

**Planning and Zoning Commission
Regular Meeting
May 21, 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 May 21, 2025 at 6:00 p.m.

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

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Member Fayson made a motion to approve the minutes from the May 7, 2025 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

Toni Shifalo of Titusville, Florida came to inform the Planning and Zoning Commission that the Historic Preservation Board is having their annual workshop tomorrow night, May 22, 2025 at 5:30pm. Ms. Shifalo invited the Commission to come and hear the presentations on Joynerville etc.

Stan Johnston of Titusville, Florida came to speak in regard to his concerns with the SNJ Oaks plans.

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Old Business

None

XXX

New Business

Ordinance No. 21-2025 – Artificial Turf

Planner Tabitha Armstrong stated that the Planning and Zoning Commission members were provided a hardcopy of tonight's Ordinance No. 21-2025 on the dais which has a change of removing the word "developed" from the language *developed single family lot* in the Ordinance.

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Member Garrod provided lengthy comments regarding his concerns with Section 30-325 (d), Section 30-325 (j) and Section 30-321 (f).

Assistant City Attorney Farrell provided feedback to Member Garrod with his concerns about engineering requirements.

Toni Shifalo of Titusville, Florida came to speak against the use of any artificial plant material and harm to the environment.

The Planning and Zoning Commission members had discussion.

Assistant City Attorney Farrell advised the Commission that staff would like to see an ordinance in place to provide clarity and standards for when artificial turf is being used.

Secretary Grant asked why there are restrictions placed to only allow in the side and rear yards. Ms. Armstrong stated that the feedback from citizens during the Board of Adjustment and Appeals meetings has been strongly opposed to any use of artificial turf in the front yard.

Assistant City Attorney Farrell added that the ordinance has been created to compromise between those who want the artificial turf and those who do not want to see it.

The Planning and Zoning Commission had additional discussions with staff and amongst themselves.

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Member Garrod made a motion to recommend approval of Ordinance No. 21-2025 that was provided as a hard copy during the meeting with the following changes: in Section 30-325. Artificial Turf. Remove part (d) completely. Section 30-325 Artificial Turf. (j) – This language should be changed to make this a conditional use instead of a variance going to the Board of Adjustments and Appeals. Section 30-321. Plant materials – (f) – remove from the language ***“when concealed from view from the adjacent right-of-way and consistent with the requirements of Section 30-325 “Artificial Turf”***. Secretary Grant seconded.

Roll call was as follows:

Member Garrod	Yes
Member Scully	No
Vice Chairman Childs	Yes
Member Gelin	Yes
Secretary Grant	Yes
Member Fayson	Yes

Motion passed with a 5 yes, 1 no vote.

Member Scully voted no because he likes Section (j) as it is currently written.

XXX

Conditional Use Permit CUP#1-2025 – 5195 S. Washington Avenue

Planner Tabitha Armstrong gave an overview of this item.

Member Gelin disclosed that she spoke to Assistant City Attorney Farrell about a conflict of interest and it was determined that there was not a conflict of interest.

Lakeisha Brown, applicant, of Titusville, Florida came to speak in favor of this item.

Tommie Hicks Jr. came to speak in favor of this item.

Seamone Evans of Titusville, Florida came to speak in favor of this item.

The Planning and Zoning Commission had discussion relating to the lighting.

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Secretary Grant made a motion to recommend approval of Conditional Use Permit CUP#1-2025 – 5195 S. Washington Avenue as presented by staff. Member Fayson seconded.

Roll call was as follows:

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

Motion passed.

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Odyssey Ridge – Final Plat

Principal Planner Eddy Galindo gave an overview of this item.

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Member Fayson made a motion to recommend approval of the Odyssey Ridge Final Plat as presented. Member Gelin seconded.

Roll call was as follows:

Member Fayson	Yes
Member Gelin	Yes

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

Motion passed.

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Petitions & Requests from the Public Present

None

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Reports

Principal Planner Eddy Galindo informed the Planning and Zoning Commission members that on June 4, 2025 at 5:00pm there will be a public workshop to discuss and get feedback on the City of Titusville's Evaluation Appraisal Report (EAR).

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Adjournment 7:32pm