

**Planning and Zoning Commission
Regular Meeting
March 18, 2026**

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday March 18, 2026 at 6:00 p.m.

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Chairman Aton called the meeting to order at 6:00 p.m.

XXX

L. V. “Woody” Rice and Larry Graham were sworn in as new members.

XXX

Present were Member L. V. “Woody” Rice, Member Larry Graham, and Member John Scully. Member Janay Mack-Daniel arrived late. Secretary Erron Fayson, Member Ted Garrod, Alternate Member James Troutman and Alternate Member AnnMarie Seidler were absent. Also, in attendance were Senior Planner Christie Anderson, Assistant City Attorney David Melito and Recording Secretary Kim Amick.

XXX

Member Scully made a motion to approve the minutes of the March 4, 2026 meeting as presented. Member Rice seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

Stan Johnston of Titusville, Florida came to speak. Mr. Johnson spoke on the thickness of asphalt in the City of Titusville and Brevard County.

XXX

Old Business

None

XXX

New Business

Live Local Ordinance

Senior Planner Christie Anderson gave an overview of this item.

Member Rice stated the bill passed July 1, 2025, but the reporting does not take place until November 2026 and asked what the city does during that time if they have not changed the LDR's but the state legislators have adopted the ordinance. Senior Planner Christie Anderson stated they would be regulated under the current code.

Assistant City Attorney David Melito stated the bills will have an effective date a couple of months later than the date that they are passed. He stated if the city had not caught up yet, the city would proceed under its own ordinances to the extent they don't conflict with any new law but the new law would supersede any of the city's ordinances if there is a conflict then they would have to follow the state provision.

Member Rice stated was there anything in the city's ordinance that went beyond what the state said, or did they just match what the state bill was indicating. Senior Planner Christie Anderson stated the intent of this amendment was just to be compliant with the state law so most of the changes are basically verbatim from the state but there were some clean up of some inaccurate language but primarily it is to comply with state law.

Member Rice stated on Page 30, looking at number five, it states "Live Local projects may not be located on recreational/commercial working waterfront zoned industrial areas". He asked what zoning categories in the city this would fall under. Senior Planner Christie Anderson stated she was not sure what zoning district that would fall under but would make a notation to find out.

Member Rice stated with regard to the height portion of the ordinance, you are following what the state says, that trumps the city's zoning ordinance. Senior Planner Christie Anderson stated yes, but the new language allowed them to provide additional restrictions for areas that were single family because the state had a lot of issues with this, so they proposed this change to add additional regulation to protect those single-family areas.

Member Rice stated on Page 31, open space, they are taking it from 25% to 10% according to the bill. Senior Planner Christie Anderson stated yes. Member Rice asked how that affects landscape buffers because the city has minimum landscape buffers so do those get reduced once you hit the 10%. Senior Planner Christie Anderson stated they would still be required to meet the minimum buffer requirements, but they would also be required to provide at least 10% of open space which is in addition to the landscape buffer requirement. Member Rice stated the definition of open space doesn't it include landscape buffers. Senior Planner Christie Anderson stated it does, but they would be required to meet the minimum standards for the landscape buffer requirements. Member Rice stated it would trump the open space requirement, if there was 10% open space and landscape buffers were beyond that, the landscape buffer requirement would trump that. Senior Planner Christie Anderson stated yes that would be considered beyond the 10% so if they did exceed the 10%, just utilizing the landscape buffers, that could potentially happen.

XXX

Member Rice made a motion to approve the ordinance as written. Member Scully seconded.

Roll call was as follows:

Member Rice	Yes
Member Graham	Yes
Member Mack-Daniel	Yes
Member Scully	Yes
Chairman Aton	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Senior Planner Christie Anderston stated the election for Vice-Chairman would be on the agenda for the next meeting.

Member Rice stated he is hearing impaired and has to use a lot of devices and he may need to use large headphones at times.

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Adjournment 6:23 pm.