

**Planning and Zoning Commission
Regular Meeting
September 17, 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 September 17, 2025 at 6:00 p.m.

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Chairman Aton called the meeting to order at 6:00 p.m. Present were, Vice Chairman Christopher Childs, Member John Scully, Member Janay Gelin, Member Erron Fayson, Member Garrod, Alternate Member James Troutman, and Alternate Member AnnMarie Seidler. Secretary Romie Grant was absent. Also, in attendance were Senior Planner Christie Anderson and Recording Secretary Laurie Dargie.

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Member Scully made a motion to approve the minutes from the September 3, 2025 meeting as presented. Member Gelin seconded. There was a unanimous voice vote in favor.

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Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

None

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Old Business

None

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New Business

ROW#2-2025 – Right-of-Way Vacate – Orange Street

Senior Planner Christie Anderson gave an overview of this item.

The Planning and Zoning Commission had some questions regarding the history of this portion of Orange Street from Senior Planner Christie Anderson.

Member Garrod expounded upon right-of-way vacations. Member Garrod said he has many unanswered questions about the results of the property if the right-of-way vacation is approved.

Bruce Moia, the representative of the applicant, Melbourne, Florida came to speak in favor of the item and to answer questions.

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The Planning and Zoning Commission had discussion with Mr. Moia with regards to property ownership, plans for the potentially vacated property, easement concerns, access to the road, etc.

Mr. Moia explained that the purpose of the request is so that the owner of the property can make improvements to his property both to the east and west of the property. Mr. Moia stated that as of right now there are constraints due to not having enough property to use for the site.

Michael Graue, property owner, Titusville, Florida came to speak in favor of the right-of-way request.

Attorney James Stokes provided some information regarding property ownership for a small property that abuts this site.

Mr. Moia stated that right-of-way vacations are requested all the time and whoever gets the property after the property vacation is irrelevant to the request.

Senior Planner Christie Anderson stated that the criteria for granting a right-of-way vacation is on page 9 & 10 of the agenda packet.

Mr. Moia stated that they would be recording an easement to ensure that road access is not prohibited.

The Planning and Zoning Commission members had more discussion regarding the many unanswered questions and concerns regarding the property if the right-of-way vacation is approved.

Member Garrod suggested that the applicant requests to continue this item in order to bring back additional information to the Commission.

Mr. Moia requested a vote tonight and not a continuation.

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Member Garrod made a motion to recommend denial of the ROW#2-2025 Right-of-Way Vacate – Orange Street request based on its inconsistency with the comprehensive plan criteria spelled out in the Transportation Element Policy 1.6.2. Member Fayson seconded.

Roll call was as follows:

Member Troutman	Yes
Member Fayson	Yes
Vice Chairman Childs	Yes
Member Scully	Yes
Member Garrod	Yes
Member Gelin	Yes
Chairman Aton	Yes

Motion for denial passed.

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Conditional Use Permit CUP #8-2025 – Blue Origin – 7980 Grissom Parkway

Senior Planner Christie Anderson gave an overview of this item.

Carol Hunter, Director of Construction, came to speak in favor of this item.

Megan Englehart of Titusville, Florida came to speak neither for nor against this item. Ms. Englehart had questions regarding any impact to the environment.

Ms. Hunter stated that they have to meet state, local, and federal regulations with regard to impacting the environment and this is consistently monitored by those entities.

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Vice Chairman Childs made a motion to recommend approval of Conditional Use Permit CUP#8-2025 – Blue Origin – 7980 Grissom Parkway as presented. Member Scully seconded.

Roll call was as follows:

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

Motion passed.

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Petitions & Requests from the Public Present

None

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Reports

Attorney Stokes provided some information regarding the property tax account # 2218521, Beeson's Electric Inc. and said he will speak to city staff about this property.

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Adjournment 7:37pm