



CITY OF TITUSVILLE

BOARD OF ADJUSTMENTS AND APPEALS

AGENDA

Regular Meeting

May 28, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

Any person who decides to appeal any decision of the Board of Adjustments and Appeals, 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 of the meeting that the physically handicapped person desires to attend.

**Notice**

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 No. 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.

Applicants for land use and zoning related items are advised that the resumes of staff members who prepare applicable staff reports are on file in the City Clerk's Office.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL AND DETERMINATION OF A QUORUM**

**4. APPROVAL OF MINUTES**

**A. Minutes April 23, 2025**

Approve minutes

**5. QUASI-JUDICIAL CONFIRMATION PROCEDURES**

**A. Verify all persons wishing to speak before the committee has signed an Oath Card.**

**B. Chairman confirms that all agenda items have been properly advertised.**

**C. Member's statements if they have visited any of the sites or spoken to any members of the public regarding an item to be reviewed today.**

**6. CONSENT AGENDA**

**7. OLD BUSINESS**

**A. Variance 10-2025 - 3041 Edington Drive**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf for property located at 3041 Edington Drive.

On April 23, 2025, the Board tabled this item for 30 days.

**B. Variance 11-2025 - 3042 Edington Drive**

Consider the requested variance to allow the use of prohibited material in the form of artificial turf, for property located at 3042 Edington Drive.

On April 23, 2025, the Board tabled this item for 30 days.

**C. Proposed Amendment to By-Laws**

Approve amendment to Bylaws.

**8. NEW BUSINESS**

**A. Variance 13-2025 - 5650 S Washington Avenue**

Consider the requested variance to allow more than the maximum total floor area of all detached accessory buildings to exceed six hundred (600) square feet on lots larger than one (1) acre for property located at 5650 S Washington Ave.

**B. Variance 14-2025 - 450 Christian Court**

Consider the requested variance to allow lot areas to be less than the required 2,000 square feet, to allow less than the required 25-foot front yard setback for a primary structure, to allow less than the required 25-foot rear yard setback for a primary structure, for property located at Parcel ID # 21-35-32-64-\* -5.

**C. Variance 15-2025 - 2001 South Street**

Consider the requested variance to allow the floor area per dwelling unit to be less than the required 700 square feet for a one-bedroom unit, and to remove the required thirty-two (32) square feet private storage unit for multifamily units for property located at 2001 South St.

**D. Variance 16-2025 - 3410 Melody Lane**

Consider the requested variance to allow a fence located in the front yard to exceed the maximum 4-foot height, for property located at 3410 Melody Lane.

**9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

**10. REPORTS**

**11. ADJOURNMENT**