

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 May 6, 2026 at 6:00 p.m.

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Chairman Aton called the meeting to order at 6:00 p.m. Present were, Secretary Erron Fayson, Vice Chairman John Scully, Member Janay Mack-Daniel, Member Theodore Garrod, Member L.V. “Woody” Rice, Member Larry Graham, Alternate Member James Troutman and Alternate Member AnnMarie Seidler. Also, in attendance were Principal Planner Eddy Galindo, City Attorney Andriene Treasure and Recording Secretary Laurie Dargie.

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Vice Chairman Scully made a motion to approve the minutes of the April 8, 2026 meeting as presented. Member Mack-Daniel seconded. There was a unanimous voice vote in favor.

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Quasi-Judicial Confirmation Procedures

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Petitions and Requests from the Public Present

Stan Johnston of Titusville, Florida came to speak about the SNJ Oaks survey, sketch plat and plans being incorrect.

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Old Business

None

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Chairman Aton advised that Member Larry Graham was the applicant of the Right-Of-Way vacation ROW#1-2026 request and Member Graham will be recusing himself as a voting member. Member Graham provided the Recording Secretary Laurie Dargie the completed FORM 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers. This document will be part of the minutes and provided to the City of Titusville’s Clerk Office.

Chairman Aton appointed Alternate Member James Troutman as the voting member in place of Member Graham for this item.

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New Business

Right-of-Way Vacation ROW#1-2026 – Avenida Real

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had brief discussion.

The Planning and Zoning Commission members requested that the following items be considered when providing agenda packet information on Right-of-Way vacations. 1. Include plat information to show whether the property being vacated is included or not within those platted boundaries. 2. Include the watermark “draft” on the Resolution to clarify it is a draft document. 3. Point out clearly that maps that are being included may be out of date.

Larry Graham of Titusville, Florida came to speak in favor of this item and answer questions.

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Member Rice made a motion to recommend approval of Right-of-Way Vacation ROW#1-2026 – Avenida Real based on the following Findings of Facts; 1. The request is consistent with the comprehensive plan. 2. The request meets the review criteria established in Ordinance No. 49-2014. 3. None of the utility providers objected to the request. 4. Zoning goes to the center of the street, therefore not creating anymore M-1.

Roll call was as follows:

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| Member Garrod | Yes |
| Vice Chairman Scully | Yes |
| Member Mack-Daniel | Yes |
| Member Rice | Yes |
| Member Troutman | Yes |
| Secretary Fayson | Yes |
| Chairman Aton | Yes |

Motion passed.

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Petitions & Requests from the Public Present

None

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Reports

Principle Planner Eddy Galindo gave an update regarding the discussion and feedback that took place by the Planning and Zoning Commission member’s motion regarding Section 34-347 non-conforming lots and the maximum density of zoning districts. This discussion was brought up during the review of the rezoning application in the Indian River City Neighborhood, REZ#8-2025. Mr. Galindo explained that, based on further discussion with staff, the density standard does not require a variance. Mr. Galindo suggested that the Planning and Zoning Commission consider removing density from zoning districts to help eliminate confusion and allow density to be regulated in the Future Land Use designations.

The Planning and Zoning Commission members had brief discussion with Mr. Galindo.

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Member Garrod made a motion to recommend to City Council that they direct staff to look into removing density from the zoning districts and to allow the Comprehensive Plan to regulate density. Member Troutman seconded.

Roll call was as follows:

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| Member Troutman | Yes |
| Secretary Fayson | Yes |
| Member Rice | Yes |
| Vice Chairman Scully | Yes |
| Member Garrod | Yes |
| Member Mack-Daniel | Yes |
| Chairman Aton | Yes |

Motion passed.

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Adjournment 7:04pm