



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

October 22, 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 October 8, 2025

Approve minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Small Scale Amendment (SSA) Application No.2-2024 - State Road 405 and Singleton Avenue - PD SOUTH

Conduct the public hearing and make recommendation on Small Scale Comprehensive Plan Amendment (SSA 2-2024).

Recommend approval of SSA 2-2024 to amend the Comprehensive Plan Future Land Use Map by changing the future land use designation from Low Density Residential to Conservation on 11.25+/- acres of property and from Conservation to Low Density Residential on 0.44+/- acres of property having Parcel ID Nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759; and 22-35-05-00-760.

This ordinance is a legislative item.

Recommend approval of the rezoning from the General Use (GU) zoning district to the Planned Development (PD) zoning district on 27.99+/- acres of property; and the Open Space Recreational (OR) zoning district to the Planned Development (PD) zoning district on 0.44+/- acres of property having Parcel ID Nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759 and 22-35-05-00-760 with master plan and conditions of approval as described in the rezoning ordinance:

1. A final recreational plan shall be submitted with the plat that illustrates the proposed recreational amenities, including interconnected stabilized sidewalks and walking trails within the open space areas, and confirms with the minimum required open space [1.6(a)].
2. Wetland #1, Wetland #2, Wetland #3, and Wetland Buffers shall be preserved with the submittal of the plat [1.11(a)].
3. The developer shall work with the City to adjust the layout of the master plan to achieve the preservation of upland scrub, pine and oaks where feasible. Heritage trees should, to the extent possible, be preserved with the submittal of the plat [1.11(c)].
4. Buildings may be relocated or rearranged outside required landscape buffers within the area identified as the developable acreage as stated in condition 1.7 of the ordinance and as illustrated on the master plan in Exhibit B [1.13(d)].
5. Direct Impacts to wetlands will require an amendment to the Planned Development (PD) ordinance and master plan [1.13(e)].

This ordinance is quasi-judicial.

The City Council will hear this agenda item on November 11, 2025.

B. Cancel December 17, 2025 Commission meeting

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.