

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 April 8, 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, Member 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, Assistant City Attorney David Melito and Recording Secretary Laurie Dargie.

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Member Rice made a motion to approve the minutes of the March 18, 2026 meeting as presented. Member Scully 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 SNJ Oaks and the survey information for Mockingbird Lane being incorrect.

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#### **Old Business**

None

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#### **New Business**

##### **Certified Recovery Residences Ordinance**

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had brief discussion.

The Planning and Zoning Commission had lengthy discussion with staff regarding certified recovery residences as it relates to the required information on the application (needing more), the distance requirement being determined from the building or property line and whether the minimum specified is enough, enforcement of potential nuisances and appeal process.

Member Seidler stated that she does not think the 60-day clock should start on the application until it is determined that the certified recovery residence meets all the requirements.

Member Rice stated that he would like to see the same documentation required by the state as specified on page 21 of tonight's agenda packet.

The Planning and Zoning Commission members had discussion on the distance requirement and how to best control how close they can be to one another.

The Planning and Zoning Commission members had discussions relating to life safety, meeting code, and the facility operations and occupants.

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Member Rice made a motion to recommend to City Council that they table the Certified Recovery Residences Ordinance so staff has time to address the following concerns of the Planning and Zoning Commission: 1. Graduating distance for size of the unit 2. Add to the application the requirements on page 21 of tonight's agenda packet, with the exception of the fee schedule and refund policy 3. Identify which is the certifying entity – FARR, FCB or DCF. 4. Identify what certified recovery level they are; 1, 2, 3, or 4? 5. Type of services offered 6. Operating hours – 24 hours, just day or just night 7. Provisions for inspections by the Building Department and Fire Department 8. Include application fee 9. Automatic revocation when violation of fire safety, health and safety 10. Criteria by the measurement of the distance is made 11. Clarifying the Appeal process. Member Graham seconded.

The Planning and Zoning Commission members had additional discussion regarding this motion as to if it is an approval with recommendations or is this a denial with the recommendations.

Assistant City Attorney Melito stated that he sees this as a recommendation of approval with the stated recommendations to City Council and a request for City Council for them to table this ordinance to allow staff the time to address the concerns of the Planning and Zoning Commission members.

Secretary Fayson stated he feels this should be a denial based on the Commissions recommended changes.

Assistant City Attorney Melito said he still sees the motion as an approval with recommendations.

Chairman Aton said that he sees this as a motion to approve with the recommended conditions and perhaps staff can make the recommendations to the ordinance before City Council considers this item.

Member Seidler asked if the request is still to ask City Council to table it. Assistant City Attorney Melito said an approval with the recommended conditions is essentially the same as a request for City Council to table because City Council will consider their recommended conditions and decide as to what they want to do with the ordinance.

Member Rice said he does not feel that the Planning and Zoning Commission can recommend approval if they have all these listed concerns addressed.

**Planning and Zoning Commission**  
**Regular Meeting**  
**April 8, 2026**

Principal Planner Eddy Galindo stated that typically the Commission would recommend denial on an ordinance that could not be salvaged. Mr. Galindo further explained that in this case the Commission would not recommend approval as currently written but with recommended changes the Commission could accept it. Mr. Galindo said that if City Council decides to accept the recommended changes the Planning and Zoning Commission would not necessarily see the ordinance again but if the Commission would accept it with their changes, then it would not need to come back to the Planning and Zoning Commission.

For clarity the Planning and Zoning Commission decided to deny this motion and start over.

Roll call was as follows:

Member Garrod	No
Member Scully	No
Member Graham	No
Member Mack-Daniel	No
Member Rice	No
Secretary Fayson	No
Chairman Aton	No

Motion failed.

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Member Rice made a motion to recommend approval of the Certified Recovery Residence Ordinance with the following recommended conditions: 1. Include an application fee in the ordinance 2. Include graduated distance based on the number of occupants 3. Address required inspections by both Building Department and Fire Department 4. Include in the application the same required documentation as page 21 of the agenda packet with the exception of fee schedule and refund policy. 5. Identify which is the certifying entity – FARR, FCB or DCF. 6. Identify the certified accreditation level, is it 1, 2, 3, or 4? 7. Identify types of services offered 8. Determine if it is a 24-hour facility or operating in just the day or night 9. Identify staffing levels and security 10. Clarification of the appeal process 11. Automatic revocation of the license if closed, abandoned, or if the facility loses their certification. Member Garrod seconded.

Roll call was as follows:

Member Graham	Yes
Secretary Fayson	No
Member Rice	Yes
Member Scully	Yes
Member Garrod	Yes
Member Mack-Daniel	Yes
Chairman Aton	Yes

Motion passed.

Member Fayson voted no based on this piece of policy, in his opinion, needs to mirror what we already have for all other group homes.

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**Trucks on Local Roads Ordinance**

Principal Planner Eddy Galindo gave an overview of this item.

Member Troutman asked how truck is defined and if this is being looked at by the weight of the truck.

The Planning and Zoning Commission members had discussion regarding the definition of “truck”.

The Planning and Zoning Commission had lengthy discussion.

Member Rice pointed out on page 33 of the agenda packet Section 14.4.3 is crossed out as a reserve and numbering is incorrect due to this change. Also, on page 27 in the summary it says Land Development Regulation 17-34, which is incorrect, it is the Code of Ordinances that is 17-34. Member Rice said that Technical Manual addresses the site plan, which is Chapter 1 of the Development Review Procedure manual.

The Planning and Zoning Commission Members continued discussion relating to enforcement of this ordinance, defining “truck”, burden on the civil engineers for including this on-site plan and the bureaucracy of the ordinance.

Principal Planner Eddy Galindo said that this ordinance was initiated by City Council to address the issues of trucks on local roads during development and construction.

Member Rice suggested that this concern would be best addressed by city staff during pre-application meetings.

Member Graham stated that during pre-construction meetings the superintendent, developer and site inspectors are identified and during construction if there is a problem the site inspector can contact the superintendent and that superintendent will immediately rectify the problem in order to ensure that the project is not delayed or stopped.

Chairman Aton stated that the ordinance needs to address the “no thru truck zones” and the ability to enforce it.

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Member Garrod made a motion to recommend approval of the Trucks on Local Roads Ordinance as written. Secretary Fayson seconded.

Member Rice made a friendly amendment: Strike all technical manual references in this ordinance and add into the ordinance that during construction activity, the City reserves the right to restrict access if deemed to be necessary to reduce impacts on local streets.

Member Garrod and Secretary Fayson accepted the friendly amendment.

Roll call was as follows:

Secretary Fayson	Yes
Member Mack-Daniel	Yes
Member Garrod	Yes
Member Scully	Yes
Member Rice	Yes
Member Graham	Yes
Chairman Aton	Yes

Motion passed.

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**Election of Officers**

Member Rice nominated John Scully to be Vice Chairman.

Secretary Fayson nominated Theodore Garrod to be Vice Chairman. Member Garrod declined the nomination.

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Member Rice made a motion to recommend John Scully as Vice Chairman. Member Graham seconded.

Roll call was as follows:

Member Mack-Daniel	Yes
Member Garrod	Yes
Member Rice	Yes
Member Graham	Yes
Secretary Fayson	Yes
Member Scully	Yes
Chairman Aton	Yes

Motion passed.

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**Petitions & Requests from the Public Present**

None

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**Reports**  
None

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**Adjournment 8:46pm**