



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

July 22, 2026 - 6:00 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 #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. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes July 8, 2026

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Small Scale Amendment (SSA) No. 2-2026 - 1165 War Eagle Blvd

Conduct the public hearing and make recommendation on the Small Scale Comprehensive Plan Amendment (SSA) 2-2026.

ANX: Consider the annexation of the 1.1+/- acres of property located at 1165 War Eagle Blvd having Parcel I.D.: 21-35-30-00-769.

SSA: Consider the findings based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes in the request to change the future land use designation on the property from Residential 15 (Brevard County) future land use designation to the Residential One future land use designation.

REZ: Consider the findings based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes in the request to change the zoning district on the property from Rural Residential RR-1 (Brevard County) zoning district to the Residential Estate (RE) zoning district.

B. Master Plan Amendment (MP) No. 1-2026 to amend the Vector Space Development of Regional Impact (DRI) (a.k.a. Riverfront Center Parcel/Tract A-5 Hotel)

Approve the allocation of 124 hotel rooms to Tract/Parcel A-5 by amending the Master Plan with conditions.

C. Administrative Approval of Plats and Replats Ordinance

Approve the Ordinance amending the Plat procedures in the Land Development Regulations consistent with Chapter 2025-164 Laws of Florida.

D. Urban Forestry Trust Ordinance

Approve the Ordinance amending the Land Development Regulations by renaming the "Public Landscape Trust Fund" in Sections 30-32 and 30-34 to the "Urban Forest Trust Fund".

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. City Staff

B. City Attorney

C. Chairman

D. Members

12. ADJOURNMENT

Any person who decides to appeal any decision of the Planning and Zoning 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.