



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

September 16, 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 September 2, 2026

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Comprehensive Plan Map Amendment (CPA) No. 1-2026, Comprehensive Plan Text Amendment (CPA) No. 2-2026 & Planned Industrial Development (PID) Rezoning with Master Plan – Space Coast Innovation Park Phase 3 – Adoption Hearing

Conduct the public hearing for the Comprehensive Plan Map Amendment (CPA) No. 1-2026, Comprehensive Plan Text Amendment (CPA) No. 2-2026 and Planned Industrial Development (PID) Rezoning with Master Plan and provide a recommendation to City Council:

An ordinance of the City of Titusville, Florida, amending the Code of Ordinances by amending Ordinance No. 60-1988, which adopted the Comprehensive Plan of the City of Titusville, by adopting Comprehensive Plan Amendment 2-2026 and amending the Future Land Use Element of the Comprehensive Plan by changing Policy 1.8.14 to add the maximum intensity thresholds for the Space Coast Innovation Phase 3 Development on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a legislative item.)

An ordinance of the City of Titusville, Florida, amending the Code of Ordinances by amending Ordinance No. 60-1988, which adopted the Comprehensive Plan of the City of Titusville, by amending the future land use designation on property located South of Shepard Drive, east of S.R. 407, and west of Grissom Parkway from the Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned Industrial Park future land use designations to the Planned Industrial Park future land use designation on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a legislative item.)

An ordinance amending Ordinance No. 5-1993 of the City of Titusville, Florida, by amending the zoning map referenced therein by changing the zoning classification on property located south of Shepard Drive, east of S.R. 407, and west of Grissom Parkway from Industrial (M-2), Single-Family Medium Density (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Planned Industrial Development (PID) zoning to Planned Industrial Development (PID) zoning with Master Plan on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a quasi-judicial item.)

The City Council will hold a public hearing on this item on October 13, 2026.

B. Ordinance Convenience Stores and Retail Gasoline Sales

Conduct the public hearing and make a recommendation to City Council on the Ordinance amending Convenience Stores and Retail Gasoline Sales.

An ordinance of the City Of Titusville, Florida, amending the code of ordinances

to consolidate Retail Gasoline Sales and Convenience Store uses and allow Convenience Stores as a Limited Use in the Tourist (T), Community Commercial (CC), Downtown Mixed Use Midtown (DMU-M), and Civic Waterfront (DMU-C) subdistricts, by amending Sections 28-54 “Use Table, Commercial Uses” and 28-112, “Convenience Stores (Without Retail Gasoline Sales)” and deleting Section 28-168 “Retail Gasoline Sales”; providing for severability, repeal of conflicting ordinances, incorporation into the code, and an effective date. (This is a legislative item.)

The City Council will hold the final public hearing on October 13, 2026.

C. Ordinance Food Pantries

This item was withdrawn by staff.

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.