

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 April 16, 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, Alternate John Rogers and Alternate Member Michael Fendler. Also, in attendance were 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 April 2, 2025 meeting with corrections. Member Scully 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

Rezoning REZ#4-2024 – Verona (AKA Willow Creek) PD Master Plan Amendment

Senior Planner Christie Anderson gave an overview of this item.

The Planning & Zoning Commission had brief discussion.

Rodney Honeycutt, applicant of Titusville, Florida, came to speak in favor of this item. Mr. Honeycutt provided further explanations of the requests that are being made.

The Planning & Zoning Commission had discussion with Mr. Honeycutt.

Planning and Zoning Commission
Regular Meeting
April 16, 2025

Stephen White, with KB Homes, came to speak in favor of this item and answered questions.

Member Garrod had concerns with the model homes not having stipulated time for when they must stop their use of a model home and become a residence.

The Planning and Zoning Commission members had discussion regarding the request for setback reductions in Village C.

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Member Garrod made a motion to recommend approval of the requested fifteen (15) foot setback, reduced from twenty (20), for identified lots but only for those lots whose lot width fully abuts the stormwater retention lakes in Village C. If the lots are not abutting that boundary, the rear setback cannot be reduced. Secretary Grant seconded.

Roll call was as follows:

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

Motion passed.

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Member Garrod made a motion to recommend approval of the request to reduce the minimum lot width from forty (40) feet to twenty (20) feet for multifamily Village E. Member Fayson 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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Member Garrod made a motion to recommend approval the developer's request to allow model home clusters of up to four (4) model homes in each development phase of Villages A, B, C, & E with each model home cluster including a real estate sales office and an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office. Member Fayson 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 to recommend that the following conditions be included within the draft PD rezoning ordinance:

1. Accessory building and structures setback standards be incorporated in the conditions of approval.
2. Townhouse and multifamily developments shall have a minimum distance between structures of twenty (20) feet and a maximum of six (6) dwelling units shall be allowed in a building group of townhouse units. Townhouse building groups shall also have staggered setbacks to lessen the straight row effect.

Vice Chairman Childs 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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Petitions & Requests from the Public Present

None

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Reports

Secretary Grant brought up an article from the Talk of Titusville regarding the County Commissioners defunding the North Brevard Economic Development Zone and how Titusville might follow. Secretary Grant read the article. The Planning and Zoning Commission members had discussion.

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Adjournment 7:56pm