

**Planning and Zoning Commission
Regular Meeting
February 18, 2026**

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 February 18, 2026 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 Erron Fayson, Member John Scully, Member Theodore Garrod, and Alternate Member AnnMarie Seidler. Member Janay Gelin and Alternate Member James Troutman were absent. Also, in attendance were Senior Planner Christie Anderson, Assistant City Attorney David Melito and Recording Secretary Laurie Dargie.

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Secretary Fayson made a motion to approve the minutes of the February 4, 2026 meeting as presented. Vice Chairman 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

None

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Old Business

None

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New Business

Tranquility Development Agreement DA#1-2025 Fifth Amendment

Senior Planner Christie Anderson gave an overview of this item.

Member Garrod made comments and asked some questions of staff.

Member Seidler made comments and asked some questions of staff.

Cole Oliver, representing the developer, came to answer questions that were asked regarding the height. Mr. Oliver stated they are not asking for any height increase.

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Senior Planner Christie Anderson made comments about the height and the need for more information from the applicant.

The Planning and Zoning Commission members had discussion relating to each of the five amendments being requested.

Mr. Oliver addressed the Planning and Zoning Commission members regarding their comments and concerns that were brought up during discussion. Mr. Oliver read from Section 37.1 of the code regarding Mixed-Use. Mr. Oliver made comments about his interpretation of the Mixed-Use code. Mr. Oliver said they are seeking height clarification. Mr. Oliver stated they want to be able to utilize private mains to connect if it is necessary through the process. Mr. Oliver said they want to utilize private driveways and cross access easements that tie into the public road to cut down on the number of intersections on the main spine roads and allow for connectivity throughout the site. Mr. Oliver stated they mirrored the language in Amendment Four (4) regarding the setbacks.

Secretary Fayson had questions regarding the Mixed-Use definition and the Mixed-Use Overlay definition and if they are two separate definitions. Ms. Anderson said yes, they each have specific language. Ms. Anderson said Mr. Oliver is using the general Mixed-Use definition and not the Mixed-Use Overlay definition.

The conflict between staff and the Developer is that the Developer states “buildings (plural) with a minimum of two (2) uses not a building (singular) with two uses.”

Secretary Fayson had questions regarding the stockpiles of dirt. Mr. Oliver stated that they would work with staff on the placement of the stockpiles and mature vegetation would be left around the piles.

Member Seidler asked why they are requesting a reduction of the landscape buffer and also if the enhancements requested in Amendment Four (4) are the same enhancements that have already been requested. Mr. Oliver said these are new enhancements on different areas of the project.

Member Seidler asked Ms. Anderson if this qualifies as a small-scale plat. Ms. Anderson said there is not enough information at this time to make that determination. Mr. Oliver said the request is to allow utilization of private mains and to utilize adjoining stormwater retention on parcels provided they have stormwater permitting from the applicable authorities and the right to have cross access to neighbor parcels instead of going to public rights-of-way.

Member Garrod had questions about the private mains.

Rodney Honeycutt of 3700 S. Washington Avenue came to answer questions. Mr. Honeycutt said that the only road that is not complete is the spine road between the two traffic circles. Once that is complete there will be water and sewer and no need for any sewer lift stations.

Member Garrod asked the size of the pipe mains. Mr. Honeycutt said eight (8) inches.

Member Garrod had questions about the dirt stockpiles. Mr. Oliver stated that the excavation will be done in accordance with the Saint John’s permitting for the stormwater that is being put in.

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Secretary Fayson said he has concerns about clear cutting and making stockpiles of dirt.

Chairman Aton wanted to provide clarification that the Developer is requesting to make stockpiles of dirt from the excavation of the stormwater ponds on the site. They are only going to clear enough property to hold the stockpiles of dirt on the site that will be developed in the future phasing of the property.

Chairman Aton said he has concerns with the reduction of the setback on US Highway 1 due to safety concerns of the properties near the road. Chairman Aton would like to see a wall built to help protect those properties. Mr. Oliver said there will be a wall built behind the properties along US Highway 1. Chairman Aton said that he would like to make sure that this is a condition in the plan to provide more safety.

Vice Chairman Childs made comments about the Mixed-Use interpretations with the general definition and the Overlay Mixed Use.

Vice Chairman Childs asked Mr. Oliver to explain the request for the private mains. Mr. Oliver provided clarification.

Chairman Aton made comments about the five amendments. Chairman Aton said the market should dictate what amenity is used in the Mixed Use. Chairman Aton said that the small-scale platting might cut down on red tape but he wants to make sure that staff makes the approval. Chairman Aton said the landscape buffer should have language to state that this is allowed everywhere with the exception of abutting residential. Mr. Oliver said that there is no ability to do this abutting residential. Chairman Aton said he is okay with the dirt stockpiles but wants a deadline provision to prevent it from dragging on and provisions to be made so that the dirt cannot spread around to neighboring properties.

Member Garrod said he has strong concerns about the Development Agreement not being agreed upon. Member Garrod cannot support this since there are lingering disagreements.

The Planning and Zoning Commission had lengthy discussion regarding the interpretation of the Mixed Use and Overlay Mixed Use definitions and criteria.

The Planning and Zoning Commission had lengthy discussion regarding approving a Development Agreement that is not agreed upon by staff and the applicant.

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Member Garrod made a motion to recommend denial of Tranquility Development Agreement DA#1-2025. Secretary Fayson seconded.

Roll call was as follows:

Member Garrod	Yes
Member Scully	Yes

Member Seidler	Yes
Vice Chairman Childs	Yes
Secretary Fayson	Yes
Chairman Aton	Yes

Motion passed.

The reason for denial from each member is as follows:

Chairman Aton voted for denial based on

- A. **Amend Section 3.4 “Maximum Overall Height”** – because he does not agree that the building can be placed anywhere in the development. The buildings that exceed the height requirement need to be adjacent to the water and the walkway. He believes that this was the intent of the height relief that the overlay district granted.
- B. **Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – He agrees that as long as staff has the control and helps cut through some red-tape it gives staff the power to review each of the proposals and has the ability to do this through the small scale with staff approval instead of discretion of the developer.
- C. **Adds Section 3.6.8.1(e) related to Landscape Yards (buffers) to the Variances and Waivers”** – He said that generally he is okay with this and the market can dictate what is appropriate.
- D. **Adds Section 3.6.8.1(f) related to Accessory Structures within the RMU perimeter 50-foot setback to the Variances and Waivers”** – He said as long as there is a wall built that acts as a safety barrier to protect against vehicular traffic from US Highway 1 potentially going into those properties and giving privacy.
- E. **Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements”** – He said he would like staff approval as to where the stock piles of dirt to be placed and guidance as to keeping the wind from blowing it into adjacent properties, but it does make sense for them to keep the dirt close by as they are digging the ponds to use in other sections during development.

Vice Chairman Childs voted for denial based on

- A. **Amend Section 3.4 “Maximum Overall Height”**- Agrees with Chairman Aton
- B. **Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – Agrees with Chairman Aton
- C. **Adds Section 3.6.8.1(e) related to Landscape Yards (buffers) to the Variances and Waivers”** – Agrees with Chairman Aton
- D. **Adds Section 3.6.8.1(f) related to Accessory Structures within the RMU perimeter 50-foot setback to the Variances and Waivers”** – Agrees with Chairman Aton
- E. **Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements”** – Agrees with Chairman Aton

Member Seidler voted for denial based on

- A. **Amend Section 3.4 “Maximum Overall Height”**- She is unclear of the definition of what allows for the height increase on the overlay and she agrees with the walkway verses having the

150ft behind, she thinks if it was stipulated and more defined as staff has asked throughout the whole review is for more clarification

- B. Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – Staff is asking for more clarification and she would like applicant to bring back something that is more defined.
- C. Adds Section 3.6.8.1(e) related to Landscape Yards (buffers) to the Variances and Waivers”** – Staff is asking for more clarification and she would like applicant to bring back something that is more defined.
- D. Adds Section 3.6.8.1(f) related to Accessory Structures within the RMU perimeter 50-foot setback to the Variances and Waivers”** – Staff is asking for more clarification and she would like applicant to bring back something that is more defined.
- E. Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements”** – Staff is asking for more clarification and she would like applicant to bring back something that is more defined.

Member Garrod voted for denial based on three factors

1. The interpretation of Mixed Use, he does not agree with the applicant’s definition of Mixed Use but he does agree that you can create a definition of Mixed Use within the Development Agreement, he agrees with staff and the need for clarification to reach a maturity in this agreement.
2. Has a problem with deviating from the subdivision process and using a small-scale plat
3. He cannot support a disagreement between the applicant and staff

Secretary Fayson voted for denial based on

- A. Amend Section 3.4 “Maximum Overall Height”**- The interpretation of the definition by the applicant in “an addition to” which is taking away from the original definition. He does not agree with adding to the overlay
- B. Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – Does not have a problem with this one
- C. Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements”** – Would only agree with making the stock piles of dirt with strict constraints that they only clear enough land for the dirt to get in and out and make sure that the dirt doesn’t spread from wind (use a water system to keep it down) and that the dirt piles cannot be seen from outside the development.

Member Scully voted for denial based on

- A. Amend Section 3.4 “Maximum Overall Height”**- Agrees with Chairman Aton
- B. Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – Agrees with Chairman Aton
- C. Adds Section 3.6.8.1(e) related to Landscape Yards (buffers) to the Variances and Waivers”** – Agrees with Chairman Aton
- D. Adds Section 3.6.8.1(f) related to Accessory Structures within the RMU perimeter 50-foot setback to the Variances and Waivers”** – Agrees with Chairman Aton

- E. Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements” –
Agrees with Chairman Aton**

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Petitions & Requests from the Public Present

None

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Reports

Secretary Fayson said on March 3, 2026 there will be a Small Business Expo in Orlando.

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Adjournment 8:41pm