



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

September 2, 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 August 19, 2026

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Rezoning (REZ) No. 2-2026 Farm Land

Make a recommendation to the City Council on Rezoning (REZ) No. 2-2026 for property located at 1915 Singleton Avenue.

This is a quasi-judicial item.

The City Council will hold the public hearing on September 22, 2026.

B. Conditional Use Permit (CUP) No. 2-2026 1018 & 1020 Orange St

Consider the requested Conditional Use Permit to allow warehousing/wholesale at property within the Light Industrial & Warehousing (M-1) zoning district.

This is a quasi-judicial item.

The City Council will hold the public hearing on September 22, 2026.

C. Ordinance amending the Office Professional (OP) zoning district to allow Live Work Units.

Make a recommendation to City Council on the Ordinance amending the Office Professional (OP) zoning district to allow Live Work Units.

This is a legislative item.

The City Council will hold two public hearings on September 8 and 22, 2026.

D. Ordinance amending the parking standards for mini-warehouse

Make a recommendation to City Council on the Ordinance amending the parking standards for mini-warehouse.

This is a legislative item.

The City Council will hold two public hearings on September 8 and 22, 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.