

**Planning and Zoning Commission  
Special Workshop Meeting  
June 4, 2025**

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in special session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday June 4, 2025 at 5:00 p.m.

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Chairman Aton called the workshop to order at 5:00 p.m. Present were, Member John Scully, Member Theodore Garrod, Alternate Member John Rogers. Also, in attendance were Principal Planner Eddy Galindo, Community Development Director Brad Parrish, and Recording Secretary Laurie Dargie.

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## **Workshop**

### **Evaluation and Appraisal Report (EAR)**

Eliza Juliano and Emily Thomas with Kimley-Horn came to provide a presentation on the Evaluation and Appraisal Report (EAR).

Member Rogers had brief discussion with Ms. Juliano regarding the bike trail and stormwater ponds.

Member Garrod spoke of his familiarity of the EAR process. Member Garrod made comments relating to road widening, transportation, and the financial costs that come with meeting the goals that are set forth to obtain.

Stan Johnston of Titusville came to speak about an email he sent to the Planning and Zoning Commission at 2:00am. Mr. Johnston spoke of his concerns on the incorrect flood plain information, dams, freshwater management study, and sea level rise.

Toni Shifalo of Titusville came to request that there be policies for protection of historic abandoned cemeteries in place. Ms. Shifalo also spoke about protecting the undeveloped land in Titusville and the sanitary sewer issues.

Member Rogers suggested bumping the Level of Service (LOS) from 8 acres per 1,000 residents to 10 or 15 acres per 1,000 residents.

A citizen came to share her concerns regarding not having enough freshwater for the projected growth in Titusville. She stated that Titusville should not be promoting growth and there is not enough potable water. She also stated that there is a lack of a good bus transit system in Titusville.

Laurilee Thompson of Mims came to speak and made reference to the Titusville 20/20 Plan. Ms. Thompson said Titusville should value what we have and work to protect it. Ms. Thompson said that the Titusville Environmental Commission could help with reviewing the EAR.

Lisa came to speak about the need for smart growth and mid-density growth. She stated that Titusville is lacking in townhomes and multi-family communities that promote walkability. She stated there is too much single-family development.

Member Rogers spoke about the Downtown and how the desire is to have it a vibrant walkable area.

Chairman Aton said he agrees with Member Garrod regarding the need to budget the funds to meet the goals. Chairman Aton said it is a balance of having the funds to meet the infrastructure needs.

Principle Planner Eddy Galindo went over the summary slide from the presentation to ask if anyone had additional feedback on Kimley-Horns summary.

Mr. Galindo said the next steps would be to take feedback, bring text changes back before the Planning and Zoning Commission and City Council, then provide to the State for their comments.

Member Garrod made comments about parking lots that don't have proper connectivity that allow access to other businesses without having to enter and exit the road again.

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**Adjournment 6:24pm**