



## CITY OF TITUSVILLE

### BOARD OF ADJUSTMENTS AND APPEALS

#### AGENDA

##### Regular Meeting

December 8, 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. September 24, 2025 Minutes**

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**

**8. NEW BUSINESS**

**A. Variance No. 23-2025, 1525 Bunker Hill Court**

Consider the requested variance to allow less than the required 20-foot side corner yard setback and to allow less than the required 5-foot interior side yard setback for a detached accessory structure, for a property located at 1525 Bunker Hill Court, Titusville, FL.

**B. Variance No. 24-2025, Parcel ID # 22-35-05-00-93**

Consider the requested variance to allow less than the required 50-foot front yard setback, less than the required 50-foot rear yard setback, less than the required 25-foot interior side yard setback for a primary structure, and to exceed the required 20 percent maximum building coverage for a property located at Parcel ID # 22-35-05-00-93

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

**10. REPORTS**

**11. ADJOURNMENT**