



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

August 5, 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 22, 2026

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Street Renaming (SRN) #1-2026 Ponce De Leon Drive to Curiosity Court

Conduct public hearing to consider Street Renaming (SRN) #1-2026 to rename Ponce De Leon Drive to Curiosity Court and approve related Resolution No. XX-2026.

B. Ordinance No. XX-2026 - Pet Grooming in Neighborhood Commercial (NC) Ordinance

Consider the pet grooming in Neighborhood Commercial (NC) zoning district Ordinance No. XX-2026.

C. Ordinance No. XX-2026 Recreational and Commercial Amusement (Indoor) Ordinance

Consider the Recreational and Commercial Amusement Ordinance No. XX-2026.

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.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Minutes July 22, 2026**
Department/Office: Development Services

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes July 22, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 07.22.26 Minutes Draft P&Z

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday July 22, 2026 at 6:00 p.m.

XXX

Chairman Dan Aton called the meeting to order at 6:00 p.m. Present were, Vice-Chairman John Scully, Secretary Erron Fayson, Member Larry Graham, Member Janay Mack-Daniel, Member Theodore Garrod, Member L.V. “Woody” Rice, Alternate Member James Troutman and Alternate Member AnnMarie Seidler. Also, in attendance were Principal Planner Eddy Galindo, Senior Planner Christie Anderson, Assistant City Attorney David Melito and Recording Secretary Kim Amick.

XXX

Principal Planner Eddy Galindo stated there were two corrections to the minutes that needed to be added to the motion.

Vice-Chairman Scully motion to approve the minutes of the July 8, 2026 meeting with the two edits mentioned by staff. Member Garrod seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

Justin Dunlap spoke about his property on North Singleton and his request for a rezoning.

XXX

Old Business

None

XXX

New Business

Small Scale Amendment SSA#2-2026 – 1165 War Eagle Blvd.

Principal Planner Eddy Galindo gave an overview of this item.

Member Garrod stated his concerns on the Annexation and feels the alternative, Utility Service Agreement, mentioned by Staff would be better suited for everyone.

The Planning and Zoning Commission had discussion with staff.

Stuart Bodin, Applicant, 3885 Hickory Hills Boulevard, Titusville, spoke on this item.

XXX

Member Graham made a motion to deny based on not to intentionally create another enclave with the understanding that the applicant will have another avenue to be able to get clear water. Member Rice seconded.

Roll call was as follows:

Secretary Fayson	Yes
Member Rice	Yes
Member Graham	Yes
Member Mack-Daniel	Yes
Vice-Chairman Scully	Yes
Member Garrod	Yes
Chairman Aton	Yes

Motion passed.

XXX

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)

Senior Planner Christie Anderson gave an overview of this item.

Member Garrod had a discussion with staff regarding the DRI.

L. V. “Woody” Rice, 505 Indian River Avenue, Titusville, spoke on this item.

The Planning and Zoning Commission had discussion with staff.

XXX

Secretary Fayson made a motion to approve Master Plan Amendment No. 1-2026 as requested. Member Graham seconded.

Roll call was as follows:

Member Graham	Yes
Secretary Fayson	Yes
Vice-Chairman Scully	Yes
Member Garrod	Yes
Member Seidler	Yes
Member Mack-Daniel	Yes
Chairman Aton	Yes

Motion passed.

XXX

Administrative Approval of Plats and Replats Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

The Planning & Zoning Commission stated their concerns with this item and had discussion with staff.

XXX

Member Garrod made a motion to approve the ordinance with the following conditions:

1. Not remove review of the Preliminary Plat or Plan being reviewed by the Planning & Zoning Commission and City Council.
2. To remove review of the restrictions and covenants of subdivisions from the administrator and/or City Council.

The Planning & Zoning Commission had further discussion on this item.

Member Rice seconded.

The Planning & Zoning Commission had further discussion on this item.

Roll call was as follows:

Member Mack-Daniel	Yes
Member Garrod	Yes
Member Rice	Yes
Member Graham	Yes
Secretary Fayson	Yes
Vice-Chairman Scully	Yes
Chairman Aton	Yes

Motion passed.

XXX

Urban Forestry Trust Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

The Planning & Zoning Commission had discussions with staff.

XXX

Secretary Fayson made a motion to approve the Urban Forestry Trust Ordinance with changes as written.
Member Mack-Daniel seconded.

Roll call was as follows:

Member Garrod	Yes
Vice-Chairman Scully	Yes
Member Graham	Yes
Member Mack-Daniel	Yes
Member Rice	Yes
Secretary Fayson	Yes
Chairman Aton	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

None

XXX

Adjournment 8:04 pm.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Street Renaming (SRN) #1-2026 Ponce De Leon Drive to Curiosity Court**
Department/Office: Planning

Recommended Action:

Conduct public hearing to consider Street Renaming (SRN) #1-2026 to rename Ponce De Leon Drive to Curiosity Court and approve related Resolution No. XX-2026.

Summary Explanation & Background:

In May 2026, Brevard County E911 requested that the City officially rename the roadway and cul-de-sac located south of Golden Knights Boulevard. The request was prompted by the existence of two similarly named streets—Ponce De Leon Drive and Ponce De Leon Street—within the same mutual emergency response area, which could create confusion during emergency dispatches. Because Brevard County E911 has no record of approving or reserving the name **Ponce De Leon Drive** for the Titusville roadway, and **Ponce De Leon Street** already exists in the City of Cocoa, the City must rename the roadway to a name approved by Brevard County E911. The adjacent parcels are currently vacant, and the name change should not impact any property owners.

Name Significance:

NASA's *Curiosity* rover has transformed our understanding of Mars and its potential to have once supported microbial life. Since landing in Gale Crater in 2012, the rover has discovered evidence of ancient lakes, detected organic molecules, and studied the planet's climate, geology, and radiation environment. Still operating today, *Curiosity* continues to provide valuable scientific data that advances our understanding of Mars and helps prepare for future robotic and human exploration.

Brevard County E911 approved the proposed street name, **Curiosity Court**. The City's Public Works Department and Fire Department reviewed the proposed name change and expressed no objections.

Letters were mailed to all property owners abutting the street to provide notice of the public hearing consistent with the notification requirement in Section 30-240 of the Land Development Regulations.

This item is scheduled to be considered by the City Council on August 25, 2026.

Alternatives:

1. Recommend approval of the street renaming
2. Do not recommend approval of the street renaming

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services

Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:

1. Resolution XX-2026
2. Comment Letter - Brevard E911
3. Comment Letter - Fire
4. Comment Letter - Public Works
5. Letter to Property Owners
6. Address Labels
7. Mars Science Laboratory Curiosity Fact Sheet
8. Map of Proposed Street Segment
9. Warranty Deed and Survey

RESOLUTION NO. X-2026

A RESOLUTION OF THE CITY OF TITUSVILLE, FLORIDA CHANGING THE NAME OF PONCE DE LEON DRIVE TO CURIOSITY COURT AND DIRECTING ITS USE UPON THE OFFICIAL MAPS AND RECORDS OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition was initiated by the City of Titusville, to rename Ponce De Leon Drive a public road, to Curiosity Court; and

WHEREAS, Section 30-240 of the Land Development Regulations require new street names to be approved by the City Council based upon a recommendation from the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission recommended to City Council that Ponce De Leon Drive, a public street, be renamed; and

WHEREAS, NASA's Curiosity rover has transformed our understanding of Mars by discovering evidence that the planet once had conditions capable of supporting microbial life; and

WHEREAS, the City Council of the City of Titusville, Florida determines that the proposed street name is in compliance with applicable codes and regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE:

Section 1. That Ponce De Leon Drive, south of Golden Knights Boulevard, and west of the F.E.C. Railroad, located in Sections 1, 2, 11 and 12, Township 23 South, Range 35 East be renamed to Curiosity Court.

Section 2. Henceforth, said street shall be known as Curiosity Court and the official records and maps of the City of Titusville, Florida shall be recorded to reflect said renaming of the street as shown on Exhibit A.

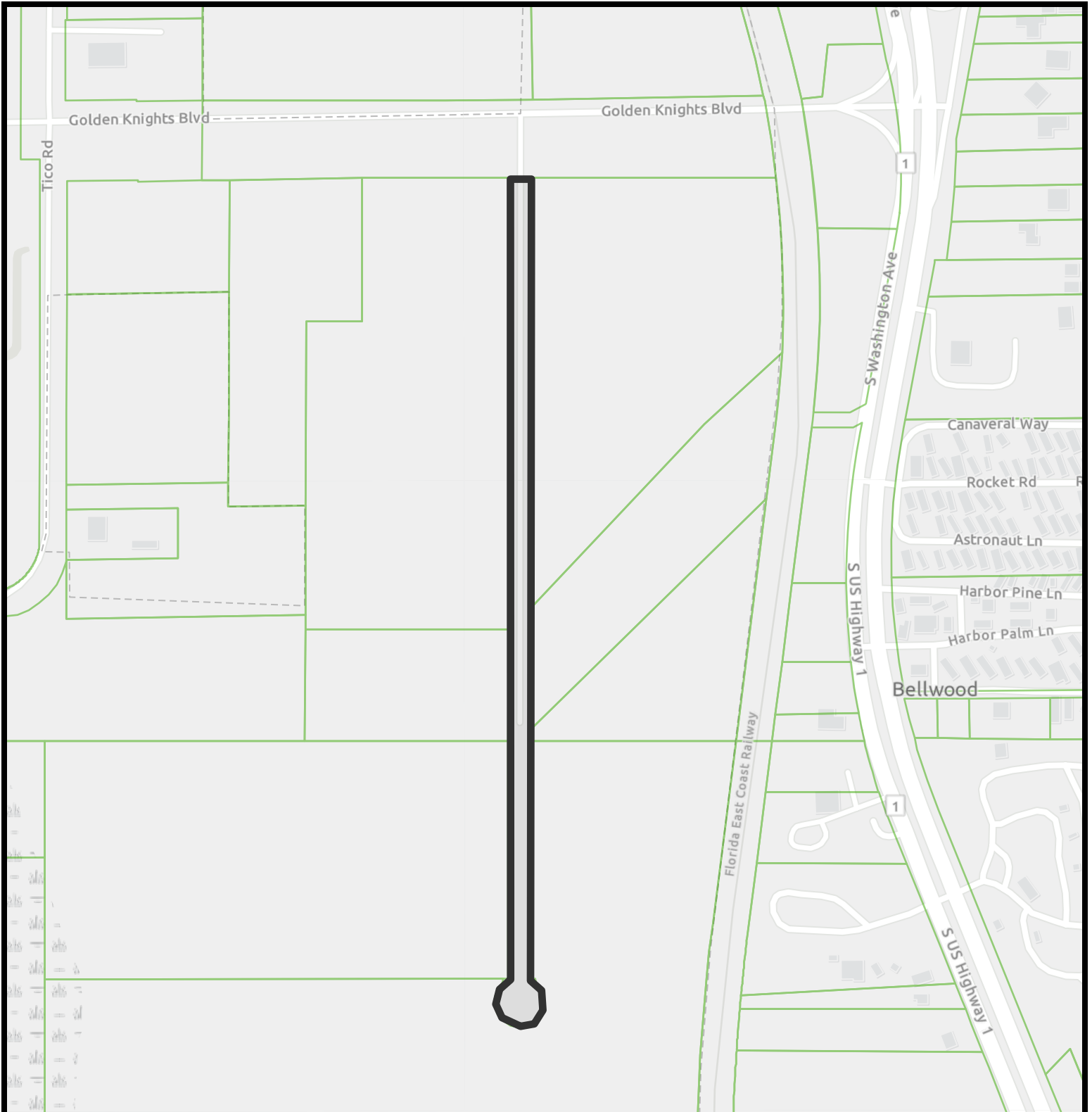
Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED, this ____ day of _____, 2026.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk



City of Titusville - EXHIBIT A



Titusville Parcels



Galindo, Eddy

From: IT Support Notifications <servicedesk@brevardfl.gov>
Sent: Wednesday, July 8, 2026 11:40 AM
To: Galindo, Eddy
Subject: Re:[## 125656 ##] RE: Roadway Name Verification (Ponce De Leon Drive)

Eddy,

Our office has approved the following street name choices for the referenced roadway:

- Curiosity Court
- Flightpath Court

Please verify with City personnel on procedure of renaming roadways in regards to seeking input or approval of street name choices by abutting property owners.

Let us know if a street name approval letter is required for your records.

If you have any questions or our office can be of further assistance, please let us know.

Thank you.
Regina R. Mahaney
Direct: (321) 690-6853

Brevard County 9-1-1 Systems Administration/
Address Assignment
1751 Huntington Lane
Rockledge, FL 32955-3136
Office: (321) 690-6846
Fax: (321) 633-1738
Office Email: address.assign@brevardfl.gov

NOTICE: Receiving an address does not guarantee a property is buildable or that any permits can be issued.

---- on Tue, 07 Jul 2026 15:16:00 -0400 "Galindo, Eddy"<eddy.galindo@titusville.com> wrote ----

Good afternoon Regina,

I was asked to follow up with you on this to see if the following options are available:

- Artemis Court
- Curiosity Court
- Flightpath Court

Thanks and have a great day,

Galindo, Eddy

From: Mack, Kyle
Sent: Tuesday, July 14, 2026 10:04 AM
To: Galindo, Eddy
Subject: Re: Re:[## 125656 ##] RE: Roadway Name Verification (Ponce De Leon Drive)

Hey,

I actually just got a call back from him and he said he doesn't see a problem with the name change.

Have a great rest of the day,

Kyle

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Galindo, Eddy <eddy.galindo@titusville.com>
Sent: Tuesday, 14 July 2026 09:47:30
To: Mack, Kyle <Kyle.Mack@Titusville.com>
Subject: RE: Re:[## 125656 ##] RE: Roadway Name Verification (Ponce De Leon Drive)

Perfect. Thank you for the update, Kyle.
See you then,
Eddy

From: Mack, Kyle <Kyle.Mack@Titusville.com>
Sent: Tuesday, July 14, 2026 9:45 AM
To: Galindo, Eddy <eddy.galindo@titusville.com>
Subject: Re: Re:[## 125656 ##] RE: Roadway Name Verification (Ponce De Leon Drive)

Good Morning Eddy,

All the Chiefs went to a conference, so it's taking a bit to hear back.

That being said, it sounds like we should be good with the name change. Additional development might cause us to change responses, but the name shouldn't be a problem as it isn't an area that is already developed.

Just waiting to hear back from the ops chief, so I should be able to give you the final yay/nay this afternoon when I'm over for Site.

Thanks for the patience!

Kyle

Galindo, Eddy

From: Reller, Sandra
Sent: Thursday, July 9, 2026 4:18 PM
To: Galindo, Eddy
Subject: Re: [## 125656 ##] RE: Roadway Name Verification (Ponce De Leon Drive)

No concerns.

On Jul 9, 2026, at 1:50 PM, Galindo, Eddy <eddy.galindo@titusville.com> wrote:

Good afternoon Sandy,

Brevard E911 has approved renaming the cul-de-sac south of Golden Knights Blvd from “Ponce De Leon Drive” to “Curiosity Court”.

Please let me know if Public Works has any concerns with the proposed street name change, as required by LDR Section 30-240(a)(1)a.3.

Thanks and have a great day,

Eddy Galindo, AICP
Principal Planner
City of Titusville, Florida
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3976
eddy.galindo@titusville.com

For GIS Zoning & Future Land Use Interactive Map please visit:
<http://titusville.maps.arcgis.com/home/index.html>

Please provide feedback on our service. The Community Development customer service survey is available at <https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55>.

<image001.png>

Please note: Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: IT Support Notifications <servicedesk@brevardfl.gov>
Sent: Thursday, June 11, 2026 8:52 AM
To: Parrish, Bradley <Brad.Parrish@titusville.com>
Cc: Smith, Ashleigh <Ashleigh.Smith@Titusville.com>
Subject: Re:[## 125656 ##] RE: Roadway Name Verification (Ponce De Leon Drive)

City of Titusville

"Gateway to Nature and Space"



555 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32796-3584
POST OFFICE BOX 2806 (32781-2806)

PLANNING & GROWTH
MANAGEMENT DEPARTMENT
(321) 567-3782
(321) 383-5700
www.titusville.com

July 24, 2026

Dear Property Owner,

This letter is to notify you of upcoming public meetings to consider renaming Ponce De Leon Drive, a cul-de-sac located south of Golden Knights Boulevard, to Curiosity Court.

A map of the proposed street segment is enclosed for your reference.

The proposed renaming will be considered at the following public meetings, both held in the City Council Chambers at City Hall, 555 South Washington Avenue:

- **Planning and Zoning Commission:** August 5, 2026, at 6:00 p.m.
- **City Council:** August 25, 2026, at 6:30 p.m.

A location map is also enclosed for your convenience.

If you have any questions, please contact me at eddy.galindo@titusville.com or 321-567-3976.

Sincerely,

Eddy Galindo, AICP
Principal Planner

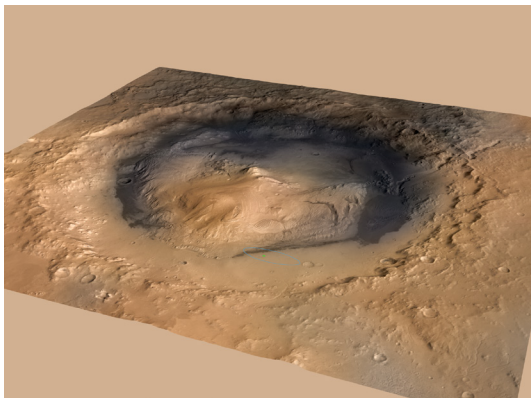
TaxAcct	OWNER_NAME1 OWNER_NAME2	OWNER_STREET_NAME OWNER_ADDRESS2	OWNER_CITY OWNER_STATE OWNER_ZIP5
Tax Account ID: 2323241	FECI PROPERTY LLC	2855 S LE JEUNE RD 4TH FLOOR	MIAMI, FL 33134
Tax Account ID: 2300400	FECI PROPERTY LLC	2855 S LE JEUNE RD 4TH FLOOR	MIAMI, FL 33134
Tax Account ID: 2300318	FECI PROPERTY LLC	2855 S LE JEUNE RD 4TH FLOOR	MIAMI, FL 33134
Tax Account ID: 2323242	FECI PROPERTY LLC	2855 S LE JEUNE RD 4TH FLOOR	MIAMI, FL 33134
Tax Account ID: 2323636	FLORIDA EAST COAST RAILWAY LLC	2855 S LE JEUNE RD 4TH FLOOR	MIAMI, FL 33134
Tax Account ID: 2300316	TITUSVILLE-COCOA AIRPORT AUTHORITY	1 BRISTOW WAY	TITUSVILLE, FL 32780



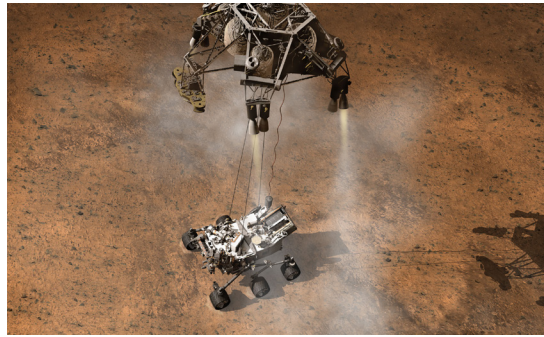
Mars Science Laboratory/Curiosity

NASA's Mars Science Laboratory mission set down a large, mobile laboratory — the rover Curiosity — at Gale Crater, using precision landing technology that made one of Mars' most intriguing regions a viable destination for the first time. Within the first eight months of a 23-month primary mission, Curiosity met its major objective of finding evidence of a past environment well suited to supporting microbial life. The rover studies the geology and environment of selected areas in the crater and analyzes samples drilled from rocks or scooped from the ground.

Curiosity carries the most advanced payload of scientific gear ever used on Mars' surface, a payload more than 10 times as massive as those of earlier Mars rovers. Its assignment: Investigate whether conditions have been favorable for microbial life and for preserving clues in the rocks about possible past life. More than 400 scientists from around the world participate in the science operations.



The rover's landing site, Gale Crater, is about the size of Connecticut and Rhode Island combined.



Curiosity touches down on Mars after being lowered by its Sky Crane.

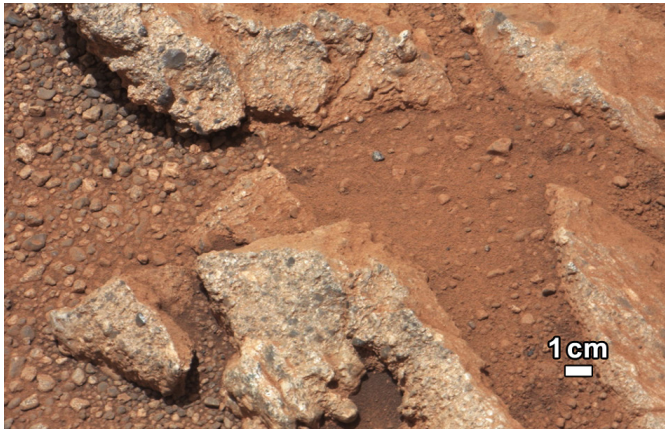
Mission Overview

The Mars Science Laboratory spacecraft launched from Cape Canaveral Air Force Station, Florida, on Nov. 26, 2011. Mars rover Curiosity landed successfully on the floor of Gale Crater on Aug. 6, 2012 Universal Time (evening of Aug. 5, Pacific Time), at 4.6 degrees south latitude, 137.4 degrees east longitude and minus 4,501 meters (2.8 miles) elevation.

Engineers designed the spacecraft to steer itself during descent through Mars' atmosphere with a series of S-curve maneuvers similar to those used by astronauts piloting NASA space shuttles. During the three minutes before touchdown, the spacecraft slowed its descent with a parachute, then used retrorockets mounted around the rim of its upper stage. In the final seconds, the upper stage acted as a sky crane, lowering the upright rover on a tether to land on its wheels.

The touchdown site, Bradbury Landing, is near the foot of a layered mountain, Aeolis Mons ("Mount Sharp"). Selection of Gale Crater fol-

NASAfacts



A rock outcrop called Link shows signs of being formed by the deposition of water.

lowed consideration of more than 30 Martian locations by more than 100 scientists participating in a series of open workshops. The selection process benefited from examining candidate sites with NASA's Mars Reconnaissance Orbiter and earlier orbiters, and from the rover mission's capability of landing within a target area only about 20 kilometers (12 miles) long. That precision, about a five-fold improvement on earlier Mars landings, made sites eligible that would otherwise be excluded for encompassing nearby unsuitable terrain. The Gale Crater landing site is so close to the crater wall and Mount Sharp that it would not have been considered safe if the mission were not using this improved precision.

Science findings began months before landing. Measurements that Curiosity made of natural radiation levels during the flight from Earth to Mars will help NASA design for astronaut safety on future human missions to Mars.

In the first few weeks after landing, images from the rover showed that Curiosity touched down right in an area where water once coursed vigorously over the surface. The evidence for stream flow was in rounded pebbles mixed with hardened sand in conglomerate rocks at and near the landing site. Analysis of Mars' atmospheric composition early in the mission provided evidence that the planet has lost much of its original atmosphere by a process favoring loss from the top of the atmosphere rather than interaction with the surface.

In the initial months of the surface mission, the rover team drove Curiosity eastward toward "Yellowknife Bay" to

investigate an ancient river and fan system identified in orbital images.

The rover analyzed its first scoops of soil on the way to Yellowknife Bay. Once there, it collected the first samples of material ever drilled from rocks on Mars. Analysis of the first drilled sample, from a rock target called "John Klein," provided the evidence of conditions favorable for life in Mars' early history: geological and mineralogical evidence for sustained liquid water, other key elemental ingredients for life, a chemical energy source, and water not too acidic or too salty. On a subsequent drill sample, Curiosity was able to accomplish a first for measurements on another planet: determining the age of the rock. The measurements showed that the drilled material was 4.2 billion years old and yet had been exposed at the surface for only 80 million years.

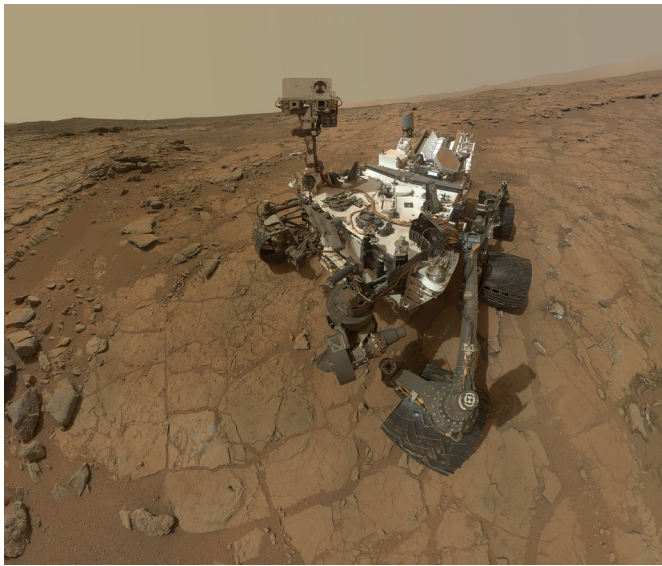
In July 2013, Curiosity finished investigations in the Yellowknife Bay area and began a southwestward trek to the base of Mount Sharp. It reached the base layer of this main destination in September 2014. In the low layers of Mount Sharp during the rover's extended mission, researchers anticipate finding further evidence about habitable past environments and about the evolution of the Martian environment from a wetter past to a drier present.

Big Rover

Curiosity is about twice as long (about 3 meters or 10 feet) and five times as heavy as NASA's twin Mars Exploration Rovers, Spirit and Opportunity, launched in 2003. It inherited many design elements from them, including six-wheel



Curiosity's first sample drilling, at a rock called "John Klein."



A self-portrait of Curiosity, built up from pictures taken by its Mars Hand Lens Imager.

drive, a rocker-bogie suspension system, and cameras mounted on a mast to help the mission's team on Earth select exploration targets and driving routes. Unlike earlier rovers, Curiosity carries equipment to gather and process samples of rocks and soil, distributing them to onboard test chambers inside analytical instruments.

NASA's Jet Propulsion Laboratory (JPL), Pasadena, Calif., builder of the Mars Science Laboratory, engineered Curiosity to roll over obstacles up to 65 centimeters (25 inches) high and to travel up to about 200 meters (660 feet) per day on Martian terrain.

The rover's electrical power is supplied by a U.S. Department of Energy radioisotope power generator. The multi-mission radioisotope thermoelectric generator produces electricity from the heat of plutonium-238's radioactive decay. This long-lived power supply gives the mission an operating lifespan on Mars' surface of a full Mars year (687 Earth days) or more. At launch, the generator provided about 110 watts of electrical power to operate the rover's instruments, robotic arm, wheels, computers and radio. Warm fluids heated by the generator's excess heat are plumbed throughout the rover to keep electronics and other systems at acceptable operating temperatures. Although the total power from the generator will decline over the course of the mission, it was still providing more than 100 watts two years after landing.

The mission uses radio relays via Mars orbiters as the principal means of communication between Curiosity and the Deep Space Network's antennas on Earth. In the first two years after Curiosity's landing, the orbiters downlinked 48 gigabytes of data from Curiosity.

Science Payload

In April 2004, NASA solicited proposals for specific instruments and investigations to be carried by Mars Science Laboratory. The agency selected eight of the proposals later that year and also reached agreements with Russia and Spain to carry instruments those nations provided.

A suite of instruments named **Sample Analysis at Mars** analyzes samples of material collected and delivered by the rover's arm, plus atmospheric samples. It includes a gas chromatograph, a mass spectrometer and a tunable laser spectrometer with combined capabilities to identify a wide range of carbon-containing compounds and determine the ratios of different isotopes of key elements. Isotope ratios are clues to understanding the history of Mars' atmosphere and water. The principal investigator is Paul Mahaffy of NASA's Goddard Space Flight Center, Greenbelt, Md.

An X-ray diffraction and fluorescence instrument called **CheMin** also examines samples gathered by the robotic arm. It is designed to identify and quantify the minerals in rocks and soils, and to measure bulk composition. The principal investigator is David Blake of NASA's Ames Research Center, Moffett Field, Calif.

Mounted on the arm, the **Mars Hand Lens Imager** takes extreme close-up pictures of rocks and soil, revealing details smaller than the width of a human hair. It can also focus on hard-to-reach objects more than an arm's length away and has taken images assembled into dramatic self-portraits of Curiosity. The principal investigator is Kenneth Edgett of Malin Space Science Systems, San Diego.

Also on the arm, the **Alpha Particle X-ray Spectrometer** determines the relative abundances of different elements in rocks and soils. Dr. Ralf Gellert of the University of Guelph, Ontario, Canada, is principal investigator for this instrument, which was provided by the Canadian Space Agency.

The **Mast Camera**, mounted at about human-eye height, images the rover's surroundings in high-resolution stereo and color, with the capability to take and store high-definition video sequences. It can also be used for viewing materials collected or treated by the arm. The principal investigator is Michael Malin of Malin Space Science Systems.

An instrument named **ChemCam** uses laser pulses to vaporize thin layers of material from Martian rocks or soil targets up to 7 meters (23 feet) away. It includes both a spectrometer to identify the types of atoms excited by the beam, and a telescope to capture detailed images of the area illuminated by the beam. The laser and telescope sit on the rover's mast. Chemcam also serves as a passive spectrometer to measure composition of the surface and atmosphere. Roger Wiens of Los Alamos National Laboratory, Los Alamos, N.M., is the principal investigator.

The rover's **Radiation Assessment Detector** characterizes the radiation environment at the surface of Mars. This information is necessary for planning human exploration of Mars and is relevant to assessing the planet's ability to harbor life. The principal investigator is Donald Hassler of Southwest Research Institute, Boulder, Colo.

In the two minutes before landing, the **Mars Descent Imager** captured color, high-definition video of the landing region to provide geological context for the investigations on the ground and to aid precise determination of the landing site. Pointed toward the ground, it can also be used for surface imaging as the rover explores. Michael Malin is principal investigator.

Spain's Ministry of Education and Science provided the **Rover Environmental Monitoring Station** to measure atmospheric pressure, temperature, humidity, winds, plus ultraviolet radiation levels. The principal investigator is

Javier Gómez-Elvira of the Center for Astrobiology, Madrid, an international partner of the NASA Astrobiology Institute.

Russia's Federal Space Agency provided the **Dynamic Albedo of Neutrons** instrument to measure subsurface hydrogen up to 1 meter (3 feet) below the surface. Detections of hydrogen may indicate the presence of water bound in minerals. Igor Mitrofanov of the Space Research Institute, Moscow, is the principal investigator.

In addition to the science payload, equipment of the rover's engineering infrastructure contributes to scientific observations. Like the Mars Exploration Rovers, Curiosity has a stereo Navigation Camera on its mast and low-slung, stereo Hazard-Avoidance cameras. The wide view of the Navigation Camera is also used to aid targeting of other instruments and to survey the sky for clouds and dust. Equipment called the Sample Acquisition/Sample Preparation and Handling System includes tools to remove dust from rock surfaces, scoop up soil, drill into rocks to collect powdered samples from rocks' interiors, sort samples by particle size with sieves, and deliver samples to laboratory instruments.

The Mars Science Laboratory Entry, Descent and Landing Instrument Suite is a set of engineering sensors that measured atmospheric conditions and performance of the spacecraft during the arrival-day plunge through the atmosphere, to aid in design of future missions.

Program/Project Management

The Mars Science Laboratory is managed for NASA's Science Mission Directorate, Washington, D.C., by JPL, a division of the California Institute of Technology in Pasadena. At NASA Headquarters, David Lavery is the Mars Science Laboratory program executive and Michael Meyer is program scientist. In Pasadena, Jim Erickson of JPL is project manager, a role fulfilled earlier by JPL's Peter Theisinger and Richard Cook, and John Grotzinger of Caltech is project scientist.

National Aeronautics and Space Administration

Jet Propulsion Laboratory
California Institute of Technology
Pasadena, California

www.nasa.gov

For more information about MSL/Curiosity, go to:

www.nasa.gov/msl

mars.jpl.nasa.gov/msl



ROUTING SLIP

☐ CITY COUNCIL	☐ CUSTOMER SERVICE
☐ CITY MANAGER	☐ DATA PROCESSING
☒ CITY CLERK	☐ ECONOMIC DEVELOPMENT
☐ FINANCE ADMIN.	☐ MARINA
☐ CDBG	☐ WATER RESOURCES
☐ FIRE RESCUE	☐ NORTH PLANT
☐ LAW ENFORCEMENT	☐ SOUTH PLANT
☐ HUMAN RESOURCES	☐ SOCIAL SERVICES
☐ PUBLIC WORKS	☐ PLANNING
☐ SERVICES	☐ FACILITIES MAINTENANCE
☐ PURCHASING/	☐ BUILDING
☐ CONTRACTING	☐ COMMUNITY DEVELOPMENT
☐ STORMWATER	☐ DEVELOPMENT
☐ MANAGEMENT	☐ COMMUNITY
☐ CODE ENFORCEMENT	☐ REDEVELOPMENT AGENCY

DATE: February 5, 2007

TO: CHARLENE LEHMANN, RECORDS SUPERVISOR

FROM: Dwight W. Severs, City Attorney

RE: **FLAGLER DEVELOPMENT/ORIGINAL WARRANTY DEED AND EASEMENT FOR SAFEKEEPING**

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
JOHN H. EVANS, ESQUIRE
1702 South Washington Ave
Titusville, FL 32780

CFN 2007029202, OR BK 5745 Page 835,
Recorded 02/01/2007 at 11:13 AM, Scott Ellis, Clerk of
Courts, Brevard County
Doc. D: \$0.70 # Pgs:4

Property Appraisers Parcel I.D.

THIS RIGHT OF WAY SPECIAL WARRANTY DEED, made this 22nd of
January, 2007 by FLAGLER DEVELOPMENT COMPANY, L.L.C., a Florida Limited
Liability Company, hereinafter called Grantor to the CITY OF TITUSVILLE, hereinafter called
Grantee, whose Post Office address is Post Office Box 2806, Titusville, Florida 32781.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in
Brevard County, State of Florida, viz:

See Exhibit "A" attached hereto and incorporated herein by reference, less and except
any property owned by the Grantee.

IF PROPERTY IS NO LONGER BEING USED FOR A RIGHT OF WAY, THE PROPERTY
REVERTS BACK TO THE GRANTOR.

Subject to Real Property Taxes for year 2006 and subsequent years.

Subject to restrictions, reservations, easements and covenants of record, reference hereto will not
serve to impose same.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or
in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the
lawful claims and demands of all persons claiming by, through, or under it, but
against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

FLAGLER DEVELOPMENT
COMPANY, L.L.C., a Florida
Limited Liability Company

Susan Blount

Susan Blount
Print Witness Name

By: [Signature]
Print Name: Keith A. Tickell
As: ^{Exec.} Vice President

Tara Watson

Tara Watson
Print Witness Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 22nd day of January, 2007 by Keith A. Tickell as ^{Exec.} Vice President of Flagler Development Company, L.L.C., a Florida Limited Liability Company, who is X personally known to me or who _____ has produced a Driver's License as identification.

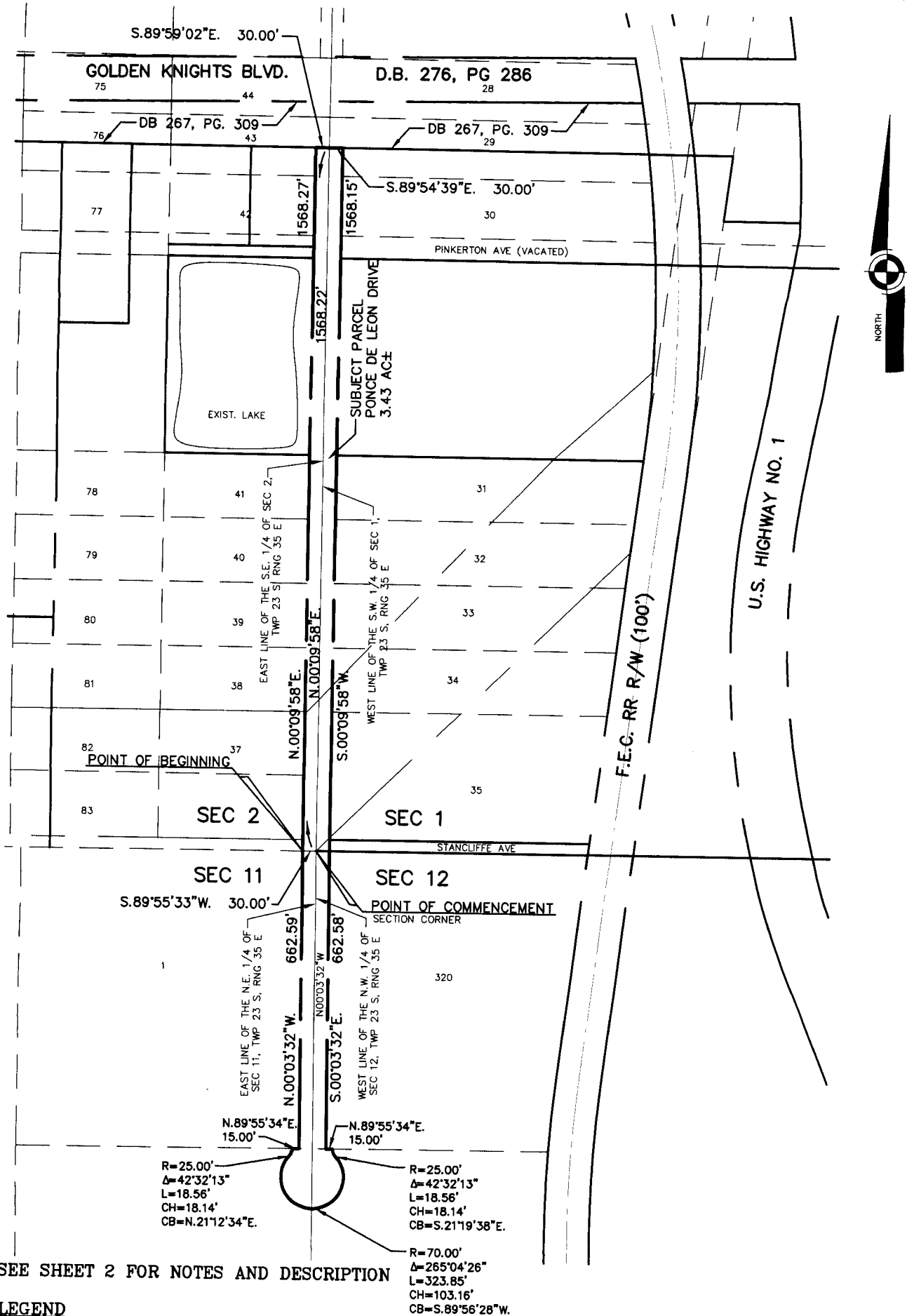
(SEAL)



Susan Blount
MY COMMISSION # DD188891 EXPIRES
June 3, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Susan Blount
Notary Public, State of Florida
My Commission Expires: _____

C:\Dwg\Eng\289203 Flagler - Ponce De Leon Drive\289203-DESC.dwg, 1/16/2007 1:48:22 PM, Cad-1



SEE SHEET 2 FOR NOTES AND DESCRIPTION

LEGEND

TWP - TOWNSHIP
RNG - RANGE
R/W - RIGHT-OF-WAY
SEC - SECTION
R - RADIUS
L - ARC LENGTH

C.B. - CHORD BEARING
Δ - DELTA
DB - DEED BOOK

Joseph Barry Cabaniss, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO.: 4524
BUSSEN-MAYER ENGINEERING CERTIFICATE NO.: 3535

1/16/07

PONCE DE LEON DRIVE

REVISED 01-04-07
REVISED 11-16-06

Sec.: 1,2,11&12
Twp.: 23 South
Rng.: 35 East
Dsn. by : B.C.
Drn. by : R.B.
Chk. by : B.C.

SKETCH AND DESCRIPTION PREPARED FOR:
FLAGLER DEVELOPMENT CORPORATION
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARNELL STREET
PH. NO.: (321) 454-8885

EXHIBIT
A
1 of 2

Date : 04/20/04
Scale : 1"=300'
P. N. : 289203
Sheet No. 1 of 2

DESCRIPTION: (PONCE DE LEON DRIVE)

A PARCEL OF LAND LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA FOR THE PURPOSES OF A 60 FOOT WIDE RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 35 EAST; THENCE S.89°55'33"W., ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION TO WIT; THENCE DEPARTING SAID NORTH LINE, N.00°09'58"E., PARALLEL WITH AND 30.00 FEET WEST, OF THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 35 EAST, A DISTANCE OF 1,568.27 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE AS DESCRIBED IN DEED BOOK 267, PAGE 309 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.89°59'02"E. ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE SOUTHEAST ¼ OF SECTION 2; THENCE S.89°54'39"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE AS DESCRIBED IN DEED BOOK 267, PAGE 309, A DISTANCE OF 30.00 FEET TO A POINT LYING 30.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 35 EAST; THENCE S.00°09'58"W., PARALLEL WITH AND 30.00 FEET EAST, OF SAID WEST LINE, A DISTANCE OF 1,568.15 FEET TO A POINT ON THE NORTH LINE OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST; THENCE S.00°03'32"E., PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 12, A DISTANCE OF 662.58 FEET THENCE N.89°55'34"E. A DISTANCE OF 15.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°32'13", A DISTANCE OF 18.56 FEET SAID CURVE HAVING A CHORD BEARING OF S.21°19'38"E. AND A CHORD DISTANCE OF 18.14 FEET TO THE POINT-OF-REVERSE-CURVATURE OF 70.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 265°04'26", A DISTANCE OF 323.85 FEET, SAID CURVE HAVING A CHORD BEARING OF S.89°56'28"W., A CHORD DISTANCE OF 103.16 FEET TO THE POINT-OF-REVERSE-CURVATURE OF A 25.00 FOOT RADIUS CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°32'13", A DISTANCE OF 18.56 FEET, SAID CURVE HAVING A CHORD BEARING OF N.21°12'34"E. AND A CHORD DISTANCE OF 18.14 FEET; THENCE N.89°55'34"E. A DISTANCE OF 15.00 FEET; THENCE N.00°03'32"W. PARALLEL WITH AND 30.00 FEET WEST, OF THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 35 EAST, A DISTANCE OF 662.59 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 3.43 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD AND THE FINDINGS OF A VALID SURVEY.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 35 EAST BEING N.00°09'58"E. AN ASSUMED BEARING.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED WITH A RAISED EMBOSSED SEAL.
4. SEE SHEET 1 OF 2 FOR SKETCH.
5. THIS SKETCH AND DESCRIPTION IS CERTIFIED CORRECT TO:
FLAGLER DEVELOPMENT CORPORATION.

PONCE DE LEON DRIVE

REVISED 01-16-07
REVISED 01-04-07
REVISED 11-16-06

Joseph Barry Cabaniss, P.L.S.
FLORIDA SURVEYOR'S CERTIFICATE NO.:
BUSEN-MAYER ENGINEERING CERTIFICATE NO.:
Date
4524
3535

Sec.: 1,2,11&12

Twp.: 23 South

Rng.: 35 East

Dsn. by : B.C.

Drn. by : R.B.

Chk. by : B.C.

BREVARD COUNTY

FLORIDA

SKETCH AND DESCRIPTION PREPARED FOR:
FLAGLER DEVELOPMENT CORPORATION

Date : 04/20/04

Scale : 1"=300'

P. N. : 289203

Sheet No.

2 of 2



Bussen-
100 PARNELL S
PH. NO.:

EXHIBIT

17
2 of 2

Engineering Group
D, FLORIDA 32953
(321) 454-8885



JOHN H. EVANS, P.A.
ATTORNEY AT LAW

1702 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32780

TEL: 321/267-5504
FAX: 321/267-0418
johnhevanspa@yahoo.com

Received

FEB 5 2007

City Atty

February 2, 2007

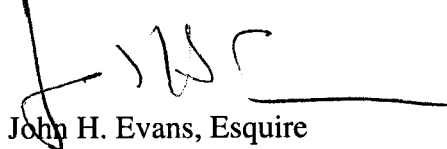
Dwight Severs, Esquire
City of Titusville
555 South Washington Ave.
Titusville, FL 32780

RE: Flagler Development/City of Titusville
Our File No.: JHE-8850

Dear Mr. Severs:

Enclosed please find the original recorded Right-of-Way Warranty Deed and the original recorded Public Utility and Drainage Easement regarding the above referenced matter. If there are any questions or comments, please contact me.

Sincerely,



John H. Evans, Esquire

JHE/jhs

Enclosures

cc: Mr. Lewis Graham via fax: 904-565-4144 (w/copy of enclosures)
Joe Mayer via fax: 454-6885 (w/copy of enclosures)

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Ordinance No. XX-2026 - Pet Grooming in Neighborhood Commercial (NC) Ordinance**
Department/Office: Planning

Recommended Action:

Consider the pet grooming in Neighborhood Commercial (NC) zoning district Ordinance No. XX-2026.

Summary Explanation & Background:

During the June 9, 2026, City Council meeting, Council directed staff to draft an ordinance to allow pet grooming services in the Neighborhood Commercial (NC) zoning district.

Pet grooming services are currently a permitted use in several commercial zoning districts; however, the use is not currently permitted in NC.

City Council will conduct a final public hearing on this item on September 8, 2026.

Alternatives:

- Recommend approval of the ordinance as written.
- Recommend approval of the ordinance with changes.
- Do not recommend approval of the adopt the ordinance.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 1: Quality of Life

Goal 4: Economic Development

Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:

1. Pet Grooming Ord. Ver3
2. BIE - Pet Grooming
3. Ad_Pet Grooming ver 2

ORDINANCE NO. X-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW PET GROOMING SERVICES AS A PERMITTED USE IN THE NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT BY AMENDING SECTIONS 28-54 “USE TABLE” AND 28-157 “PET GROOMING SERVICES”; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, pet grooming services is currently a permitted use in several commercial zoning districts; and

WHEREAS, the Titusville City Council has determined that pet grooming services is an appropriate use in the Neighborhood Commercial (NC) zoning districts.

BE IT ENACTED BY THE CITY OF TITUSVILLE, FLORIDA, as follows:

SECTION 1: Recitals. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2: That Chapter 28 “Zoning”, Article IV “Use Table”, Section 28-54 “Use Table” of the Code of Ordinances, City of Titusville is hereby amended to read as follows:

	Agriculture and Public			Residential Districts										Commercial Districts						Industrial Districts				Mixed-Use														Standards		
Permitted Principal Use	GU	OR	P	RE	RR	R1A	R1B	R1C	R-2	R-3	RMH-1	RMH-2	RHP	HM	T	NC	CC	RC	OP	M-1	M-2	M-3	PID	DMU				UMU	SMU	RMU					UV	IRCN		See Noted Section for Use Specific Standards		
	Key: P = Permitted; L = Permitted subject to limitations; C = Condition; Blank Cell = Use Prohibited																				Downtown	Uptown	Midtown	Civic Waterfront			100	200	300	400	500		C	R						
Pet grooming services																P	P	P						P					P	P		P	L		28-157					

SECTION 3: That Chapter 28 “Zoning”, Article V “Use Standards”, Division 3 “Commercial”, Section 28-157 “Pet grooming services” of the Code of Ordinances, City of Titusville is hereby amended to read as follows:

Sec. 28-157. Pet grooming services.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B		R-1C		R-2	R-3	RMH-1			RMH-2		RHP		
HM	T	NC	CC		RC		OP	M-1	M-2			M-3		PID		
		P	P		P											
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN	
			D	U	M	C			100	200	300	400	500			
			P	P	P		L				P	P		P	L	

(b) *Reserved.*

(c) *Standards for permitted uses with limitations.*

(1) In the Urban Mixed-Use (UMU) zoning district, pet grooming services:

- Shall be located on property that is adjoining to an intersection of Deleon Avenue or Park Avenue.
- Shall conduct all activities within a completely enclosed structure and screened from view from adjoining properties.

(2) In the Indian River City Neighborhood-Commercial (IRCN-C) zoning district, pet grooming services:

- Shall conduct all activities within a completely enclosed structure and screened from view from adjoining properties.
- Shall only allow boarding as an accessory use.

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

SECTION 5. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. INCORPORATION INTO THE CODE. This ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph,

number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the Code may be made.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

PASSED AND ADOPTED, this ____th day of _____, 2026.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

City of Titusville, Florida Business Impact Estimate

This form should be included in the City Council agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Titusville website by the time notice of the proposed ordinance is published, excluding the exceptions provided in 166.041(4), Florida Statutes.

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW PET GROOMING SERVICES AS A PERMITTED USE IN THE NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT BY AMENDING SECTIONS 28-54 "USE TABLE" AND 28-157 "PET GROOMING SERVICES"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City of Titusville is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the county;

¹ See Section 166.041(4)(c), Florida Statutes.

- c. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
- d. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- e. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Titusville hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
The ordinance permits pet grooming in the Neighborhood Commercial (NC) zoning district.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Titusville, if any:
The ordinance expands where pet grooming businesses can be located. There is no financial impact to businesses.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
There are no impacts to businesses.

4. Additional information the governing body deems useful (if any):

**CITY OF TITUSVILLE
NOTICE OF PUBLIC HEARINGS
FOR PROPOSED ENACTMENT OF TITUSVILLE CITY ORDINANCE**

PLEASE TAKE NOTICE that the City Council of the City of Titusville, Florida will hold public hearings to hear interested persons with regard to the following ordinance. The first public hearing for the proposed ordinance is scheduled for **Tuesday, August 25, 2026**. The second and final public hearing for the proposed ordinance is scheduled for **Tuesday, September 8, 2026**. The public hearings will be held in the Council Chamber on the second floor of City Hall, 555 South Washington Avenue, Titusville, Florida 32796, **commencing at 6:30 p.m.**

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW PET GROOMING SERVICES AS A PERMITTED USE IN THE NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT BY AMENDING SECTIONS 28-54 "USE TABLE" AND 28-157 "PET GROOMING SERVICES"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

PLEASE ALSO TAKE NOTICE that the City of Titusville Planning and Zoning Commission, the Local Planning Agency, will hold a public hearing on **Wednesday, August 5, 2026**, at a meeting **commencing at 6:00 p.m.**, to hear interested persons with regard to these matters for recommendation to the City Council. This meeting and the public hearings will be held in the Council Chamber on the second floor of City Hall, 555 South Washington Avenue, Titusville, Florida 32796.

The proposed ordinance may be inspected by the public at the City of Titusville City Clerk's Office. All interested parties are hereby advised that they may appear at said meetings and public hearings and be heard with respect to said ordinance.

Any person who decides to appeal any decision of the Planning and Zoning Commission or the City Council with respect to any matter being considered at these meetings will 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 request that the physically handicapped person desires to attend the meeting to the City Clerk's Office.

Wanda F. Wells, MMC, City Clerk, City of Titusville, 555 South Washington Avenue, Post Office, Box 2806, Titusville, Florida 32781-2806, Phone 321-567-3686, Fax 321-383-5704

FLORIDA TODAY – DISPLAY AD

Published in non legal section

Size- Advertisement to be no less than two columns wide by 10 inches long

Black border around the ad

Headline no smaller than 18 point

TWO PRESS DATES: Thursdays, May 14, 2026 and July 2, 2026

MUST HAVE PROOF OF EACH PUBLICATION!!!

AFFIDAVIT OF PUBLICATION REQUESTED

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Ordinance No. XX-2026 Recreational and Commercial Amusement (Indoor) Ordinance**
Department/Office: Planning

Recommended Action:

Consider the Recreational and Commercial Amusement Ordinance No. XX-2026.

Summary Explanation & Background:

At the March 10, 2026, City Council meeting the City Council discussed Land Development Regulation Section 28-275 – Recreation and Commercial Amusement (indoor) and expressed concern about the lack of zoning districts that permit indoor recreation. Council discussed permitting indoor recreation in the Downtown Mixed Use (DMU) zoning district and directed staff to draft an ordinance.

City Council will conduct a final public hearing on this item on September 8, 2026.

Alternatives:

- Recommend approval of the ordinance as written.
- Recommend approval of the ordinance with changes.
- Do not recommend approval of the adopt the ordinance.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 1: Quality of Life
Goal 4: Economic Development
Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:

1. Indoor Recreation Ord Ver4
2. BIE - Indoor Rec
3. Ad_Indoor Rec

ORDINANCE NO. X-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW RECREATION AND COMMERCIAL AMUSEMENT (INDOOR) AS A PERMITTED USE IN THE DOWNTOWN MIXED USE (DMU) ZONING DISTRICT BY AMENDING SECTIONS 28-54, "USE TABLE", AND 28-275, "RECREATION AND COMMERCIAL AMUSEMENT (INDOOR)"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, the Downtown Mixed Use District was established to enable the City to encourage public and private development compatible with the character of the downtown area and in conformance with the Community Redevelopment Plan by encouraging a mix of uses and development throughout the District; and

WHEREAS, the Downtown Mixed Use District is intended to become the center for economic and business affairs, and expand employment and living opportunities; and

WHEREAS, the City Council desires to expand the opportunities for entertainment, tourism, employment, recreation, business and public use of the area encompassed by the Downtown Mixed Use District by permitting commercial indoor recreational uses within the Downtown Mixed Use zoning district; and

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA as follows:

SECTION 1: Recitals. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2: That Chapter 28, "Zoning", Article IV, "Use Table", Section 28-54, "Use Table", of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-54. Use Table.

[Click here to view the Use Table as a PDF.](#)

	Agriculture and Public			Residential Districts										Commercial Districts						Industrial Districts				Mixed-Use														Standards	
Permitted Principal Use	GU	OR	P	RE	RR	R1A	R1B	R1C	R-2	R-3	RMH-1	RMH-2	RHP	HM	T	NC	CC	RC	OP	M-1	M-2	M-3	PID	DMU					UMU	SMU	RMU					UV	IRCN	See Noted Section for Use Specific Standards	
	Key: P = Permitted; L = Permitted subject to limitations; C = Condition; Blank Cell = Use Prohibited																							Downtown	Uptown	Midtown	Civic Waterfront			100	200	300	400	500		C	R		
Recreation																																							
Community gardens	L		P	L	L	L	L	L	L	L	L	L	L			L	L							L	L	L		L			L	L			L	L	L	28-271	
Golf course	P	P																																				28-272	
Park (private)	P	P		P	P	P	P	P	P	P	P	P	C																	P								28-273	
Parks (public or non-profit)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	28-274	
Recreational and commercial amusement (indoor)	C																L	L		L			L	L	L	L	L	L				L	P		L			28-275	
Recreational and commercial amusement (outdoor)															C		C	C											C			C	C		C				28-276
Tennis clubs		P																																					28-277

SECTION 3: That Chapter 28, "Zoning", Article V, "Use Standards", Division 6, "Recreation", Section 28-54, "Use Table", of the Code of Ordinances of the City of Titusville is hereby amended to read as follows: Sec. 28-275. Recreation and commercial amusement (indoor).

Sec. 28-275. Recreation and commercial amusement (indoor).

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1			RMH-2			RHP		
HM	T	NC	CC	RC	OP	M-1	M-2			M-3			PID		
			L	L		L							L		
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN
			D	U	M	C			100	200	300	400	500		
C			L	L	L	L					L	P		L	

(b) *Definition.* "Recreation and commercial amusement (indoor):" A recreational land use conducted entirely within a building, except where accessory outdoor uses are allowed by the Land Development Regulations, including arenas, art galleries, arts center, assembly hall, auditorium, bowling alley, club or lounge, community center, conference center, exhibit hall, movie theater, museum, performance theater, skating rink, swimming pool, gymnasiums, and tennis courts.

(c) *Standards for permitted uses with limitations.*

(1) In the Community Commercial (CC), Regional Commercial (RC), Regional Mixed Use (RMU) 300 and Urban Village (UV) zoning districts, recreation and commercial amusement (indoor) that does not meet any of the following criteria requires a conditional use permit:

- The proposed maximum capacity is 400 persons.
 - The hours of operation are between the hours of 6:00 a.m. to 10:00 p.m.
 - Meet the required parking without waivers, reduction, or variances.
 - Include designated areas for spectators.
3. Six-foot wall along all common property lines with residential zoning.

(2) In the Light Industrial Services and Warehousing (M-1) and Planned Industrial Development (PID) zoning districts, recreation and commercial amusement (indoor):

- Shall be limited to gymnasiums, personal training facilities and exercise facilities;
- Shall not occur within any mini-warehouse (mini-storage) development; and
- Shall have a traffic circulation plan, considering drop-off and pick-up, approved by the Administrator based on safety considerations, prior to issuance of the required certificate of occupancy or business tax receipt.

(3) In the Downtown Mixed Use District (DMU), Downtown (D), Uptown (U), and Midtown (M) zoning subdistricts, recreation and commercial amusement (indoor) shall require a

conditional use permit if the use has a maximum occupant capacity of four hundred (400) or more persons with the following conditions:

- a. Shall not be permitted in the Civic Waterfront (C) subdistrict.
- b. Shall be limited to assembly hall/auditorium uses on a minimum ten (10) acre lot.
- c. Shall limit offices associated with the assembly hall/auditorium use to no more than ten percent (10%) of the total floor area of the building.
- d. Shall provide a "B" type buffer specified in Chapter 30, Development Standards, Article III, Improvements, Division 10, Landscaping, along all property lines abutting a residential zoning classification.
- e. Shall not allow vehicular access from a local street unless the maximum occupant capacity of the facility is no more than four hundred (400) persons.
- f. Shall provide on the conceptual site plan the proposed location of any outdoor activity or gathering areas. The use of amplified sound devices in these outdoor areas shall be considered as part of the Conditional Use Permit, and conditions may be applied by the Council to mitigate the impacts associated with these devices.
- g. Additional conditions may be adopted by the City Council to mitigate the impacts of the proposed use.

(d) *Standards for Conditional Uses - these uses require public hearings.*

(1) In the General Use (GU) zoning district, Recreation and Commercial Amusement (indoor):

- a. Shall be limited to assembly hall/auditorium uses on a minimum ten (10) acre lot.
- b. Shall limit offices associated with the assembly hall/auditorium use to no more than ten (10) percent of the total floor area of the building.
- c. Shall provide a "B" type buffer specified in Chapter 30, Development Standards, Article III, Improvements, Division 10, Landscaping, along all property lines abutting a residential zoning classification.
- d. Shall not allow vehicular access from a local street unless the maximum occupant capacity of the facility is no more than four hundred (400) persons.
- e. Shall provide on the conceptual site plan the proposed location of any outdoor activity or gathering areas. The use of amplified sound devices in these outdoor areas shall be considered as part of the Conditional Use Permit, and conditions may be applied by the Council to mitigate the impacts associated with these devices; and
- f. Additional conditions may be adopted by the City Council to mitigate the impacts of the proposed use.

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

SECTION 5. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. INCORPORATION INTO THE CODE. This ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the Code may be made.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

PASSED AND ADOPTED, this ____th day of _____, 2026.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

City of Titusville, Florida Business Impact Estimate

This form should be included in the City Council agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Titusville website by the time notice of the proposed ordinance is published, excluding the exceptions provided in 166.041(4), Florida Statutes.

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW RECREATION AND COMMERCIAL AMUSEMENT (INDOOR) AS A PERMITTED USE IN THE DOWNTOWN MIXED USE (DMU) ZONING DISTRICT BY AMENDING SECTIONS 28-54, "USE TABLE", AND 28-275, "RECREATION AND COMMERCIAL AMUSEMENT (INDOOR)"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City of Titusville is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the county;

¹ See Section 166.041(4)(c), Florida Statutes.

- c. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
- d. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- e. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Titusville hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
The ordinance expands indoor recreation uses into the Downtown.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Titusville, if any:
Additional businesses can utilize spaces in the Downtown.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
Some businesses in the Downtown may be impacted positively and others negatively. The conditions of approval should help mitigate any impacts.

4. Additional information the governing body deems useful (if any):

**CITY OF TITUSVILLE
NOTICE OF PUBLIC HEARINGS
FOR PROPOSED ENACTMENT OF TITUSVILLE CITY ORDINANCE**

PLEASE TAKE NOTICE that the City Council of the City of Titusville, Florida will hold public hearings to hear interested persons with regard to the following ordinance. The public hearing for the proposed ordinance is scheduled for **Tuesday, July 28, 2026**. The public hearing will be held in the Council Chamber on the second floor of City Hall, 555 South Washington Avenue, Titusville, Florida 32796, **commencing at 6:30 p.m.**

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW RECREATION AND COMMERCIAL AMUSEMENT (INDOOR) AS A PERMITTED USE IN THE DOWNTOWN MIXED USE (DMU) ZONING DISTRICT BY AMENDING SECTIONS 28-54, "USE TABLE", AND 28-275, "RECREATION AND COMMERCIAL AMUSEMENT (INDOOR)"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

PLEASE ALSO TAKE NOTICE that the City of Titusville Planning and Zoning Commission, the Local Planning Agency, will hold a public hearing on **Wednesday, July 8, 2026**, at a meeting **commencing at 6:00 p.m.**, to hear interested persons with regard to these matters for recommendation to the City Council. This meeting and the public hearings will be held in the Council Chamber on the second floor of City Hall, 555 South Washington Avenue, Titusville, Florida 32796.

The proposed ordinance may be inspected by the public at the City of Titusville City Clerk's Office. All interested parties are hereby advised that they may appear at said meetings and public hearings and be heard with respect to said ordinance.

Any person who decides to appeal any decision of the Planning and Zoning Commission or the City Council with respect to any matter being considered at these meetings will 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 request that the physically handicapped person desires to attend the meeting to the City Clerk's Office.

Wanda F. Wells, MMC, City Clerk, City of Titusville, 555 South Washington Avenue, Post Office, Box 2806, Titusville, Florida 32781-2806, Phone 321-567-3686, Fax 321-383-5704

FLORIDA TODAY – DISPLAY AD

Published in non legal section

Size- Advertisement to be no less than two columns wide by 10 inches long

Black border around the ad

Headline no smaller than 18 point

PRESS DATE: Thursdays, , 2026

MUST HAVE PROOF OF EACH PUBLICATION!!!

AFFIDAVIT OF PUBLICATION REQUESTED
