

04/11/2023 @ 7:19AM Email Sent to City of Titusville Mayor and Councilmembers

Dear Mayor and City Councilmembers,

The Royal Oak Community Alliance (aka ROCA) was organized in January 2017 with the purpose "to champion for our community, protect property values and maintain our quality of life". We are committed to listening and responding to the collective concerns of our residents.

In response to viewing a proposed site plan to redevelop the former Royal Oak Golf Course by Toulon Apartments dated in March 2023, which would require rezoning, ROCA sent a survey to gather feedback from Royal Oak homeowners. Please review this survey feedback from homeowners and Titusville citizens. In summary, you will find:

- 85% oppose the Toulon Apartments proposed site plan.
- When asked "Based on the proposed site plan why do you not support rezoning", the written concerns include: over-density of proposed new homes, loss of green space and natural habitat, lack of amenities, potential increase of flooding & stormwater runoff, inconsistency with our own City's comprehensive plan, traffic and infrastructure concerns, public safety issues, overcrowding of schools and other public services, etc.
- When asked "How would this proposed site plan affect your property value and quality of life?", homeowners responded that allowing this development would reduce our property value and negatively impact our quality of life.
- When asked "What would you consider responsible development of this former golf course?", the answers varied. The overwhelming majority felt that the proposed site plan is irresponsible, it would destroy the nature of our community, and it would negatively impact our city.
- When asked to attend public hearings, 70% of our homeowners said 'yes' and 28% 'maybe'.

Based on these survey results, ROCA strongly opposes the proposed plan by owner Toulon Apartments to rezone their property. We will encourage our homeowners to attend public meetings, and actively work to protect our quality of life and property values. Our Board of Directors has faith that you and our other City leaders will see this proposed site plan as irresponsible, and you will oppose a change in zoning to protect citizens of Titusville from irresponsible development such as this.

Sincerely,

ROCA Board