

**Planning and Zoning Commission**  
**Regular Meeting**  
**March 4, 2026**

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 4, 2026 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 Erron Fayson, Member John Scully, Member Theodore Garrod, and Alternate Member James Troutman. Member Janay Gelin and Alternate Member AnnMarie Seidler were absent. Also, in attendance were Principal Planner Eddy Galindo, Assistant City Attorney David Melito and Recording Secretary Laurie Dargie.

XXX

Member Troutman made a motion to approve the minutes of the February 18, 2026 meeting as presented. Vice Chairman Childs seconded. There was a unanimous voice vote in favor.

XXX

**Quasi-Judicial Confirmation Procedures**

Chairman Aton said Mr. Oliver called him to say he wasn't able to come to the meeting in person but would be sending a representative.

XXX

**Petitions and Requests from the Public Present**

Stan Johnston of Titusville, Florida came to speak. Mr. Johnston provided a handout from 1966. Mr. Johnston made comments about the handout.

Member Troutman asked about the canals in the City of Titusville being maintained. Principal Planner Eddy Galindo said that the Public Works Department is included in Mr. Johnston's emails and is aware of the concerns that Mr. Johnston brings to the City's attention.

XXX

**Old Business**

None

XXX

**New Business**

**Rezoning REZ#8-2025 – 317 Oleander Place**

Principal Planner Eddy Galindo gave an overview of this item.

Member Garrod made comments regarding a dilemma this situation causes with needing a variance. Principal Planner Eddy Galindo spoke about Development Standards.

Assistant City Attorney Melito said that he agrees with the intent in the analysis, the issue is, even if we all agree on that we are bound by the plain text of the code where there is a minimum 10,000 square foot lot area. Assistant City Attorney Melito said this would be a classic hardship and the entire reason for a variance process existence especially more so than self-created hardships. The lot of record issue is definitionally a hardship that a variance should be applied too.

Member Garrod would suggest that this issue be further reviewed by staff.

Member Troutman had the same concerns as Member Garrod regarding the applicant having to go through a variance process for density.

Member Garrod explained lot area and density and stated that he does not believe density should belong in a code that also requires lot area because this creates a conflict. Principal Planner Eddy Galindo stated that the density is not listed in the Comprehensive Plan but only in the zoning district in this designation. The US1 Future Land Use designation does not have the density.

Chairman Aton said that unfortunately the Commission is unable to help this applicant's situation but the Commission can make a recommendation to City Council to have staff look into how to streamline the process so in the future someone is not in this same type of situation.

Norman White of Titusville, Florida, applicant, came to speak in favor of this item.

Lawrence Graham of Titusville, Florida came to speak against this item. After discussion took place, it was found that there was a misunderstanding of the address as Mr. Graham thought the address was 317 Delespine Avenue that was being discussed.

Donn Mount of Titusville, Florida came to speak against this item, however thought the address being discussed was 317 Delespine Avenue.

The Planning and Zoning Commission had some discussion.

XXX

Member Garrod made a motion to recommend approval of Rezoning REZ# 8-2025 – 317 Oleander Place. Vice Chairman Childs seconded.

Roll call was as follows:

Member Garrod                      Yes

Member Scully	Yes
Vice Chairman Childs	Yes
Member Troutman	Yes
Secretary Fayson	Yes
Chairman Aton	Yes

Motion passed.

XXX

Member Garrod made a motion to recommend that City Council advise staff to investigate the issue of density as it relates to Section 34-347. – Nonconforming lots. Specifically, to ensure that if a lot is made non-conforming due to a density standard of a zoning district that the lot be eligible for the remedies of this section without the need for a variance. Member Troutman seconded.

Roll call was as follows:

Member Troutman	Yes
Secretary Fayson	Yes
Vice Chairman Childs	Yes
Member Scully	Yes
Member Garrod	Yes
Chairman Aton	Yes

Motion passed.

XXX

**Conditional Use Permit – CUP#9-2024 – Titusville Storage**

Principal Planner Eddy Galindo gave an overview of this item.

Secretary Fayson feels that there are too many storage facilities in Titusville.

Member Troutman asked for clarification as to why mini warehouses are required to obtain a Conditional Use Permit. Principle Planner Eddy Galindo explained why this use goes through the Conditional Use Permit process.

The Planning and Zoning Commission had discussion.

Krista Runte, the counsel for the applicant, came to speak in favor of this item.

XXX

Vice Chairman Childs made a motion to approve the Conditional Use Permit CUP#9-2024 – Titusville Storage as presented. Member Garrod seconded.

Roll call was as follows:

Secretary Fayson	No
Member Garrod	Yes
Member Troutman	Yes
Member Scully	Yes
Vice Chairman Childs	Yes
Chairman Aton	Yes

Motion passed.

Secretary Fayson voted no as he feels there are too many storage facilities in Titusville and the city should stop or pause to take time and evaluate what is being allowed in the city.

XXX

**Petitions & Requests from the Public Present**

None

XXX

**Reports**

Principal Planner Eddy Galindo informed the Planning and Zoning Commission members that may have registered for the Community Conference Event that it is Saturday March 7, 2026 at 8:00am.

Member Garrod reminded staff that he had asked a few months ago that it would be helpful to have a map of the location of the properties that are being brought up as items on the agenda in the packet at the beginning of the staff reports rather than later in the report. Member Garrod said it would be helpful to see the location of the property early to have a better understanding of the location as they read the report. Principle Planner Eddy Galindo said he would inform staff of this request.

XXX

**Adjournment 7:35pm**