

SSA # 16-2005

Relevant Excerpts from City of Titusville Comprehensive Plan

FUTURE LAND USE ELEMENT

GOAL #1, OBJECTIVE #2

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

OBJECTIVE #12:

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

OBJECTIVE #12, POLICY #1:

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

- A. 100 year flood zone, as reported by the Federal Emergency Management Administration (FEMA).
- B. U.S. Soil Conservation Service Soil Survey of Brevard County (November 1974) definition of soils with very severe limitations for urban development (Soils of the Swamps, Marshes and very wet areas).

OBJECTIVE #12, POLICY # 2

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

OBJECTIVE #13:

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

OBJECTIVE #13, POLICY #1

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

OBJECTIVE #17:

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

OBJECTIVE #17, POLICY #1: The following standards for densities or intensities of use shall apply to each future land use category as indicated below:

Land Use	Objective	Density (Residential Use)	Intensity (Non-Residential Use)
Conservation	#12	n/a	n/a

CONSERVATION ELEMENT

Goal#1

TO PRESERVE AND ENHANCE THE QUALITY OF THE NATURAL ENVIRONMENT THROUGH THE PROTECTION AND ENHANCEMENT OF THE VITAL NATURAL RESOURCES - LAND, AIR AND WATER (BOTH POTABLE WATER AND SURFACE WATER). [9J-5.013(2)(a)]

LAND, OBJECTIVES #1 AND #2

TO ENSURE THE PRESERVATION OF WILDLIFE PARTICULARLY THREATENED AND ENDANGERED SPECIES AND THE PROTECTION OF THEIR HABITAT. IDENTIFY AND CONSERVE IMPORTANT NATURAL RESOURCES AND CRITICAL HABITAT WHERE ECONOMICALLY AND ENVIRONMENTALLY FEASIBLE, TO PREVENT ADVERSE ALTERATIONS TO THESE AREAS. [9J-5.013(2)(b)(3 and 4)]

LAND, OBJECTIVE #3

TO CONSIDER SOIL AS A NON-RENEWABLE RESOURCE AND TO PROMOTE AND ENCOURAGE THE PROTECTION AND MANAGEMENT OF THIS RESOURCE TO ENSURE ITS LONGEVITY BY CONTROLLING THE ENCROACHMENT OF URBANIZATION ON LAND POORLY SUITED FOR STRUCTURAL DEVELOPMENT. [9J-5.013(b)(3)]

LAND, OBJECTIVE #3, POLICY #2

Development of land shall take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and shall be restricted depending upon the severity of those constraints. [9J-5.013(2)(c)(3)]

LAND, OBJECTIVE #6

TO ENCOURAGE THE PRESERVATION/PROTECTION OF WETLANDS ACCORDING TO THEIR FUNCTION BY IMPLEMENTING PROGRAMS BOTH LOCALLY AND IN CONJUNCTION WITH OTHER GOVERNMENTAL ENTITIES, TOWARD THIS EFFORT: [9J-5.013(2)(c)(3)]

LAND, OBJECTIVE #6, POLICY #2

Policy #2: Proposed land uses which are compatible with the function of wetlands shall be identified within a conservation land use designation on the Future Land Use Map and further addressed in the land development regulations. [9J-5.013(2)(c)(3 and 9)]

Strategy #1: In addition to the permitted land uses identified in the Future Land Use Element, conditional uses may be considered as provided for in the land development regulations, with criteria based upon the mitigation policies of the U.S. Fish and Wildlife Service. At a minimum, the criteria to be considered for approval of a conditional use shall include:

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

LAND, OBJECTIVE #6, POLICY #3, STRATEGY #1

Policy #3: Wetlands shall be defined consistent with existing state and federal regulatory agencies.

Strategy #1: At a minimum, the U.S. Department of the Interior Fish and Wildlife Service Wetland Maps (1988), or as most recently updated, shall be used to define the Conservation Land Use areas within the City.

LAND, OBJECTIVE #6, POLICY #3, STRATEGY #3

Strategy #3: The landward extent of wetlands shall be determined using the methodology outlined in Chapter 17-44.022, F.A.C., except that there shall be no requirement to show direct connection to waters of the State.

LAND, OBJECTIVE #6, POLICY #3, STRATEGY #4

Strategy #4: Land development impacts on designated wetlands shall be assessed based upon the functional value of wetlands. The functional value assessment criteria for wetlands shall include, at a minimum, consideration of:

- a) size;
- b) capacity for flood storage or flow regulation;
- c) **potential as wildlife and/or fisheries habitat;**
- d) provision of habitat for state or federally protected species;
- e) rarity as a vegetative community type;
- f) degree of prior adverse impacts which would limit the future viability of wetland (e.g., invasion by upland or exotic species, fire, permanent alteration of drainage patterns); and
- g) potential for recreational use.

WATER, OBJECTIVE #1

TO PROTECT STREAMS, LAKES, RIVERS, ESTUARIES, WETLANDS AND THE COASTLINE FROM ENVIRONMENTALLY DESTRUCTIVE ALTERATIONS, BOTH QUALITATIVE AND QUANTITATIVE. [9J-5.013(2)(b)(2)]

WATER, OBJECTIVE #2

TO ENSURE THAT PRESERVATION OF AQUATIC LIFE, PARTICULARLY THREATENED, ENDANGERED OR RARE SPECIES, AND THE PROTECTION OF THEIR HABITAT. [9J-5.013(2)(b)(4)]

WATER, OBJECTIVE #2, POLICY #1)

The City shall provide standards or programs to protect or restore littoral vegetation in and adjacent to a waterbody in order to prevent shoreline erosion, filter out nutrients and provide wildlife habitat. The following definitions and conditions shall apply to the implementation of this policy: [9J-5.013(2)(c)(6)]

RECREATION AND OPEN SPACE

GOAL #2:

TO PROVIDE OPEN SPACE AS AN ESSENTIAL ELEMENT NEEDED FOR THE BETTERMENT OF THE CITY'S CHARACTER AND QUALITY OF URBAN LIFE. THE CITY SHOULD ENHANCE PUBLIC USE ON PRIVATE PROPERTY WHEN APPLICABLE (i.e., SMALL PARKS, NATURE WALKS, PASSIVE RECREATION, ETC.) AND EXPLORE THE FUNDING ALTERNATIVES TO ACQUIRE SUCH TRACTS FOR OPEN SPACE THROUGH PRACTICAL MEANS. [9J-5.014(3)(a)]

GOAL #2: OBJECTIVE #1:

TO PRESERVE AREAS WITH OPEN SPACE AND RECREATION POTENTIAL FOR THE CURRENT AND FUTURE NEEDS OF THE CITY.

GOAL #3:

TO ACQUIRE AND PRESERVE WITHIN BUDGETARY LIMITS ANY AND ALL AREAS IDENTIFIED WITHIN THIS PLAN TO BE SPECIAL AND/OR ENDANGERED ECOSYSTEMS. [9J-5.014(3)(a)]

GOAL #3, OBJECTIVE #1:

TO PRESERVE AREAS WITH OPEN SPACE AND RECREATION POTENTIAL FOR THE CURRENT AND FUTURE NEEDS OF THE CITY.

GOAL #3: OBJECTIVE #1, STRATEGY #5:

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

GOAL #3, POLICY #2:

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

2. Aesthetic Quality - a measure of amenity values due to the existence of steep slope, forests, water, historic association, or other identified feature.