

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 October 22, 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, Secretary Grant, Member John Scully, Member Janay Gelin, Member Erron Fayson, Alternate Member James Troutman and Alternate Member AnnMarie Seidler. Member Garrod 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 October 8, 2025 meeting as presented. Member Gelin 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

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Old Business

None

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New Business

Small Scale Amendment SSA#2-2024 – State Road 405 and Singleton Avenue – PD South

Senior Planner Christie Anderson provided an overview and background history of this application. This application was presented to this commission on September 18, 2024, however, was subsequently withdrawn during the city council hearing: At that time the planning and zoning commission approved the Comp plan amendment unanimously and the Rezoning was approved (by a 4 to 3 vote) With the following additional recommended conditions:

1. Building height, no greater than 40 feet.
2. Allow the Forest Hills Baptist Church to access their proposed driveway at the Singleton Ave intersection, if possible.

Reasons for denial were due to flooding concerns, the proposed residential density, and low water pressure.

**An email was received from the Forest Hills Baptist Church in support of cross access between the applicant's proposed driveway and the church parking lot.*

The proposal remains unchanged with the exception of an Updated traffic study (pg. 141) and a Stormwater and Floodplain Due Diligence Memorandum (page 294).

Ms. Anderson also provided an updated copy of the rezoning ordinance to the Commission members correcting scrivener's errors.

The Planning and Zoning Commission members had questions of Ms. Anderson.

Attorney Anna Long of Orlando, Florida on behalf of the applicant, came to speak in favor of this item.

Kiel Causby, P.E. with Kimley-Horn gave a PowerPoint presentation on the Small Scale Amendment SSA#2-2024.

Karin Teaffer, Stormwater Engineer with Kimley-Horn came to speak about the stormwater analysis on the project.

The Planning and Zoning Commission had discussion with Ms. Teaffer.

Manny Rodriguez with Kimley-Horn came to speak about the Transportation Impact Analysis.

The Planning and Zoning Commission members had questions of Mr. Rodriguez regarding a left turn lane into the development.

Jill Dobson of Titusville, Florida came to speak against this item. Ms. Dobson provided a handout that she went over in detail and provided four pictures.

The Planning and Zoning Commission members had some discussion with Ms. Dobson.

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

Kiel Causby addressed a question of Member Fayson on lift stations.

The Planning and Zoning Commission members had questions of staff regarding impacts of stormwater, adjacent property, and conservation land.

Vickie Conklin of Titusville, Florida came to speak against this item.

Kathleen O'Rourke of Titusville, Florida came to speak against this item.

The Planning and Zoning Commission members had some discussion regarding lack of information for this project.

Laurilee Thompson of Mims, Florida came to speak against this item. Ms. Thompson provided three photos and spoke in detail regarding the photos she provided.

Stan Johnston of Titusville, Florida came to speak neither for nor against this item. Mr. Johnston suggested a condition that a named city professional engineer shall report on this project as to whether this project conforms to requirements of the city's 1966 stormwater master plan of greater Titusville especially the requirement that this project drains to the St. Johns River.

Attorney Anna Long came to rebut.

Ms. Long said this project will provide some affordable housing.

Ms. Long addressed some of the concerns of the stormwater.

Ms. Long said the lift station will maintain at least the 75 feet distance requirement.

Ms. Long said they still agree to the 40-foot height restriction that was agreed upon last time.

Ms. Long said that some of the details of the project that have been requested at tonight's meeting have just not been provided because some of those details are addressed further along in the process.

The Planning and Zoning Commission members had some discussion with Ms. Long.

Member Seidler spoke about potential potable water supply demands and asked when that would be addressed. Senior Planner Christie Anderson said it would be addressed during the site plan process. Member Seidler asked who was responsible for the wetlands once turned over to the Homeowners Association. Ms. Long said the Homeowner's Association is responsible.

Vice Chairman Childs asked what the previous conditions were when this was brought up previously. Ms. Anderson provided those conditions.

Vice Chairman Childs said he feels there are some issues with flooding that need to be addressed before additional development is done.

Member Fayson said what is being voted upon tonight is the Planned Development (PD) and Rezoning. Member Fayson said he is conflicted.

Member Scully asked for the previous vote that took place in 2024. Senior Planner Christie Anderson provided the previous vote information.

Member Gelin said she feels conflicted. She would like the existing flooding issues to be addressed.

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Member Troutman said that the Commission needs to look at what is being presented tonight, which is the Planned Development and Rezoning request.

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Member Fayson made a motion to recommend approval to amend the Comprehensive Plan Future Land Use Map by changing the future land use designation from the Low Density Residential to Conservation on 11.25+/- acres of property and from Conservation to Low-Density Residential on 0.44+/- acres of property having Parcel ID Nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759; and 22-35-05-00-760 for SSA#2-2024 – State Road 405 and Singleton Avenue. Member Troutman seconded.

Roll call was as follows:

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

Motion passed with a 6 yes, 1 no vote.

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Member Fayson made a motion to recommend approval of the rezoning from the General Use (GU) zoning district to the Planned Development (PD) zoning district on 27.99+/- acres of property; and the Open Space Recreational (OR) zoning district to the Planned Development (PD) zoning district on 0.44+/- acres of property having Parcel ID Nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759 and 22-35-05-00-760 with master plan and conditions of approval as described in the rezoning ordinance (staff conditions one (1) through five (5)). Three additional conditions are as follows: 1. The development must conform to the city's stormwater master plan. 2. The maximum building height allowed is forty (40) feet. 3. Cross-access to the Forest Hills Baptist Church parking lot be provided. Member Scully seconded.

Roll call was as follows:

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

Motion passed with a 6 yes, 1 no vote.

Vice Chairman Childs voted no because he feels there will be a negative impacts to the conservation land and the zoning does not match the area.

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Cancellation of the December 17, 2025 Planning and Zoning Commission meeting

Vice Chairman Childs made a motion to cancel the December 17, 2025 Planning and Zoning Commission meeting. Member Scully seconded.

Roll call was as follows:

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

Motion passed.

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Petitions & Requests from the Public Present

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Reports

No reports

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Adjournment 8:15pm