

Planning and Zoning Commission
Regular Meeting
October 8, 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 October 8, 2025 at 6:00 p.m.

XXX

Chairman Aton called the meeting to order at 6:00 p.m. Present were, Vice Chairman Christopher Childs, Secretary Grant, Member John Scully, Member Janay Gelin, Member Erron Fayson, Member Garrod, and Alternate Member AnnMarie Seidler. Alternate Member James Troutman was absent. Also, in attendance were Principal Planner Eddy Galindo, Senior Planner Christie Anderson and Recording Secretary Laurie Dargie.

XXX

Vice Chairman Childs made a motion to approve the minutes from the September 17, 2025 meeting as presented. Member Fayson seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Chairman Aton stated that the Small Scale Amendment SSA#5-2025 – Sunset Development is not being heard at tonight's meeting and is being rescheduled to a date unknown at this time. The item will be readvertised and notification will be provided to the public once rescheduled.

XXX

Petitions and Requests from the Public Present

Stan Johnston of Titusville, Florida provided a handout of an email to the Commission members and spoke about the handout relating to 1155 Mockingbird Lane access.

XXX

Old Business

None

XXX

New Business

Small Scale Amendment SSA#6-2025 – Annexation, Small Scale Comprehensive Plan Map Amendment & Rezoning - Golden Knights Blvd Industrial

Senior Planner Christie Anderson gave an overview of this item.

The Planning and Zoning Commission members had some discussion.

Jean Ani-Aoun, applicant, of Orlando, Florida came to speak in favor of this item.

XXX

Vice Chairman Childs made a motion to recommend approval of the annexation of 9.18+/- acres - SSA#6-2025 – Golden Knights Blvd. Member Gelin seconded.

Roll call was as follows:

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

Motion passed.

XXX

Vice Chairman Childs made a motion to recommend approval of the comprehensive plan land use amendment from Industrial (Brevard County) to the City's Industrial future land use designation – SSA#6-2025 – Golden Knight Blvd. Member Scully 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
Chairman Aton	Yes

Motion passed.

XXX

Vice Chairman Childs made a motion to recommend approval of the rezoning from Light Industrial IU (Brevard County) to the City's Industrial (M-2) zoning district – SSA#6-2025 – Golden Knights Blvd. Member Garrod seconded.

Roll call was as follows:

Member Fayson	Yes
Member Gelin	Yes
Member Garrod	Yes
Vice Chairman Childs	Yes
Member Gelin	Yes
Member Fayson	Yes
Chairman Aton	Yes

Motion passed.

XXX

CUP #2-2025 – Cold Spot Food Truck

Principal Planner Eddy Galindo stated that the applicant has withdrawn the application to allow more time to work with staff.

XXX

Harbor Lakes – Final Plat

Principal Planner Eddy Galindo gave an overview of this item.

XXX

Member Garrod made a motion to recommend approval of the Harbor Lakes Final Plat as presented. Secretary Grant seconded.

Roll call was as follows:

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

Motion passed.

XXX

Transmittal of the Evaluation and Appraisal Review (EAR) based amendments to the Comprehensive Plan to the state of land planning agency

Kimley-Horn consultants Emily Thomas and Eliza Juliano provided a PowerPoint presentation.

Planning and Zoning Commission
Regular Meeting
October 8, 2025

The Planning and Zoning Commission members had discussions with the consultants and staff relating to the accuracy of the data used for the report, population growth projections, affordable housing, level of service, infrastructure, and stormwater.

Member Fayson voiced his concern with Kimley-Horn being the consultant for the EAR update and having ongoing projects in the city. He feels there may be a conflict of interest.

Member Garrod spoke of Florida using the Bureau of Economic and Business Research (BEBR's) for Florida's official population estimates and projections for the state and municipalities.

Laurilee Thompson of Mims, Florida came to speak regarding some changes to the EAR before transmittal. Ms. Thompson requested that the Planning and Zoning Commission consider deletion of Policy 1.6.8 based on the Titusville Environmental Commission will be working specifically on the wetlands policy. Ms. Thompson requested that Brevard Natives be required instead of Florida Friendly in Policy 1.5.8.

The Planning and Zoning Commission had discussion relating to Ms. Thompson requests. Kimly-Horn consultants also provided some feedback regarding limiting landscape to only Brevard natives.

XXX

Member Garrod made a motion to recommend approval for Transmittal of the Evaluation and Appraisal Review (EAR) based amendments to the Comprehensive Plan to the state of land planning agency with the following recommended changes: 1. Add the following language to Policy 1.5.8 ***Encourage Brevard Native landscaping*** (page 277 of 421 of the agenda packet) 2. Delete Policy 1.6.8 (page 356 of 421 of the agenda packet). Vice Chairman Childs seconded.

Roll call was as follows:

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

Motion passed with a 6 yes, 1 no vote.

Member Fayson voted no as he does not feel that the data used for growth projections is accurate and skews the accuracy of the whole report.

XXX

Petitions & Requests from the Public Present

Bill Young of Titusville, Florida came to speak about solar energy and zero energy homes. Mr. Young provided a handout to the Commission members.

XXX

Reports

Attorney James Stokes said that the new City Attorney will start next week.

Member Fayson said there is the Miracle City Marketplace downtown event on October 12, 2025.

XXX

Adjournment 7:28pm