

Planning and Zoning Commission
Regular Meeting
March 19, 2025

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 19, 2025 at 6:00 p.m.

XXX

Vice Chairman Christopher Childs called the meeting to order at 6:00 p.m. Present were Secretary Romie Grant, Member John Scully, Member Erron Fayson and Member Theodore Garrod. Chairman Dan Aton, Member Janay Gelin, Alternate John Rogers and Alternate Member Michael Fendler were absent. Also, in attendance were Principal Planner Eddy Galindo, Assistant City Attorney Chelsea Farrell and Recording Secretary Laurie Dargie.

XXX

Member Garrod made a motion to approve the minutes of the March 5, 2025 meeting as presented. Secretary Grant seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

None

XXX

Old Business

None

XXX

New Business

Verona Village C – Final Plat

Principal Planner Eddy Galindo stated that the bonds were not received in time for the Planning and Zoning Commission's consideration in the agenda packet, therefore staff is asking that this item be tabled to the April 2, 2025 Planning and Zoning Commission meeting.

XXX

Member Fayson made a motion to table Verona Village C – Final Plat to the April 2, 2025 Planning and Zoning Commission meeting. Member Scully seconded.

Roll call was as follows:

Member Garrod	Yes
Member Scully	Yes
Vice Chairman Childs	Yes
Secretary Grant	Yes
Member Fayson	Yes

Motion passed.

XXX

REZ#1-2025 – Rezoning – Windover Farms/Cheney Highway

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had brief discussion.

Member Garrod voiced his concerns about not having information from the Florida Department of Transportation.

Anna Mason, the representative of the applicant, said she agrees with what staff presented.

Randall Wilhite of Titusville and President of the Windover Farms Community Association said that he is in support of the Regional Commercial (RC) zoning, however he specifically objects to the comments of the planning staff concerning use of Windover Way as a connector road to the primary arterial access road of State Road 50 based on Comprehensive Plan Policy 1.9.1, 1.9.9 and Sections 9.4 and Section 9.5 of the Development Review Procedures Manual concerning transportation infrastructure. Mr. Wilhite provided a handout before the meeting started.

The Planning and Zoning Commission members had discussion regarding the infrastructure and traffic concerns on Windover Way and discussion relating to access to the property onto Windover Way and State Road 50. The concern is access issues based on intensity.

XXX

Member Fayson made a motion recommending denial of Rezoning REZ#1-2025 Windover Farms/Cheney Highway on the basis that there is no clear path forward on utilization of that property once this has been approved, conformity to access on the property, and conformity to lot width in the zoning district and the separation and disillusion of the plan would create at least a non-conforming issue or and present a violation of the rule upon adoption of the change. Member Scully seconded.

Roll call was as follows:

Secretary Grant	No
Member Fayson	Yes

Vice Chairman Childs	Yes
Member Scully	Yes
Member Garrod	Yes

Motion passed with a 4 yes 1 no vote.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Member Garrod advised the Planning and Zoning Commission members to go to the 1,000 Friends of Florida website and check out the information on the 2025 Legislative Session.

XXX

Adjournment 6:58pm