

**Planning and Zoning Commission
Regular Meeting
February 5, 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 February 5, 2025 at 6:00 p.m.

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Vice Chairman Dan Aton called the meeting to order at 6:00 p.m. Present were Secretary Romie Grant, Member Christopher Childs, Member Erron Fayson, Member Theodore Garrod, Member Janay Mack-Gelin, Member John Scully and Alternate Member John Rogers. Alternate Member Michael Fendler was absent. Also, in attendance were Principal Planner Eddy Galindo, Assistant City Attorney Chelsea Farrell and Recording Secretary Kim Amick.

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Assistant City Attorney Farrell swore in Janay Mack-Gelin as a regular member.

Assistant City Attorney Farrell swore in John Scully as a regular member.

Member Mack and Member Scully took their seats on the dais.

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Member Childs made a motion to approve the minutes from the January 22, 2025, meeting as presented. Member Garrod 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

Election of Officers

Assistant City Attorney Farrell explained the election of officer's procedures.

Vice-Chairman Aton opened the floor up for nominations.

Secretary Grant nominated Member Childs. Member Garrod seconded.

Member Fayson nominated Vice-Chairman Aton. Member Scully seconded.

Roll call was as follows:

Member Fayson	Vice-Chairman Aton
Member Childs	Member Childs
Secretary Grant	Member Childs
Member Mack-Gelin	Vice-Chairman Aton
Vice-Chairman	Vice-Chairman Aton
Member Garrod	Vice-Chairman Aton
Member Scully	Vice-Chairman Aton

Vice-Chairman Aton was appointed as Chairman.

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Member Fayson nominated Member Childs as Vice-Chairman. Member Grant seconded.

Member Childs was willing to accept the nomination.

There was a unanimous voice vote.

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Member Garrod nominated Member Grant as Secretary. Member Childs seconded.

Secretary Grant was willing to accept the nomination.

There was a unanimous voice vote.

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New Business

Small Scale Comprehensive Plan Amendment (SSA) No. 10-2024 Grannis Ave Quadruplex

Principal Planner Eddy Galindo gave an overview of this item.

Member Garrod made comments on the functionality of roads and the interpretation of Policy 1.9.1 of the future land use element.

The Planning and Zoning Commissioners discussed Member Garrod's comments.

Member Rogers made comments on the zoning of the property, if Norwood Avenue is sufficient for the property and capable of handling the traffic.

The Planning and Zoning Commissions had further discussion on this item.

Mr. Edward Bremer, owner, spoke in favor of this item.

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Member Garrod made a motion to change Policy 1.9.1 of the Future Land Use Element to embrace determining factors including functionality of a road to qualifiedly make it a collector or arterial by determination. Member Fayson seconded.

Roll call was as follows:

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

Motion passed.

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Member Garrod made a recommendation to approve the SSA#10-2024 Small Scale Comprehensive Amendment as requested. Secretary Grant seconded.

Roll call was as follows:

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

Motion passed.

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Member Childs made a motion for approval of the rezoning for SSA#10-204 Small Scale Comprehensive Plan Amendment No. 10-2024. Member Fayson seconded.

Roll call was as follows:

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

Motion passed.

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Petitions & Requests from the Public Present

None

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Reports

Mr. Galindo congratulated the two new members.

Mr. Galindo asked the members to respond to Laurie Dargie's emails regarding attendance.

Assistant City Attorney Farrell said the school board member has resigned and they are waiting for her replacement.

Member Childs wanted to thank Mr. Joe Richardson for serving as the Chairman, he was great and never missed a meeting.

Member Garrod welcomed the new members.

Member Fayson welcomed new members and encouraged the community to get involved.

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Adjournment 6:56 p.m.