

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 5, 2025 at 6:00 p.m.

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

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Vice Chairman Childs made a motion to approve the minutes from the February 19, 2025 meeting with corrections. Member 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

None

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Old Business

None

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New Business

SSA#8-2024 – Small Scale Comprehensive Plan Amendment – 1717 Barna Avenue – Royal Manor Townhomes

Senior Planner Christie Anderson gave an overview of this item.

Member Garrod made comments regarding staff's recommendations.

The Planning and Zoning Commission had discussion regarding the differences in R2 and R3 zoning.

Rodney Honeycutt, applicant of Titusville, Florida came to speak in favor of this item and answer questions.

Ken Miller, applicant/property owner, of Titusville, Florida came to speak in favor of this item.

James Troutman of Titusville, Florida came to speak against this item.

Theresa Bissailon of Titusville, Florida came to speak against this item.

Kay St. Onge of Titusville, Florida came to speak against this item.

Rodney Honeycutt of Titusville, Florida provided a rebut.

The Planning and Zoning Commission had discussion with Mr. Honeycutt and staff.

Vice Chairman Childs stated that he did not feel the Future Land Use fit in the area.

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Member Fayson made a motion recommending approval of the Small Scale Comprehensive Plan Amendment SSA#8-2024. This recommendation is 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 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Member Scully seconded.

Roll call was as follows:

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

Motion passed with a 6 yes, 1 no vote.

Vice Chairman Childs voted no as he does not believe the Future Land Use fits this area.

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Member Fayson made a motion recommending approval of the rezoning from the Single-Family Medium Density (R-1B) to the Multifamily Medium Density (R-2) zoning district consistent with the Small Scale Amendment SSA#8-2024. This recommendation is 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. Also included in the motion is a minimum property lot width of 24 feet. 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.

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SSA#11-2024 – Small Scale Comprehensive Plan Amendment – 2960 Columbia Blvd

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had brief discussion.

Jean Abi-Aoun applicant came to speak in favor of this item.

Member Garrod brought up an email from Audubon and said he would send the email to Brad Parrish so that Mr. Parrish could provide it to Mr. Abi-Aoun.

Member Rogers asked Mr. Abi Aoun questions about the environmental report.

Kay St. Onge of Titusville, Florida came to speak against this item and her concerns with the environmental impacts.

Jean Abi-Aoun came to speak about the environmental report.

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Member Garrod made a motion recommending approval of Small Scale Comprehensive Plan Amendment SSA#11-2024 to amend the FLUM by changing the land use designation from Low Density Residential to Commercial High Intensity on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation is 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 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. Secretary Grant seconded.

Roll call was as follows:

Member Fayson	Yes
Member Gelin	Yes
Member Garrod	Yes

Member Scully	Yes
Vice Chairman Childs	Yes
Secretary Grant	Yes
Chairman Aton	Yes

Motion passed.

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Member Garrod made a motion recommending approval of Small Scale Comprehensive Plan Amendment SSA#11-2024 to amend the zoning designation from Single Family Medium Density (R-1B) to Community Commercial (CC) on property located at 2960 Columbia Boulevard, as described in Exhibit A of the ordinance. This recommendation is 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. 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.

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Planning & Zoning Commission By-Laws – Proposed Amendment to the By-Laws

Assistant City Attorney Chelsea Farrell gave an overview of this item.

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Vice Chairman Childs made a motion to approve the proposed changes to the Planning and Zoning Commission By-laws as presented. Member Gelin seconded.

Roll call was as follows:

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

Member Fayson	Yes
Chairman Aton	Yes

Motion passed.

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Petitions & Requests from the Public Present

None

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Reports

Member Rogers said he would like to see more details of the community engagement meeting results included in the agenda packet.

Member Garrod advised the Planning and Zoning Commission members to go to the 1,000 Friends of Florida website and check out the information on the 2025 Legislative Session.

Chairman Aton said he will not be able to attend the March 19, 2025 meeting.

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Adjournment 7:50pm