

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 July 08, 2026 at 6:00 p.m.

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Vice Chairman John Scully called the meeting to order at 6:00 p.m. Present were, Secretary Erron Fayson, Member Larry Graham, Member Janay Mack-Daniel, Member Theodore Garrod, Member L.V. “Woody” Rice, Alternate Member James Troutman and Alternate Member AnnMarie Seidler. Chairman Aton was absent. Also, in attendance were Principal Planner Eddy Galindo, Senior Planner Christie Anderson, Assistant City Attorney David Melito and Recording Secretary Laurie Dargie.

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Member Troutman made a motion to approve the minutes of the June 17, 2026 meeting as presented. Secretary Fayson 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

Stan Johnston of Titusville, Florida came to speak to the Commission. Mr. Johnston provided the Recording Secretary with a copy of an email he said he sent to all of the Planning and Zoning Commission members on July 7, 2026. Mr. Johnston spoke about the content of the email.

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Old Business

None

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New Business

Small Scale Amendment SSA#1-2026 – Canaveral Avenue

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had discussion with staff.

Joshua Wilson with Gold Coast came to speak in favor of this request and answer questions of the Commission. Mr. Wilson explained why they are requesting the R3 zoning.

The Planning and Zoning Commission members had discussion with Mr. Wilson and staff relating to affordable housing and zoning.

Toni Shifalo of Titusville, Florida came to speak to the Commission. Ms. Shifalo stated she would like for this project to conform to the existing homes in the area.

The Planning and Zoning Commission asked if the plans for the project have changed at all from the request for single story duplex. Mr. Wilson said no.

Member Rice asked Mr. Wilson if he would agree to the condition that this be restricted to a single-story duplex. Mr. Wilson said that was what they plan to do.

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Member Garrod made a motion to recommend approval of SSA#1-2026 – Comprehensive Plan Future Land Use Map based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes in the request to change the future land use designation on the property from Medium Density Residential to High Density Residential. Member Mack-Daniel seconded.

Member Rice asked if the condition of limiting this to a single-story duplex could be added.

Member Fayson said he is not in support of this condition.

Principal Planner Eddy Galindo stated that the maximum height allowed in the current zoning and the proposed zoning is thirty-five (35) feet.

Member Garrod said this is a tight lot.

The condition was not accepted as part of the motion.

Roll call was as follows:

Member Garrod	Yes
Vice Chairman Scully	Yes
Member Graham	Yes
Member Mack-Daniel	Yes
Member Rice	Yes
Member Troutman	Yes
Secretary Fayson	Yes

Motion passed.

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Member Garrod made a motion to recommend approval of SSA#1-2026 - rezoning based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes in the request to change the zoning district on the property from Single-Family High Density (R-1C) to Multifamily High Density Residential (R-3). Member Mack-Daniel seconded.

Roll call was as follows:

Member Graham	No
Member Troutman	Yes
Secretary Fayson	Yes
Member Rice	Yes
Vice Chairman Scully	Yes
Member Garrod	Yes
Member Mack-Daniel	Yes

Motion passed with a 6 yes, 1 no vote.

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Cell Towers in Community Commercial (CC) Zoning District Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission members had discussion relating to the height of the cell tower and the allowed distance between towers.

Mary Solik, legal council for the applicant from Orlando, Florida, came to speak in favor of this request and to answer questions.

The Planning and Zoning Commission members voiced their concerns with opening this use up in all Community Commercial (CC) zoning.

Ms. Solik stated that the distance restriction of one (1) mile really helps prevent the installation of any additional towers. Ms. Solik also stated that this cell tower is going to provide the service that is lacking in the community and there should not be any need for additional cell towers as the City's coverage will be sufficient.

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Member Garrod made a motion to recommend approval of the Cell Towers in Community Commercial (CC) Zoning District Ordinance as written. Secretary Fayson seconded.

Roll call was as follows:

Secretary Fayson	Yes
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Member Mack-Daniel	Yes
Member Garrod	Yes
Member Troutman	Yes
Vice Chairman Scully	Yes
Member Rice	Yes
Member Graham	Yes

Motion passed.

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Planning & Zoning Commission Semi-Annual Report

Principal Planner Eddy Galindo gave an overview of this item.

Toni Shifalo of Titusville, Florida came to speak to the Commission about the importance of being in front of the City Council and strongly encouraged that one of the Planning and Zoning Commission members present the semi-annual report to City Council in person.

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Member Troutman made a motion to approve the Planning and Zoning Commission Semi-Annual Report and asked that it be presented to City Council as a written report. Member Graham seconded.

Roll call was as follows:

Member Mack-Daniel	Yes
Member Garrod	Yes
Member Rice	Yes
Member Graham	Yes
Secretary Fayson	Yes
Member Troutman	Yes
Vice Chairman Scully	Yes

Motion passed.

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Comprehensive Plan Amendment CPA#1-2026 (Map) and CPA#2-2026 (Text) – Space Coast Innovation Park Phase 3 Transmittal Hearing

Senior Planner Christie Anderson gave an overview of this item.

Member Garrod made comments about the complexity of the provided traffic study and whether the applicant should have to provide additional traffic studies during site plan review. Ms. Anderson said that the traffic study that was provided was based on full potential build-out and the additional traffic study would be specific to the actual project.

The Planning and Zoning Commission members had discussions relating to the traffic study and what the traffic calculations were based on.

Kinan Husainy, applicant representative, came to speak in favor of this item. Mr. Husainy gave a PowerPoint presentation.

The Planning and Zoning Commission had discussion with Mr. Husainy relating to floodplain requirements, build-out projection, concurrency, compensatory storage, impacts to wetlands, and what type of low impact development (LID) is going to be used.

Kevin Daughtery with TICO Airport, Titusville, Florida came to speak in favor of this request.

Kathleen Yonce of Titusville, Florida came to speak in favor of this request.

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Member Rice made a motion to recommend approval of the transmittal of Comprehensive Plan Amendments CPA#1-2026 (Map) and CPA#2-2026 (Text) as presented. Member Mack-Daniel seconded.

Roll call was as follows:

Vice Chairman Scully	Yes
Member Graham	Yes
Member Troutman	Yes
Member Garrod	Yes
Member Rice	Yes
Member Mack-Daniel	Yes
Secretary Fayson	No

Motion passed with a 6 yes, 1 no vote.

Member Fayson stated that he could not support this request without knowing more detailed information about the project.

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Petitions & Requests from the Public Present

None

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Reports

None

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Adjournment 8:37pm