



CITY OF TITUSVILLE

TITUSVILLE ENVIRONMENTAL COMMISSION

AGENDA

Regular Meeting

August 13, 2025 - 5:30 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution No. 24-1997.

Those speaking in favor of a request will be heard first, those opposed will be heard second, and those who wish to make a public comment on the item will speak third. The applicant may make a brief rebuttal if necessary. A representative from either side, for or against, may cross-examine a witness.

Anyone who speaks is considered a witness. If you have photographs, sketches, or documents that you desire for the Commission to consider, they must be submitted into evidence and will be retained by the City. Please submit such exhibits to the Recording Secretary.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DETERMINATION OF A QUORUM**

**4. PLEDGE OF ALLEGIANCE**

**5. APPROVAL OF MINUTES**

**A. Minutes July 9, 2025**

Approve Minutes

**6. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)**

**7. OLD BUSINESS**

**8. NEW BUSINESS**

**A. Resolution 30-2001**

As determined by the Commission

**B. Status report on Parks & Open Space Ordinance**

**9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

**10. REPORTS**

**11. FUTURE AGENDA ITEMS**

**12. ADJOURNMENT**

Any person who decides to appeal any decision of the Titusville Environmental Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 Florida Statutes, should, at least 48 hours prior to the meeting, submit a written request to the chairperson that the physically handicapped person desires to attend the meeting.

**City of Titusville**  
"Gateway to Nature and Space"

REPORT

**To:** Members of the Titusville Environmental Commission  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Minutes July 9, 2025**  
**Department/Office:** Planning

**Recommended Action:**

Approve Minutes

**Summary Explanation & Background:**

Minutes July 9, 2025

**Alternatives:**

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. 07.09.25 TEC Minutes Draft

**Titusville Environmental Commission**  
**Regular Meeting**  
**July 9, 2025**

**Draft**

The Titusville Environmental Commission (TEC) of the City of Titusville, Florida met in regular session at City Hall in the Council Chamber located at 555 South Washington Avenue on Wednesday, July 9, 2025, at 5:30 pm.

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Vice Chairwoman Laurilee Thompson called the meeting to order at 5:30 pm. Present were, Member Jonathan Burdette, Member Michael Browning, Member Hector Delgado and Member Beth Ann Tucker and Alternate Member Joshua Koci . Chairman Michael Myjak, Member Robert Walter and Alternate Member William Young were absent. Staff present were Sustainability Program Coordinator Lily Galleo and Recording Secretary Laurie Dargie.

XXX

Member Tucker made a motion to approve the June 11, 2025, meeting minutes with corrections. Member Delgado seconded. There was a unanimous voice vote in favor.

XXX

Vice Chairwoman Thompson requested that the Commission members consider moving item 8A after the first Petitions and Requests from Public Present.

Member Browning made a motion to move New Business item 8A to be heard after the first Petitions and Requests from Public Present. Member Tucker seconded. There was a unanimous voice vote in favor.

XXX

**Petitions and Requests from Public Present**

Stan Johnston of Titusville, Florida came to speak about his concerns with a change of access on Mockingbird Lane from two access points to only one and from 20 feet wide down to 10 feet wide. Mr. Johnston also spoke of his concerns with the spraying of sewage on the public.

Kay St. Onge of Titusville, Florida made comments about City Council's discussion from their July 8, 2025 meeting relating to the Urban Forestry Management Plan.

XXX

**New Business**

**Kim Gibbs presentation on Storm scaping in Central Florida with Florida Native Plants**

Kim Gibbs gave a PowerPoint presentation on Storm scaping in Central Florida with Florida Native Plants.

The Titusville Environmental Commission members thanked Ms. Gibbs for the excellent presentation.

XXX

**Old Business**

**Native Municipal Tree, Canopy, and Landscape Management Trust Fund**

Vice Chairwoman Thompson stated that the Titusville Environmental Commission members have spent a very long time discussing this item and feels that the Commission could be making better use of their time by using the Natural Resources Plan that has already been completed. Vice Chairwoman Thompson said that the Commission should be working towards saving our current tree canopy.

Member Delgado stated that there should be a goal.

The Titusville Environmental Commission had discussion as to how to proceed with working on this document.

Member Burdette said the city needs a full time Urban Forester.

Vice Chairman Thompson said the moneys received from developers paid into this fund should be used for tree plantings.

Vice Chairwoman Thompson said that Resolution 30-2001 has the existing language for use of the fund and that the Commission should look to modifying this document instead of creating a new one.

The Titusville Environmental Commission had discussion.

Kay St. Onge of Titusville came to give clarification on the Landscape Enhancement Fund and Resolution 30-2001.

Kay St. Onge of Titusville came to speak about the Urban Forestry Management Plan and that what needs to be done is following the recommendation that have been made in this plan. Ms. St. Onge said the plan is done, it is time to implement the plan.

Member Browning stated he can simplify the document to support the Urban Forestry Management Plan.

Vice Chairwoman Thompson said it should be simply stated that the funds collected by Developers from cutting down trees should be used for tree plantings.

Ms. St. Onge said that the Titusville Environmental Commission should make a recommendation to City Council to tell Public Works to use the \$2.00 per capita for tree plantings.

Vice Chairman Thompson suggested not taking any action on the Native Municipal Tree, Canopy, and Landscape Management Trust Fund document and instead looking at Resolution 30-2001 and strengthening the language.

Member Browning volunteered to look at Resolution 30-2001 and draft new language.

The Titusville Environmental Commission had additional discussion.

Vice Chairwoman Thompson said she agrees with Member Burdette that the city needs a full time Urban Forester.

XXX

***Multi-Family Ordinance & Definitions***

Mary Spahr of Cocoa, Florida came to speak about the Multi-Family Ordinance. Ms. Spahr requested that an email be sent to the Titusville Commission Members prior to tonight's meeting and that the email attachments from that email be available on their laptops during the meeting. Ms. Spahr spoke about the tree canopy requirements on different projects. Ms. Spahr spoke of her concerns with the required 25% tree canopy on properties that have already been previously cleared and have little to no trees on the site. Ms. Spahr said that the Titusville Environmental Commission might consider making a recommendation to reduce the 25% tree canopy requirement on these particular sites only to entice redevelopment of these properties that are already cleared. Ms. Spahr said this requirement can be a deterrent for developers and she is suggesting this as a provision for the problem.

**Titusville Environmental Commission**  
**Regular Meeting**  
**July 9, 2025**

**Draft**

Kay St. Onge of Titusville, Florida came to speak. Ms. St. Onge encouraged the Titusville Environmental Commission members to attend the July 22, 2025 5:30pm presentation meeting. Ms. St. Onge would also like to see developers use properties that have already been cleared for development. Ms. St. Onge said she sent the Commission members an email with her detailed comments about definitions. Ms. St. Onge referred to her email. Ms. St. Onge said that she would recommend that the word condominiums be included in the ordinance as to not exclude them from multi-family. Ms. St. Onge stated that all residential properties should meet tree canopy requirements.

The Titusville Environmental Commission members had discussion relating to Ms. Sphar and Ms. St. Onge's comments.

Vice Chairwoman Thompson said that it would be simple to add condominiums to the ordinance.

Member Browning said he does not understand what Ms. Sphar is asking and stated that he does not think it is a burden for developers to meet the tree canopy requirement even if the lots have been previously cleared. Member Browning said he would not make any exceptions to the tree canopy requirements.

Vice Chairwoman Thompson asked the Commission what their opinion was on with regard to speaking at the July 22, 2025 5:30pm presentation meeting. The Titusville Environmental Commission members agreed to attend the meeting and speak during the petitions and requests if they desire.

Vice Chairwoman Thompson asked Ms. Galleo to provide the May 27, 2025 City Council agenda which includes the presentation that Mr. Parrish will be giving so that the Commission members can review it before July 22, 2025.

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**Petitions and Requests from Public Present**

None

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**Reports**

Sustainability Program Coordinator Lily Galleo said she attended the meeting regarding the Environmental Impact Study from Starship and has a contact name for future questions if needed.

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Member Delgado attended the Isaac Campbell tree planting event.

Vice Chairwoman Thompson reminded the Commission of the August 2, 2025 tree planting event at Blue Hole Park.

XXX

**Future Agenda Items**

1. Resolution 30-2001
2. Status report on Parks & Open Space Ordinance

XXX

**Adjournment 9:01 p.m.**

City of Titusville  
"Gateway to Nature and Space"

REPORT

**To:** Members of the Titusville Environmental Commission  
**From:**  
**Subject:** Resolution 30-2001  
**Department/Office:** Planning

**Recommended Action:**

As determined by the Commission

**Summary Explanation & Background:**

During the July meeting, Vice Chairwoman Thompson said that Resolution 30-2001 has the existing language for use of the fund and that the Commission should look to modifying this document instead of creating a new one.

...

Vice Chairman Thompson suggested not taking any action on the Native Municipal Tree, Canopy, and Landscape Management Trust Fund document and instead looking at Resolution 30-2001 and strengthening the language.

Member Browning volunteered to look at Resolution 30-2001 and draft new language.

**Alternatives:**

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Resolution 30-2001

2. NLMTF August 2

RESOLUTION NO. 30-2001

A RESOLUTION OF THE CITY OF TITUSVILLE, FLORIDA IMPLEMENTING A PUBLIC LANDSCAPE TRUST FUND USING REVENUES OBTAINED FROM TREE MITIGATION EFFORTS, AND USING SAID FUNDS FOR BEAUTIFICATION EFFORTS ON PUBLICLY-OWNED OR PUBLICLY-MAINTAINED PROPERTY, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Titusville currently has established a fund for tree mitigation efforts, entitled "Tree Mitigation Plan", and

WHEREAS, Section 35-4 of the *Land Development Regulations*, establishes a Public Landscape Trust Fund, and

WHEREAS, revenues are received as a result of tree mitigation efforts under said Section of the *Land Development Regulations*, and

WHEREAS, the City desires to beautify public properties by landscaping said properties and to create a pleasing and well-maintained esthetic atmosphere for the publicly-owned or publicly-maintained properties, and

WHEREAS, the City desires to utilize such funds to further these beautification efforts, and

WHEREAS, the City Council of the City of Titusville, Florida deems it wise, necessary and expedient that said funds be used for such purposes, and

WHEREAS, the City Council of the City of Titusville, Florida determines that the proposed projects shall be in compliance with applicable codes and regulations.

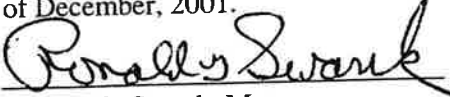
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Titusville, Florida, as follows:

Section 1: The fund currently named Tree Mitigation Plan in the current year's budget, be renamed the "Public Landscape Trust Fund".

Section 2: That all funds received in accordance with Section 35-4 of the *Land Development Regulations* be used to beautify publicly-owned or publicly-maintained property.

Section 3: This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11<sup>th</sup> day of December, 2001.

  
Ronald G. Swank, Mayor

ATTEST:

  
Karan J. Rounsavall, City Clerk



## THE CASE FOR A NATIVE LANDSCAPE MANAGEMENT TRUST FUND

Over the last year, the Titusville Environmental Commission has discussed the idea of a Landscape Trust Fund that would exemplify the city's support for site development prioritizing the use of native plants and natural systems. The term used for discussion was "Native Landscape Management Trust Fund (NLMTF). This follows closely with the city's recent efforts in establishing a Low Impact Development ordinance and other natural resource initiatives. While the name suggests the TEC is embracing the use of native plants in the landscape, it would trivialize the idea to suggest that simply requiring a percentage of native plants over introduced exotic species is what this idea is all about.

We find that in 2001 City Council resolved "to utilize tree mitigation funds for beautification efforts on publicly owned or publicly maintained property". The efficacy of such beautification efforts has been questionable. For years numerous beautification efforts have failed due to a lack of maintenance and were removed by the city when they became evidence of public funded failures. Were the failures due to a lack of maintenance, or design, or both? Probably a combination, but most certainly maintenance. In this, the city is not unique. It seems like failed plantings must be a phase that all municipalities go through until lessons are learned and a commitment to maintenance is understood.

In more recent years, the city has refocused the program towards new signage and beautification of the immediate environs. A Council resolution in April 2025 established a landscape enhancement program, with revenue from the landscape trust fund, to "encourage private development to beautify U.S.-1 corridors". This same resolution also allocated \$50,000 of the fund towards a required match for an Urban and Community Forestry Grant, which the city received. The TEC views the Urban Forestry Management Plan (UFMP) as a critical next step in the right direction. Should the Trust fund support the UFMP on a continual basis? Encouraging corridor plantings is a good idea – but they should be functional and beautiful, e.g. mitigate heat islands as well as combining with native understory plantings to promote curb appeal – an idea totally aligned with an UFMP.

Beautification can be sustainable. That said, the TEC does not support trading trees removed by developers for flower beds. Landscape Management Trust Funds can be financial mechanisms that support the sustainable management, conservation, and restoration of landscapes, particularly in areas where ecosystems are under pressure from development. Such funds ensure that money is available over time to support big ideas that attract businesses and tourists. Going forward, we would recommend Council's consideration of repurposing the Trust Fund, whatever it is called by the city, to support the UFMP. Hopefully other integrated landscape management efforts will be included, with the UFMP receiving the lion's share of the funding.

City of Titusville  
"Gateway to Nature and Space"

REPORT

**To:** Members of the Titusville Environmental Commission  
**From:**  
**Subject:** **Status report on Parks & Open Space Ordinance**  
**Department/Office:** Planning

**Recommended Action:**

**Summary Explanation & Background:**

During the July TEC meeting Ms. Sphar asked the Titusville Environmental Commission to ask staff to provide a status update on the Parks and Open Space Ordinance.

Since that request members of TEC requested to see where it is at currently.

At this time

**Parks & Open Space (a/k/a Review the definition of open space)**

- 2/26/19 via Ordinance No. 5-2019 Amending the Future Land Use/Zoning Consistency Matrix: Council provided their consensus for staff to review the definition of open space.
- 3-15-23 Confirmed with Legal and staff – 1PH
- 4-25-23 Council provided advisability and direction
- 5-23-23 Council approved additional advisability and direction
- 4-9-25 Staff advise this is a big over-haul & going soon. No P&Z. 1-public hearing.
- 7-8-2025 Open Space Ordinance - Council approved advisability to advertise the draft ordinance.

**Alternatives:**

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Open Space Ordinance 6-12-25

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ORDINANCE NO. X-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS TO MODIFY REQUIRED OPEN SPACE REQUIREMENTS FOR DEVELOPMENT TYPES DESCRIBED IN CHAPTER 30 "DEVELOPMENT STANDARDS", ARTICLE III "IMPROVEMENTS", DIVISION 3 "OPEN SPACE", SECTION 30-163 "OPEN SPACE STANDARDS", TABLE 30-2 "REQUIRED MINIMUM OPEN SPACE"; BY AMENDING ARTICLE III "IMPROVEMENTS", DIVISION 3 "OPEN SPACE", AMENDING THE TITLE OF SECTION 30-161 "INTENT" TO STATE "INTENT AND PURPOSE", AMENDING SECTION 30-163 "OPEN SPACE STANDARDS", AND BY ADDING SECTION 30-165 "OPEN SPACE CATEGORIES"; BY AMENDING CHAPTER 33 "DEVELOPMENT OPTIONS", ARTICLE I "PLANNED DEVELOPMENT (PD)", SECTIONS 33-5 "PLANNED DEVELOPMENT STANDARDS" AND 33-6 "INTERNAL YARD AND BULK REQUIREMENTS"; BY AMENDING ARTICLE II "PLANNED INDUSTRIAL DEVELOPMENT (PID)", SECTION 33-23 "CRITERIA AND STANDARDS APPROVAL OF A MASTER PLAN"; BY AMENDING ARTICLE III "PLANNED OFFICE PARK", SECTION 33-33 "CRITERIA AND STANDARDS"; BY AMENDING ARTICLE IV "REGIONAL MIXED USE (RMU)", SECTIONS 33-41 "PURPOSE AND INTENT" AND SECTION 33-45 "GENERAL PROVISIONS"; BY AMENDING ARTICLE V "URBAN VILLAGE (UV)", SECTION 33-56 "DESIGN REVIEW CRITERIA"; BY AMENDING ARTICLE VII "CLUSTER SUBDIVISION", SECTION 33-83 "CRITERIA AND STANDARDS"; BY AMENDING ARTICLE VIII "CONSERVATION SUBDIVISION DESIGN", SECTION 33-104 "OPEN SPACE"; ESTABLISHING DEFINITIONS; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; INCORPORATION INTO THE CODE; AND AN EFFECTIVE DATE.

33       **WHEREAS**, the City of Titusville, Florida is a municipal corporation organized  
34 and existing pursuant to Chapter 63-2001, Laws of Florida, Special Acts of 1963,  
35 Article VII, Section 2 of the Constitution of the State of Florida, and Chapter 166, Florida  
36 Statutes; and

37       **WHEREAS**, the City of Titusville possesses certain governmental, corporate, and  
38 proprietary powers to conduct and perform municipal functions; and

39       **WHEREAS**, the City of Titusville, pursuant to its Home Rule Powers, possesses  
40 full governmental authority to manage and determine growth within its corporate limits  
41 subject to and only limited by applicable law; and

42       **WHEREAS**, the City of Titusville has adopted a comprehensive plan consistent  
43 with Chapter 163, Florida Statutes; and

1           **WHEREAS**, the Titusville City Council desires to require certain types and sizes  
2 of open space for recreation, pedestrian movement and to create a sense of  
3 community, by amending the Land Development Regulations, and

4           **WHEREAS**, on February 26, 2019, the City Council directed the staff to review  
5 the definition of open space in the Land Development Regulations; and

6           **WHEREAS**, the City Council wishes to adopt amendments to Chapter 30, Article  
7 III, Division 3 of the Land Development Regulations relating to open space standards  
8 in the best interest of the public, health, safety and welfare of the citizens of Titusville.

9           **NOW, THEREFORE, BE IT ENACTED** by the City of Titusville, Florida as follows:

10          **SECTION 1. Recitals.** The foregoing recitals are deemed true and correct and are  
11 hereby incorporated herein by this reference.

12          **SECTION 2.** That Chapter 30, “Development Standards”, Article III  
13 “Improvements”, Division 3 “Open Space”, Section 30-161 “Intent” of the Code of  
14 Ordinances, City of Titusville, is hereby amended to read as follows:

15          **Sec. 30-161. Intent and Purpose.**

16          ~~"Common open space" is any portion of land, within a site, designated with an intent to~~  
17 ~~design for the recreational use or enjoyment of residents and visitors and to assure proper~~  
18 ~~internal buffering of land uses. All common open space shall be improved to the extent~~  
19 ~~necessary to complement the development and may contain compatible and~~  
20 ~~complementary structures.~~

21          (a) Intent. Certain residential, commercial, industrial and mixed-use development shall be  
22 accessible to and/or provide open spaces. Open space provides the following  
23 purposes.

24           (1) Open space provides a valuable asset to the urban form of the City of Titusville,  
25 its historical development, and the general welfare of its residents. These  
26 standards ensure that open space provides focal points for new communities.

27           (2) Open space provides opportunities for public and civic spaces for leisure and  
28 recreation on linear commercial or mixed-use corridors through the use of  
29 pedestrian and cycling facilities, interesting streetscapes and urban plazas. Parks,  
30 civic spaces and other public gathering areas adjacent to the pedestrian network  
31 are important placemaking features of a walkable neighborhood.

32           (3) Open space preserves natural features such as woodland and wetland areas and  
33 allow access to limited, passive users such as through the use of small parks and  
34 nature paths.

1       **SECTION 3.** That Chapter 30, “Development Standards”, Article III  
2 “Improvements”, Division 3 “Open Space”, Section 30-163 “Open Space Standards”, of  
3 the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

4       **Sec. 30-163. Open space standards.**

5       (a) ~~Required *minimum* open space. The area of all eligible Low Impact Development~~  
6 ~~(LID) best management practices (BMPs) listed in Low Impact Development~~  
7 ~~Technical Manual Section 11.6, “Low Impact Development Incentives Matrix” shall~~  
8 ~~be credited towards minimum required open space.~~

9       (1) Required open space shall be reserved for any development in the zoning districts  
10 or areas as set forth in Table 30-2, Required Open Space Table. When using more  
11 than one development type, the more stringent limitation or requirement shall  
12 prevail.

13       (2) Categories of Open Space. The applicant shall choose among the types of open  
14 space to include within the proposed development that is consistent with the  
15 overall minimum set-aside requirements of Open Space Categories Table  
16 [Section 30-165].

17       (3) Standards for all open space. The standards provided below ensure that all  
18 designated open space are usable and have suitable size, location, dimension,  
19 topography, character, and access.

20       a. Generally. The required open space areas shall be provided as common  
21 areas for the use by the landowners or residents of a development or the  
22 public. Land designated as open space shall be maintained as open space  
23 and may not be separately sold, subdivided, or developed except as  
24 provided in this Section of this chapter. The minimum dimension,  
25 improvement, and maintenance requirements shall be consistent with the  
26 Design and Maintenance Requirements column of the Open Space  
27 Categories Table 30-3 [Section 30-165]. Open space shall be further  
28 defined by the following.

29       i. Open space should be usable common open space. Usable common  
30 open space means a total amount of usable area permanently set  
31 aside and designated on a site development plan as recreational or  
32 open space for use by the landowners or residents of a development  
33 or the public. Such usable space shall include a minimum of one  
34 active and passive recreational areas, including but not limited to  
35 playgrounds, nature trails, lakes, bikeways, or community  
36 recreational facilities with such amenities as a swimming pool, tennis  
37 courts, and similar recreation amenities. The usable common open  
38 space should be improved to the extent necessary to complement  
39 the residential houses, meet the minimum needs of the residents,  
40 and contain compatible and complimentary structures for the benefit  
41 and enjoyment by the landowners or residents of a development or  
42 the public.

1 ii. Trails and multi-use paths are part of a looped network that should  
2 allow users to access adjacent improved or planned off-site paths.

3 iii. Passive open space is essentially unimproved and set aside,  
4 dedicated, designated, or reserved for public or private use for the  
5 use and enjoyment of the owners and occupants of a development.  
6 Activities which are considered passive include but are not limited to  
7 hiking, nature observation, nonmotorized boating, and picnicking.  
8 Site alterations which are considered acceptable for passive  
9 activities are exemplified by boardwalks, picnic areas, outdoor  
10 educational displays, observation stations, archaeological or historic  
11 markers, and paths and trails for walking or hiking. The types of open  
12 space that may qualify as passive are natural areas, greens,  
13 parkways, and greenways. See Table 30-3 Open Space Categories.

14 iv. Active open space is essentially improved areas that include one or  
15 a combination of playgrounds, forecourts, greens, parks, plazas, and  
16 courtyards. Recreational amenities such as pools, and tennis courts  
17 are active open space. See Table 30-3 Open Space Categories.

18 b. *Designation.* Any area reserved as open space shall be indicated on the  
19 application for development approval. An open space provision and  
20 maintenance plan shall be submitted as a part of the application for  
21 development approval, including the project phasing schedule. This plan  
22 shall designate and indicate the boundaries of all proposed open space  
23 required by this section and the type of open space provided. See Article  
24 I, General provisions, Division 3, Operations and maintenance.

25 c. *Open space in floodplains or water features.* Consistent with Chapter 30,  
26 Article II, Division 7 “Flood Management,” Section 30-103(b)(2), flood  
27 hazard area, including areas used as part of a stormwater management  
28 system [Section 30-163(a)(3)d], may be credited up to fifty (50) percent as  
29 part of the required open space of a-the development.

30 d. *Percentage in retention or detention areas and natural water bodies.*

31 i. Not more than fifty (50) percent of a natural water body and  
32 stormwater system required as part of the stormwater management  
33 standards Division 6 “Stormwater management and aquifer  
34 protection” of this Article qualify as open space area, subject to the  
35 requirements established in this Section and where exceptions are  
36 permitted in 30-163(a)(4) “Additional standards by zoning district” of  
37 this Section.

38 ii. Fifty (50) percent or more of the active and usable area shall be  
39 above the elevation of the 25-year/24-hour storm event and  
40 designed for recreational uses.

41 iii. Retention or detention areas used as open space shall be included  
42 as part of a greenbelt or a greenway. Retention or detention areas

1 shall not be designed to be inundated in such a manner that they  
2 become unsuitable for their designated recreational purposes.

3 iv. Retention or detention areas, including drainage easements,  
4 credited toward open space shall be constructed of natural materials.  
5 Terracing, berming, and contouring is required in order to naturalize  
6 and enhance the aesthetics of the basin consistent with the design  
7 criteria and performance standards of the Stormwater Management  
8 Technical Manual Sections 7.4 and 7.5 and the Low Impact  
9 Development Technical Manual Section 11. Wet detention areas, if  
10 any, shall be designed so that shorelines, when practical, are  
11 sinuous rather than straight and so that the length of shoreline is  
12 maximized, thus offering more space for the growth of littoral  
13 vegetation.

14 v. The area of all eligible Low Impact Development (LID) best  
15 management practices (BMPs) listed in Low Impact Development  
16 Technical Manual Section 11.6, "Low Impact Development  
17 Incentives Matrix" shall be credited towards minimum required open  
18 space.

19 e. Walls and fences. Wall and fences, if used, shall not exceed six (6) feet in  
20 height consistent with Article III, Division 4 "Fences" of this Chapter. This  
21 requirement does not apply to fences used in conjunction with athletic fields,  
22 tennis courts, and similar recreational uses.

23 f. Landscape yards (buffers). Any buffer or landscaped area provided  
24 pursuant to Article III, Division 10, Subdivision 3 "Landscape yard  
25 (buffer/screen)" and Subdivision 7 "Parking Area Landscaping" of this  
26 Chapter that meets the requirements of the Open Space Categories Table  
27 3-30 [Section 30-165] for a particular category of open space shall be  
28 credited toward the minimum open space requirements of Section 30-  
29 163(a) "Required open space".

30 g. Access. Open space provided shall have direct path to a public or private  
31 street. The developer shall choose a method of administering open space  
32 as specified in Chapter 30, Development standards, Article I, General  
33 provisions, Division 3, Operations and maintenance.

34 h. Exclusions. The following areas are not considered open space pursuant to  
35 this section:

36 i. Areas covered by buildings (excluding clubhouses), parking lots, or  
37 other impervious surfaces accessible to automobiles. Parking areas  
38 accessory to a open space under an overhead utility line may be  
39 counted per Section 30-163(a)(4) Additional standards and Table  
40 30-3 Open Space Categories;

41 ii. Land underneath overhead public utility transmission lines, except  
42 where used for multi-purpose trails, or parking areas accessory to  
43 open space;

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iii. Utility easements; or

iv. Streets.

(4) Additional standards by development type. Additional standards are in addition to the description, design, and maintenance requirements of the Open Space Categories Table. At least one active and one passive open space category found in Table 30-3, Open Space Categories, shall be proposed with each of the following development types.

1 Table 30-2 Required Minimum Open Space

<u>Table 30-2 Required Minimum Open Space</u>		
<u>Development Type</u>	Minimum Percent Required Common Open Space	Additional Standards
Residential Manufactured Housing Subdivision (RMH-1)	15	
Residential Manufactured Housing Park (RMH-2)	15	Sec. 30-163(b)
Travel Trailer Park in the RMH-2 and T zoning districts	Per Chapter 28 Zoning, Article IV Use Table	
Planned Office Park	30	Sec. 30-163(c)
Highway Industrial Infill (M-3)	<u>No minimum</u>	Sec. 30-163(d)
Planned Industrial Development (PID)	20	Sec. 30-163(e)
Planned Development (PD)	35	Sec. 30-163(f)
Regional Mixed-Use (RMU)	<p><u>20 percent open space for the overall RMU development, including the following:</u></p> <p><u>15 percent active park and recreation for the overall RMU development</u></p> <p><u>10 percent active park and recreation for residential in any individual tract within RMU-200, RMU-300 or RMU-400 sub-districts</u></p>	Sec. 30-163(g)
Urban Village (UV)	25	Sec. 30-163(h)
Cluster Development <del>and Conservation Subdivision</del>	50	Sec. 30-163(i)
<u>Conservation Subdivision</u>	<u>50</u>	<u>Sec. 30-163(j)</u>

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3 (b) *Residential Manufactured Housing Park (RMH-2)*. Common open space areas  
 4 shall be exclusive of mobile home sites, ~~buffer strips~~, street right-of-way,  
 5 storage areas, utility sites, and ~~all nonrecreational service~~ buildings. See  
 6 Section 30-163(a)(3)h.i. Exclusions. They shall be easily accessible to all park

1 residents and shall be owned and maintained by the park management. Within  
2 one of the common use areas, a clubhouse facility shall be constructed to  
3 meet the indoor recreation needs of the residents of the RMH park.

4 (c) *Office Professional (OP)*. The primary purpose of the open space is to assist  
5 in maintaining a parklike setting, preserve natural vegetation and ~~assure~~  
6 ~~ensure~~ proper internal buffering of land uses. The minimum percentage of  
7 open space required for a Planned Office Park in Office Professional (OP)  
8 zoning is thirty (30) percent of the total gross acreage of the Planned Office  
9 Park.

10 (d) *Highway Industrial Infill (M-3)*.

11 (1) *Open space design*: ~~landscaped~~ Landscaped and usable open spaces  
12 should be designed as integral parts of the site and building design. The  
13 location and configuration of usable open space should be designed to  
14 encourage social interaction, maximize its utility and facilitate  
15 maintenance.

16 a. Buffers and berms should be incorporated for grade density,  
17 separation and noise control. Additionally, pedestrian walkways, bike  
18 paths and seating arrangements should be created when feasible  
19 and practical.

20 b. Existing natural features including topography and vegetation should  
21 be preserved and incorporated into site design.

22 c. Plant materials should be selected with consideration for building  
23 design, growth patterns, colors, texture spacing, shade and  
24 compatibility with site activity.

25 (2) Greenbelt properties within this district shall be developed with a  
26 greenbelt as follows:

27 a. A greenbelt of thirty-five (35) feet along the front setback or abutting  
28 the highway and fifteen (15) feet along the remaining perimeter of the  
29 site. Larger greenbelts are encouraged.

30 (e) *Planned Industrial Development (PID)*.

31 (1) ~~Common~~ Open space: A minimum of twenty (20) percent of the total site  
32 area, exclusive of rights-of-way, shall be set aside as common open  
33 space and dedicated for public use or held in common by the owners of  
34 the industrial park, subject to maintenance provisions in deed restrictions  
35 approved by the City Council. Said common open space area may include  
36 required greenbelts and areas designated for stormwater retention or  
37 detention requirements Provided that they are utilized for passive  
38 recreation, nature observation or other accessible recreational activity.  
39 Regulatory wetlands may be credited for up to a fifty (50) percent credit  
40 to the required common open space at a 2:1 ratio.

41 (2) *Greenbelt*: Within a Planned Industrial Development, a greenbelt shall be  
42 required as follows:

- a. Where the project abuts a ~~major~~ collector or higher classification roadway or nonindustrial/planned industrial land uses - fifty (50) feet in width.
- b. Remaining perimeter - twenty-five (25) feet in width. Improvements within the required greenbelt shall be limited to underground utilities and irrigation systems, required rights-of-way perpendicular to the greenbelt, pedestrian and bicycle paths, stormwater management systems, and passive recreation areas. The required greenbelt, excepting identified wetlands, may be included in calculating the required open space ~~required by Section 30-164(f)(1)~~.

(f) *Planned Development (PD)*.

- (1) The minimum percentage of open space required for a PD is thirty-five (35) percent of the total gross acreage of the PD.
- (2) A five (5) percent credit will be given towards the minimum required common open space requirement if public art or a community feature is provided in a publicly accessible outdoor ~~park or urban plaza~~ active open space.
- (23) Urban plazas are an improved, landscaped, or paved type of open space which are usually surrounded by streets and buildings, having amenities such as seating, drinking and ornamental fountains, art, trees, and landscaping for use by the public.
- (34) ~~Common~~ Open space includes both passive recreation (e.g. picnic areas or walking trails) and active recreation (e.g. playgrounds or basketball courts) areas. Private waterbodies and stormwater retention or detention areas that are designed to be used for passive recreation (i.e. improved with fountains, benches, and walkways) may be counted towards the common open space minimum requirement.
- (45) All ~~common~~ open space shall be preserved for its intended purpose as expressed in the master development plan. The developer shall choose one (1) or a combination of the methods of administering common open space set forth per Article I, General provisions, Division 3, Operation and maintenance.
- (56) All ~~common~~ open space as well as public and recreational facilities, shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures, or the development order will be in default.

(g) *Regional Mixed-Use (RMU)*.

<u>Table 30-3 Regional Mixed-Use Park and Recreation</u>	
	<u>Minimum Required Park and Recreation Use</u>
<u>Overall Regional Mixed-Use (RMU) Development</u>	<u>Fifteen (15) percent</u>

RMU-200 (Residential Tract)	Ten (10) percent
RMU-300 (Residential Tract)	
RMU-400 (Residential Tract)	

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(1) Public use ~~and park and recreation uses~~.

~~a. Public uses.~~ Examples of public uses are public recreation facilities, public schools, public parks, public emergency services, public libraries, and public government offices. Public uses shall not be counted toward the active park and recreation for residential in any individual tract.

(2) ~~b. Park and r~~Recreation use.

~~1a.~~ Open space. Any unencumbered ~~space, park, or public or private~~open spaces otherwise committed to preservation or recreation (active or passive) but not including areas required for stormwater management (retention or detention) unless expressly permitted herein (Chapter 37, Definitions). The minimum open space for the overall RMU development shall be twenty (20) percent.

~~2b.~~ ~~Park and r~~Recreation. A space focusing on ~~passive or active~~ outdoor recreation areas and having few structures. The minimum ~~active park and~~ recreation for residential in any individual tract within RMU-200, RMU-300 or RMU-400 sub-districts shall be ten (10) percent. The minimum active park and recreation for the overall RMU development shall be fifteen (15) percent.

~~3c.~~ Examples of active ~~park and~~ recreation areas include: playgrounds, basketball courts, tennis courts, baseball fields, soccer fields and other similar participatory sports uses (See Table 30-3 Open Space Categories).

~~4d.~~ Examples of passive ~~park and~~ recreation areas include: preserved environmentally sensitive areas with walking trails, general walking trails woven through the RMU development, amphitheaters or picnic areas. Walking trail area dedicated to park and recreation use shall be calculated as the actual trail width plus five (5) feet from both trail edges, times the total trail length (see Chapter 33, Development options, Article IV, Regional Mixed-Use, Section 33-45(d), Graphic illustration, for additional information) (See Table 30-3 Open Space Categories).

1                   5e. If RMU development is phased, then open space ~~and park~~ and  
2 recreation area development shall be phased to meet the  
3 requirements of 1. and 2. above in each phase.

4                   6f. Commercial recreation activities and/or for fee commercial  
5 activities shall not be used to meet the required park and  
6 recreation uses.

7                   ~~c. Public uses shall not be counted toward the active park and~~  
8 ~~recreation uses for residential in any individual tract.~~

9                   (3)(2) ~~Open space, park and recreation.~~ The minimum open space for the  
10 overall RMU development shall be twenty (20) percent. The minimum  
11 ~~park and~~ recreation for residential in any individual tract within RMU-200,  
12 RMU-300 or RMU-400 sub-districts shall be ten (10) percent. The  
13 minimum ~~park and~~ recreation for the overall RMU development shall be  
14 fifteen (15) percent.

15 (h) *Urban Village.*

16                   (1) ~~Common o~~Open space includes both passive recreation (e.g. picnic area  
17 or walking trail) and active recreation (e.g. playground or basketball court)  
18 areas, which provide quality recreational amenities such as fountains,  
19 benches, and lighting. Stormwater retention areas that are designed to  
20 be used for passive recreation, by including three (3) or more park  
21 amenities (e.g. benches, gazebos, and fountains), may be counted  
22 towards the common open space minimum requirement.

23                   (2) Urban plazas are an improved, landscaped, or paved type of open space,  
24 which are usually surrounded by streets and buildings, having three (3)  
25 or more amenities such as seating, drinking and ornamental fountains,  
26 art, trees, and landscaping for use by the public.

27                   (3) All ~~common~~ open space shall be preserved for its intended purpose as  
28 expressed in the master development plan. The developer shall choose  
29 one (1) or a combination of the following methods of administering  
30 common open space set forth per Article I, General provisions, Division  
31 3, Operation and maintenance:

32                   a. All ~~common~~ open space as well as public and recreational facilities,  
33 shall be specifically included in the development schedule and be  
34 constructed and fully improved by the developer at an equivalent or  
35 greater rate than the construction of residential structures, or the  
36 development order will be in default.

37 (i) *Cluster Development and Conservation Subdivision.*

38                   (1) The minimum percentage of open space required for a Cluster  
39 Subdivision is fifty (50) percent of the total gross acreage of the Cluster  
40 Subdivision. The fifty (50) percent Open-open space and conservation  
41 area may consist of wetlands and uplands with not less than twenty-five  
42 (25) percent of the set aside total lands, consisting of upland vegetation.

1 (2) As a part of the open space requirement, a thirty-foot (30) buffer of  
2 preserved native upland or wetland vegetation along adjacent public  
3 roadways and twenty-foot (20) buffer between adjacent parcels shall be  
4 required to qualify for the cluster development. The buffer open space  
5 area may count towards the fifty (50) percent open space for conservation  
6 areas.

7 (3) To the extent possible, the open space area shall be a contiguous parcel  
8 in order to preserve the nature habitat for wildlife.

9 (4) ~~The stormwater management:~~

10 ~~a. Stormwater management system shall be designed to preserve, to~~  
11 ~~the extent practical and possible, the native vegetation and may be~~  
12 ~~located within the fifty (50) percent open space and conservation~~  
13 ~~area in a Cluster Development provided compliance is achieved in~~  
14 ~~accordance with other applicable land development regulations.~~

15 ~~b. Stormwater management (retention or detention) may not be~~  
16 ~~counted towards the minimum open space requirements in a~~  
17 ~~Conservation Subdivision.~~

18 ~~(5) The open space area shall be set aside in a conservation easement~~  
19 ~~dedicated for the benefit of the residents of the subdivision or to the~~  
20 ~~public. All open space shall be preserved for its intended purpose as~~  
21 ~~expressed in the Master Plan. The developer shall choose a method of~~  
22 ~~administering open space as specified in Chapter 30, Development~~  
23 ~~standards, Article I, General provisions, Division 3, Operations and~~  
24 ~~maintenance.~~

25 (j) Conservation Subdivision.

26 (1) The minimum percentage of open space required for a conservation  
27 subdivision is fifty (50) percent of the total gross acreage of the  
28 development.

29 (2) All common open space shall be preserved for its intended purpose as  
30 expressed in the master development plan. The developer shall choose  
31 one (1) or a combination of the following methods of administering  
32 common open space set forth per Article I, General provisions, Division  
33 3, Operation and maintenance.



34 (3) All common open space, as well as public and recreational facilities, shall  
35 be specifically included in the development schedule and be constructed  
36 and fully improved by the developer at an equivalent or greater rate than  
37 the construction of residential structures, or the development order will be  
38 in default.

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**SECTION 4.** That the Code of Ordinances, City of Titusville is hereby amended by adding Chapter 30 “Development Standards”, Article III “Improvements”, Division 3 “Open Space”, by adding a new Section 30-165 “Open Space Categories”, which said section reads as follows:

**Sec. 30-165. Open Space Categories.**

**Table 30-3 Open Space Categories**

<u>Open Space Category</u>	<u>Description</u>	<u>Design and Maintenance Requirements</u>
<p data-bbox="191 331 348 358"><u>Natural areas</u></p> 	<p data-bbox="665 331 1201 756"><u>Natural areas are preservation areas established for the protection of natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, education, aesthetic enjoyment, and appropriate use not detrimental to the primary purpose or for purposes of meeting preservation requirements of the Land Development Regulations. These areas are resource-based, rather than user-based, but may provide some passive recreational activities such as hiking, nature study, and picnicking.</u></p>	<p data-bbox="1232 331 1871 483"><u>Maintenance is limited to minimum removal of nuisances, or unhealthy vegetative conditions. Natural water courses shall be maintained as free flowing and devoid of debris. Stream channels shall be maintained. Land shall not be cleared except for trails.</u></p>
<p data-bbox="191 792 338 820"><u>Playgrounds</u></p> 	<p data-bbox="665 792 1201 945"><u>Playgrounds provide play areas for children as well as open shelter with benches for parents. Playgrounds may be built within squares and parks or may stand alone within a residential block.</u></p>	<p data-bbox="1232 792 1871 1068"><u>Minimum size: 5,000 square feet</u>  <u>Maximum size: 20,000 square feet</u>  <u>The land where playing surfaces are located may be covered in sand, wood chips, or other equivalent material. Paths and walkways may be paved in concrete, crushed gravel, brick paver, or similar material, or partially paved., all abilities, ADA playgrounds are preferred.</u></p>

Plazas



Plazas are areas for passive recreational use that are entirely bounded by streets/or lanes. Plazas are intended for planned communities, such as planned developments, transit-oriented developments, traditional neighborhood developments, or nonresidential use patterns as defined in the DMU, UV, RMU, PD zoning districts or other mixed use development pattern.

Minimum size: 6,000 square feet

The plaza shall be square or rectangular with a length of not less than 1 – ½ of its width. The plaza may be bounded on all sides by streets or walkways.

Courtyard





A courtyard is an open area adjacent to, or part of, a building or facility and is surrounded by building frontages. Courtyards function as gathering places and may incorporate a variety of nonpermanent activities, such as vendors and display stands. Courtyards shall be credited towards open space requirements only for nonresidential use patterns permitted in the DMU, UV, RMU, PD zoning districts, or mixed use, or commercial development, and shall be maintained in private ownership.

Minimum size: 2,000 square feet

Maximum size: 30,000 square feet

Courtyards shall be paved in brick or other type of paver or crushed stone. Courtyards shall be level, stepped, or gently sloping (less than 5% grade). At no time shall a courtyard's horizontal length or width be greater than three times the height of the surrounding building(s). Courtyards may be left unplanted or planted with trees along the edge of the courtyard space or the structure that the courtyard services. Tree spacing shall be a maximum of 25 feet on center. Parking is not permitted in the courtyard.

May include detached squares that are bordered on four sides by a street or walkway. The geometric pattern of the square shall be a square or a rectangle with a length not exceeding twice the width.

<p><u>Forecourt</u></p> 	<p><u>Forecourts are open space areas in front of a building that act as buffers between residential and nonresidential buildings or streets. Forecourts shall be credited towards open space requirements only for nonresidential use patterns as defined in the DMU, UV, RMU, PD zoning districts or other mixed use or commercial development, and shall be maintained in private ownership.</u></p>	<p><u>Forecourts shall be bounded by streets and buildings and shall be planted parallel to all streets rights-of-way. Forecourts should include seating and gathering furniture and one tree species.</u></p>
<p><u>Green</u></p> 	<p><u>The green is an urban open space that is natural in its details. Like the square, it is small, civic, and surrounded by buildings. Unlike the square, it is informally planted and may have irregular topography.</u></p>	<p><u>Greens shall be landscaped with trees at the edges and open lawns at the center. Greens shall contain no structures other than benches, pavilions, and memorials. Trails or pedestrian pathways are optional.</u></p>
<p><u>Park</u></p> 	<p><u>Parks are designed for active recreational use. Parks create a central open space that services an entire neighborhood or group of neighborhoods, or incorporates physical features that are an asset to the community (e.g., lake or river frontage, high ground, or significant stands of trees). Parks may include similar features as parkways and, greenbelts, and playgrounds.</u></p>	<p><u>Minimum size: 1 acre</u></p> <p><u>Parks shall be bounded by streets on a minimum of 50% of their perimeter (subject to a lot line configurations). Trees shall be planted parallel to all perimeter rights-of-way or at the edge of areas for active recreational use and any facilities that accompany such use. Tree spacing shall be a minimum of 15 feet to a maximum of 50 feet on center. Promenades and esplanades within a park may be formally planted with trees parallel to the walkway. Interior portions of parks may be kept free of tree plantings. Plantings in interior portions of parks may follow topographical lines.</u></p>

<p><u>Parkways and Greenways</u></p> 	<p><u>Parkways are open spaces designed to incorporate natural settings, such as creeks and significant stands of trees within neighborhoods. Parkway and greenways differ from parks, plazas, and squares in that their detailing is natural (i.e., informally planted) except along rights-of-way, and may contain irregular topography.</u></p> <p><u>Greenways are areas connecting residences and recreational areas. Greenways are designed to incorporate natural settings, such as creeks and significant stands of trees within neighborhoods.</u></p>	<p><u>Parkways shall be entirely bounded by streets or pedestrian rights-of-way within developed areas. Parkway may be used for certain active recreational uses, such as walking, jogging, or bicycling. Trees shall be planted along all rights-of-way a minimum of 10 feet and a maximum of 50 feet on center. Interior areas shall remain natural or shall be planted with turf grass.</u></p> <p><u>Greenway land shall not be cleared except for trails.</u></p>
<p><u>Community garden</u> <u>[Chapter 28, Article 5, Division 6, Section 28-271]</u></p> 	<p><u>Community gardens are any portion of a lot or parcel managed and maintained by a group of people to grow and harvest food crops and/or non-food ornamental crops for personal or group use, consumption or donation. Community gardens do not include portions of lots or parcels utilized to grow food crops and/or non-food ornamental crops for the purpose of commercial wholesaling.</u></p>	<p><u>An irrigation system shall be installed in accordance with the landscaping standards. The area shall be maintained in a neat and clean condition cleared of debris.</u></p>

- Secs. 30-16530-166—30-180. - Reserved.

**SECTION 5.** That Chapter 33, “Development Options”, Article I “Planned Development (PD)”, Section 33-5 “Planned Development Standards”, of the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

**Sec. 33-5. Planned Development Standards.**

(a) *Standards for PD zoning.*

- (1) Applicants for PD zoning shall have the burden of demonstrating that the proposed PD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article.
- (2) A Planned Development shall be so located with respect to arterial streets, collector streets and other transportation facilities, as to provide direct access to such PD without creating or generating traffic along local streets in residential areas or clusters outside the PD.
- (3) Planned Developments shall be so located and developed in relation to sanitary sewer and potable water lines, storm and surface drainage systems and other utility systems and installations that neither extensions nor enlargement of such systems will be required in manner, form, location, degree, scale or timing resulting in higher public costs or earlier inclusion of public costs than would development in forms generally permitted under existing zoning in the area. The developer shall confirm public water and sewerage disposal facilities by written agreement with the City and/or other governmental agency or private utility firm acceptable to the City. The developer shall provide all necessary stormwater management, street access, paved streets, parking facilities, fire hydrants and street lighting making provisions for service and access with adjoining properties under other ownerships. Further, where existing streets or traffic control devices are affected by the development, the developer shall provide the necessary changes or additions, as may be required by the City.
- (4) The developer shall place all utility lines underground, including all telephone lines and service lateral electrical distribution lines serving individual installations. Other high voltage electrical lines may be placed underground or on concrete poles provided the poles are within street right-of-way and have provisions for street lighting. Large transformers shall be placed on the ground and be contained in pad mounts, enclosures, or vaults. Where enclosures or vaults are used, the construction shall be compatible with the primary building design. Landscaping with shrubs and plants shall be provided to screen the pad mount transformers.
- (5) In no instance shall industrial uses be located abutting and/or adjacent to any residential districts and/or uses. Residential and industrial districts shall be required to be separated by another district, landscaped buffer area or combination of both with a minimum separation from boundary to boundary between the residential and industrial districts of five hundred (500) feet.

- (b) **Access.** Every dwelling unit or other use permitted in a PD, shall have access to a public street, either directly or via approved private roads dedicated for public or private use guaranteeing access. Permitted uses in a PD are not required to front on a dedicated public road.
  - (1) The right-of-way and pavement width for roadways shall be consistent with the City's Land Development Regulations and all primary and secondary impacts shall be subject to concurrency as provided in the City's Comprehensive Plan and the concurrency requirements set forth per Chapter 30 Development Standards, Article IV Concurrency of the Land Development Regulations.
  - (2) Dedicated streets and roadways shall be subject to all design criteria of the state, county, or City dependent upon which jurisdiction maintains control of the roadway.
- (c) ~~Parks and Open Space.~~
  - (1) ~~The minimum percentage of parks and open space required for a PD is thirty-five (35) percent of the total gross acreage of the PD.~~ The open space shall meet the minimum standards set forth per Chapter 30, Development standards, Article III, Improvements, Division 3, Open space.
  - (2) All ~~parks and~~ open space shall be preserved for its intended purpose as expressed in the Master Plan. The developer shall choose a method of administering open space as specified in Chapter 30, Development standards, Article I, General provisions, Division 3, Operations and maintenance.

**SECTION 6.** That Chapter 33, "Development Options", Article I "Planned Development (PD)", Section 33-6 "Internal yard and bulk requirements", of the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

**Sec. 33-6. Internal yard and bulk requirements.**

- (a) The following shall be required for development in a PD:
  - (1) **Minimum lot size.** Within the boundaries of the PD, no minimum lot size shall be required. In an Area of Critical Concern, the maximum impervious surface for the entire development area shall be forty (40) percent of the site, excluding the ~~minimum thirty-five (35) percent~~ open space requirement, public rights-of-way, wet retention areas and wetlands. In the case of residential subdivisions, the total amount of maximum impervious surface for each lot will be noted individually on the final plat.
  - (2) **Frontage.** In no instance shall any one (1) building extend more than three hundred (300) feet in length without being separated by a break of at least twenty (20) feet, or a difference in facade treatments.
  - (3) **Minimum living areas.**
    - a. **Single-family:** Nine hundred (900) square feet.

- b. Town homes: Eight hundred (800) square feet.
  - c. Condominiums: Eight hundred (800) square feet.
  - d. Multifamily apartments: Six hundred (600) square feet.
  - e. Tiny house: Three hundred fifty (350) square feet to six hundred (600) square feet as a cottage home development.
- (4) Maximum building height. Building height must comply with any design standards or other plans or policies provided for in the area of the development, or must be compatible with the surrounding existing development patterns in the area. In all instances, the maximum building height shall be fifty (50) feet.
  - (5) Dedication and construction of public rights-of-way. Upon recommendation from the Administrator, City Council may additionally require a time schedule and appropriate surety for dedication and construction of public rights-of-way at time of need within and surrounding the proposed PD.
  - (6) Maximum residential density and floor area ratio shall not exceed the maximums of the designated Comprehensive Plan future land use category.
  - (7) A cottage home development shall include a minimum of five (5) residential dwelling units with front doors facing and abutting a centralized common area of at least six thousand five hundred (6,500) square feet. The centralized common area and any required landscape yards may count toward any minimum open space requirement. Cottage home developments shall be consistent with the standards described in Chapter 28, Article V, Division 3 for tiny house or tiny house on wheels.

**SECTION 7.** That Chapter 33, “Development Options”, Article II “Planned Industrial Development (PID)”, Section 33-23 “Criteria and standards approval of a Master Plan”, of the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

**Sec. 33-23. Criteria and standards approval of a Master Plan.**

- (a) *Greenbelt.* Within a Planned Industrial Development, a greenbelt shall be designated on the Master Plan ~~and be required as follows:~~as specified in Chapter 30, “Development Standards”, Article III “Improvements”, Division 3 “Open Space”, Section 30-163 “Open Space Standards.”
  - ~~(1) Where the project abuts a major collector or higher classification roadway or non-industrial/planned industrial land uses: Fifty (50) feet.~~
  - ~~(2) Remaining perimeter: Twenty-five (25) feet.~~
  - ~~(3) Improvements within the required greenbelt shall be limited to underground utilities and irrigation systems, required rights-of-way perpendicular to the greenbelt, pedestrian and bicycle paths, stormwater management systems, and passive recreation areas. The required greenbelt, excepting identified wetlands, may be included in calculating the open space required by Section 33-23(c), Common open space.~~

- (b) *Lots.*
- (1) Each lot shall front on a public right-of-way or private street within the PID.
- (c) *Common open space.* ~~A minimum of twenty (20) percent of the total site area, exclusive of rights-of-way, shall be set aside as common open space and dedicated for public use or held in common by the owners of the industrial park, subject to maintenance provisions in deed restrictions approved by the City Council. Said common open space area may include required greenbelts and areas designated for stormwater retention or detention requirements provided that they are utilized for passive recreation, nature observation or other accessible recreational activity. Regulatory wetlands may be credited for up to a fifty (50) percent credit to the required common open space at a 2:1 ratio.~~ The open space shall meet the minimum standards set forth per Chapter 30, Development standards, Article III, Improvements, Division 3, Open space.
- (d) All ~~parks and~~ open space shall be preserved for its intended purpose as expressed in the Master Plan. The developer shall choose a method of administering open space as specified in Chapter 30, Development Standards, Article I, General Provisions, Division 3, Operations and Maintenance.
- (e) *Sidewalk and bicycle lanes.* Five-foot sidewalks and five-foot bike lanes shall be required on both sides of all streets within the Planned [Industrial] Development. In lieu of sidewalks and bike lanes, the developer may propose a pedestrian/bicycle path. The path shall: provide access to all lots and parcels within the development; be a minimum ten (10) feet wide; be constructed with a stabilized all-weather surface; and shall be located in dedicated easements, common areas, or greenbelt areas. The pedestrian/bicycle path, if proposed, shall be incorporated in the Master Development Plan.
- (f) *Commerce component.* The developer may, as part of the Master Development Plan, designate and provide specific areas of the development as commercial, office, educational institution and service uses within a park like setting provided that these commerce areas do not exceed twenty-five (25) percent of the total area of the PID development. The permitted uses allowed in the commerce component of the PID development are established in Chapter 28, Article II and Article III of these regulations.
- (1) A Planned Industrial Development that incorporates commerce components must have a minimum site area of ten (10) acres.
- (2) The commerce component shall be clearly illustrated on the Master Plan Development for the PID development.
- (g) *Conflicts.* Where the provisions contained in the approved Master Development Plan are in conflict with the content of these regulations, the provisions contained in the approved Master Development Plan shall prevail.

**SECTION 8.** That Chapter 33, “Development Options”, Article III “Planned Office Park”, Section 33-33 “Criteria and standards”, of the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

**Sec. 33-33. Criteria and standards.**

- (a) All streets, pedestrian paths, utilities, and signage shall be developed in accordance with Chapter 30, Development standards, Article ~~HIII~~, Improvements, Division 7, Streets/sidewalks/bikes, of these [Land Development] Regulations.
- (b) ~~Parks and open~~ Open space.
  - (1) ~~The minimum percentage of parks and open space required for a Planned Office Park is thirty (30) percent of the total gross acreage of the Planned Office Park.~~ The open space shall meet the minimum standards set forth per Chapter 30, Development standards, Article III, Improvements, Division 3, Open space.
  - (2) All ~~parks and~~ open space shall be preserved for its intended purpose as expressed in the Master Plan. The developer shall choose a method of administering open space as specified in Chapter 30, Development standards, Article I, General provisions, Division ~~23~~, Operations and maintenance.

**SECTION 9.** That Chapter 33, “Development Options”, Article IV “Regional Mixed Use (RMU)”, Section 33-41 “Purpose and Intent”, of the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

**Sec. 33-41. Purpose and intent.**

- (a) *Purpose and intent.* The Regional Mixed-Use District (RMU) is established as a special district for the purpose of establishing a zoning category to facilitate development of a regionally mixed-use development that can accommodate a variety of land uses. This district is intended to be a master planned development and to allow the integration of uses so that all uses are developed into a harmonious fabric. This zoning district permits a mixture of recreation, open space areas, tourist, residential, office, retail, commercial, industrial park and marina uses within a single integrated development. It is intended to assure that the project shall be developed with the highest aesthetic standards of the City of Titusville, and to create a pleasant and attractive physical environment which will contribute to the work, living, shopping and recreation experiences of the occupants. The RMU district may permit any combination of residential, multifamily, commercial, industrial, park and recreation, and public uses within a single Master Plan Development. Recorded covenants shall be required to ensure that integrated design standards within individual projects shall be provided. Site/development and projects shall be required to be designed so as to ensure compatibility.
- (b) *Location criteria and general criteria.*
  - (1) Size and location criteria.

- a. An RMU development shall contain a minimum of one hundred sixty (160) acres. No additions to the original development boundary shall be permitted without City Council approval.
  - b. If an expansion is proposed, all existing portions and new proposed additional areas shall proceed through the review and master-planning process for creation and approval of a new Master Plan. Additional conditions and restrictions on the existing approved and developed RMU area may be imposed by City Council.
  - c. Any additional land area shall be required to connect fully and contiguously to the existing RMU area along at least twenty-five (25) percent of the new land area boundary and have a minimum land area of ten (10) acres. (See Section 33-45(d), "Graphic Illustration" for additional information).
  - d. Any addition shall not be permitted across Arterial rights-of-way outside of the existing RMU development.
- (2) Development intensity (no variance shall be permitted to these criteria).
- a. No single type of use shall occupy more than fifty (50) percent of the total acreage within the total RMU development.
  - b. A Master Plan for the entire development shall be approved before commencement with any development, including any form of clearing.
  - c. The Master Plan shall also include the internal road network of all collector and arterial road rights-of-way and their ingress/egress points into the RMU development. Any alteration of any collector or arterial road rights-of-way or any ingress/egress points into the RMU development shall require amendment to the Master Plan. Alterations to the internal road network with a local street designation not involving ingress/egress points into the RMU development may be approved administratively by the Planning Department without revising the Master Plan.
- (3) ~~Parks and~~ Open Space.
- a. ~~The minimum percentage of parks and open space required for an RMU development is twenty (20) percent of the total gross acreage of the RMU development.~~ The open space shall meet the minimum standards set forth per Chapter 30, Development Standards, Article III, Improvements, and Division 3, Open Space.
  - b. All ~~parks and~~ open space shall be preserved for its intended purpose as expressed in the Master Plan. The developer shall choose a method of administering open space as specified in Chapter 30, Development Standards, Article I, General Provisions, Division ~~23~~, Operations and Maintenance.
- (4) An RMU project shall be required to be developed as a single integrated design entity. The total project shall be required to be under single ownership or control when the project is applied for.

- a. Unity of control shall be assured for project management, maintenance and operation through covenants recorded with the Master Plan per the Master Plan Procedures set forth per Chapter 34, Procedures. The covenants shall legally tie into the management structure overseeing the entire project. A property owners' association shall take over all management and maintenance of the RMU project once eighty-five (85) percent of the total RMU area is developed, or thirty (30) percent of the maximum allowable single use is developed (whichever occurs first).
- (5) RMU development shall be located with access to an existing improved (i.e. paved) major/minor arterial road right-of-way corridor. A minimum of twenty-five (25) percent of the total perimeter boundary of the RMU development shall directly front an existing improved (i.e. paved) major/minor arterial right-of-way. All main access points to RMU shall be from the major/minor arterial(s) right-of-way. No portion of the I-95 road right-of-way shall be used to meet this criteria.
  - (6) As a part of the Master Plan, connectivity and compatibility between uses shall be required. Commercial and service uses shall be concentrated for maximum pedestrian convenience and located for easy accessibility by residents and visitors. Residential uses shall be arranged, located and safeguarded as to provide security for residents. And, residential uses shall be so arranged and located to be separated from major vehicle traffic flows so to protect privacy and tranquility of the residents.
  - (7) A twenty-five (25) foot wide buffer shall be required within tracts around the perimeter of the RMU district. This buffer may be required to be increased during the approval process when nonresidential uses abut the perimeter of the RMU district and are not considered compatible with abutting areas outside of the RMU district.
  - (8) The following zoning sub-districts are established with generalized uses within the RMU zoning. An RMU development shall include a mix of three (3) or more land uses.
    - a. *District RMU-100 - Public and Park and Recreation.* Purpose and intent— This district is to identify areas that will be specifically used for public uses, including, but not restricted to, governmental uses, recreation facilities, schools, parks, emergency services, libraries, government offices.
    - b. *District RMU-200 - Single-family.* Purpose and intent—In this district, emphasis is given to single-family residential uses intended to facilitate the development of neighborhoods that reflect an emphasis towards interaction on a human scale. This district allows a mix of residential-type uses including civic, recreational, and cluster neighborhood related commercial nodes that are master planned in conjunction with an overall RMU Master Plan. The intent is to establish a livable, vibrant neighborhood community. Single-family residential tracts/districts shall be required to be a minimum of ten (10) acres in area.

Goals - Development in this district is encouraged to be a self-sufficient residential network with convenient proximity to commercial uses and employment centers. Such development may encourage innovation in planning and design by including:

1. Open space woven into the development pattern to create recreational opportunities and visual enjoyment.
  2. A strong sense of community identity based on a shared, coherent and functionally efficient environment.
  3. A hierarchy of street patterns and blocks arranged to provide comprehensible and interesting routes of travel. An internal hierarchy of streets with pedestrian and bike access and other roadways wide enough to carry and provide greater vehicular mobility is encouraged.
  4. A series of pedestrian links to provide easy access between residences and activity nodes.
- c. *District RMU-300 - Multifamily.* Purpose and intent—In this district, emphasis is given to establishing high density multifamily residential uses and is intended to facilitate the development of neighborhoods that reflect an emphasis toward interaction on a human scale. This district encourages more density and intensity. This district allows a mix of multifamily residential-type uses including civic, recreational and clustered neighborhood-related commercial nodes that are master planned in conjunction with an overall RMU Master Plan. The relationship between multifamily, time-shares, hotels and commercial may all be interconnected. The location of commercial retail and commercial office should be connected or combined with these residential type uses, but shall be part of an overall pre-established Master Plan. Multifamily residential tracts/districts shall be required to be a minimum of seven (7) acres.

Goals - It is the goal of this district to establish a higher level of density and intensity. This district will have an urban high-density form rather than suburban low/medium density form. Planning development and design objectives of this district include:

1. A strong sense of community identity based on a shared, coherent and functionally efficient mixed-use environment.
2. Building/open spaces and other visual features that act as landmarks, symbols and activity centers for community identity with downtown similarities.
3. Compatibility of buildings and other environmental improvements as determined by their arrangement, bulk, character and landscaping to establish a liveable and harmonious, yet uniquely diverse environment.
4. A hierarchy of public and/or private streets, designed for a balanced mix of both pedestrians and automobiles. An internal hierarchy of

streets, with pedestrian and bike access and other roadways wide enough to carry and provide greater vehicular mobility is encouraged.

5. A coordinated transportation system with a hierarchy of facilities designed for automobiles, public transit, bicycles and pedestrians.
- d. *District RMU-400 - Commercial.* Purpose and intent—Within this district, emphasis is given to larger retail commercial uses, office parks, commercial marina(s), resort hotels, theme/amusement parks and other tourist related type uses. These uses should still be connected to residential areas, but with much less emphasis on vehicles and more pedestrian inter-connectivity. Commercial tracts/districts shall be required to be a minimum of ten (10) acres.

Goals - The commercial district should encourage innovative commercial and office development and shall be adjacent to major thoroughfares and neighborhood villages. This district may offer a variety of goods and services to the Brevard County area and Central Florida market as well as the residents within the RMU district. The goal of this district will include providing a compatible mix of commercial, office and institutional uses which serve the local and regional market:

1. Located with direct access to major thoroughfares.
  2. Be in close, convenient and compatible proximity to the residential areas.
  3. Prominent buildings should act as landmarks, symbols and activity centers to enhance the overall community identity.
- e. *District RMU-500 - Industrial Park.* Purpose and intent—Industrial park uses should encourage high tech industrial, light industrial uses and office/research, which shall be developed and have the appearance and character of an up-scale industrial park. Industrial park district shall be a minimum of ten (10) acres. Industrial park district shall be specifically intended to be physically separated from the residential districts RMU-200 and RMU-300; the industrial uses shall be designed in keeping with the similar character of the other districts. Outdoor storage of materials shall be prohibited within the RMU-500 classification.

Goals - The goal of this district is to provide employment diversity, both for the community and the region. Industrial park uses shall maintain the community character and compatibility by utilizing innovative design and planning principles.

1. Located with direct access to major thoroughfares.
2. Be compatible with the other uses within the RMU Project and City of Titusville.
3. Have an internal hierarchy of streets, with pedestrian and bike access and others wide enough to carry and provide greater vehicular mobility.

4. Prominent buildings should act as landmarks, symbols and activity centers to enhance the overall community identity.
  5. Development should function as both local and regional employment centers.
- f. *District RMU-600 - Study Area Holding Zone.* Purpose and intent—It is intended that the study area is designed as a holding zone that would apply to lands on a temporary basis awaiting a Master Plan approval and/or when a Master Plan expires.

**SECTION 10.** That Chapter 33, “Development Options”, Article IV “Regional Mixed Use (RMU)”, Section 33-45 “General Provisions”, of the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

**Sec. 33-45. General provisions.**

(a) *General Criteria.*

- (1) Regional Mixed-Use districts are intended to be both self-sufficient and regional. The mixing of zoning within a district is permitted but recognizes the need for compatibility. In order to ensure this compatibility, all activities shall be required to be master planned up-front. No one (1) single district or type of use shall be more than fifty (50) percent of the RMU area. No variances shall be permitted to this criterion; however, internal boundaries and districts may be adjusted in accordance with the procedures as set forth in Section 33-45(b), Amendment to the Master Plan.
- (2) Open space, ~~park and recreation.~~ The minimum open space for the overall RMU development shall be twenty (20) percent. The minimum park and recreation for residential in any individual tract within RMU-200, RMU-300 or RMU-400 sub-districts shall be ten (10) percent. The minimum park and recreation for the overall RMU development shall be fifteen (15) percent. The All open space shall meet the minimum standards set forth per Chapter 30, Development Standards, Article III, Improvements, and Division 3, Open Space.
- (3) Signage. All signage shall be in accordance with the Land Development Regulations Chapter 32, Signs.
- (4) Pedestrian/bicycle paths.
  - a. All collector and arterial road rights-of-way within the RMU district shall be required to provide pedestrian sidewalks and bicycle lanes/paths to connect the various districts and uses within the total RMU development.
  - b. An overall pedestrian and bicycle circulation plan shall be included in the overall roadway/circulation plan for the RMU development.

- (5) Screening. Any commercial development which abuts a residential zone or use shall provide screening pursuant to Chapter 30, Development Standards, Article II, Improvements, Division 10, Landscaping.
- (b) *Amendment to the Master Plan.*
- (1) Administrative changes to district boundaries of the original Master Plan may be done by the planning staff in cases where the change is to a lower district classification or for change to Public Use RMU-100 District. In no instance shall industrial uses (RMU-500—Industrial Use) be located abutting and/or adjacent to any residential districts (RMU-200—Single-Family Use and RMU-300—Multifamily Use) and/or uses. Residential and Industrial districts shall be required to be separated by another district, landscaped buffer area or combination of both with a minimum separation from boundary to boundary between the residential and industrial districts of five hundred (500) feet. See Section 33-45(b)(2), Table categorization from one district to another district, for determination as to if a change may be administrative or required to proceed through the rezoning process.
  - (2) Request for administrative change shall be in writing and shall include overall RMU Master Plans, location of proposed changes, detailed listing of existing and proposed uses, and detailed documentation of acreage to ensure that the proposed change will not violate the above noted use and area restrictions of this article. Planning staff shall have the ability to impose conditions on administrative change requests.

Categorization from one district to another districts*						
Requested New District	Existing District	RMU-100 Public Uses	RMU-200 Single-family	RMU-300 Multifamily	RMU-400 Commercial/Office Use	RMU-500 Industrial Uses
RMU-100 Public Uses	N/A	Administrative	Administrative	Administrative	Administrative	Administrative
RMU-200 Single-family	Administrative	N/A	Administrative	Administrative	Administrative	Administrative
RMU-300 Multifamily	Administrative	Rezoning required	N/A	Administrative	Administrative	Administrative
RMU-400 Commercial/Office Use	Administrative	Rezoning required	Rezoning required	N/A	Administrative	Administrative
RMU-500 Industrial Uses	Administrative	Rezoning required	Rezoning required	Rezoning required	Rezoning required	N/A

N/A Not applicable.

\* Administrative zoning to a higher category may be permitted based upon the following:

1. When the entire tract and/or phase have not commenced any development of any type.
2. There is no development in other adjacent tracts and/or phases (outside of this phase or tract) within two hundred and fifty (250) feet of the area proposed to be re-categorized.
3. Revised tract Master Plan approvals shall be required to be obtained.

Above noted rezoning shall follow the rezoning process as noted in Chapter 34 Procedures, Article II Legislative and Quasi-judicial, Division 2, Rezoning of these regulations

(c) *Procedure for securing approval of a Regional Mixed-Use district.*

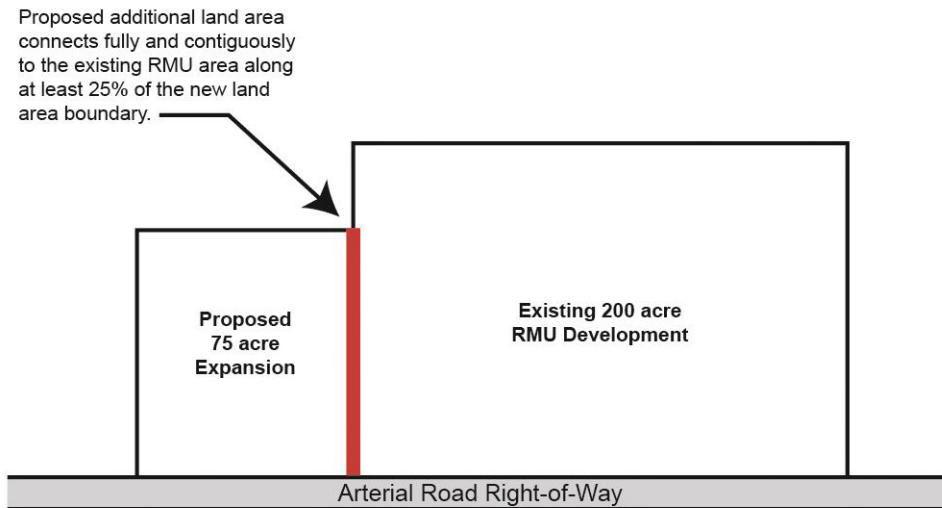
- (1) Master Plan. A district wide Master Plan is required. Submission of plans and action thereon.
  - a. Procedure for securing approval of a Master Plan in the RMU zoning district shall follow the Master Plan approval process specified in Chapter 34, Procedures, Article II, Legislative and quasi-jurisdiction.
  - b. The development plan of the RMU shall meet the requirements of professional land planning services; promote public health, safety and general welfare; provide adequate light, air, privacy and convenience, conserve the values of surrounding property; and protect against nuisances and hazards.
  - c. Development plans for all Master Plans shall be submitted in accordance with the City's general site plan and/or subdivision specific development plan requirements contained in Chapter 30, Development standards and Chapter 34, Procedures.

(d) *Graphic illustrations.*

(1) This section is intended to supplement the text of the RMU regulations by providing graphic illustrations to further document the intent of these regulations.

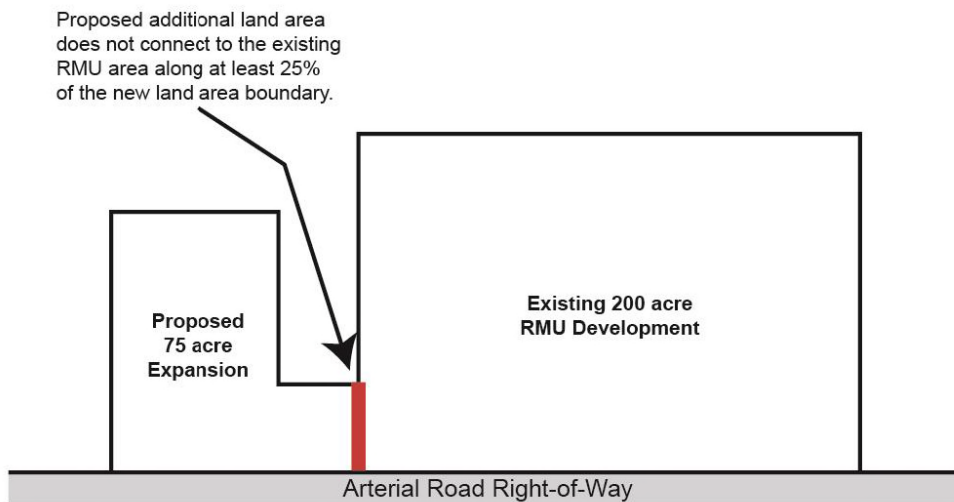
(2) Supplement to Section 33-41(b)(1)c.

**EXAMPLE PERMITTED RMU EXPANSION**

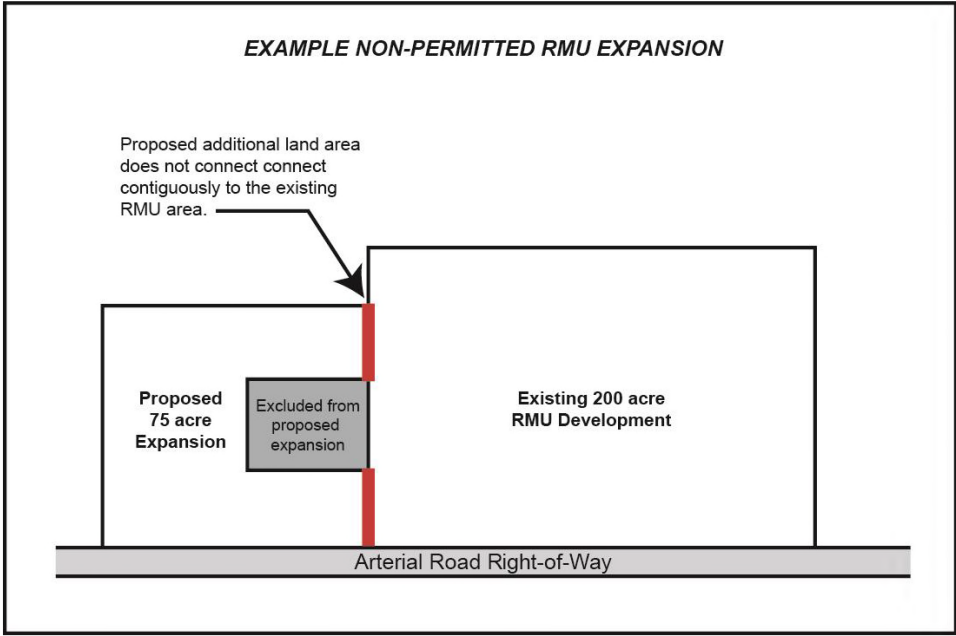


(3) Supplement to Section 33-41(b)(1)c.

**EXAMPLE NON-PERMITTED RMU EXPANSION**

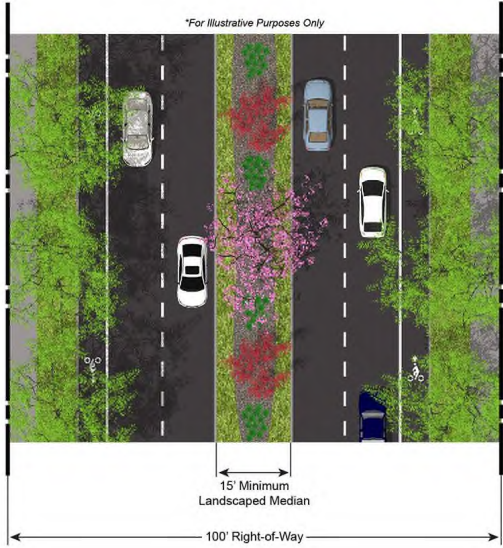


(4) Supplement to Section 33-41(b)(1)c.



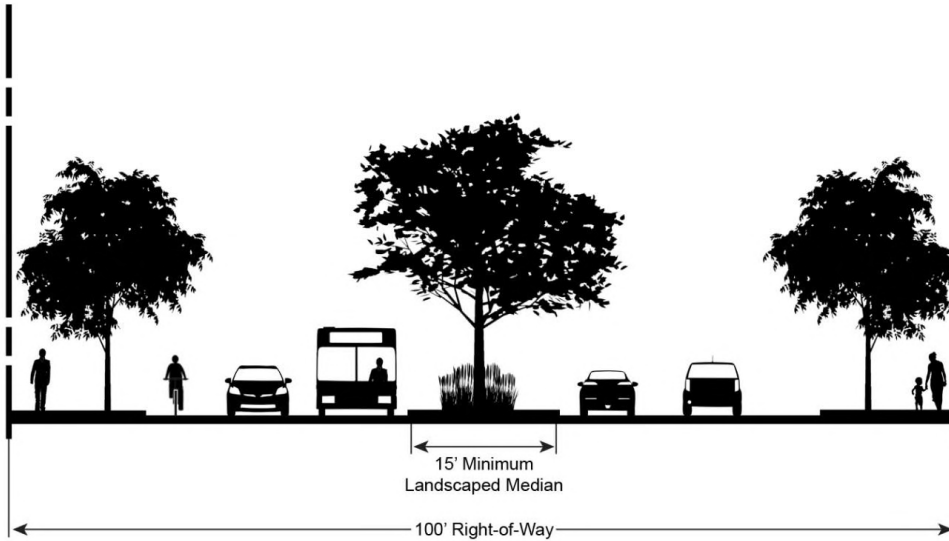
(5) Supplement to Section 33-44.

**Minimum Right-of-Way Standards  
for Qualification as Buffer\***  
(Regional Mixed Use Zoning Classification)



(6) Supplement to Section 33-44.

**Minimum Right-of-Way Standards  
for Qualification as Buffer**  
(Regional Mixed Use Zoning Classification)

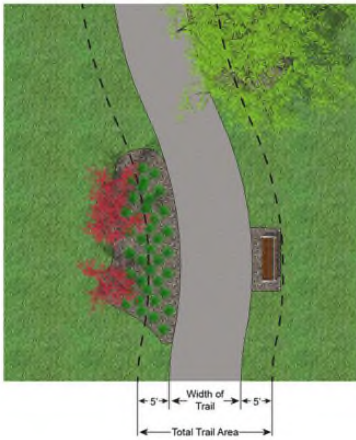


**(7) Supplement to Section 33-44.**

**Trail Space Counted Toward Minimum  
Open Space Requirement**  
(Regional Mixed Use Zoning Classification)



**Trail Space Counted Toward Minimum  
Open Space Requirement**  
(Regional Mixed Use Zoning Classification)



**SECTION 11.** That Chapter 33, “Development Options”, Article V “Urban Village (UV)”, Section 33-56 “Design Review Criteria”, of the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

**Sec. 33-56. Design review criteria.**

- (a) In evaluation and consideration of an application for a Master Plan, the City shall consider the following criteria for an Urban Village:
  - (1) Consistency with the US 1 Corridor Master Plan objectives and action strategies.
  - (2) Internal Compatibility and Design:
    - a. The streetscape pattern should provide for pedestrian and bicycle pathways, street trees, sidewalk treatments, and lighting.
    - b. The overall development should make use of existing natural features and topography.
    - c. The residential and commercial spaces shall be designed as Florida frame vernacular, Spanish Eclectic, Bungalow, Classical Revival, or a reasonable approximation of these architectural styles as shown by the US 1 Corridor Master Plan.
    - d. Retail development designed in a linear site design with multiple retail uses housed in one continuous structure and with parking located directly in the front or rear of the retail structure without consideration of pedestrian movement, and centralized open space provisions shall be prohibited.
    - e. Retail development shall be developed in a manner consistent with the pedestrian orientation and guidelines of the US 1 Corridor Master Plan.
    - f. Retail development shall be located at least twenty-five (25) feet from any adjacent residential community. Loading and unloading and refuse collection areas servicing the retail uses shall be located to provide the most minimal impact to the adjacent residential community or communities.
    - g. The mix of land uses should be designed to be compatible and complimentary.
    - h. Wayfinding entrance and use signs shall be consistent and described in an overall sign plan.
    - i. On-site signage shall use a consistent theme without neon, flashing, electronic, electronic reader board, or other reactive background lighting.
    - j. Open space shall provide for quality recreational amenities, including fountains, benches and lighting.

k. Projects shall provide urban amenities, such as structured automobile parking, facilities for bicycle users, and public meeting areas.

l. Reserved.

(3) External Compatibility:

a. The proposed development should not negatively impact the quality of life for any adjacent residential uses. Negative impacts can include a decrease in property values and any substantial increase in noise or traffic. Any traffic impacts shall be demonstrated with a traffic analysis and the impacts shall be mitigated by the developer in accordance with the Comprehensive Plan and the applicable Land Development Regulations.

b. The proposed development should provide bikeway and trails to be consistent and compatible with the Brevard Metropolitan Planning Organization's overall Greenways and Trails program and the Greater Titusville's Eco-Heritage Trail Plan.

c. Access and street patterns of the development shall compliment and be compatible with the existing street system of the surrounding development and allow for connection to commercial uses.

d. Nonresidential uses within the development shall be adequately screened from any adjacent residential uses.

e. Reserved.

(4) ~~Parks and~~ Open Space:

a. ~~The minimum percentage of parks and open space required for the Urban Village is twenty-five (25) percent of the total gross acreage of the Urban Village.~~ The open space shall meet the minimum standards set forth per Chapter 30, Development standards, Article III, Improvements, Division 3, Open space.

b. All ~~parks, open space and civic plazas~~ shall be preserved for its intended purpose as expressed in the Master Plan. The developer shall choose a method of administering open space as specified in Chapter 30, Development standards, Article I, General provisions, Division ~~23~~, Operations and maintenance.

(Ord. No. 31-2017, § 30, 10-24-17)

**SECTION 12.** That Chapter 33, "Development Options", Article VII "Cluster Subdivision", Section 33-83 "Criteria and Standards", of the Code of Ordinances, City of Titusville, is hereby amended to read as follows:

**Sec. 33-83. Criteria and standards.**

(a) ~~Parks and~~ Open Space.

- (1) ~~The minimum percentage of parks and open space required for a Cluster Subdivision is fifty (50) percent of the total gross acreage of the Cluster Subdivision.~~ The open space shall meet the minimum standards set forth per Chapter 30, Development Standards, Article III, Improvements, Division 3, Open Space. ~~The fifty (50) percent open space and conservation area may consist of wetlands and uplands with not less than twenty-five (25) percent of the set aside of the total lands consisting of upland vegetation.~~
- (2) ~~As a part of the open space requirement, a thirty-foot buffer of preserved native upland or wetland vegetation along adjacent public roadways and twenty-foot buffer between adjacent parcels shall be required to qualify for the cluster development. The buffer open space area may count towards the fifty (50) percent open space for conservation areas. Parks and All~~ open space shall be preserved for its intended purpose as expressed in the Master Plan. The developer shall choose a method of administering open space as specified in Chapter 30, Development standards, Article I, General provisions, Division 23, Operations and maintenance.
- (3) In the event the parcel and subdivision qualifies and meets the above criteria then, in that event, the height, yard and area requirements shall be as follows:

<b>Cluster Subdivision Development Standards</b>		
<b>A. Purpose</b>		
A Cluster Subdivision is a development option that may be utilized within the RE zoning districts to create a unique subdivision that offers varying lot sizes and allows for the protection of vegetation, topography, or other desirable features.		
<b>B. Use Standards</b>	<b>Typical Lot Pattern</b>	
See Chapter 28 - Article IV and Article V		
<b>C. Intensity and Dimensional Standards</b>		
Lot area, Minimum (sq. ft.)		10,000
Lot width, Average at Building Line Minimum (ft.)		100
Density, Maximum (du/ac)		1 <sup>1</sup>
Floor area per dwelling unit, Minimum (sq. ft.)		2,000
Building coverage, Maximum (% of lot area)		40
Lot Coverage, Maximum (% of lot area)		NA
Height, Maximum (ft.)		35
Front yard setback, Minimum (ft.)		25 <sup>2</sup>
Side corner setback, Minimum (ft.)		25
Interior side yard setback, Minimum (ft.)		15
Rear yard setback, Minimum (ft.)		25
Accessory Use Development Standards		See Chapter 28 - Article VII
<b>NOTES:</b>		
<sup>1</sup> The overall maximum residential density for any development, including uplands and wetlands shall not exceed 1 unit per gross acre. (i.e. 80 acres, 80 units)		
<sup>2</sup> At least 50% of the lots must have a 35' minimum front yard setback.		
<i>Typical Development Configuration (For illustrative purposes only)</i>		



(4) The overall maximum residential density for any development, including uplands and wetlands shall not exceed one (1) unit per gross acre, i.e., eighty (80) acres, eighty (80) units.

~~(5) To the extent possible, the open space area shall be a contiguous parcel in order to preserve the nature habitat for wildlife.~~

~~(6) The stormwater management system shall be designed to preserve, to the extent practical and possible, the native vegetation and may be located within the fifty (50) percent open space and conservation area provided compliance is achieved in accordance with other applicable land development regulations.~~

(7) Native vegetation and Florida Friendly Landscaping shall be encouraged within the subdivision.

~~(8) The open space area shall be set aside in a conservation easement dedicated for the benefit of the residents of the subdivision or to the public.~~

1       **SECTION 13.**       That Chapter 33, “Development Options”, Article VIII  
 2 “Conservation Subdivision Design”, Section 33-104 “Open Space”, of the Code of  
 3 Ordinances, City of Titusville, is hereby amended to read as follows:

4       **Sec. 33-104. Open space.**

5       ~~(a)~~—The following open space regulations shall be required in addition to the  
 6 development and dedication standards set forth in Chapter 30, Development  
 7 Standards, Article III, Improvements, Division 3, Open Space, and Chapter 30,  
 8 Development Standards, Article I, General Provisions, Division ~~23~~, Operations  
 9 and Maintenance. ~~The more restrictive standard shall apply.~~

10       ~~(1) Any unencumbered space, park, or public or private spaces otherwise~~  
 11 ~~committed to preservation or recreation (active or passive), but not including~~  
 12 ~~areas required for stormwater management (retention or detention) unless~~  
 13 ~~expressly permitted herein, may be counted towards the minimum open~~  
 14 ~~space requirements.~~

- 1 ~~(2) The minimum percentage of open space required for a conservation~~  
2 ~~subdivision is fifty (50) percent of the total gross acreage of the~~  
3 ~~development.~~
- 4 ~~(3) All common open space shall be preserved for its intended purpose as~~  
5 ~~expressed in the master development plan of a PD. The developer shall~~  
6 ~~choose one (1) or a combination of the following methods of administering~~  
7 ~~common open space:~~
- 8 ~~a. Establishment of an association or nonprofit corporation of all~~  
9 ~~individuals or corporations owning property within the planned~~  
10 ~~development to ensure the maintenance of all common open space, as~~  
11 ~~provided by the development order.~~
- 12 ~~b. Retention of ownership, control and maintenance of all or a portion of~~  
13 ~~all common open space by the developer, as provided by the~~  
14 ~~development order.~~
- 15 ~~(4) Land designated as open space will be restricted by appropriate legal~~  
16 ~~instrument satisfactory to the City Attorney as open space perpetually. Such~~  
17 ~~instrument shall be binding upon the developer, its successors, and assigns,~~  
18 ~~and shall constitute a covenant running with the land. Such instrument shall~~  
19 ~~be in recordable form.~~
- 20 ~~(5) All common open space, as well as public and recreational facilities, shall~~  
21 ~~be specifically included in the development schedule and be constructed~~  
22 ~~and fully improved by the developer at an equivalent or greater rate than the~~  
23 ~~construction of residential structures, or the development order will be in~~  
24 ~~default.~~
- 25 ~~(6) Should the developer elect to administer common open space through the~~  
26 ~~association or nonprofit corporation, said organization shall conform to the~~  
27 ~~following requirements:~~
- 28 ~~a. The developer must establish the association or nonprofit corporation~~  
29 ~~prior to the sale of any lots.~~
- 30 ~~b. Membership in the association or nonprofit corporation shall be~~  
31 ~~mandatory for all residential property owners with the planned~~  
32 ~~development and said association or corporation shall not discriminate~~  
33 ~~in its members or shareholders.~~
- 34 ~~c. The association or nonprofit corporation shall manage all common~~  
35 ~~open space and recreational and cultural facilities that are not~~  
36 ~~dedicated to the public, shall provide for the maintenance,~~  
37 ~~administration and operation of said land and any other land within the~~  
38 ~~planned unit development not publicly or privately owned, and shall~~  
39 ~~secure adequate liability insurance on the land. Should the developer~~  
40 ~~elect an association or non-profit corporation as a method of~~  
41 ~~administering common open space, the title to all residential property~~  
42 ~~owners shall include an undivided fee simple estate in all common open~~  
43 ~~space, as approved by the development order.~~

1           **SECTION 14.**       GRANDFATHER PROVISION.   Development that has  
2 received final site plan approval, which remains valid consistent with all Code  
3 requirements.

4           **SECTION 15.**       SEVERABILITY. If any provisions of this Ordinance is for any  
5 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion  
6 shall be deemed a separate, distinct, and independent provision, and such holding shall  
7 not affect the validity of the remaining portions of this Ordinance.

8           **SECTION 16.**       REPEAL OF CONFLICTING ORDINANCES. All ordinances  
9 or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are  
10 hereby repealed to the extent of such conflict.

11          **SECTION 17.**       EFFECTIVE DATE. This Ordinance shall become effective  
12 upon adoption by the City Council in accordance with the Charter of the City of Titusville,  
13 Florida.

14          **SECTION 18.**       INCORPORATION INTO CODE. This Ordinance shall be  
15 incorporated into the City of Titusville Code of Ordinances and any section or paragraph,  
16 number or letter, and any heading may be changed or modified as necessary to effectuate  
17 the foregoing. Grammatical, typographical, and like errors may be corrected and  
18 additions, alterations, and omissions, not affecting the construction or meaning of this  
19 ordinance and the Code may be made.

20

21 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

22

\_\_\_\_\_

23 **ATTEST:**

**Andrew Connors, Mayor**

24 \_\_\_\_\_

25 **Wanda F. Wells, City Clerk**

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