



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

January 7, 2026 - 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 December 3, 2025**

Approve Minutes

**6. QUASI-JUDICIAL CONFIRMATION PROCEDURES**

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

**8. OLD BUSINESS**

**9. NEW BUSINESS**

**A. Tranquility Development Agreement (DA) 1-2025 Fifth Amendment**

Request the applicant resubmit the FIFTH Amendment to the Tranquility Development Agreement with the changes recommended by staff.

**B. Planning & Zoning Commission Semi-Annual Report**

Review report and approve

**C. Small Scale Amendment (SSA) 7-2025 - 1400 Elizabeth Ave**

Conduct the public hearing and make recommendation on Small Scale Comprehensive Plan Amendment (SSA) 7-2025.

Recommend **approval** of the amendment to the Comprehensive Plan Future Land Use Map by changing the future land use designation from Low Density Residential to the alternative Medium Density Residential.

Recommend **approval** of the rezoning from the Single-Family Medium Density (R-1B) to the alternative Multifamily Medium Density (R-2) zoning district consistent with the Small Scale Amendment.

**D. Christian Court Townhomes - Preliminary Plat**

Approve the Preliminary Plat for Christian Court Townhomes

**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.