



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

March 5, 2025 - 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. ROLL CALL

3. DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. Minutes February 19, 2025

Approve Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

6. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

7. OLD BUSINESS

8. NEW BUSINESS

A. Rezoning

B. Annexations

C. Conditional Use Permit

D. Miscellaneous

1. Small Scale Comprehensive Plan Map Amendment (SSA) No. 8-2024 - 1717 Barna Avenue - Royal Manor Townhomes

2. Small Scale Comprehensive Plan Amendment (SSA) No. 11-2024 2960 Columbia Blvd

Conduct the public hearing and make recommendation on Small Scale Comprehensive Plan Amendment (SSA) No. 11-2024.

SSA: Staff recommends approval of SSA No. 11-2024 to amend the Future Land Use Map (FLUM) by changing the land use designation from Low Density Residential to Commercial High Intensity on a 3.14-acre property located at 2960 Columbia Boulevard as described in Exhibit A of the ordinance. This Ordinance is a legislative item.

REZ: Approve the request to change the subject property from Single Family Medium Density (R-1B) to Community Commercial (CC) zoning district on a 3.14-acre property located at 2960 Columbia Boulevard as described in Exhibit A of the ordinance. This Ordinance is quasi-judicial.

A public hearing will be held by City Council on March 25, 2025.

3. Proposed Amendment to Bylaws

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

A. City Staff

B. City Attorney

C. Chairman

D. Members

11. 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.