

**Planning and Zoning Commission
Regular Meeting
December 4, 2024**

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 December 4, 2024 at 6:00 p.m.

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Chairman Joseph Richardson called the meeting to order at 6:00 p.m. Present were Vice Chairman Dan Aton, Secretary Romie Grant, Member Christopher Childs, Member Erron Fayson, Member Theodore Garrod, Alternate John Rogers and School Board Member Jaqueline McLaughlin. Alternate Member Michael Fendler was absent. Also, in attendance were Principal Planner Eddy Galindo, Senior Planner Christie Anderson, Assistant City Attorney Chelsea Farrell and Recording Secretary Laurie Dargie.

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Vice Chairman Aton made a motion to approve the minutes from the November 6, 2024 meeting as presented. Member Childs 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

Toni Shifalo of Titusville, Florida came to speak about her support for the Titusville Environmental Commission and the requirements of the City of Titusville to be a Tree City USA.

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Old Business

None

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Chairman Richardson stated that city staff request to hear item 8 A 5. Ordinance No. 48-2024 Annual 5-Year Capital Improvement Element (CIE) update first on the agenda. The Planning and Zoning Commission members agreed to hear this item first.

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New Business

Ordinance No. 48-2024 Annual 5-Year Capital Improvement Element (CIE) Update

Principal Planner Eddy Galindo gave an overview of this item. Mr. Galindo stated that Public Works Director Kevin Cook is present to answer any questions that the Planning and Zoning Commission may have.

The Planning and Zoning Commission members had a discussion with Mr. Cook and staff relating to utility maintenance, trees, and the pursuit of grant opportunities.

Member Garrod encouraged the City of Titusville staff to look into obtaining more grants since the City of Titusville's population has exceeded fifty thousand.

The Planning and Zoning Commission had lengthy discussion relating to septic tank replacement and sewer connections, diverting water flow from the Indian River Lagoon, baffle boxes, tree boxes, street improvements and traffic calming.

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Member Garrod made a motion to recommend approval of Ordinance No. 48-2024 Annual 5-Year Capital Improvement Element (CIE) as presented and with two recommendations. 1. As part of the Capital Improvement Program, due to the increased population, explore a grants administration program, and move away from using a consultant. 2. Should amend the subdivision code to include required traffic calming design standards on excessive lengths of streets. Member Rogers seconded.

Roll call was as follows:

Member Garrod	Yes
Vice Chairman Aton	Yes
Member Childs	Yes
Secretary Grant	Yes
Member Rogers	Yes
Member Fayson	Yes
Chairman Richardson	Yes

Motion passed.

XXX

Small Scale Comprehensive Plan Amendment – SSA#8-2024 – 1717 Barna Avenue – Royal Manor Townhomes

Senior Planner Christie Anderson gave an overview of this item.

The Planning and Zoning Commission members had brief discussion with staff.

Planning and Zoning Commission
Regular Meeting
December 4, 2024

Rodney Honeycutt of Titusville, Florida representing the owner, came to speak in favor of this item and answer questions.

James Troutman of Titusville, Florida came to speak against this item. Mr. Troutman had a multi-page handout to provide to the Planning and Zoning Commission members. A copy of this handout is available as part of the public record. Mr. Troutman spoke about his concerns and referenced the handouts.

Toni Shifalo of Titusville, Florida came to speak against this item.

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

Theresa Bassallion of Titusville, Florida came to speak against this item.

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

Cason Childs of Titusville, Florida came to speak against this item.

Rodney Honeycutt of Titusville, Florida came to give a rebuttal.

The Planning and Zoning Commission had discussion with Mr. Honeycutt and staff regarding the concerns that were raised regarding multi-family development going into a predominantly single-family zoning.

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Member Childs made a motion to recommend denial of the Future Land Use Map amendment for Small Scale Comprehensive Amendment SSA#8-2024 based on it doesn't comply with the Future Land Use. Secretary Grant seconded.

Roll call was as follows:

Secretary Grant	Yes
Member Rogers	Yes
Member Fayson	Yes
Member Childs	Yes
Vice Chairman Aton	No
Member Garrod	No
Chairman Richardson	Yes

Motion passed with a 5 yes, 2 no vote.

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Member Childs made a motion to recommend denial of the rezoning request to Multi-Family Medium Density (R2) zoning for Small Scale Comprehensive Amendment SSA#8-2024 as it is inconsistent with the Future Land Use designation. Member Fayson seconded.

Roll call was as follows:

Member Fayson	Yes
Member Garrod	Yes
Member Rogers	Yes
Vice Chairman Aton	Yes
Member Childs	Yes
Secretary Grant	Yes
Chairman Richardson	Yes

Motion to deny passed.

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Huntington Park Final Plat

Principal Planner Eddy Galindo gave an overview of this item.

James Hill of Melbourne, Florida came to speak in favor of this item.

Kay St. Onge of Titusville, Florida came to speak neither for nor against this item.

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Member Fayson made a motion to recommend approval of the Huntington Park Final Plat as presented. Secretary Grant seconded.

Roll call was as follows:

Member Garrod	Yes
Secretary Grant	Yes
Member Childs	Yes
Member Fayson	Yes
Member Rogers	Yes
Vice Chairman Aton	Yes
Chairman Richardson	Yes

Motion passed.

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Tranquility, Phase 3 – Sketch Plat

Principal Planner Eddy Galindo gave an overview of this item.

Mr. Galindo stated that if the Planning and Zoning Commission chooses to approve the sketch plat, he would ask that the Commission consider also the following revised condition. Mr. Galindo read the condition: Approve the sketch plat for Tranquility Shores, Phase 3 with the condition that the proposed trail over the Addison Canal connecting to the Phase 1 subdivision be permitted with site construction of the Phase 3 subdivision unless the applicant is unable to obtain the necessary permits from the applicable regulating state agencies. Evidence of the completed permit application filed with all relevant permitting agencies and evidence of approval or denial shall be provided. (This is a quasi-judicial item.)

Rodney Honeycutt of Titusville, Florida came to speak in favor of this item.

Mr. Galindo stated that staff requested the applicant to consider saving Lot 34 as a tree tract, however the applicant was not inclined to agree with this request.

Member Rogers and Mr. Honeycutt advised that the lot that was requested could be Lot 42 on the current conceptual site plan. There was some discussion as to what lot was being requested as the tree tract Lot.

Member Garrod asked what the tree species are that are on the lot that was being requested as the tree tract lot. Mr. Honeycutt advised that they were most likely to be Pine trees, but he could not confirm. Member Garrod said that the tree species are important to consider as Pine trees do not live as long as Oak trees and knowing the actual tree species would help in his consideration of this request.

Member Garrod asked if the applicant would consider tabling this item until the next Planning and Zoning Commission meeting to allow clarification on the correct lot being requested as a tree tract by staff and also for the applicant to provide the specific tree species on the lot. Mr. Honeycutt advised that they do not want to have this item tabled.

Assistant City Attorney Farrell advised the Planning and Zoning Commission that the applicant has an approved Development Agreement from 2017 that governs this development.

The Planning and Zoning Commission had discussion regarding the percentage of trees that must be saved in this phase. Mr. Honeycutt reminded the Planning and Zoning Commission members that this development is under the 2017 tree preservation regulations, which is ten percent.

Kay St. Onge of Titusville, Florida came to speak against this item and read from Section 30-40 (b) of the Land Development Regulations.

Chairman Richardson stated that he has been to Tranquility, and he has seen nothing but clear cutting.

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Member Garrod made a motion to table the Tranquility Phase 3 Sketch Plat for thirty (30) days and requires the applicant to reconcile the matters that have been brought up regarding the specific tree species and what trees are on what lot.

Motion dies due to lack of a second.

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Member Rogers made a motion to recommend denial of Tranquility Phase 3 Sketch Plat based on the Commission needs more information on the specific tree species, lot clarification and clear cutting of trees.

Motion dies due to lack of a second.

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Member Fayson made a motion to recommend approval of the Tranquility Phase 3 – Sketch Plat with the staff recommended condition. Vice Chairman Aton seconded.

Vice Chairman Aton and Member Fayson said that their recommendation for approval is being made because it is what the Commission is bound to do based on the law.

Roll call was as follows:

Member Garrod	No
Vice Chairman Aton	Yes
Member Childs	Yes
Secretary Grant	Yes
Member Rogers	No
Member Fayson	Yes
Chairman Richardson	No

Motion passed with a 4 yes, 3 no vote.

Member Garrod, Member Rogers, and Chairman Richardson voted no due to wanting additional information regarding the specific tree species and clarification on the lot requested for the tree tract.

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Multi-Family Infill Lot Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

Vice Chairman Aton stated that he owns Multi-Family High Density Residential (R3) zoned properties in Titusville and asked Assistant City Attorney Chelsea Farrell if he should abstain from the vote. Assistant City Attorney Farrell advised Vice Chairman Aton to abstain out of an abundance of caution.

The Planning and Zoning Commission members had discussion with staff relating to buffers and setbacks.

Rodney Honeycutt of Titusville, Florida came to speak in favor of this item.

Toni Shifalo of Titusville, Florida came to speak against this item.

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

The Planning and Zoning Commission members had additional discussion relating to the buffers, multi-family on infill lots and affordable housing.

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Member Rogers made a motion to recommend approval of the Multi-Family Infill Lot Ordinance with the stipulation that it has to be on one acre or less.

Motion dies due to a lack of a second.

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Member Fayson made a motion to recommend approval of the Multi-Family Infill Lot Ordinance as presented. Secretary Grant seconded.

Roll call was as follows:

Member Fayson	Yes
Member Garrod	Yes
Member Rogers	Yes
Vice Chairman Aton	Abstain
Member Childs	Yes
Secretary Grant	Yes
Chairman Richardson	Yes

Motion passed 6 yes, 1 Abstain

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Petitions & Requests from the Public Present

Kay St. Onge of Titusville, Florida came to speak about the Tree City USA criteria and the Public Works use of the two dollars per capita.

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Reports

Assistant City Attorney Chelsea Farrell advised the Planning and Zoning Commission that there is no Planning and Zoning Commission meeting on December 18, 2024.

**Planning and Zoning Commission
Regular Meeting
December 4, 2024**

Chairman Richardson spoke about City Council delaying the reappointment of the Titusville Environmental Commission members to review allowing members who live outside the City of Titusville limits to serve of city boards/commissions and also to review the guidelines for members who may serve on multiple city boards/commissions. Chairman Richardson said that several of the Planning and Zoning Commission members are coming up for reappointment and he is unsure what City Council intends to do with their reappointment.

Chairman Richardson wished everyone a Merry Christmas and a Happy New Year!

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Adjournment 10:00pm