



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

May 7, 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. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes April 16, 2025

Approve minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Expedited Residential Building Permits in Subdivisions Ordinance No. 15-2025

Conduct the public hearing and make a recommendation to City Council on Ordinance No. 15-2025, AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA AMENDING THE CODE OF ORDINANCES TO CREATE A PROCESS FOR ISSUANCE OF RESIDENTIAL BUILDING PERMITS IN SUBDIVISIONS PRIOR TO APPROVAL OF FINAL PLAT AND REPLACING THE TERM "SKETCH PLAT" WITH "PRELIMINARY PLAT" AND CLARIFYING THAT "PRELIMINARY PLAT" IS NOW TITLED "SITE PLAN" BY AMENDING SECTIONS 30-40 "TREE SURVEY REQUIRED BEFORE PERMIT", 34-8 "PUBLIC HEARING APPROVALS REQUIRED", 34-60 "CONCEPTUAL PLAT", 34-92 "MINIMUM REQUIREMENTS/APPLICATION AND APPROVAL", 34-93 "ADDITIONAL REQUIREMENTS", 34-144 "APPROVAL"; THAT CHAPTER 34 "PROCEDURES", ARTICLE III "SUBDIVISIONS", DIVISION 5 "PLAT", SUBDIVISION 1 "SKETCH PLAT (CONCEPTUAL PLAN) IS RENAMED PRELIMINARY PLAT (CONCEPTUAL PLAN), AND AMENDING SECTION 34-151 "PROCEDURE"; AND BY CREATING SECTIONS 34-153 "SUBMITTAL PROCEDURES"; AMENDING SUBDIVISION 2 "PRELIMINARY PLAT (SITE PLAN) TO BE RENAMED "SITE PLAN" AND AMENDING SECTIONS 34-161 "PRELIMINARY PLAT DEFINITION" TO BE RENAMED "SITE PLAN DEFINITION" AND AMENDING 34-162 "SUBMITTAL PROCEDURES", 34-163 "REQUIRED EXHIBITS", AND 34-164 "REVIEW PROCEDURES", AND SUBDIVISION 3 "FINAL PLAT", SECTIONS 34-171 "DEFINITION", 34-172 "PROCEDURE", AND 34-173 "REQUIRED EXHIBITS"; BY AMENDING CHAPTER 34 "PROCEDURES", ARTICLE III "SUBDIVISIONS", TO CREATE A NEW DIVISION 9 "PROCEDURE FOR ISSUANCE OF BUILDING PERMITS PRIOR TO APPROVAL OF FINAL PLAT", BY ADDING SECTIONS 34-174 "PURPOSE", 34-175 "PROCEDURE", 34-176 "REQUIRED SUBMITTALS AND EXHIBITS", 34-177 "CONSTRUCTION", 34-178 "PROCEDURE FOR ISSUANCE OF BUILDING PERMITS PRIOR TO APPROVAL OF FINAL PLAT", 34-179 "FINAL PLAT" AND 34-180 "RECORDING OF FINAL PLAT REQUIRED"; AMENDING SECTIONS 34-201 "RECORDING OF FINAL PLAT REQUIRED", 34-214 "APPLICATION CLASSIFICATIONS AND REVIEW SCHEDULES" AND 37-1 "DEFINITIONS", AND BY AMENDING DEVELOPMENT REVIEW PROCEDURES MANUAL SECTIONS 6 "MASTER PLANS", 11 "SKETCH PLAT" TO BE RENAMED "PRELIMINARY PLAT", 12 "PRELIMINARY PLAT" TO BE RENAMED "REQUIRED SUBMITTALS FOR EXPEDITED PERMITTING FOR RESIDENTIAL PERMITS PRIOR TO APPROVAL OF THE FINAL PLAT", 14.5 "SITE PLAN REQUIRED EXHIBITS" AND 17.2 "LAND DEVELOPMENT FEES"; PROVIDING FOR GRANDFATHER PROVISIONS, SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE AND AN EFFECTIVE DATE. This is a legislative item.

B. Sidewalk Waiver Ordinance

Conduct the public hearing and make a recommendation to City Council on the Sidewalk waiver ordinance.

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA AMENDING THE

CODE OF ORDINANCES RELATED TO WAIVERS TO SIDEWALK CONSTRUCTION REQUIREMENTS BY AMENDING CHAPTER 30 "DEVELOPMENT STANDARDS", SECTION 30-238 "ROAD AND SIDEWALK REQUIREMENTS" AND SECTION 30-239 "BICYCLE FACILITIES"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE AND AN EFFECTIVE DATE.

This is a legislative item.

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.