

**Planning and Zoning Commission**  
**Regular Meeting**  
**January 22, 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 January 22, 2025 at 6:00 p.m.

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Chairman Joseph Richardson called the meeting to order at 6:00 p.m. Present were Vice Chairman Dan Aton, Secretary Romie Grant, Member Christopher Childs, Member Erron Fayson and Member Theodore Garrod, Alternate Member Michael Fendler and Alternate John Rogers. School Board Member Jaqueline McLaughlin was 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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Vice Chairman Aton made a motion to approve the minutes from the January 8, 2025 meeting as presented. Secretary Grant 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**

None

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**Old Business**

None

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**New Business**

**CUP# 4-2024 – Conditional Use Permit – 800 Century Medical Drive**

Planner Tabitha Armstrong gave an overview of this item.

Nicholas Giordano, applicant, of Titusville came to speak in favor of this item.

The Planning and Zoning Commission members had some discussion with Mr. Giordano.

Terrie Friend of Cocoa, Florida came to speak in favor of this item.

Sabrina Kennedy of Titusville, Florida came to speak in favor of this item.

Frank Kemper of Titusville, Florida came to speak in favor of this item.

David Head of Titusville, Florida came to speak in favor of this item.

Dr. Robert Rosen of Titusville, Florida came to speak in favor of this item.

Andrew Pondy of Titusville, Florida came to speak in favor of this item.

Debi Frakes of Titusville, Florida came to speak in favor of this item.

Angie Nelson of Titusville, Florida came to speak in favor of this item.

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Member Childs made a motion recommending approval of CUP#4-2024 – 800 Century Medical with the staff recommended condition. Secretary Grant seconded.

Roll call was as follows:

|                     |     |
|---------------------|-----|
| Member Garrod       | Yes |
| Vice Chairman Aton  | Yes |
| Member Fendler      | Yes |
| Member Childs       | Yes |
| Secretary Grant     | Yes |
| Member Fayson       | Yes |
| Chairman Richardson | Yes |

Motion passed.

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**EAS#2-2024 – Easement Vacate – 3520 Oakhill Drive**

Principal Planner Eddy Galindo gave an overview of this item.

Member Garrod made comments about the easement vacate request and suggested that the entire easement be vacated instead of just a portion of the easement.

The Planning and Zoning Commission members had some discussion with staff.

Member Garrod requested that staff convey to the applicant that they consider making application to vacate the entire easement.

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Vice Chairman Aton made a motion to recommend approval of EAS#2-2024 – Easement Vacate – 3520 Oakhill Drive as presented. Member Fayson seconded.

Roll call was as follows:

|                     |     |
|---------------------|-----|
| Secretary Grant     | Yes |
| Member Fayson       | Yes |
| Member Childs       | Yes |
| Vice Chairman Aton  | Yes |
| Member Garrod       | Yes |
| Member Fendler      | Yes |
| Chairman Richardson | Yes |

Motion passed.

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**SSA#7-2024 - Small Scale Comprehensive Plan Map Amendment – 800 Lane Avenue**

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission members had some discussion with staff.

Kelly Hyvonen, applicant, on behalf of 800 Land Avenue LLC, came to speak in favor of this item. Ms. Hyvonen provided a handout to review during her presentation.

The Planning and Zoning Commission members had discussion with Ms. Hyvonen.

Bob Wattwood of Indialantic, Florida came to speak of his concerns with regard to no binding concept plan and potential increased traffic on Lane Avenue. Mr. Wattwood provided a handout and spoke about the handout which was relating to traffic.

The Planning and Zoning Commission members had discussion relating to potential traffic on Lane Avenue and how to limit access to Lane Avenue south.

Mr. Galindo said a condition could be recommended to restrict right turns onto Lane Avenue.

Ms. Hyvonen gave a rebut and said they would fully support having a no right turn onto Lane Avenue.

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Member Garrod made a motion to recommend approval of SSA#7-2024 Small Scale Comprehensive Plan Future Land Use Map by changing the future land use designation from Downtown Mixed Use, Educational, and Conservation to Downtown Mixed Use, Commercial High Intensity, and Commercial Low Intensity. Vice Chairman Aton seconded.

Roll call was as follows:

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|                     |     |
|---------------------|-----|
| Member Fayson       | Yes |
| Member Fendler      | Yes |
| Member Garrod       | Yes |
| Vice Chairman Aton  | Yes |
| Member Childs       | Yes |
| Secretary Grant     | Yes |
| Chairman Richardson | Yes |

Motion passed.

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Member Garrod made a motion to recommend denial of SSA#7-2024 – Rezoning from Public (P) and Open Space/ Recreation (OR) to Community Commercial (CC). Member Fayson seconded.

Roll call was as follows:

|                     |     |
|---------------------|-----|
| Member Garrod       | Yes |
| Secretary Grant     | No  |
| Member Childs       | No  |
| Member Fayson       | Yes |
| Vice Chairman Aton  | No  |
| Member Fendler      | Yes |
| Chairman Richardson | No  |

Motion failed with a 3 yes, 4 no vote.

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Member Childs made a motion to recommend approval of SSA#7-2024 – Rezoning from Public (P) and Open Space/ Recreation (OR) to Community Commercial (CC) with the condition that right turns onto Lane Avenue be restricted. Vice Chairman Aton seconded.

Roll call was as follows:

|                     |     |
|---------------------|-----|
| Vice Chairman Aton  | Yes |
| Secretary Grant     | Yes |
| Member Fendler      | No  |
| Member Garrod       | No  |
| Member Childs       | Yes |
| Member Fayson       | No  |
| Chairman Richardson | Yes |

Motion passed with a 4 yes, 3 no vote.

Member Fendler, Member Garrod and Member Fayson voted no as they feel that Planned Development would be a more appropriate rezoning.

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**Election of Officers**

Member Childs made a motion to table Election of Officers to the February 5, 2025 Planning and Zoning Commission meeting. Secretary Grant seconded.

Roll call was as follows:

|                     |     |
|---------------------|-----|
| Member Fayson       | Yes |
| Member Childs       | Yes |
| Secretary Grant     | Yes |
| Member Fendler      | Yes |
| Vice Chairman Aton  | Yes |
| Member Garrod       | Yes |
| Chairman Richardson | Yes |

Motion passed.

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Chairman Richardson announced that he will not be requesting to be reappointed to the Planning and Zoning Commission. Chairman Richardson said he has enjoyed serving with the Commission members.

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**Economics of Development in Florida**

Principal Planner Eddy Galindo said that Laurilee Thompson shared a report titled “Economics of Development in Florida” prepared by Urban3 and the Planning and Zoning Commission requested that the information be presented at a future meeting.

The full presentation is available on the 1000 Friends of Florida website.

The Planning and Zoning Commission had some discussion regarding this item.

The Planning and Zoning Commission decided to have this agenda item come back to a future Planning and Zoning Commission meeting for discussion. Mr. Galindo will provide some additional information to the Planning and Zoning Commission relating to this item.

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**Petitions & Requests from the Public Present**

Vicki Conklin of Titusville, Florida came to speak about the Board of Adjustments and Appeals meeting coming up on January 29, 2025 and encouraged members of the Commission to come as she has an application of appeal to be heard.

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**Reports**

Mr. Galindo thanked Chairman Richardson for serving on the Planning and Zoning Commission.

Assistant City Attorney Chelsea Farrell also thanked Chairman Richardson for serving on the Planning and Zoning Commission.

The Planning and Zoning Commission members thanked Chairman Richardson for serving on the Planning and Zoning Commission.

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**Adjournment 8:31pm**