

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 19, 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, Alternate Member James Troutman and Alternate Member AnnMarie Seidler. Member Garrod and Member Fayson were absent. Also, in attendance were Planner Tabitha Armstrong, 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 November 5, 2025 meeting as presented. Secretary Grant 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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Chairman Aton requested that item 9B: Development Agreement #1-2025 be heard first since it is a tabling request from the applicant.

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Old Business

None

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New Business

Tranquility Development Agreement DA#1-2025 – Fifth Amendment

Chairman Aton stated that the Planning and Zoning Commission received an email that the applicant has asked that this item be tabled to the January 7, 2026 meeting. Mr. Rodney Honeycutt acknowledged that this was correct.

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Vice Chairman Childs made a motion to table Tranquility Development Agreement DA#1-2025 – Fifth Amendment to the January 7, 2026 Planning and Zoning Commission meeting. Secretary Grant seconded.

Roll call was as follows:

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

Motion passed.

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Conditional Use Permit CUP# 7-2025 – 3838 S. Hopkins Avenue & 3900 S. Hopkins Avenue

Planner Tabitha Armstrong gave an overview of this item.

The Planning and Zoning Commission had some questions for staff regarding fencing, screening and height of storage items.

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

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Vice Chairman Childs made a motion to recommend approval of the Conditional Use Permit CUP#7-2025 – 3838 S. Hopkins Avenue & 3900 S. Hopkins Avenue with all of the staff recommended conditions, which are as follows: 1. Outdoor storage areas shall be screened from view of adjacent rights-of-way and lots by buildings and/or an opaque masonry wall or fence at least eight (8) feet in height, maintained in good condition at all times. 2. Applicant to apply for a building permit demonstrating restoration of the existing eight-foot opaque fence at 3900 S Hopkins Avenue and installation of opaque fencing at 3838 S Hopkins Avenue. Compliance shall be verified through the building permit review process. 3. Outdoor storage areas shall be kept in a neat and orderly arrangement. Materials shall not be stacked higher than the screen wall or fence. 4. All outdoor storage areas shall be located on paved, stabilized surfaces designed and constructed to prevent soil or water contamination. Member Gelin seconded.

Roll call was as follows:

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

Motion passed.

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Petitions & Requests from the Public Present

None

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Reports

No reports

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Adjournment 6:21pm