

**Planning and Zoning Commission
Regular Meeting
November 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 November 5, 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 Janay Gelin, Member Erron Fayson, Alternate Member James Troutman and Alternate Member AnnMarie Seidler. Member Garrod and Member Scully were absent. Also, in attendance were Principal Planner Eddy Galindo, City Attorney Andriene Treasure and Recording Secretary Laurie Dargie.

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Vice Chairman Childs made a motion to approve the minutes from the October 22, 2025 meeting with a correction. 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

Stan Johnston of Titusville, Florida came to speak about sign usage in the Council Chamber and Femagate.

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Old Business

None

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New Business

Small Scale Amendment SSA#5-2025 – Sunset Development 125 Precision Way Annexation

Principal Planner Eddy Galindo provided handouts of the staff report and ordinance to the Planning and Zoning Commission members to clarify some corrections in the staff report and the Annexation Ordinance.

Mr. Galindo said that the following was corrected in the staff report.

1. 250 **million** was changed to 250 **thousand** gallons
2. Heavey Manufacturing was corrected to Heavy Industrial

Mr. Galindo said the correction in the Annexation Ordinance was staff needed to add the legal description for the additional right-of-way that is being added along Sunset and Coquina.

Mr. Galindo gave an overview of the item.

The Planning and Zoning Commission had discussion with Mr. Galindo regarding the types of uses allowed in Heavy Industrial, what the process is for a Conditional Use Permit, and water capacity.

Jim Palmer the President and CEO of Allied New Technologies 3, Inc. of Miami, Florida came to speak in favor of this item. Mr. Palmer gave a presentation of what he is proposing, which is a bleach manufacturing facility. Mr. Palmer spoke of their safety standards, their history of safety, and community concerns that were raised in meetings.

The Planning and Zoning Commission had discussion with Mr. Palmer.

Cris Vigil, Sr. Vice President at BRPH Companies of Melbourne, Florida came to speak in favor of this item. Mr. Vigil provided more information regarding their concept plan. Mr. Vigil addressed the community concerns with chemicals, traffic, noise, light, etc.

The Planning and Zoning Commission had discussion with Mr. Vigil.

Member Fayson brought up concerns regarding the applicant presenting a concept plan to the Planning and Zoning Commission during the meeting, as it was not a part of the agenda packet for review.

Principal Planner Eddy Galindo said that the applicant is presenting a concept plan and the Planning and Zoning Commission can ask the applicant to make this a binding concept plan if they desire as part of their recommendation. The Planning and Zoning Commission had additional discussion regarding the Conditional Use Permit process and when it is required. Mr. Galindo used the reference tables in the agenda packet on pages 123 through 128 to help explain when a Conditional Use Permit is needed.

Kim Rezanka, attorney on behalf of Allied New Technologies 3, Inc. came to speak in favor of this item. Ms. Rezanka said that what is being requested of the Planning and Zoning Commission is the annexation, amendment to the Comprehensive Future Land Use Map and rezoning to M-2. Ms. Rezanka said that she is unsure if this is approved if a conditional use permit will be required.

Jeannine Rising of Titusville, Florida came to speak against this item. Ms. Rising spoke of her concerns with traffic and potential impacts to the neighboring properties.

Daniel Ciesielski of Titusville, Florida came to speak against this item. Mr. Ciesielski spoke of his concerns with traffic, water capacity, water pressure, and just does not like this location for this type of use.

Gary Hodge of Titusville, Florida came to speak against this item. Mr. Hodge spoke of his concerns with chemical spills.

James Hodge of Titusville, Florida came to speak against this item. Mr. Hodge spoke of his concerns with chemical spills and impact to the wildlife and environment.

Macy Mullen of Titusville, Florida came to speak against this item. Ms. Mullen spoke of Toxic Release Inventory (TRI) reports that she researched and her concerns about how close this is to residential homes, the Day Care for children, and other businesses.

Brian Blackmore of Titusville, Florida came to speak against this item. Mr. Blackmore stated he just doesn't want a bleach plant in this location and he has concerns about safety failure.

Daniel Ward of Titusville, Florida came to speak against this item. Mr. Ward said he has concerns about traffic, the truckers transporting chemicals, and the water consumption that will be needed for this operation.

Toni Shifalo of Titusville, Florida came to speak against this item. Ms. Shifalo said she has concerns about the last-minute changes that were presented to the Planning and Zoning Commission.

Michael Myjak of Titusville, Florida came to speak against this item. Mr. Myjak said he does not feel that there is enough information being presented about this plan. Mr. Myjak has concerns about water consumption and impact to the environment and wildlife.

Jim Palmer came to rebut.

Mr. Palmer stated that the maximum usage of water when fully utilized will be 250 thousand gallons a day.

Mr. Palmer said the product they are producing will be 90% water and 10% active material.

Mr. Palmer said the toxic release that was brought up is only four or five pounds per year and it was all contained in the buildings; it has never gotten outside.

Mr. Palmer said there are a lot of benefits for the community.

Mr. Palmer said Florida needs this product.

Chairman Aton asked how close are residential homes to the existing facilities. Mr. Palmer said at their Fort Pierce location there is a development going in across the road from the facility.

The Planning and Zoning Commission had discussion regarding potential safety failures with Mr. Palmer.

The Planning and Zoning Commission had more discussion relating to the concerns with traffic, transporting the product, water usage and water pressure, and the proximity to residential and existing businesses.

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Mr. Palmer was asked if they had any conversations with Brevard County as to this project being done under county jurisdiction. They did not speak with Brevard County.

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Vice Chairman Childs made a motion to recommend denial of the annexation of the 24+ acres on Small Scale Amendment SSA#5-2025 – Sunset Development 125 Precision Way. Member Fayson seconded.

Roll call was as follows:

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

Motion passed with a 5 yes, 2 no vote.

Chairman Aton and Secretary Grant voted no as their problem is with the use only not with annexation.

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Vice Chairman Childs made a motion to recommend denial of the Comprehensive Plan Land Use Amendment from Planned Industrial (Brevard County) to the City's Industrial future land use designation for Small Scale Amendment SSA#5-2025 – Sunset Development 125 Precision Way. Member Troutman seconded.

Roll call was as follows:

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

Motion passed with a 5 yes, 2 no vote.

Chairman Aton and Secretary Grant voted no as they don't see a problem with the Industrial use if this were to be annexed.

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Vice Chairman Childs made a motion to recommend denial of the rezoning from Planned Industrial Park (PIP), Light Industrial (IU), General Retail Commercial (BU-1) (Brevard County) to the City's Industrial (M-2) zoning district for Small Scale Amendment SSA#5-2025 – Sunset Development 125 Precision Way. Secretary Grant seconded.

Roll call was as follows:

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

Motion passed.

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Public (P) Zoning Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

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Member Fayson made a motion to approve the Public (P) Zoning Ordinance as presented. Member Gelin seconded.

Roll call was as follows:

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

Motion passed.

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Petitions & Requests from the Public Present
None

Reports
No reports

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Adjournment 8:59pm