.1:*

The City will not consider amendments to the FLUM which result in a net increase in residential density in the CHHA. The City shall work to direct population concentrations, including nonresidential development, away from the CHHA.

##### *Policy 2.1.2:*

The City shall prohibit the location of new hospitals, nursing homes and assisted living facilities in the CHHA and the area inundated by a category 2 hurricane as depicted by the SLOSH model, as reflected in the Sea Level Rise Vulnerability Assessment prepared by the East Central Florida Regional Planning Council. The locations shall be determined by a site specific survey, which will be required if at least twenty (20) percent of any parcel is depicted in the CHHA.

##### *Objective 2.2:*

The City shall protect historical and archaeological resources in the coastal storm area.

## **City of Titusville**

### **Coastal Management Element**

#### **Goals, Objectives and Policies**

##### *Policy 2.2.1:*

The City will continue to promote the preservation of historic and archaeological resources by providing information to the public and encouraging private groups to nominate sites to preserve.

##### *Policy 2.2.2:*

The City will consider amendments to the Land Development Code that will establish performance standards for development and sensitive reuse of historic resources.

##### *Objective 2.3:*

Level of service standards as defined in the functional elements of the Comprehensive Plan (public utilities, recreation and open space), are established and are recognized as applicable to the coastal storm area.

##### *Policy 2.3.1:*

Public facilities, infrastructure, and utilities in the Coastal Storm Area should be maintained and improved when necessary, and consistent with the Level of Service demands in the functional elements. Future projects are addressed in the Capital Improvement Element.

#### **GOAL #3:**

Management of Titusville's coastal storm area shall prohibit activities that would damage coastal resources or pose a threat to human life due to hurricane hazards, and shall promote activities that enhance the natural and built environment.

##### *Objective 3.1:*

The City shall continue to protect coastal wetlands, estuaries, and wildlife habitat to maintain or increase the acreage for threatened and endangered species populations.

##### *Policy 3.1.1:*

The City shall proactively pursue and facilitate coordination and participation in the implementation of the Indian River Lagoon Comprehensive Conservation and Management Plan (CCMP) of the Indian River Lagoon National Estuary Program, and related plans, as a means of achieving mutual local and regional resource management and restoration goals for the Indian River Lagoon.

##### *Policy 3.1.2:*

The City shall permit passive recreation uses in appropriate coastal areas as identified in the Future Land Use Element of the Comprehensive Plan.

##### *Policy 3.1.3:*

The City shall coordinate with Brevard County and other local governments for water quality monitoring and related program planning.

## **City of Titusville**

### **Coastal Management Element**

#### **Goals, Objectives and Policies**

##### **Objective 3.2:**

The City's shoreline includes natural resources which shall be preserved from encroachment and development.

##### *Policy 3.2.1:*

The City shall coordinate with Brevard County and other local governments for water quality monitoring and related program planning.

##### *Policy 3.2.2:*

The City shall minimize the disturbance of natural shorelines which provide stabilization and protect landward areas from storm impacts, where feasible.

##### *Policy 3.2.3:*

To preserve the functionality of natural sea level rise barriers, the City shall:

- Examine the appropriate use of sediment-trapping vegetation, sediment mounds, etc., for coastal hazards; and
- Implement shoreline restoration, plantings, and use of natural material, where feasible.

##### *Policy 3.2.4:*

The City will maintain shoreline protection and erosion control by:

- Facilitating the installation and maintenance of native shoreline vegetation along appropriate areas of beach; and
- Considering hard structures, such as seawalls, only when alternative options are unavailable.

##### **Objective 3.3:**

Titusville shall administer land development regulations to protect public and private property and human life from the effects of hurricane winds and flooding.

##### *Policy 3.3.1:*

Limit public expenditures that subsidize development permitted in the coastal high hazard storm areas, except for the restoration or enhancement of natural resources.

##### *Policy 3.3.2:*

Ensure that construction of necessary infrastructure improvements in the coastal storm area are phased to coincide with the demands generated by development or redevelopment in support of the proposed densities permitted by the City's adopted Future Land Use Map.

##### *Policy 3.3.3:*

The City's public expenditures in the coastal storm area, when available, will include program improvements that will restore and enhance natural resources.

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

##### *Policy 3.3.4:*

Encourage more efficient and climate resilient construction practices locally by:

- Evaluating base finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential; and
- Evaluating extending the City's cumulative substantial improvement and substantial damage regulation from one-year to a multi-year time period; and
- Evaluating extending the City's substantial improvement and substantial damage regulatory threshold to less than 50%.

##### *Policy 3.3.5:*

Evaluate designing a "natural runoff" or "net-zero discharge" policy for stormwater in subdivision and site design.

##### *Policy 3.3.6:*

The City will continue to pursue grant opportunities from state and federal agencies intended to aid in the collection and analysis of data to be used in the development of specific regulations intended to reduce losses due to flooding and claims made under flood insurance policies.

#### **GOAL #4:**

New development, redevelopment, and investment in public facilities, utilities, and infrastructure shall be managed and regulated to reduce flood risk in the coastal storm area, as defined in Goal #3 resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise and to reduce losses due to flooding and claims made under flood insurance policies issued in this state.

##### *Objective 4.1:*

Development and redevelopment in the City shall be planned and managed to reduce risk and losses due to flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

##### *Policy 4.1.1:*

Development and redevelopment plans and proposals in the coastal storm area shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and other appropriate plans and references, including the City's National Flood Insurance Policy (NFIP) and the Community Rating System (CRS) Program.

##### *Policy 4.1.2:*

The flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60, or more stringent controls, shall continue to be applied to development and redevelopment in the coastal storm area.

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

##### *Policy 4.1.3:*

The City shall explore requiring rather than encouraging the use of Low Impact Development site design methods for new development, redevelopment, additions and retrofits, and modifications to properties in the coastal storm area.

##### *Policy 4.1.4:*

Low Impact Development design standards shall provide for site design, engineering, and stormwater management designs and retrofits that reduce run-off, mitigate flood impacts, and provide for the on-site absorption, capture, and reuse of rain water. The standards shall encourage or require the increased use of “green” stormwater management treatments, native/Florida-friendly landscape material, porous paving materials, and the preservation and restoration of natural drainage characteristics.

##### *Policy 4.1.5:*

The City shall grant building permits in compliance with the Florida Building Code and National Flood Insurance Program (NFIP) regulations, a part of the Federal Emergency Management Agency (FEMA) regulations, regarding, but not limited to issues such as community floodplain activities, land management, and policy rating.

#### Objective 4.2:

Hazard mitigation efforts will be implemented to reduce flood risk resulting from high-tide events, storm surge, flash flood, stormwater runoff, and the related impacts of sea level rise.

##### *Policy 4.2.1:*

The City shall encourage and support hazard mitigation efforts through continuation of the following activities:

- Participation in the National Flood Insurance Program’s Community Rating System;
- Participation in the Brevard County Local Mitigation Strategy;
- Administration of building regulations consistent with City and FEMA regulations;
- Review and implementation of appropriate policies and strategies developed by partner agencies or through interagency hazard assessment and mitigation initiatives; and
- Restriction of development in floodways.

##### *Policy 4.2.2:*

The City will continue to monitor and evaluate the feasibility of incorporating recommendations from other intergovernmental hazard planning initiatives into the Titusville Comprehensive Plan and Land Development Code.

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

##### *Policy 4.2.3:*

The City will continue to apply building code and land development code requirements to ensure noncompliant structures are brought into conformance with FEMA flood elevation standards or will be flood proofed consistent with FEMA standards.

##### **Objective 4.3:**

Continue to educate the public on flood risks, as well as mitigation strategies and available programs to reduce flood hazards and improve the City's Community Rating System (CRS) score, which will allow for decreased flood insurance premiums.

##### *Policy 4.3.1:*

Continue to prepare and disseminate communications and conduct NFIP community workshops to provide information regarding the benefits of acquiring flood insurance.

##### *Policy 4.3.2:*

Continue to update, maintain, and make available for public review flood risk maps and related information indicating risks associated with high tide events, storm surge, flash flood, stormwater runoff, and related impacts of sea level rise.

##### *Policy 4.3.3:*

Flood elevation certificates shall continue to be made available for public review.

##### **Objective 4.4:**

The practice of adapting the built environment to address impacts of sea level rise shall be an integral part of the City's planning process and in its coordination with partner agencies.

##### *Policy 4.4.1:*

The anticipated impacts of storm surge and sea level rise shall be a consideration in the implementation and administration of the City's Comprehensive Plan, building and life-safety codes, capital improvement plans, emergency management plans, land development codes, water resource and stormwater management plans, coastal management plans, and economic development programs.

##### *Policy 4.4.2:*

The City shall work with local, state, and federal entities in the continued assessment of vulnerabilities and the development of mitigation and adaptation strategies to address the impacts of sea level rise.

##### **Objective 4.5:**

By 2020, the City shall designate Adaptation Action Area(s) identifying locations vulnerable to the impacts of sea level rise, include Adaptation Action Area mapping in the Future Land Use Plan map series, and define policies and strategies applicable to development, redevelopment, and investment in public facilities, infrastructure, and utilities addressing long term impacts.

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

##### *Policy 4.5.1:*

Map Adaptation Action Areas to identify areas vulnerable to the impacts of sea level rise.

##### *Policy 4.5.2:*

Identify and implement adaptation policies to increase community awareness and evaluate the impacts of requiring elevated finished floors, additional freeboard, and wet/dry flood proofing in areas outside designated flood plains but within the designated Adaptation Action Area.

##### *Policy 4.5.3:*

Work with local, state and regional partners to identify funding sources to support adaptation projects located within Adaptation Action Areas.

##### *Policy 4.5.4:*

Evaluate the costs and benefits of adaptation alternatives in the location and design of new infrastructure and the fortification or retrofitting of existing infrastructure.

##### *Policy 4.5.5:*

After the mapping of Adaptation Action Areas, follow a regular program of assessment and reevaluation to ensure policies and strategies address known and anticipated risks associated with sea level rise. Activities shall include acquisition of necessary modeling data and programs to update the Adaptation Action Area map(s) in the City's Future Land Use Plan map series.

#### *Objective 4.6:*

When constructing or reconstructing utilities or infrastructure, evaluations shall be completed to assess vulnerability and resilience to sea level rise and identify cost-effective strategies to ensure resilience.

##### *Policy 4.6.1:*

The City shall continue to evaluate opportunities to protect public facilities, infrastructure, and utilities from the impacts of sea level rise.

#### *Objective 4.7:*

Evaluate and identify which public investments and infrastructure should be built or rebuilt, modified or relocated to maximize the effective life span.

##### *Policy 4.7.1:*

By 2020, identify public facilities and infrastructure at risk from sea level rise and plan for updates to the assessment every five years. The City shall analyze vulnerability to public facilities and infrastructure, including but not limited to: public buildings and facilities, including police and fire stations; water and water reclamation facilities, transmission lines and pumping stations; stormwater systems; roads and bridges; and other transportation and transit infrastructure.

## City of Titusville

### Coastal Management Element

#### Goals, Objectives and Policies

##### *Policy 4.7.2:*

Based on the sea level rise vulnerability assessment, the City will determine appropriate strategies related to the modification in place [e.g. elevation, hardening, relocation, etc.] or strategic retreat from areas at risk.

##### *Policy 4.7.3:*

Evaluate elevating roads and bridges above the base flood elevation to maintain dry access. In situations where flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.

##### *Policy 4.7.4:*

By 2020, expand upon existing emergency management communication efforts and initiate a program to coordinate resilience and adaptation initiatives with the owners of private utilities, hospitals and clinics, nursing homes and assisted living facilities, and other privately-operated facilities in locations identified as vulnerable to impact from sea level rise.

#### **GOAL #5:**

The City shall accomplish post-disaster redevelopment in a manner that shall minimize public and private vulnerabilities to future disasters.

##### **Objective 5.1:**

Post-disaster redevelopment shall be governed by all applicable codes and standards as well as complying with applicable state and county construction regulations.

##### *Policy 5.1.1:*

Damaged infrastructure shall continue to be repaired or rebuilt to minimize the potential for future damage. Unless the facility is necessary to serve the population of the coastal storm area, consideration shall be given to relocating public facilities outside the coastal storm area.

##### *Policy 5.1.2:*

Temporary-building moratoriums may be declared in the coastal storm area when 50% or more of the homes have been destroyed in order to assess impacts and feasibility of redevelopment.

##### *Policy 5.1.3:*

Repair and rebuilding of critical facilities such as water facilities, sewage treatment plants and lift station and other utilities damaged in future storms shall be reconstructed to minimize hurricane and flooding vulnerability.

##### *Policy 5.1.4:*

Coastal infrastructure shall be maintained and replaced as necessary to insure adequate Levels of Service to the existing population and to projected population increases at the planned density consistent with the Future Land Use Element.

## **City of Titusville**

### **Coastal Management Element**

#### **Goals, Objectives and Policies**

##### **Objective 5.2:**

Post-disaster redevelopment plans shall include provisions for repair and cleanup, assessment of infrastructure and limiting redevelopment of repeated damage properties.

##### *Policy 5.2.1:*

The City shall continue to review inventories of repetitive loss properties provided by FEMA and continue working with state officials to improve the process of reducing vulnerability and loss for listed properties.

##### *Policy 5.2.2:*

As part of post-disaster planning and management, the City shall prepare inventories of properties for acquisition and removal, including repetitive loss properties, and establish clear priorities for the use of acquisition resources.

##### *Policy 5.2.3:*

As part of the process of defining and establishing policies for development and redevelopment in the Adaptation Action Areas, the City shall assess existing regulations and standards for post-disaster redevelopment, and such standards shall address the replacement, removal, relocation or structural modification of damaged and unsafe structures and infrastructure and distinguish between the recovery phase and long-term redevelopment.

##### **Objective 5.3:**

The reestablishment of businesses after a disaster is critical to the redevelopment of the coastal storm area.

##### *Policy 5.3.1:*

The City will cooperate with local businesses and organizations to aid in disaster planning and recovery for businesses located within the coastal storm area.

##### *Policy 5.3.2:*

The City will cooperate with the Chambers of Commerce in developing an informational program about hurricane preparedness for local businesses.

##### **Objective 5.4:**

Water-dependent uses such as marinas, boat launch or dock facilities shall be given a higher priority over other uses.

##### *Policy 5.4.1:*

The City will encourage the preservation of recreational and commercial working waterfronts and marinas and other water-dependent facilities.

##### *Policy 5.4.2:*

The City discourages the rezoning of recreational and commercial working waterfronts.

## CONSERVATION ELEMENT

### GOAL 1:

To preserve and enhance the quality of the natural environment through preservation, conservation, and appropriate management of the vital natural resources, including air, water (both potable and surface), biotic and factors that affect energy conservation.

#### *Objective 1.1: Natural Resources.*

To ensure the preservation of wildlife, particularly threatened and endangered species and the protection of their habitat, identify and conserve important natural resources and critical habitat where economically and environmentally feasible, to prevent adverse alterations to these areas.

##### *Policy 1.1.1:*

Identify state and federal listed wildlife species habitat: Potential wildlife habitat and sites of listed species shall be depicted in a Map by 2012 which will indicate the presence of state and federal listed wildlife species as per data provided by Florida Fish and Wildlife Conservation Commission (FFWCC), United States Fish and Wildlife Services (USFWS) and other agencies.

##### *Policy 1.1.2:*

The City shall work with other agencies having jurisdiction to conduct an inventory of state and federal listed wildlife species habitat remaining within its boundaries.

##### *Policy 1.1.3:*

The City shall inventory, identify and define environmentally endangered lands within the City utilizing applicable data from state and federal agencies and will cooperate with the State in acquiring and conserving environmentally endangered lands to be preserved through acquisition and/or regulations.

##### *Strategy 1.1.3.1:*

The City shall develop a procedure to identify such lands. Review and evaluation shall include at a minimum the following:

1. State and federal listed wildlife and estuary life species habitats.
2. Wetlands, natural lakes, lagoon and rivers.
3. Upland native vegetation that are rare and depleting in the City/County
4. Undisturbed and undeveloped 100-year flood plains.
5. Wellhead protection area and Areas of Critical Concern.
6. Critical habitats identified by the East Coast Florida Regional Planning Council (ECRPC).
7. Habitat Corridors.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Policy 1.1.4:*

The City shall maintain, to the best of its abilities, the populations of wildlife species which are state and federal listed and their habitat, and shall restrict activities within these areas known to adversely affect the survival of these species as per regulations by permitting agencies.

##### *Policy 1.1.5:*

The owner/developer of development in the City of Titusville which requires formal site plan approval, including, but not limited to any platting of land shall be required to perform an environmental study, as appropriate. These stipulations and/or management plans required by the applicable regulatory agency or agencies will be included in the City's site plan approval.

##### *Policy 1.1.6:*

The City shall purchase, if economically feasible, properties identified as critical habitat by the East Coast Florida Regional Planning Council (ECFRPC), or properties identified as in Policy 1.1.3 in their capacity as a clearinghouse for this information. The selection criteria to be used in determining these properties shall place greater weight on the selection of lands, which appear on inventories of endangered or threatened species, even though public use and recreation may not be appropriate. The following criteria shall be adhered to in the implementation of this policy: The protection of critical habitat can be accomplished through acquisition, easements, Transfer Development Rights, Purchase Development Right and other planning tools.

##### *Strategy 1.1.6.1:*

Acquired land should be selected based on the need to prioritize all current fiscal obligations of the City's resources.

##### *Strategy 1.1.6.2:*

Priority shall be given to the acquisition of land which are identified as environmentally endangered lands and to those areas known to be important as "habitat corridors" in the movement of wildlife.

##### *Policy 1.1.7:*

Where acquisition of identified property habitat is not fiscally possible, any public or private use of land greater than three (3) acres in an area shall require a management plan designated to minimize harm to the state and federal listed wildlife species and its habitat.

##### *Strategy 1.1.7.1:*

The City shall recognize the species as "listed" by the United State Fish and Wildlife Services (USFWS), National Marine Fisheries Services (NMFS), Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission (FFWCC), and Florida Department of Agriculture and Consumer Services (FDACS) as compiled by the East Central Florida Regional Planning Council (ECFRPC), acting as a data source and information clearinghouse.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Policy 1.1.8:*

The City shall work cooperatively with the US Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as listed wildlife species.

##### *Strategy 1.1.8.1:*

The City shall require applicants of a development order to provide determination of these agencies when development proposals are received for sites documented as having historic and/or current occurrences of state or federal listed wildlife species;

##### *Strategy 1.1.8.2:*

The City shall consult with these agencies for technical assistance consultation; or

##### *Strategy 1.1.8.3:*

The City shall cooperate with these agencies in locating potential introduction sites for designated species on existing conservation lands.

##### *Policy 1.1.9:*

When one or more individuals of state or federal listed wildlife species are found on a site undergoing development activities for which no management plan has been adopted, said activities shall cease until a management plan has been prepared by the developers and found to be acceptable by the City.

##### *Policy 1.1.10:*

The City shall protect existing natural reservations including recreation and publicly protected conservation lands according to the strategies set forth in the Recreation and Open Space Element.

##### *Policy 1.1.11:*

All costs for restoring environmentally damaged areas shall be borne by the party directly responsible for the damage. Mitigation (wetlands/seagrass) shall occur as per State and Federal regulations. If within a reasonable time, for the particular plant species, mitigation has not been successful, the responsible party shall replant or act to "mitigate" the problem.

#### *Objective 1.2: Native Vegetation and Trees.*

The City shall preserve and protect trees and native vegetation.

##### *Policy 1.2.1:*

Assure the maintenance and conservation of trees and native vegetation within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

##### *Strategy 1.2.1.1:*

The City will prevent clear cutting of land by requiring new developments to integrate existing healthy non-exotic vegetation into landscape plans.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Strategy 1.2.1.2:*

Landscape plans and plant materials required of new development shall promote the use of native plant species and avoid the planting of exotic plants known to create nuisances.

##### *Policy 1.2.2:*

The City recognizes the value of trees as an important community resource. The City shall define criteria for these trees and adopt land development regulations to be enforced through the permitting process and the City tree ordinance to afford them adequate protection during development. These regulations at a minimum shall include:

- a. Allowing developers latitude in some cases to devise alternative strategies to save and preserve these trees during development;
- b. Levy of fines for the unlawful removal or damage to these trees as provided by the Land Development Regulations (LDR's); and
- c. Protection zone requirements to protect these trees before during and after construction.

##### *Policy 1.2.3:*

The City will not allow the total removal of vegetation during land development. New development applications and landscape plans shall emphasize the maintenance of indigenous vegetation, rather than clearing and replanting.

##### *Policy 1.2.4:*

Removal of exotics and nuisances; Nuisance and exotics listed as either Type I or Type II invasive exotics in the Florida Exotic Pest Plant Council (EFPPC) shall be removed from development sites prior to final acceptance of the permitted improvements.

##### *Policy 1.2.5:*

The City shall ensure the protection and preservation of high quality native ecosystems through acquisition whenever it is economically feasible. The City shall also support cooperative land acquisition efforts for protection of the environment.

#### *Objective 1.3: Soil*

To consider soil as a non-renewable resource and to promote and encourage the protection and management of this resource to ensure its longevity by controlling the encroachment of urbanization on land poorly suited for structural development.

##### *Policy 1.3.1:*

During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfirmed emissions (including seeding and mulching of disturbed areas) shall be undertaken and implemented by the developer.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Policy 1.3.2:*

Development of land shall take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and shall be restricted depending upon the severity of those constraints.

##### *Objective 1.4: Mining*

To prevent adverse effects by resource extraction within the City.

##### *Policy 1.4.1:*

Commercial mining shall not be allowed in the City of Titusville.

##### *Objective 1.5: Hazardous Substances*

To reduce potential harm to the environment by strict control and regulation of the emission, storage and movement of hazardous waste and substances.

##### *Policy 1.5.1:*

A safe and cost effective alternative to improper waste management and disposal shall be provided through increased availability and access to hazardous waste storage/transfer facilities. The following criteria will apply in the implementation of this policy:

###### *Strategy 1.5.1.1:*

The City shall request information from the appropriate agencies concerning the nature, harmful effects, recycling, and proper disposal methods for hazardous wastes. The City will make this data available to the public.

###### *Strategy 1.5.1.2:*

The City shall coordinate with Brevard County in the transfer of hazardous wastes to the collection station at the Central Disposal Facility.

###### *Strategy 1.5.1.3:*

The City shall utilize recycling services provided by Brevard County.

###### *Strategy 1.5.1.4:*

The City will coordinate with the County in the development of an optional hazardous materials management system.

###### *Strategy 1.5.1.5:*

Generations of hazardous wastes shall, at a minimum, conform to Florida Department of Environmental Protection (FDEP) and Treatment Storage and/or Disposal (TSD) permitting requirements.

##### *Policy 1.5.2:*

Any Storage of hazardous material within the “areas of critical concern” shall be regulated according to the City’s adopted “Aquifer Protection Ordinance”.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Policy 1.5.3:*

The City shall, in cooperation with Brevard County, distribute materials to educate the small-scale generators of hazardous waste/materials (i.e., dry cleaners, automotive repair, single family residence).

##### **Objective 1.6: Wetlands**

To encourage the preservation/protection of wetlands according to their function by implementing programs both locally and in conjunction with other governmental entities, toward this effort:

##### *Policy 1.6.1:*

The development of wetlands shall be addressed in the development regulations according to the following criteria:

###### *Strategy 1.6.1.1:*

The protection of the wetlands shall be determined by the functional value of the wetland.

###### *Strategy 1.6.1.2:*

The development of land under all land uses categories shall take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential.

##### *Policy 1.6.2:*

Proposed land uses, which are compatible with the function of wetlands, shall be identified within a conservation land use designation on the Future Land Use Map and further addressed in the land development regulations.

###### *Strategy 1.6.2.1:*

In addition to the permitted land uses identified in the Future Land Use Element, conditional uses may be considered as provided for in the land development regulations, with criteria based upon the mitigation policies of the U.S. Fish and Wildlife Service. At a minimum, the criteria to be considered for approval of a conditional use shall include:

1. The use is ecologically sound;
2. The use is water dependent or water related and there is a documented public need;
3. The use is the least environmentally damaging alternative;
4. There is no practical alternative to insure reasonable use of the applicant's property; and
5. Any unavoidable damage or loss of wetland shall be mitigated to insure no net loss of wetlands and no loss of functional value.

##### *Policy 1.6.3:*

Wetlands shall be defined consistent with existing state and federal regulatory agencies.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Strategy 1.6.3.1:*

At a minimum, the U.S. Department of the Interior Fish and Wildlife Service Wetland Maps (1988), or as most recently updated, shall be used to define the Conservation Land Use areas within the City.

##### *Strategy 1.6.3.2:*

At a minimum, wetlands 5 acres or more in size shall be designated as a conservation land use and wetlands less than 5 acres will be subject to review to determine what protection, if any, they should receive from development. Said review shall be based on the functional value criteria specified in Strategy 1.6.4. If based on this determination, protection is warranted, development may be permitted, based upon criteria set forth in the environmental performance standards of the land development regulations.

##### *Policy 1.6.4:*

Land development impacts on designated wetlands shall be assessed based upon the functional value of wetlands. The functional value assessment criteria for wetlands shall include, at a minimum, consideration of:

1. Size;
2. Capacity for flood storage or flow regulation;
3. Potential as wildlife and/or fisheries habitat;
4. Provision of habitat for state or federally protected species;
5. Rarity as a vegetative community type;
6. Degree of prior adverse impacts which would limit the future viability of wetland (e.g., invasion by upland or exotic species, fire, permanent alteration of drainage patterns); and
7. Potential for recreational use.

##### *Policy 1.6.5:*

Activities whose impacts are assessed to be minimal, or offset by mitigation measures, shall be addressed in the land development regulations and shall utilize the following criteria:

1. The activity is necessary to prevent or eliminate a public hazard;
2. The activity would provide direct public benefits which would exceed those lost to the public as a result of the degradation or destruction of wetlands (e.g., right-of-way for public roads or utilities). and
3. The activity is proposed for wetlands whose functional values are so limited that their loss does not significantly affect the public interest (i.e., inherent in this statement is that this land can be utilized as recreational, conservation, open space or low density residential areas.)

##### *Policy 1.6.6:*

Mitigation for unavoidable impacts to wetlands, which possess significant functional value, as determined by a functional assessment, will be addressed in the land development regulations.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Policy 1.6.7:*

Monitoring shall be required to ensure that all mitigation or compensation efforts as outlined in the land development regulations are successful.

##### *Objective 1.7: Air. Non Point Source Pollution.*

To minimize the adverse effects of non-point source emission of pollution by maintaining an effective transportation network.

##### *Policy 1.7.1:*

Maintain adopted level of service on all facility types throughout the network to reduce unnecessary vehicle idling emissions.

##### *Policy 1.7.2:*

To encourage utilization of non-emission forms of transportation via a comprehensive bicycle and pedestrian plan.

##### *Objective 1.8: Point Source Pollution.*

To minimize the adverse effects of point source emission of pollution through the land development and regulatory process.

##### *Policy 1.8.1:*

Encourage the inter-mixing of land uses to further the redevelopment goals for the downtown district and minimize vehicular work, shopping and other trips.

##### *Objective 1.9: Air Quality*

Air quality in the City shall meet or exceed the minimum air quality as adopted by Florida Department of Environmental Regulations.

##### *Policy 1.9.1:*

The City will coordinate with the Florida Department of Environmental Protection (FDEP) in monitoring ambient air quality within the City.

##### *Objective 1.10: Water(Surface Water-Salt and Fresh)*

To protect streams, lakes, rivers, estuaries, wetlands and the coastline from environmentally destructive alterations, both qualitative and quantitative, and to ensure the preservation of aquatic life, particularly state and federal listed wildlife species and their habitat.

##### *Policy 1.10.1:*

The City shall provide standards or programs to protect or restore littoral vegetation in and adjacent to a waterbody in order to prevent shoreline erosion, filter out nutrients and provide wildlife habitat. The following definitions and conditions shall apply to the implementation of this policy:

###### *Strategy 1.10.1.1:*

The removal of native emergent, submerged or floating vegetation in the littoral zone of a waterbody shall be limited to that necessary to provide reasonable access, or which is part of a government sanctioned aquatic plant control program.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

1. “Littoral zone” includes the area between the ordinary high water line and the most waterward extent of native emergent, submerged or floating non-algae vegetation.
2. “Waterbody” includes all water of the State and all lakes or ponds greater than one (1) acre in size.
3. “Reasonable access” includes clearing of vegetation for purposes of health or safety, to provide river access for private recreation (not to exceed 20 linear feet of shoreline cleared per parcel of waterfront property), or as necessary for government approved public or private water dependent projects.

#### *Policy 1.10.2:*

Erosion and sedimentation control practices shall be employed for all urban development and agricultural activities where needed to protect natural waterbodies, water courses, and wetlands from siltation. The following minimum criteria shall apply:

##### *Strategy 1.10.2.1:*

Adequate erosion and sediment control practices are those recommended by the Natural Resource Conservation Service (NRCS) and which are designated to substantially reduce or eliminate soil loss into waterbodies and wetlands.

##### *Strategy 1.10.2.2:*

Clearing of specific building sites shall not commence until the issuance of a development work order.

##### *Strategy 1.10.2.3:*

Waterfront construction shall be required to use appropriate erosion and siltation control practices during and after construction to prevent siltation of the adjacent waterbody.

##### *Strategy 1.10.2.4:*

Stormwater management systems shall be designated to ensure that water velocities remain below those, which would cause scour and erosion.

#### *Policy 1.10.3:*

New and existing marinas which service boats with on-board facilities shall be required to provide sewage pump out and to provide for the appropriate effluent disposal method.

#### *Policy 1.10.4:*

Alternative to copper-based or other metal-based anti-fouling bottom paint used on boats shall be encouraged in order to reduce the harmful effects of heavy metal bioaccumulation.

#### *Policy 1.10.5:*

Marinas shall be located in areas where maximum physical advantage exists, where the least dredging and maintenance are required, and where aquatic resources will not be adversely affected.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### **Objective 1.11: Stormwater Management**

To encourage the preservation/protection of the floodplains and their functions by implementing programs, both locally and in conjunction with other governmental and non-governmental entities, toward this effort.

###### *Policy 1.11.1:*

The City shall identify lands within the City that are available for stormwater treatment opportunities.

###### *Policy 1.11.2:*

The City shall evaluate and, if appropriate, adopt low impact development practices in the land development regulations to conserve natural resources.

##### **Objective 1.12: Stormwater Management**

To retrofit existing stormwater drainage systems, to redirect outfalls from environmentally sensitive areas, and to enhance environmentally sensitive areas through man-made wetlands which provide both renourishment of the wetlands system and wildlife habitat.

###### *Policy 1.12.1:*

The City shall develop a comprehensive surface water basin management plan for the major waterways. The planning and approval of new development, new public wastewater or stormwater facilities, and the retrofitting of existing wastewater or stormwater facilities shall conform to the comprehensive surface water basin management plans.

###### *Policy 1.12.2:*

The City shall institute a maintenance program for public stormwater management systems so as to ensure the proper functioning and expected pollutant removal efficiency of stormwater management systems. The following criteria shall be used toward the implementation of this policy;

###### *Strategy 1.12.2.1:*

The City shall ensure funding of this policy through a study and adoption of a stormwater utility fee (i.e., user fee) or other mechanisms to provide monies to implement said policy.

###### *Policy 1.12.3:*

The City shall promote the conservation of natural vegetation in flood plain areas and freshwater swamps for the purpose of storing stormwater run-off.

###### *Strategy 1.12.3.1:*

An incentive that would be utilized toward the implementation of this policy would be to allow the developer to credit “undisturbed areas” as part of the development required open space.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Policy 1.12.4:*

Flood control for new development shall be accomplished through the limitation of fill in the 100-year flood plain as defined by Federal Emergency Management Agency (FEMA). Where no practical alternative to fill in the 100-year flood plain exists, compensatory storage for such fill shall be as provided for in Strategy 1.12.4.1. The following criteria shall be applied in the implementation of this policy:

##### *Strategy 1.12.4.1:*

Compensatory storage shall be provided by excavating a volume of uplands equivalent to the loss of storage within the 100-year flood plain caused by the placement of fill.

Allowances for soil storage of water in the new fill may be made in calculating the necessary amount of excavation required, if based on standard accepted engineering practice.

##### *Policy 1.12.5:*

Land exhibiting the following conditions shall be developed at a density no greater than one unit per acre unless site specific verifiable data is presented which contradicts such limiting conditions.

1. Flood hazard areas show on the Federal Flood Rate Maps

#### *Objective 1.13: Ground Water Quality and Resource Protection.*

To ensure the protection of the City's potable water source and to safeguard public health through the enforcement of adopted aquifer protection measures.

##### *Policy 1.13.1:*

The City shall require applicable best management practices for the use, handling, storage or disposal of regulated substances so as to prevent ground water contamination.

##### *Policy 1.13.2:*

The City shall continue to protect groundwater quality and quantity by regulating impervious surface coverage in its prime recharge area (Area of Critical Concern)

##### *Policy 1.13.3:*

The City shall encourage SJRWMD, FEDP and other applicable regulatory agencies to pursue additional groundwater monitoring studies on the quality of the surficial aquifer water resources within the City.

##### *Policy 1.13.4:*

The City shall make all reasonable efforts to coordinate with Brevard County and other municipalities supplying potable water to facilitate measures to protect groundwater quality and groundwater resources capacity.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Policy 1.13.5:*

The City shall encourage non-regulatory groundwater and wellhead protection programs that may include, but are not limited to the following: land acquisition, land donations, purchase of development rights, and conservation easements.

##### *Policy 1.13.6:*

The City shall adhere to the FEDP wellhead protection standards as found in Rule 62-521, F.A.C.

##### *Policy 1.13.7:*

The City shall encourage existing development to use fixtures that will help in conservation of water such as low-volume shower heads and low-volume faucets. The City shall continue to provide these fixtures through programs such as toilet retrofit rebate program and shower head exchange program.

#### **Objective 1.14: Water Conservation.**

To ensure the conservation of the City's potable water source through the utilization of innovative water conservation techniques.

##### *Policy 1.14.1:*

The City shall maintain its water conservation plan. Implementation of this policy call for adherence, at a minimum, to the following criteria;

##### *Strategy 1.14.1.1:*

Shall apply to all users of water.

##### *Strategy 1.14.1.2:*

Shall be consistent with the emergency water shortage contingency plans developed by the St. Johns River Water Management District (SJRWMD).

##### *Strategy 1.14.1.3:*

Funding shall be made available for the implementation of the proposals as set forth in the Water Conservation Plan.

##### *Policy 1.14.2:*

The City shall continue operation of a water reuse system and expand this system as appropriate.

##### *Policy 1.14.3:*

The City shall encourage the use of reused water stormwater for irrigation and the use of native vegetation.

##### *Policy 1.14.4:*

The City shall meet water use demands by using water of the lowest quality acceptable for the intended application, and reused water shall be used in lieu of groundwater or surface water withdrawn for all water use applications, which do not require potable water wherever and whenever, such water is reasonably available.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

*Policy 1.14.5:*

The City shall ensure its future water supplies through the implementation of comprehensive wellfield protection programs, which limit activities, which might degrade the quality or quantity of water from public wellfields.

*Policy 1.14.6:*

The City shall utilize the emergency conservation techniques in accordance with the regional water management district in times of a 'declared' severe water shortage.

*Policy 1.14.7:*

The City shall encourage water conservation through the use of Green building construction and site design techniques.

*Policy 1.14.8:*

The City shall encourage the use of rain sensors and soil moisture sensors in the education portion of the Conservation Program.

*Policy 1.14.9:*

The City shall ensure that all potable water service connections are metered in accordance with Titusville Ordinance Section 21-241.

*Policy 1.14.10:*

The City shall provide a meter replacement and calibration program.

*Policy 1.14.11:*

The City shall maintain a leak detection protection program in order to discover and eliminate wasteful losses of potable water from the City's distribution system.

*Policy 1.14.12:*

The City shall continue to promote conservation programs through education and different information tools consistent to Water Supply Work Plan.

*Policy 1.14.13:*

All new development location in the Area of Critical Concern will be required to connect to the reclaimed water system prior to occupancy, or provide dry lines for future connection.

#### **Objective 1.15: Public Education.**

To ensure the education of the City's residents, visitors, and water consumers of the need to conserve and protect all water sources and other natural resources and to promote the efficient use of all water through a public outreach program.

*Policy 1.15.1:*

The City shall continue to maintain a vigorous and continuous water conservation education program that includes promoting the value of all water sources and resources.

## City of Titusville

### Conservation Element

#### Goals, Objectives and Policies

##### *Policy 1.15.2:*

The City shall continue to promote the use of water efficient devices and educate the public as to the types of devices available and their use, and provide such devices and/or provide programs to reduce the financial impact of the purchase of such devices.

##### *Policy 1.15.3:*

The City shall use various forms of media to ensure its conservation message reaches the greatest possible number of residents, visitors, and water consumers.

##### *Policy 1.15.4:*

The City shall continue to support ongoing educational programs promoting Florida-Friendly landscaping techniques and the use of Florida native plants, as well as the need to reduce, to increase the efficiency thereof, and/or eliminate outside irrigation.

##### *Policy 1.15.5:*

The City shall continue to educate its residents as to outside irrigation restrictions as set by code and the St. Johns River Water Management District's (SJRWMD) amended landscape irrigation rule, 40-C-2.042 Florida Administrative Code (FAC).

##### *Policy 1.15.6:*

The City shall continue to increase the penetration level of its conservation public education and outreach program by partnering with other agencies and groups.

##### *Policy 1.15.7:*

The City shall continue its public education and outreach in regard to stormwater management and its National Pollution Discharge Elimination System (NPDES) permit best management practices.

##### *Policy 1.15.8:*

The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities.

#### **Objective 1.16: Energy Conservation.**

The City shall promote energy conservation measures and practices to reduce greenhouse gas emissions.

##### *Policy 1.16.1:*

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

##### *Policy 1.16.2:*

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

##### *Policy 1.16.3:*

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

## **City of Titusville**

### **Conservation Element**

#### **Goals, Objectives and Policies**

*Policy 1.16.4:*

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

*Policy 1.16.5:*

Provide incentives to encourage the generation of local renewable energy.

*Policy 1.16.6:*

The City shall obtain Leadership in Energy and Environmental Design (LEEDS), or US Green Building Council's (USGBC) or Florida Green Building Coalition (FGBC) certification when constructing new City Facilities.

*Policy 1.16.7:*

The City shall develop an action plan to reduce greenhouse gas emissions.

## City of Titusville

### Intergovernmental Coordination Element

#### Goals, Objectives and Policies

## INTERGOVERNMENTAL COORDINATION ELEMENT

### GOAL 1:

The City shall ensure, through intergovernmentally coordinated policies, procedures, ordinances and legal agreements that all responsibilities and duties with which it is charged are equitable, efficiently and expeditiously carried out.

#### Objective 1.1:

To ensure that the plans, processes and procedures of the City are consistent and coordinated with all effective public or private agencies, which provide service in and around the corporate city limits.

##### *Policy 1.1.1:*

The East Central Florida Regional Planning Council's dispute resolution process will be relied upon to resolve conflicts with effected public or private agencies.

#### Objective 1.2:

To ensure that the various elements of the City's Comprehensive Plan and the implementation of said plan are consistent and coordinated with those of Brevard County and other regulatory agencies.

## LAND USE ELEMENT

##### *Policy 1.2.1:*

The City shall review the issuance of development orders to ensure that established levels of service for various public facilities are maintained.

##### *Policy 1.2.2:*

Through cooperative effort with Brevard County, mechanisms shall be established so as to ensure that the City remains as the center of government and the County Seat for the County.

##### *Policy 1.2.3:*

The City shall work with Brevard County and St. Johns River Water Management District such that development regulations regarding stormwater management and flood control are compatible and effective for each jurisdiction.

##### *Policy 1.2.4:*

Through a cooperative agreement with various jurisdictions, the City shall coordinate permitting and inspecting of projects of overlapping jurisdiction.

##### *Strategy 1.2.4.1:*

The City shall endeavor to provide a formal agreement with Brevard County for the permitting and inspection of projects of overlapping jurisdiction. This specifically relates to driveways on roads not controlled by the City.

## City of Titusville

### Intergovernmental Coordination Element

#### Goals, Objectives and Policies

##### *Strategy 1.2.4.2:*

The City shall continue to cooperate with the St. Johns River Water Management District (SJRWMD) and Brevard County for the permitting and inspection of projects of overlapping jurisdiction. This specifically relates to stormwater management.

##### *Strategy 1.2.4.3:*

The City shall continue to cooperate with the Federal Aviation Administration regarding the permitting of projects within their jurisdiction.

## TRAFFIC CIRCULATION ELEMENT

### *Policy 1.2.5:*

The City shall actively participate in the Space Coast Transportation Planning Organization such that an adequate, safe, and efficient highway network is maintained.

### *Policy 1.2.6:*

The City, through cooperative agreement with NASA, Space Coast Area Transit and major space center contractors/employers, shall encourage carpooling and flexible hours of employment so as to reduce the peak hour effect on major roadway systems.

### *Policy 1.2.7:*

In cooperation with the Space Center Regional Airport authority and the FAA, the City shall ensure the Space Coast Regional Airport is utilized to its maximum capacity prior to another facility being constructed.

### *Policy 1.2.8:*

The City shall continue to develop a comprehensive bicycle and pedestrian pathway plan through a cooperative effort with the Space Coast Transportation Planning Organization, FDOT, and Brevard County. The purpose of which is intended to provide pedestrian pathways from schools, residential, shopping and recreational area.

### *Policy 1.2.9:*

The City shall cooperate with both Brevard County and the FDOT to develop a comprehensive beautification program including landscaping and signage.

## INFRASTRUCTURE ELEMENT

### *Policy 1.2.10:*

To ensure wastewater treatment plans, municipal wellfield and drainage improvement projects are accomplished as efficiently and expeditiously as possible, the City shall coordinate a cooperative agreement with such agencies as Brevard County, St Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP).

## City of Titusville

### Intergovernmental Coordination Element

#### Goals, Objectives and Policies

*Policy 1.2.11:*

(Solid Waste) The City shall coordinate with Brevard County to ensure that collection, storage and transfer of solid waste complies with Section 403.7265, F.S.

*Policy 1.2.12:*

(Sanitary Sewer) To ensure that projected demand for wastewater treatment is met, the City will continue to operate its existing water reclamation facilities in accordance with all applicable state and federal rules and regulations.

*Policy 1.2.13:*

To ensure that stormwater levels of service are met, the City shall continue preparation of basin master plan studies and complete drainage improvements as indicated in the master plans.

*Policy 1.2.14:*

The City shall cooperate with Brevard County and the Florida Department of Health such that issuance of permits for all new on-site wastewater disposal is regulated and further that expansion and/or replacement of such systems will ensure compliance with appropriate regulatory requirements and water quality standards.

*Strategy 1.2.14.1:*

The City shall establish in its development regulations specifications which detail when the use of septic system is appropriate.

*Policy 1.2.15:*

In cooperation with Brevard County, the City shall ensure that all development to property within the identified Area of Critical Concern shall include provision for open space preservation requirements and stormwater regulations which maximize groundwater recharge.

*Policy 1.2.16:*

(Water Supply Planning) The City shall participate in the water supply planning process in conjunction with the SJRWMD and other pertinent entities, with the objective to develop a regional water supply plan that will reasonably ensure adequate quantity and quality of potable water resources needed to meet future needs without creating water use conflicts or unacceptable impacts to natural resources.

*Policy 1.2.17:*

(Alternate water supply) The City shall coordinate with other agencies as necessary to evaluate alternative water supply projects to ensure future water supply capacities to maintain Level of Service standards for the provision of potable water.

*Policy 1.2.18:*

(Aquifer recharge) The City shall cooperate with the St. Johns River Water Management District to ensure that all abandoned free-flowing artesian wells are properly documented, closed and plugged. It is not the intent of this policy to affect agricultural production or agricultural processing on properties annexed into the City.

## City of Titusville

### Intergovernmental Coordination Element

#### Goals, Objectives and Policies

*Policy 1.2.19:*

(Aquifer recharge) The City shall coordinate with the SJRWMD in regard to protection of recharge areas surrounding the surficial aquifer and shall develop intergovernmental agreements as necessary regarding aquifer protection.

*Policy 1.2.20:*

(Water Quality) The City shall coordinate with other governmental entities, regarding groundwater pollution, through the establishment or continuation of programs, provision of technical assistance and information, and attendance at appropriate meetings and hearings.

*Policy 1.2.21:*

The City shall continue to cooperate with City of Cocoa and Brevard County through interlocal agreement and urban service areas to provide efficient services to the public.

*Policy 1.2.22:*

The City shall maintain a water supply facilities work plan that is coordinated with SJRWMD's District Water Supply Plan by updating the work plan within 18 months of an update to the SJRWMD District Water Supply Plan that affects the City.

*Policy 1.2.23:*

The City shall participate in water supply development-related initiatives facilitated by the SJRWMD that affect the City.

#### CAPITAL IMPROVEMENTS ELEMENT

*Objective 1.3:*

The City shall ensure that, when implementing the various elements of the comprehensive plan, impacts are coordinated with all affected jurisdictions.

*Policy 1.3.1:*

The City shall coordinate with the County to adopt similar development regulations for properties within the Joint Planning Agreement Area.

*Strategy 1.3.1.1:*

The City shall negotiate with the County to adopt regulations similar to City requirements regarding building codes, stormwater management, aquifer protection, and development within the 100-year flood plain for properties that are potentially annexable or those which are within the Joint Planning Agreement Area.

*Policy 1.3.2:*

The City shall work with the County to ensure that the respective land use plans are compatible for areas within the Joint Planning Agreement Area.

*Policy 1.3.3:*

The City shall continue the emergency connection with Brevard County to ensure adequate potable water supply is available during emergency conditions.

## City of Titusville

### Intergovernmental Coordination Element

#### Goals, Objectives and Policies

##### *Policy 1.3.4:*

The City shall cooperate with the County to ensure the adequate facilities are provided for solid waste disposal.

##### *Strategy 1.3.4.1:*

When and if necessary, the City and County shall work together to improve the existing solid waste transfer station or provide a new facility elsewhere.

##### *Policy 1.3.5:*

The City shall provide the Brevard County School Board with necessary information for facilities planning and cooperate with them in establishing new facilities.

##### *Strategy 1.3.5.1:*

As the City continues to grow, the City shall transmit update demographic information and projected growth statistics as needed to the School Board.

##### *Strategy 1.3.5.2:*

When existing facilities for the School board require expansion or a new facility is necessary, the City shall assist the School Board in completing the respective facility as expeditiously as possible.

##### *Policy 1.3.6:*

Through coordination with Brevard County, the St. Johns River Water Management District and other state agencies in the implementation of the management plan for the Indian River Lagoon, consistent and coordinated management, preservation, and protection of bays, estuaries and harbors shall be ensured.

##### *Policy 1.3.7:*

(Artesian wells) The City shall encourage private property owners with free flowing artesian wells to obtain financial and technical assistance through the artesian well plugging programs of Brevard County, and the St. Johns River Water Management District.

#### *Objective 1.4:*

The City shall ensure, through cooperation and coordination with the appropriate governmental entities that adopted levels of service for City provided services are consistent with those adopted by those entities.

##### *Policy 1.4.1:*

For those services provided by the County, City, and other agencies which are mutually affected by issuance of development orders by any jurisdiction coordinating mechanisms must be provided to ensure that adopted levels of service are compatible.

##### *Strategy 1.4.1.1:*

Cooperative agreements shall be entered into between the County and City to ensure that the adopted level of service is maintained for properties outside the City limits.

## City of Titusville

### Intergovernmental Coordination Element

#### Goals, Objectives and Policies

##### *Strategy 1.4.1.2:*

The City and County shall work together through cooperative agreement to ensure the public health and school facilities maintain the adopted levels of service.

##### *Strategy 1.4.1.3:*

Because the City and County, in cooperative agreement, provide solid waste pick-up service for City residents, an agreement shall be pursued to ensure that the established level of service is maintained.

##### *Strategy 1.4.1.4:*

Because of certain maintenance agreements, and that City parks often are utilized by County residents and vice-versa, the City and County shall pursue an agreement to ensure that the established level of service is maintained.

##### *Strategy 1.4.1.5:*

Because development orders issued by the County and City can have an effect on the other jurisdictions level of service established for roads, an agreement shall be pursued to ensure compatibility between respective levels of service and that those adopted levels are maintained.

##### *Policy 1.4.2:*

The City shall coordinate with Brevard County to implement the annexation and development order review procedures established in the interlocal agreement regarding joint planning areas.

#### **GOAL 2:**

The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency for coordination of public education facilities for planning, developing student enrollment projections, public school siting, and the development of public school facilities concurrent with residential development and other facilities.

##### *Objective 2.1:*

The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency to ensure consistency between the City's Comprehensive Plan and associated programs and any effects on plans developed for public school facilities and public school planning.

##### *Policy 2.1.1:*

The City, through the implementation of the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency, recognizes the Capital Outlay Committee (COC) as the monitoring group for coordinated planning and school concurrency in Brevard County.

##### *Policy 2.1.2:*

The City, in conjunction with the School District, the County, and other municipalities shall identify issues relating to public school emergency preparedness, such as:

- A. The determination of evacuation zones, evacuation routes, and shelter locations.

## City of Titusville

### Intergovernmental Coordination Element

#### Goals, Objectives and Policies

- B. The design and use of public schools as emergency shelters.
- C. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

*Policy 2.1.3:*

The City shall annually coordinate school enrollment projections in conjunction with the School District and other local governments through the Capital Outlay Committee. The City shall adopt, by reference, the Brevard County School Board's five-year work program as part of the annual update to the Capital Improvements Element.

*Policy 2.1.4:*

The City, in conjunction with the School District, shall coordinate the long-range public school facilities map To ensure the Future Land Use designations established by the Comprehensive Plan allow adequate land area and locations for future school facilities.

*Policy 2.1.5:*

The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency by participating in the review of the Five Year District Facilities Work Program and providing comments to the School Board consistent with the Interlocal Agreement.

## CAPITAL IMPROVEMENTS ELEMENT

### GOAL 1:

The City shall provide for needed public facilities for its existing and future residents through the use of sound fiscal policies by protecting investments in existing facilities, maximizing the use of existing facilities and promoting orderly compact urban growth.

#### Objective 1.1:

Capital Improvements shall be programmed to meet existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements of this element.

##### *Policy 1.1.1:*

The City shall include all projects identified in the other elements of this plan and determined to be of relatively large scale and high cost (\$20,000 or greater), as capital improvements projects for inclusion within the five-year Schedule of Improvements of this element.

##### *Policy 1.1.2:*

The City shall, after identification and prioritization of fiscal resources, schedule and allocate funds for needed capital improvement projects in the five-year Schedule of Improvements which are designed to correct existing and future deficiencies listed in this Capital Improvements Element.

##### *Policy 1.1.3:*

The City shall seek public input for the purpose of evaluating and ranking in order of priority, the projects being proposed for inclusion in the five-year Capital Improvement Program.

##### *Policy 1.1.4:*

Proposed capital improvements projects shall be evaluated and ranked in order of priority with projects meeting the following guidelines receiving the highest priority.

- a) Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, to preserve or achieve full or designed use of existing facilities, to replace or renew existing capital facilities, or to maintain the level of service standards established in this element.
- b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost or operational and maintenance needs, provides service to developed areas lacking full service, or promotes in-fill development; and

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

- c) Whether the project is consistent with the Future Land Use Element of this comprehensive plan and represents a logical extension of facilities and services within a designated service area.

#### Objective 1.2:

Public expenditures that subsidize development in high hazard coastal areas will be limited to those improvements included in the coastal management element.

##### *Policy 1.2.1:*

The City shall only expend funds in high hazard coastal areas for the replacement and renewal of existing public facilities except for increased public access to coastal resources through the provision of riverfront parks.

##### *Policy 1.2.2:*

The City shall continue to expend funds to maintain existing facilities and services at their existing capacity.

#### Objective 1.3:

Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted level of service (LOS) standards

##### *Policy 1.3.1:*

New development is required, as of June 1987, by the adoption of the City's Impact Fee Ordinance, to increase its proportional contribution of the cost for new facility improvements to maintain the level of service standards by paying impact fees. These fees are coordinated with the Brevard County Impact Fees and adopted by ordinance. These fees may be amended by ordinance from time to time.

##### *Policy 1.3.2:*

The funds collected from the impact fees shall be utilized as follows to ensure that development bears only the cost of capital facilities necessary to accommodate the proposed development:

- a) Funds collected from the road impact fees shall be used for the purpose of capital improvement to and expansion of the City, County, and State roadway network and transportation facilities within the City of Titusville. Such improvements shall be of the type as are made necessary by the new growth and new development within the City and are intended to add capacity in order to keep the road system at the adopted level of service. No funds shall be used for periodic or routine maintenance, or for improvement of local streets, accessways, driveways or alleys.
- b) Funds collected from the fire and police impact fees shall be used for the purpose of providing capital land, facilities and equipment for the fire and police

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

departments of the City of Titusville. Such capital improvements are intended to accommodate the demand for new facilities and equipment generated by new growth and new development so that the level of service existing on the effective date of the Titusville Impact Fee Ordinance can be maintained. No funds shall be used for salaries, periodic or routine maintenance, or general operating expenditures.

- c) In case where jurisdiction overlaps, the City may enter into interlocal agreements with Brevard County, the State, and the Federal Government to ensure that the funds are expended consistent with this Comprehensive Plan.

#### *Objective 1.4:*

The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

#### *Policy 1.4.1:*

The City shall require that all facilities needed to serve development for which development orders were previously issued are available concurrent with the impacts of said development.

#### *Policy 1.4.2:*

The City shall continue to adopt a five year capital improvement program including an annual capital budget as part of its budgeting process. (CPA 01-1A9c)

#### *Policy 1.4.3:*

The City may transfer the unexpended balance from one fund to another fund for service provision and maintenance of surplus funds are evident, subject to applicable law.

#### *Policy 1.4.4:*

Efforts shall be made to secure grants or incentives for private funds to finance the provision of capital improvements and needed services.

#### *Strategy 1.4.4.1:*

The City shall continue to pursue the following grants and programs:

1. F.R.D.A.P. grant for the development of park lands;
2. Land Development Regulations shall include incentives to businesses to encourage donations of lands, funds, and inventory for parks;
3. C.D.B.G. – upgrade of housing stock and infrastructure improvements; and
4. Any other grant available to finance capital improvements.

#### *Policy 1.4.5:*

The City shall establish and implement strategies for the management of debt which, at a minimum, shall include the following:

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

- a) Revenue bonds shall be limited to the specific revenue source capability for the type of bonds issued. This limitation requires an independent analysis of each issue to ensure adequate fiscal resources for debt service as well as operation and maintenance needs.
- b) General obligation bonds shall be limited to 30% of the ad valorem tax base pursuant to Section 128 of the City Charter.
- c) Total debt service shall be analyzed as stated in (a) and (b) above as part of each annual capital improvement program update.

#### Objective 1.5:

Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed as outlined in the following policies:

##### *Policy 1.5.1:*

Level of Service Standards. The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities and as a basis for development of land development regulations by which development orders will be either approved or denied:

Potable Water	Acceptable LOS
*Titusville Service Area (includes area outside City limits which have service agreements with the City.)	Average Water Consumption Rate 96.4 gallons/capita/day Softening & filtration: 16 MGD Pumping capacity: 16 MGD Storage capacity: 3.9MGD
STORMWATER MANAGEMENT  City-wide	Design Storm  For site over ½ acre – 25-year frequency, 24-hour duration  For sites under ½ acre – minimum retention Of one inch over entire site or as above
SANITARY SEWER North Service Area South Service Area	80 gallons/capita/day 80 gallons/capita/day
TRANSPORTATION	Arterials and Collectors (except FIHS) – LOS E Arterials (on FIHS) – LOS C

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

Potable Water	Acceptable LOS
SOLID WASTE Collection (City-wide) Disposal (LOS set by utilizing Brevard County's methodology)	8.32 lbs/capita/day 8.32 lbs/capita/day
RECREATION/OPEN SPACE  Park Acreage Ratio	8 acres of park land per 1,000 residents within the city limits
PUBLIC SCHOOLS	The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency to establish and evaluate the Level of Service standards to determine school concurrency.

(Ord. No. 50-2005, §4, 7/26/05: Ord. No. 48-2008, §1, Ord. No. 5-2010, 06/8/10, Ord. No. 6-2014, 2/11/14)

#### PUBLIC SCHOOLS

The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency to establish and evaluate the Level of Service standards to determine school concurrency.

(Ord. No. 33-2008, §3, 9/23/08)

#### *Policy 1.5.2:*

Plan Amendments. Proposed plan amendments or request for new development or redevelopment shall be evaluated according to the following guidelines and for preservation of the intentional consistency of this Comprehensive Plan, through specific findings that the proposal will not:

- a) contribute to a condition of public hazard as described in the Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, Natural Groundwater Recharge and Coastal Management Elements;
- b) exacerbate any existing condition of public facility capacity deficits, as described in the elements of the Comprehensive Plan;
- c) generate public facility demands that may not be accommodated by capacity increases planned in the five-year Schedule of Improvements;
- d) be incompatible with future land uses as shown on the Future Land Use Map of the Future Land Use Element, and urban service areas as described in the Potable

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Recharge Element;

- e) if public facilities are developer provided, generate additional public facility demands based upon adopted LOS standards;
- f) if public facilities are provided, in part or whole, by the demonstrated financial feasibility, subject to this element; and
- g) affect state agencies' and water management districts' facilities plans.

#### GOAL 2:

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.

##### Objective 2.1:

(Concurrency Management System) The City will ensure that the issuance of a development order or development permit is conditioned upon the availability of public facilities and services necessary to serve new development through the establishment of a concurrency management system which is consistent the following policy. The City will not issue a Certificate of Occupancy for a development if the public facilities are not available.

##### *Policy 2.1.1:*

The City of Titusville shall ensure that development is permitted in a manner that will not result in a reduction in the level of service below the adopted level of service standards for the affected facility through the establishment of a concurrency management meeting the following requirements:

- a. The City of Titusville shall maintain adopted level of service standards;
- b. The City of Titusville shall include in the Capital Improvement Element, a plan demonstrating that adopted level of service standards will be achieved and maintained
- c. The City of Titusville shall enforce the provisions of the adopted land development regulations which specify and implement provisions of the concurrency management system.

##### *Policy 2.1.2:*

Prior to the approval of an application for a development order or functional equivalent which contains a specific plan for development, including the densities and intensities of development, a test for concurrency applying adopted level of service standards will be conducted. The following standards are hereby established to meet the City's concurrency requirements;

- a) For sanitary sewer, solid waste, drainage, and potable water supply and facilities:

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

1. Prior to the issuance of a building permit or its 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. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to service new development at the time of the issuance of a certificate of occupancy or its functional equivalent

b) For parks and recreation facilities:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's share are collected; and
  - a) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-year schedule of capital improvements; or
  - b) At the time of the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which required the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
  - c) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

- c) For transportation facilities designated in the City's adopted comprehensive plan:
  - 1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
  - 2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program. The Capital Improvements Element must include the following policies:
    - a) The estimated date of commencement of actual construction and the estimated date of project completion.
    - b) A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or
  - 3. At the time a development order or permit is issued, the necessary facilities and service are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
  - 4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.
  - 5. For the purpose of issuing a development order or permit, a purposed urban redevelopment project located with a defined and mapped Urban Service Area as established in the local government comprehensive plan pursuant to Section 163.3164(50), F.S., shall not be subject to the concurrency requirements of this chapter for up to 110 percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use which was occupied and active within a time period established in the local government comprehensive plan.

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to concurrency requirements, only if all of the conditions specified in subsection 163.3180(5), F.S., are met.
  - d)
    1. The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency for evaluating Level of Service to maintain concurrency for public school facilities.

(Ord. No. 48-2008, §1, 12/9/08)

#### **Objective 2.2:**

Funding Sources. The City shall pursue adequate funding for the construction of capital projects identified in the Capital Improvements Schedule.

#### *Policy 2.2.1:*

The following procedures shall be used to pursue adequate funding for potable water capital projects:

- a. Maintain a reserve account restricted for potable water related capital projects.
- b. A portion of funds collected from the Water Resources Enterprise Fund shall be reserved to complete potable water capital projects.
- c. The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirements are provided.
- d. Tap-on fees may be used to fund eligible growth-related water capital projects.

## City of Titusville

### Capital Improvements Element

#### Goals, Objectives and Policies

##### Five Year Capital Improvements Schedule

Growth = G

Maintain LOS = M

#### 5 Year Schedule of Capital Improvements for Potable Water

Table A.1 Potable Water

<b>Table A.1 Potable Water</b>								
<b>Project</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>Total Cost</b>	<b>Funding Source</b>	<b>Growth/ Maintain Existing LOS</b>
Meter Replacements	\$380,976	\$382,122	\$358,447	\$399,126	\$399,126	\$1,919,797	Rates/Taps	G
Telemetry Upgrades	\$130,000	\$50,000	\$50,000	\$50,000	\$50,000	\$330,000	Rates	M
Water System Improvements	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000	Rates/Taps	G
Distribution System Improvements	\$925,000	\$850,000	\$545,000	\$285,000	-	\$2,605,000	Rates/Taps	G
Water Plant Pump & Motors	\$67,000	-	-	-	-	\$67,000	Rates	M
Cross Connection Control	\$261,000	\$252,330	\$240,990	\$172,000	\$172,000	\$1,098,320	Rates/Taps	G
Lime Solids Handling Improvements	\$1,500,000	-	-	-	-	\$1,500,000	Rates/Taps	G
Utility Master Planning	\$37,500	\$25,000	\$25,000	\$25,000	\$25,000	\$137,500	Rates/Taps	G

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

Total	\$3,801,476	\$2,059,452	\$1,719,437	\$1,431,126	\$1,146,126	\$10,157,617		
Rates = Revenue from water supply rates; Taps = Fees collected for connection to the water system								

Growth = G

Maintain LOS = M

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

5 Year Schedule of Capital Improvements for Sanitary Sewer

Table A.2 Sanitary Sewer

Table A.2 Sanitary Sewer

Project	FY 19	FY 20	FY 21	FY 22	FY 23	Total Cost	Funding Source	Growth/ Maintain Existing LOS
Sewer System Improvements	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000	Rates	M
Equipment Replacement Program	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	Rates	M
Marina Lift Station Upgrade	\$230,000	-	-	-	-	\$230,000	Rates/Taps	G
Causeway L.S. Upgrade	\$245,000	-	-	-	-	\$245,000	Rates	M
Osprey Influent Screen	\$300,000	-	-	-	-	\$300,000	Rates	M
Lift Station Generator Installs	\$544,141	-	-	-	-	\$544,141	Rates/Taps	M
Hurricane Irma Lift Station Repairs	\$1,089,201	-	-	-	-	\$1,089,201	Rates	M
Utility Master Planning	\$37,500	\$25,000	\$25,000	\$25,000	\$25,000	\$137,500	Rates/Taps	G
<b>Total</b>	<b>\$2,895,842</b>	<b>\$475,000</b>	<b>\$475,000</b>	<b>\$475,000</b>	<b>\$475,000</b>	<b>\$4,795,842</b>		

Rates = Revenue from sanitary sewer supply rates; Taps = Fees collected for connection to the sewer system

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

Growth = G

Maintain LOS = M

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

5 Year Schedule of Capital Improvements for Public Parks and Open Space

Table A.3 Public Parks and Open Space

Table A.3 Public Parks and Open Space								
Project	FY 19	FY 20	FY 21	FY 22	FY 23	Total Cost	Funding Source	Growth/ Maintain Existing LOS
Parrish Park	\$700,000	-	-	-	-	\$700,000	General Fund	M
Kennedy Point Park	\$703,695	-	-	-	-	\$703,695	FEMA, Insurance proceeds, Temporary Loan	M
Space View Park	\$2,842,000	-	-	-	-	\$2,842,000	FEMA, Insurance proceeds, Temporary Loan	M
Rotary Park	\$1,453,140	-	-	-	-	\$1,453,140	FEMA, Insurance proceeds, Temporary Loan	M

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Capital Improvements Element

Goals, Objectives and Policies

Tom Statham Park	\$900,000	-	-	-	-	\$900,000	FEMA, Insurance proceeds, Temporary Loan	M
Sand Point Park	\$2,198,547	-	-	-	-	\$2,198,547	FEMA, Insurance proceeds, Temporary Loan	M
Manzo Park (Shoreline)	\$109,568	-	-	-	-	\$109,568	FEMA, Insurance proceeds, Temporary Loan	M
Manzo Park (Boardwalk)	\$250,000	-	-	-	-	\$250,000	FEMA, Insurance proceeds, Temporary Loan	M
Marina Park (Shoreline)	\$1,573,425	-	-	-	-	\$1,573,425	FEMA, Insurance proceeds, Temporary Loan	
<b>Total</b>	<b>\$10,730,375</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,730,375</b>		

**City of Titusville**

**Capital Improvements Element**

**Goals, Objectives and Policies**

City parks are maintained by the Brevard County Parks Department. The proposed Brevard County Capital Improvements Program includes several concurrency related maintenance improvements to parks within the City of Titusville for FY 2019 through FY 2023.

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

**5 Year Schedule of Capital Improvements for Roads and Streets**

Table A.4 Roads, Streets and Sidewalks

<b>Table A.4 Roads, Streets, and Sidewalks</b>								
<b>Project</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>Total Cost</b>	<b>Funding Source</b>	<b>Growth/ Maintain Existing LOS</b>
Road Resurfacing	\$710,000	\$964,000	\$993,000	\$1,023,000	\$1,054,000	\$4,744,000	General Fund	M
Sidewalk Repair		\$100,000	\$100,000	\$100,000	\$100,000	\$400,000	General Fund	M
Sidewalk Infill		\$100,000	\$100,000	\$100,000	\$100,000	\$400,000	50% Funded by RS/Impact Fees	M
School Zone Improvements		\$50,000	-	-	-	\$50,000	General Fund	M
Whiteway Lighting Improvements		\$750,000	\$680,000	\$960,000	\$250,000	\$2,640,000	General Fund	M
Traffic Signal Improvements		\$215,000	\$325,000	\$335,000	\$345,000	\$1,220,000	General Fund	M
US#1 Trail	-	-	\$625,000	\$625,000	-	\$1,250,000	General Fund	M
US1 Gateway	-	-	\$1,260,000	-	-	\$1,260,000	General Fund	M
Concrete Street Repairs	\$50,000	\$50,000	\$50,000	\$50,000	-	\$200,000	CRA	M

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

Palm Ave Resurfacing	\$150,000	-	-	-	-	\$150,000	CRA	M
Sidewalk Infill (CRA)	\$41,000	\$40,000	\$40,000	\$40,000	\$39,000	\$200,000	CRA	M
MOA Titusville	\$62,300	\$62,300	\$62,300	\$62,300	\$62,300	\$311,500	State	M
SR 405 at Sisson Rd Spaceport Connector SIS Connector Intersection Improvements	\$788,366	\$1,570,107	-	-	-	\$2,358,473	Federal/State	G
SR 405 Spaceport Connector SIS Intersection Improvements	-	\$2,134,724	-	-	-	\$2,134,724	Federal/State	G
SR 406 From West of Forell Ave North to Washington Ave (SR 5 North)	\$1,604,043	-	-	-	-	\$1,604,043	Federal/State	M
SR 406/Max Brewer Memorial Pkwy-FWCC Driveway to Merritt Island Refuge	\$166,713	-	-	-	-	\$166,713	State	M
SR 406/Max Brewer Emergency Operation	\$703,236	-	-	-	-	\$703,236	Federal	M

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

Brevard County Pedestrian Lighting Bundle C (Hwy 50 From SR 405 to Hopkins and part of South St)	\$450,001	-	-	-	-	\$450,001	Federal	M
FL Coast to Coast Parrish Park Trailhead	\$250,000	-	\$2,000,000	-	-	\$2,250,000	Federal	M
Space Coast Trail From Indian River Ave to W of Max Brewer Bridge	-	-	-	\$249,450	-	\$249,450	State	M
<b>Total</b>	<b>\$4,975,659</b>	<b>\$6,036,131</b>	<b>\$6,235,300</b>	<b>\$3,544,750</b>	<b>\$1,950,300</b>	<b>\$22,742,140</b>		
General Fund= City of Titusville General Fund								

Growth = G

Maintain LOS = M

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

5 Year Schedule of Capital Improvements for Stormwater

Table A.5 Stormwater

<b>Table A.5 Stormwater</b>								
<b>Project</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>Total Cost</b>	<b>Funding Source</b>	<b>Growth/ Maintain Existing LOS</b>
Drainage Improvements	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	SW Utility	M
Cure in Place Pipe Liner	\$350,000	\$100,000	\$100,000	\$100,000	\$100,000	\$750,000	SW Utility	M
<b>Total</b>	<b>\$550,000</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$1,750,000</b>		

SW Utility= City of Titusville revenue from the stormwater utility

Growth = G

Maintain LOS = M

City of Titusville

Capital Improvements Element

Goals, Objectives and Policies

5 Year Schedule of Capital Improvements for Solid Waste

Table A.6 Solid Waste

<b>Table A.6 Solid Waste</b>								
<b>Project</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>Total Cost</b>	<b>Funding Source</b>	<b>Growth/ Maintain Existing LOS</b>
2019 Front-End Loader Garbage Truck (Replacement Vehicle)	\$265,000	-	-	-	-	\$265,000	Solid Waste	M
<b>Total</b>	<b>\$265,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$265,000</b>		
General Fund= City of Titusville General Fund								

Growth = G

Maintain LOS = M

## City of Titusville

### Recreation and Open Space Element

#### Goals, Objectives and Policies

## RECREATION AND OPEN SPACE ELEMENT

### GOAL 1:

To provide open space and recreation as an essential element needed for the betterment of the City's character and quality of urban life. The City shall plan for public use development projects when applicable (i.e., small parks, nature walks, passive recreation, etc.) and explore the funding alternatives to acquire such tracts for open space through practical means.

#### Objective 1.1:

The City shall ensure that the public has reasonable access to water bodies, trail systems (bicycle, pedestrian, aquatic, and equestrian trails) and all recreational opportunities and facilities.

##### *Policy 1.1.1:*

The City shall enhance and improve the accessibility of parks and recreational facilities while protecting their quality.

##### *Strategy 1.1.1.1:*

Ensuring that facilities are accessible by the handicapped (handicapped parking, ramps, etc.)

##### *Strategy 1.1.1.2:*

Developing in coordination with the Space Coast Transportation Planning Organization a comprehensive Bicycle and Pedestrian Plan to ensure the accessibility of all recreational opportunity.

##### *Strategy 1.1.1.3:*

The City shall ensure the public access to water bodies, trails systems and all recreational opportunities through access acquisition and/or requirements for access.

##### *Strategy 1.1.1.4:*

The City shall develop a Trail Plan that will analyze all the potential opportunities for future trail development and connectivity. The City will participate in intergovernmental coordination activities and partner with public and private entities to further the planned trail system.

##### *Policy 1.1.2:*

The City shall preserve existing water accessways, such as the Indian River Lagoon, Fox Lake and South Lake, and the view corridor through development controls and acquisitions.

##### *Policy 1.1.3:*

The City shall continue to develop greenways and trails and connect them to regional trails as identified.

## City of Titusville

### Recreation and Open Space Element

#### Goals, Objectives and Policies

##### *Policy 1.1.4:*

The City shall maintain and/or improve access to waterways, such as the Indian River Lagoon, Fox Lake and South Lake.

##### *Strategy 1.1.4.1:*

The City shall consider all funding mechanisms such as public referendum, grants and donations to acquire waterfront property for public use and enjoyment.

##### *Strategy 1.1.4.2:*

The City shall maintain and expand its current recreational parks along the waterfront, consistent with the Waterfront Master Plan.

##### *Strategy 1.1.4.3:*

The City shall ensure ample, functional boat ramps are adjacent to waterfront parks to meet the current and future demands of the public. The City shall take a proactive stance toward acquiring and developing additional boat ramp facilities within the City.

#### *Objective 1.2:*

The City shall ensure that current and future open space uses are compatible and continuous with the physical characteristics of the area and with the adjacent land uses and features of the area.

##### *Policy 1.2.1:*

The City shall design parks that are compatible to various segments of the population and the ecosystem.

##### *Policy 1.2.2:*

The City shall design parks so one particular use does not destroy the value of the site for other intended purposes.

##### *Policy 1.2.3:*

The City shall give consideration to the impacts on surrounding areas of new park sites (transportation, character of adjacent property, noise activity level, etc.).

#### **GOAL 2:**

To acquire and preserve within budgetary limits any and all areas identified within this plan to be natural open space for recreational purposes.

##### *Objective 2.1:*

To preserve areas with open space and recreation potential for the current and future needs of the City.

## City of Titusville

### Recreation and Open Space Element

#### Goals, Objectives and Policies

##### *Policy 2.1.1:*

The purchase of land for parks, recreation, conservation and open space shall be based upon comprehensive and coordinated short and long term plans. The following criteria shall apply in the implementation of this policy.

##### *Strategy 2.1.1.1:*

The City shall develop a short term and long term land acquisition plan for park, recreation, conservation and open space areas.

##### *Strategy 2.1.1.2:*

Priorities will be assigned to acquire recreational land/facilities in areas identified as being deficient.

##### *Strategy 2.1.1.3:*

Potential recreational areas most vulnerable to immediate development shall be identified and given 'highest' priority for acquisition.

##### *Strategy 2.1.1.4:*

The City shall attempt to acquire or reserve future park sites and recreational areas in advance of new development to optimize locational advantages and ensure preservation for public use at the least tax payers cost.

##### *Strategy 2.1.1.5:*

The City shall attempt to acquire or reserve open space areas which would conserve or preserve certain natural, geologic, or historic resource elements, maintain natural processes, restore or enhance degraded natural areas, or protect environmentally sensitive areas.

##### *Policy 2.1.2:*

The City shall establish selection criteria in order to set priorities for acquisition/preservation of recreation and open space lands. This criteria shall contain, as a minimum, the following.

1. Maximum Utility – a measure of the number of recreational activities for which natural features of the site are suitable, the more possible uses of the site, the greater its suitability for park purposes.
2. Aesthetic Quality – a measure of amenity values due to the existence of steep slope, forests, water, historic association, or other identified feature.
3. Cost – a measure of land value.
4. Supply and demand – measured as a ratio between the supply of available parks and the measure of demand for recreation taken from a survey and estimated for each of a number of subareas of the city; areas of high demand relative to supply are given higher priority.

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### Recreation and Open Space Element

#### Goals, Objectives and Policies

5. Other Facilities – a measure as proximity to major existing City, County, State or Federal recreation facilities; the higher the proximity to such existing facilities, the lower the priority for a City park at the location, unless the property provided greenway and trail connectivity.
6. Accessibility – measured as proximity to people and transportation facilities; the better the accessibility, the higher the suitability of a site for a City park.
7. Threat of loss – measured by potential for urban development; the greater the development pressure, the higher the priority to acquire the site for parkland/open space.
8. Open Space properties which have a diversity of natural resources.
9. Properties that are of ecological, historical or archaeological value.

*Policy 2.1.3:*

The City shall study the feasibility of publicly owned surplus property for park and open space before attempting to sell currently owned parcels.

*Policy 2.1.4:*

Open spaces, defined as any land, air, or water surface that affords unobstructed physical movement and is relatively free of defacing man-made structural mass, shall be provided within urbanized areas for the aesthetic, health, environmental and economic benefits. Open Space shall be provided through the utilization of the following mechanisms:

*Strategy 2.1.4.1:*

Acquisitions, conservation easements, donations, incentives and identification of these areas shall be by posting and located on site.

*Strategy 2.1.4.2:*

Each park shall have an identification located on-site.

*Policy 2.1.5:*

The City shall continue to promote maintenance of park land resources and recreation facilities consistent with the level of service of eight (8) acres of park land per 1,000 residents 'within the City limits. This level of service will be used in reviewing the impacts of new development and redevelopment upon the provision of public recreational facilities, and the inventory shall include local, state and federal parks and open space lands that are accessible to the public.

*Policy 2.1.6:*

The City shall establish a level of service standard for trails, bicycles and greenways as part of the City's Parks and Greenways Plan as provided for in Policy 2.5.6.

## City of Titusville

### Recreation and Open Space Element

#### Goals, Objectives and Policies

##### *Policy 2.1.7:*

The City shall require citizen participation opportunities in all recreational planning activities in order to assess perceived needs.

##### *Objective 2.2:*

The City shall encourage the provision of open space by public and private enterprise.

##### *Policy 2.2.1:*

The City shall examine all possible private and public resources to enhance its current and future recreation/open space areas including:

- land acquisition
- development of areas and facilities
- technical and advisory services
- consumer education
- research and planning
- donations and incentives

##### *Policy 2.2.2:*

The City shall encourage the development of recreational/open space areas on private property by:

##### *Strategy 2.2.2.1:*

The City shall adopt incentives for private landowners to donate or set aside land for recreational and cultural purposes, visual corridors, and open space.

##### *Strategy 2.2.2.2:*

Education of development/real estate interests as to the benefits of providing these amenities to its prospective tenants.

##### *Strategy 2.2.2.3:*

The City shall cooperate with private developers who are attempting to provide recreational opportunity not available within the City in order to encourage its provision and to open the facility to the general public.

##### *Objective 2.3:*

The City shall participate in the coordination between all involved governmental agencies with respect to providing open space and recreational facilities and activities.

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#### Goals, Objectives and Policies

##### *Policy 2.3.1:*

Recreational programs and recreational facility development shall be effectively coordinated to provide the most cost effective services to the public. The following strategies shall apply in the implementation of this policy:

##### *Strategy 2.3.1.1:*

The City shall periodically review interlocal agreements that have been established for the provision of parks and recreational facilities and programs.

##### *Strategy 2.3.1.2:*

The City shall ensure that local planning of park and recreational facilities is coordinated with the Brevard County School Board and Brevard County.

##### *Strategy 2.3.1.3:*

The City shall encourage the development of an “ALL CHILDRENS PLAYGROUND” (designed for both normal and handicapped children).

#### *Objective 2.4:*

The City shall ensure well-managed recreational/open space area.

##### *Policy 2.4.1:*

The City shall select and maintain facility equipment and site amenities that are durable and of good quality.

##### *Strategy 2.4.1.1:*

Periodic inventories and inspections shall be conducted to evaluate the condition of facilities.

##### *Policy 2.4.2:*

The City shall locate its recreation areas in places that will get maximum uses (i.e., distribute according to density and identifiable neighborhood needs).

##### *Policy 2.4.3:*

The City shall associate or separate activities appropriately in order to sustain minimal conflicts with various groups using the recreational facility.

##### *Policy 2.4.4:*

As funds become available, the City will continue to implement the goals, objectives and strategies of the Waterfront Master Plan.

##### *Policy 2.4.5:*

The City shall develop a City-wide park and greenway plan by 2015 to link greenway, trails and park system within the City and link them to regional trails, other state parks and conservation area.

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### Recreation and Open Space Element

#### Goals, Objectives and Policies

##### **Objective: 2.5:**

##### **Ecotourism.**

The City shall develop a basis for a sustainable tourism economy based on the City's natural, ecological, cultural and scientific resources.

##### *Policy 2.5.1:*

The City shall promote and encourage the development of an ecotourism based recreation industry through the continuous protection of the quality of the City's resources to enhance visitors' experience.

##### *Policy 2.5.2:*

The City shall promote the use of sustainable construction techniques for tourism related facilities and encourage educational programs to highlight such sustainable techniques.

##### *Policy 2.5.3:*

The City shall coordinate with Brevard, Seminole, and Orange counties, SJRWMD, National Park Service, FFWCC, NASA to locate regional base ecotourism facilities and enhance the City's position as gateway to Canaveral Seashore, the Indian River Lagoon and the St. Johns River.

## City of Titusville

### Public School Facilities Element

#### Goals, Objectives and Policies

## PUBLIC SCHOOL FACILITIES ELEMENT

### GOAL 1:

To provide a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand THROUGH the IMPLEMENTATION OF THE *INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY*.

#### Objective 1.1:

Maintain and implement the Interlocal Agreement for Public School Facility Planning and School Concurrency. This agreement was adopted in June of 2014, by the Brevard County Board of County Commissioners, School Board of Brevard County, and the Cities or Towns of Cape Canaveral, Cocoa, Cocoa Beach, Grant-Valkaria, Indialantic, Indian Harbour Beach, Malabar, Melbourne, Melbourne Beach, Palm Bay, Rockledge, Satellite Beach, Titusville, and West Melbourne.

#### *Policy 1.1.1:*

If the Interlocal Agreement is terminated for any reason, the City, in coordination with the School Board of Brevard County, will adopt policies to ensure the continued provision of educational facilities within the City at Levels of Service as determined by the City and School Board of Brevard County.

#### *Policy 1.1.2:*

The City shall adopt, by reference, the Five Year District Facilities Work Program as part of the annual update to the Capital Improvements Program of the Capital Improvements Element.

#### Objective 1.2:

All new public schools built within the City will be coordinated with the School District to be consistent with the City's Future Land Element and Future Land Use Map designation to ensure facilities are proximate to appropriate existing and future land uses, serve as community focal points, are co-located with other appropriate public facilities, discourage urban sprawl, and will have needed supporting infrastructure.

#### *Policy 1.2.1:*

The City, in conjunction with the School District, shall jointly determine the need for, and timing of, on-site and off-site improvements necessary to support a new school.

#### *Policy 1.2.2:*

The City shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for the planning, constructing, operating, and maintaining off-

## City of Titusville

### Public School Facilities Element

#### Goals, Objectives and Policies

site improvements necessary to support a new school or school improvement to ensure that the necessary infrastructure is in place prior to or concurrent with construction.

*Policy 1.2.3:*

The City shall coordinate with the School District to facilitate the location of new schools which are proximate and convenient to existing residential areas, areas of projected residential growth, and require minimal additional public infrastructure.

*Policy 1.2.4:*

The City shall encourage the location of schools near residential areas by:

- A. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements.
- B. Reviewing and providing comments on all new school sites including the compatibility and integration of new schools with surrounding land uses.
- C. Elementary, middle and high schools 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 designation 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 1.2.5:*

The City, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified.

## City of Titusville

### Property Rights Element

#### Goals, Objectives and Policies

## PROPERTY RIGHTS ELEMENT

### GOAL 1:

Respect, judicially acknowledge and constitutionally protect private property rights to ensure that private property rights are considered in local decision making.

#### Objective 1.1:

The City of Titusville shall consider the following in local decision making.

##### *Policy 1.1.1:*

The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

##### *Policy 1.1.2:*

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

##### *Policy 1.1.3:*

The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

##### *Policy 1.1.4:*

The right of a property owner to dispose of his or her property through sale or gift.

*(Ord. No. 32-2021, § 11-9-2021)*