City Council
Regular Meeting
February 10, 2026

The City of Titusville City Council met in regular session on Tuesday, February 10, 2026, at Titusville City Hall, second floor, Council Chamber, 555 South Washington Avenue, Titusville, Florida 32796.

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Mayor Connors called the City Council meeting to order at 6:30 p.m. Those present in the Council Chamber included Mayor Andrew Connors, Vice-Mayor Herman Cole, Jr. Col USAF Retired and City Council Members Megan Moscoso, Jo Lynn Nelson and Dr. Sarah Stoeckel. Also present were City Manager Tom Abbate, City Attorney Andriene Treasure, and City Clerk Wanda Wells. Sr. Administrative Assistant Emily Campbell completed the minutes.

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Pre-recorded procedures for public comment, participation, and orderly conduct were played for all individuals that were in attendance or watching the meeting.

Mayor Connors asked for a moment of silence to remember former Vice-Mayor Joe Robinosn who passed away on February 8, 2026.

Pastor Roger Hackenberg from Hope Community Fellowship was not present to provide the invocation. Mayor Connors requested a moment of silence. Mayor Connors led those present in the *Pledge of Allegiance to the Flag*.

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APPROVAL OF MINUTES

City Manager Abbate advised the request was to approve the minutes of the regular City Council meeting on December 9, 2025 and January 29, 2026 (5:30 p.m.).

Motion: Member Nelson moved to approve the minutes of the regular City Council meeting on December 9, 2025 and January 29, 2026 (5:30 p.m.). Vice-Mayor Cole seconded the motion. The roll call vote was:

Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes

The motion carried unanimously.

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SPECIAL RECOGNITIONS & PRESENTATIONS – None.

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BOARDS AND COMMISSIONS

Board of Adjustments and Appeals – City Manager Abbate advised that the Board of Adjustments and Appeals semi-annual written report was included in the agenda packet. No action was requested.

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PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NONAGENDA ITEMS) –

Connie Milton stated that Sisson Road needed improvement. She asked whether Pine Tree Gardens Townhouses off Sisson Road could receive more frequent trash pickups, noting that a pile of trash had remained there for two weeks. She also stated that the chain-link fenced area on Sisson Road owned by the City. Additionally, she stated that the turning lanes from Sisson Road onto State Road 50 needed to be expanded.

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Kathleen O'Rourke recommended that council hear the entire discussion regarding Comprehensive Plan Amendment (CPA) No. 2-2025 Gemini Lakes (Royal Oak) and not postpone the meeting if it extended past 12:00 p.m., stating that postponement would be detrimental to those who had hired outside speakers and would prevent all citizens from being heard.

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Stan Johnston stated that he was a registered professional engineer. Mr. Johnston discussed emails that he sent to City Council and City staff, etc. Mr. Johnston also discussed culverts along I-95 and the sewage spill that occurred in December 2020.

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City Manager Abbate advised that Consent Agenda Item 8D - Award of Contract for Bayview/Seminole Project was pulled by staff. This item would be rescheduled to the regular City Council meeting on February 24, 2026 at 6:30 p.m.

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CONSENT AGENDA

City Manager Abbate read Consent Agenda items A, B and C as followed:

A. Resolution No. 2-2026 appointing members to the Titusville Social Services Ad Hoc committee - Approve Resolution No. 2-2026 Titusville Social Services Ad Hoc committee appointments.

B. Change Order #1 to WO# AECOMWR016 for Additional Engineering Services - Approve change order #1 to Work Order #AECOMWR016 to AECOM Technical Services, Inc. to provide environmental resource permits (ERP) services related to the Mourning Dove Water Treatment Plant 4-log Treatment Project, in the amount of $101,700 to provide engineering consulting services including, but not limited to, collection of stormwater management data of the site, hydrologic and hydraulic modeling, drainage report, and preparation of the environmental resource permit.

C. Trenchless Rehabilitation and Maintenance (slip lining) of Sewer Lines and Manholes - Approve the utilization of the County of DuPage, IL contract 23-065-PW with Insituform Technologies/Omnia contract for trenchless rehabilitation and maintenance of pipeline infrastructure to perform sewer lining and manhole rehabilitation services for Basin 13 for the City of Titusville, approve the associated budget amendment, and authorize the City Mayor to execute the contract.

D. Award of Contract for Bayview/Seminole Project - Approve the award of a Contract for Bid CN26-B-004/LR to AMCON Development Group LLC of Winter Springs, FL for the replacement of Seminole Lift Station and Demolition of Bayview Lift Station in the amount of $4,135,774.83 and authorize the Mayor to execute the Contract.

City Clerk Wanda Wells advised that three speaking cards were submitted for Consent Agenda Items.

Susan Pinder discussed Consent Agenda Item 9A - Resolution No. 2-2026 appointing members to the Titusville Social Services Ad Hoc Committee. She stated that she was speaking for Dr. Gina Beckles and reviewed her efforts in supporting the Harry T. Moore Social Services Center. She spoke in support of the Titusville Social Services Ad Hoc Committee and stated that citizens were in need of social services.

Lynn Golden also discussed Consent Agenda Item 9A - Resolution No. 2-2026 appointing members to the Titusville Social Services Ad Hoc committee. She stated that the original plan for the ad hoc committee was to appoint seven members; however, the Council appointed all eleven applicants. Ms. Golden expressed hope that the members of the board would support the target area and bring meaningful change, rather than just adding it to their resume.

Stan Johnston stated that he was a professional engineer. He discussed 4-log virus and boil water notice. He stated that boil water notices caused businesses to close and lose money. Mr. Johnston stated that this was a big issue and the City needed to address it.

Motion: Member Nelson moved to approve Consent Agenda items A, B and C in accordance with recommendations. Vice-Mayor Cole seconded the motion. The roll call vote was:

Member Nelson	Yes
Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes
Member Moscoso	Yes

The motion carried unanimously.

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ORDINANCES – SECOND READING, PUBLIC HEARING AND RELATED ACTION

Ordinance No. 3-2026 - Annual update of the 5-Year Capital Improvements Schedule (2026-2030) relating to the Capital Improvement Element of the Comprehensive Plan – City Manager Abbate advised the request was to conduct the public hearing and final reading of Ordinance No. 3-2026. This was a legislative item.

Community Development Director Brad Parrish read Ordinance No. 3-2026 an ordinance of the City of Titusville updating the Five-Year Capital Improvements Schedule of the Comprehensive Plan of the City of Titusville for the 2026 – 2030 horizon relating to the Capital Improvement Element; and providing for an effective date the second time by title only.

At their January 21, 2026 meeting, the Planning and Zoning Commission recommended approval, 6-0.

Community Development Director Brad Parrish stated that staff were required to provide a level of service analysis to the City Council each year. He explained that staff had completed this requirement through the update to the Capital Improvements Element, which was mandated by statute and scheduled within the City's Comprehensive Plan. He further noted that the element included a five-year schedule of improvements that assisted staff in maintaining and enhancing level of service standards for concurrency-related facilities.

Stan Johnston stated that he was not in support of this capital improvement element. Mr. Johnston discussed culverts that were along Interstate 95 in Titusville. He also discussed the City's Stormwater Master Plan, etc.

Motion: Member Nelson moved to approve Ordinance No. 3-2026 - Annual update of the 5-Year Capital Improvements Schedule (2026-2030) relating to the Capital Improvement Element of the Comprehensive Plan, as recommended by staff and the Planning and Zoning Commission. Vice-Mayor Cole seconded the motion. The roll call vote was:

Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes
Member Moscoso	Yes
Member Nelson	Yes

The motion carried unanimously.

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Comprehensive Plan Amendment (CPA) No. 2-2025 Gemini Lakes (Royal Oak) – City Manager Abbate advised the request was to approve the transmittal of the Comprehensive Plan Amendment Application No. 2-2025 Gemini Lakes (Royal Oak) to the State of Florida's Land Planning Agency for review.

On January 21, 2026, the Planning and Zoning Commission recommended not approving the transmittal and directed staff to conduct a small area study to guide redevelopment of the area.

Community Development Director Brad Parrish stated that the applicant, Robert Wolf, on behalf of the property owner Royal Oaks FL, LLC – FKA Toulon Apartments, was requesting to amend the City of Titusville Comprehensive Plan by changing the future land use designation of a 150-acre parcel known as the Royal Oak Golf Course located at Country Club Drive, south of Harrison Street and north of Knox McRae Drive. The applicant was requesting to change the Future Land Use Map (FLUM) designation from the Recreational and Conservation designations to the Low-Density Residential designation.

The State of Florida requires that any comprehensive plan amendment request which was larger than would be allowed to be considered as a small-scale comprehensive plan amendment first must be transmitted to the State for review by any relevant state agencies. If transmittal of the request was approved, the State would review the request and provide a report with any objections, recommendations, and comments to the City within 60 days. Once the State response has been received and addressed, new hearing dates would be scheduled to consider the adoption of the request with both the Planning and Zoning Commission and the City Council.

The application includes a request to rezone the property from the General Use (GU) and Open Space and Recreation (OR) districts to the Planned Development (PD) with master plan. It was anticipated adoption hearings for the comprehensive plan amendment and rezoning would be scheduled in the Spring of 2026. If adopted then the PD zoning district and master plan would govern the development of the property. The applicant was proposing to develop a residential subdivision with 511 detached single-family and townhouse lots, open space and recreation, and a redesigned stormwater system.

The applicant provided a revised concept plan on January 15, 2026, with changes to address comments received from the public during their most recent community engagement meeting. The revised plan retains the layout of the previous plan, but reduces the number of townhome units and adds a large central lake next to the Central Park and clubhouse. With this latest concept plan, the total number of proposed residential units has been reduced from 547 to 511 (a residential density of 3.47 dwelling units per acre). The staff's report does not address the changes received on January 15th. The staff's findings and recommendations have not changed.

Community Development Director Brad Parrish reviewed the staff report and staff’s recommendations to consider one of the following:

- Transmit the amendment to the State Land Planning Agency (Florida Commerce) as proposed to replace the Recreational and Conservation future land use designations with the Low Density Residential future land use designation.
- Do not Transmit the amendment and direct staff to initiate a small area study to guide the redevelopment of this area.

Kim Rezanka, of the law firm Lacey Rezanka, stated that she was speaking on behalf of the property owner and the applicant. Ms. Rezanka advised that several of her consultants would also be providing testimony, including Josh Long, American Institute Certified Planner; Bruce Moia, engineer; and James Taylor, traffic engineer.

Josh Long provided a presentation that highlighted as follows:

- Gemini Lakes CPA No. 2-2025
- Development Team
- Gemini Lakes Application
- Gemini Lakes History
- Current Proposal History
- Request
- Neighborhood Data
- Existing Land Use
- Proposed Land Use
- Urban Sprawl Analysis
- Consistency with Comprehensive Plan Future Lane Use Element (FLUE)
- January 11th – Survey Card
- What are your top 3 concerns related to the development of this property
- What are your top three items that the development team should consider implementing when designing plans for the property?
- Survey Comments (Ranked)
- Conceptual Master Plan
- Over half of the property is dedicated to open space & public benefits
- Gemini Lakes (North)
- Central Park & Central Lake
- Club House

- Dog Park
- Tot Lot
- Playground
- Exercise Parks
- Passive Parks
- Gemini Lakes (South)
- Neighborhood Connection Points (North)
- Neighborhood Connection Points (South)
- Tree Preservation
- 20’ Privacy Landscape Buffer
- 20’ Privacy Buffer
- Small Area Study
- Royal Oak Small Area Study Completed April 2016
- Gold Course Overlay
- Section 59-102.1 Intent
- Section 59-1021.3 Development Approval & Standards
- Future Land Use Element Infill Development
- Traffic Impact Analysis
- Ground Water & Soil – Regulations & Remediations
- Stormwater Treatment, Storage & Discharge
- Property Value Comparables
- About Us
- Survey Comments (Ranked)
- Recommendation

Kim Rezanka continued the presentation as follows:

- Section 34-22
- Property Owner Bill of Rights
- Questions

Kyle Bradfield, owner of the Geico office in Titusville, stated that he supported this responsible development. Mr. Bradfield stated that as a business owner, he did not have a lot of extra time to attend the City Council meeting, but he wanted to help support local business.

Rosemary Goodrich, with Title Solutions of Florida, a local title company in Titusville, stated that local title infrastructure supported projects like Gemini Lakes as they moved from approval to execution. She stated that Gemini Lakes was a thoughtful redevelopment project for Titusville that would bring new housing options, infrastructure improvements and long-term economic benefit to the community.

Cody Spaur stated that many of the people supporting this project were business owners and working families that were deeply involved in the community; therefore, they did not always have the time to attend the City Council meetings and speak on agenda items. Mr. Spaur stated that the opposition discouraged many people supporting this item from coming forward.

Scott Hudson, owner of RB Air in Titusville, stated that he was concerned with flooding in Titusville. He stated that growth was coming to Titusville and he was in support of a development project that would improve some of the drainage issues in the area.

Javier Vizcarrondo stated that he was in support of this project. He stated that this plan would revitalize the area and help increase the surrounding property values. Mr. Vizcarrondo stated that this development would help by creating improved drainage, roads, access roads and growth in the City.

Kathleen O'Rourke stated that the citizens cared deeply about stormwater protection, wildlife, historic oak trees, the Indian River Lagoon and the neighborhoods that they called home. While the development team had substantial financial resources to advance their position. Ms. O'Rourke stated that this was one of the largest land use changes proposed and it would place a new development inside an established community.

Elizabeth Parker stated that the future land use changes were not modest or flexible. She stated that a vote to change the future land use map to low density residential was not procedural or harmless, even if the zoning never changes. Ms. Parker expressed concern about stormwater and flooding, etc.

Tina Adamson stated that she lived in the Royal Oak neighborhood. She expressed concern for the proposed future land use designation and what legally permitted. Ms. Adamson stated that the development authorized by this land use change would allow fundamentally different housing from what was already in the area. Ms. Adamson was not in support of this item.

William Balint stated that he lived in the Royal Oak neighborhood area and asked the City to maintain the current land use of the former Royal Oak Golf Club and listen to the Planning and Zoning Commissions recommendation to not approve the transmittal and direct staff to conduct a small area study to guide redevelopment of the area. Mr. Balint asked City Council to prioritize the people over profit.

Seth Adams stated that he lived in the Royal Oak neighborhood and was not in support of this item. Mr. Adams stated that when considering a future land use change the council needed to consider and evaluate the worst-case development scenario that the new designation would legally allow.

Kathleen Flynn stated that she lived in the Royal Oak neighborhood and her home abutted the golf course property. She stated that according to the concept plan, there would be thirteen two story houses with single car garages directly behind her home and the other four homes on her road. Ms. Flynn stated that the proposed homes would have raised elevation leaving her home and street in a moat around a concrete jungle.

Jill Stirling discussed City owned stormwater easements on the Royal Oak golf course property that were not part of the two parcels Toulon owned. She stated that the City had legal authority over this property and had long standing legal obligations to the existing neighborhoods, including maintenance of the stormwater system. Ms. Stirling stated that the original developers of Royal Oak Golf and Country Club transferred six stormwater easements to the City of Titusville and the City accepted them in simple fee deeds.

Michael Lutter stated that he had zero confidence that the new development and stormwater plans would prevent the existing homes as well as the proposed homes from flooding in the future. Mr. Lutter stated that the proposed plan had an access road behind his home and that land was conservation land as he bought it and changing that land to a road would reduce the enjoyment of his property and damage his rights.

Rose Roach stated that the assurances from the applicant were not enough. She discussed a development in Edgewater, Florida that was approved with every procedural safeguard in place but still the outcome was catastrophic and entire neighborhoods were damaged. Ms. Roach stated that the failure did not occur because expertise was absent, it occurred because a natural system was removed and replaced.

Earl Johnson stated that he was a Royal Oak resident. He stated that he was concerned with the stormwater infrastructure because the proposed Community Development District (CDD) would own and control stormwater facilities that serve the surrounding neighborhood, including properties outside of the CDD. Mr. Johnson also expressed concern that portions of the stormwater conveyance system were owned by the City of Titusville, but the ownership had not been legally resolved.

Heather Piper discussed the tax revenue claims that were being used to promote this proposal. She stated that the developer was advertising that full buildout would generate roughly $1.4 million dollars a year for the City's general fund and if this number was going to be used to justify a permanent land use decision, then it needed to be backed by transparent and independently verified data. Ms. Piper stated that the City needed to conduct an independent fiscal impact assessment.

Vickie Conklin stated that a future land use amendment permanently authorized development intensity and could not be undone. Ms. Conklin also stated that unresolved questions remained and moving forward without a clear, enforceable and fully evaluated plan created legal and procedural risk. She advised that she was not in support of this item.

Dan Lewis stated that he was a homeowner in Royal Oak and he sent out approximately 13,000 emails to registered voters in Titusville. He stated that 6,000 people viewed the information and only two people responded that they were in support of the project. Mr. Lewis stated that he was not in support of this item.

Max Forgey stated that he was a member of the American Institute of Certified Planners for thirty-three years and he provided City Council with an expert letter. Mr. Forgey requested an additional two minutes to review his eight recommended findings in his letter.

<u>Motion</u>: Member Nelson moved to give Max Forgery an additional two minutes to speak. Member Stoeckel seconded the motion. The motion carried unanimously.

Max Forgey reviewed his eight recommended findings of facts.

Motion: Member Stoeckel moved to give Max Forgery an additional five minutes to speak. Member Moscoso seconded the motion. The motion carried unanimously.

Max Forgey continued reviewing his recommended findings of facts. Mr. Forgey stated that he recommended that staff not recommend approval or denial but offered an option not to transmit and to proceed to pursue further study under City supervision.

Christopher Childs stated that he was the Vice-Chairman of the Planning and Zoning Commission and he wanted to give his perspective on why he denied the item. He stated that the item was messy, especially with the applicant’s lawyer stating that the simple fee deed was not a simple fee deed. He stated that the Planning and Zoning Commission did not receive the applicants plans until the day of the Planning and Zoning Commission meeting, where this item was considered. Mr. Childs stated that he was in support of the City completing a small area study on the subject property and denying this item.

Robert Headley stated that he had lived in Royal Oak for forty-one years. He stated that he was a retired licensed contractor at Kennedy Space Center and stated that if this project was built, the stormwater runoff would accelerate tremendously. Mr. Headley stated that the proposed project did not balance with the surrounding homes and he was not in support of it.

Natasha Kelley stated that she was speaking on behalf of her husband Kurt Kelley. She stated that they were new homeowners in Royal Oak and they were not in support of this item. She stated that the developer was asking the City to abandon its long-term vision, a vision that residents relied on for the stability of their homes and their environment. Ms. Kelley asked City Council to uphold the unanimous recommendation from the Planning and Zoning Commission and deny this item.

Megan McCormick stated that she lived in Royal Oak. She stated that Titusville recently created its first Urban Forest Management Plan that recognized the importance and the benefits of mature tree canopy. However, the development of this Royal Oak property removed almost all of the mature trees on the property. She stated that the proposed development would increase impervious surfaces and that would reduce water infiltration and significantly increase runoff that would make its way into the surrounding environment and the Indian River Lagoon.

Connie Milton stated that there were eight homes on Nelson Place that backed up to the golf course and the proposal would add an additional eighteen homes backing up to the already existing eight homes. She stated that the proposed development was a large intensity development and the density would be two times more than the existing community. Ms. Milton asked council to deny this item.

Michael Myjak discussed the elevation map for the Royal Oak neighborhood and stated that it was approximately thirty feet above sea level, but the proposed development was approximately thirty-five to thirty-seven feet above sea level. Mr. Myjak expressed concern about the possibility of increased flooding in the Royal Oak neighborhood if this development was approved.

Brienne Robertson stated that she was the president of the Royal Oak Community Alliance. She applauded the members of the Planning and Zoning Commission for recommending denial of the transmittal and directing staff to conduct a small area study to guide redevelopment of the area.

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Mayor Connors called for a recess from 9:20 p.m. to 9:30 p.m.

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AnnMarie Seidler stated that she was the president of the Association of Fairways at Royal Oak. She stated that she was speaking on behalf of the Association's Board of Directors and residents to formally enter their objection to this transmittal into the public record. She stated that their community was bordered by two ponds that they shared with the former Royal Oak Golf Course. She also stated that over time approximately twenty-five to thirty feet of their common property had been lost due to continued erosion and the gradual expansion of the pond adjacent to Konox McRae Drive.

Joey Myers stated that he was speaking for a couple attorneys that could not attend the meeting and requested five minutes to speak.

Motion: Member Stoeckel moved to give Joey Meyers five minutes to speak. Member Moscoso seconded the motion. The motion carried unanimously.

Joey Myers stated that he was speaking on behalf of Ralf Brookes, attorney board certified in City, County and local law. He stated that it was within the City Council's legal authority to not transmit and deny the applicant's proposed plan. He stated that all Comprehensive Plan Amendments were legislative decisions, which could be denied for any rational reason. He discussed multiple court cases that backed his opinions, etc. Mr. Meyers also read an email from Dennis Knox Bayar, attorney and circuit court mediator from Flagler Beach that was sent to Vickie Conklin. The email stated that transmittal of the comprehensive plan amendment was not an inconsequential action. It triggers a new level of land use entitlements for which all future zoning and land use decisions were guided by if approved. Transmittal was a significant step required before rezoning could occur and any relevant studies should be performed prior to transmittal, as recommended by Max Forgey and City planning staff.

Bryan Yarnell stated that he represented the Association of Fairways at Royal Oak. He stated that he was a lawyer with GrayRobinson. Mr. Yarnell discussed the fee simple deed from Royal Oak Development Company to the City of Titusville. Mr. Yarnell stated that it was not an easement deed; therefore, it did not have right of way usage.

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Motion: Member Stoeckel moved to give Bryan Yarnell an additional three minutes to speak. Member Nelson seconded the motion. The motion carried unanimously.

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Mr. Yarnell stated that the City owned the property, not the developer and that the development plan included the removal of the ponds located within the easement. He further stated that the developer did not own the easement; therefore, could not develop it.

Beryl Freeman stated that she lived on Barna Avenue and discussed multiple car accidents that occurred on her road, including someone crashing their car into her neighbor's house and hitting multiple mailboxes on her street. Ms. Freeman expressed concern about the increased traffic that would come with the addition of five hundred new homes.

Curt Kelley stated that there were many people moving to Titusville for the space industry and those people would probably not be enticed to live in this development because of their income. Mr. Kelley stated that the next developer should pursue a higher-quality project and he would be in support of it.

Laurilee Thompson stated that the City had a problem with putting too much fresh water into the Indian River Lagoon through ditches and stormwater conveyances. She stated that the city had been draining wetlands on the west side of town that were in the St. Johns River basin into the Indian River for decades. Ms. Thompson stated that St. Johns River Water Management District stated the solution to Titusville's flooding issues and too much fresh water entering the Indian River Lagoon was to build a collection of stormwater parks throughout Titusville.

Stan Johnston stated that he previously worked for the City of Titusville. He discussed the City's Stormwater Master Plan and stated that this project should be evaluated by that plan. Mr. Johnston also discussed cleaning of the canals, etc.

Jim McKnight stated that he was a professional planner and had previously served as an expert witness. He advised Council that he was representing the Fairways at Royal Oak's Association solely for the subject request. Mr. McKnight stated that he had served as a City Manager for thirty-six years and had reviewed numerous comprehensive plan amendment requests, the majority of which involved undeveloped land. He further stated that during his tenure as City Manager for the City of Rockledge, the City experienced a flooding incident that resulted in two significant policy changes: the acquisition of land for the development of active stormwater parks and revisions to drainage retention standards for new development.

Bruce Moia, engineer for the applicant, stated that he wished to clarify several items. He stated that the applicant had evaluated the properties draining into the golf course stormwater system and, following extensive research, determined that approximately 300 acres drained to the subject property, including the 150-acre project site. Mr. Moia stated that the applicant located a 1966 master drainage plan that was consistent with their findings. Mr. Moia stated that upon completion of the conceptual and final design, the applicant anticipated lowering stage elevations for neighboring properties during design storm events, thereby reducing potential impacts. He further clarified that the property did not drain into the Indian River Lagoon, but instead drained west to the St. Johns River. Mr. Moia stated that the existing stormwater system provided no treatment and that water flowing into the lakes ultimately discharged off-site into ditches and the St. Johns River. He stated that any future development of the property would be required to comply with updated standards of the Florida Department of Environmental Protection, including additional treatment measures for nitrogen and phosphorus reduction. He further stated that the current system's primary deficiency involved two isolated lakes that were not connected to the overall system. Mr. Moia stated that the applicant proposed to interconnect all lakes and replace existing piping as part of the improvements.

Vice-Mayor Cole stated that he believed the residents from the surrounding area would feel more comfortable if the City hired an engineering firm to look into the stormwater system on the property. He suggested the contractor pay for the stormwater study that would reassure the residents.

Bruce Moia, engineer for the applicant, stated that it would be a massive study. He stated that it was typical for the applicant to prepare and submit the study, which would then be reviewed by the City and the St. Johns River Water Management District, rather than having the study recreated by the reviewing agencies.

Member Nelson asked if the new development would be three feet above the flood plain.

Bruce Moia, engineer for the applicant, stated that he could not answer that because the applicants had not completed a grading plan yet and the golf course elevation varied from seventeen feet to thirty-five feet as it undulates from north to south. He stated that based off photos they reviewed from the flooding that occurred in this area in October 2025, the stormwater currently stayed at an elevation of twenty-one feet.

Kim Rezanka, of the law firm Lacey Rezanka, stated that she was speaking on behalf of the property owner and the applicant. She responded to Vice-Mayor Cole's suggestion by stating that Kolter Land would fund the stormwater plan as proposed. Ms. Rezanka stated that a 240-page stormwater report had been included in the meeting packet and had not been addressed by residents speaking in opposition to the project. She further stated that provisions within the Comprehensive Plan, the Code of Ordinances, and Florida Statutes addressed infill development, and that the subject property met the criteria for infill. Ms. Rezanka referenced the staff report presented to the Planning and Zoning Commission at its January 21, 2026 meeting by Community Development Director Brad Parrish. Ms. Rezanka stated that the recommended action in the staff report was approval of the transmittal of the application to the State of Florida Land Planning Agency. She further stated that the City's expert, Community Development Director Brad Parrish, supported the applicant's request as outlined in the staff report.

Vice-Mayor Cole requested clarification as to whether approval of the item by the Council would result in any change to the existing land use designation or zoning classification.

Community Redevelopment Director Brad Parrish confirmed that approval of the item would not result in a change to the existing land use designation or zoning classification. Approval of this item would require staff to send the transmittal of the Comprehensive Plan Amendment Application No. 2-2025 Gemini Lakes (Royal Oak) to the State of Florida's Land Planning Agency for review.

Motion: Member Nelson moved to extend the meeting until 12:00 a.m. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

Member Stoeckel asked if the Council felt that the proposed low-density residential land use was not appropriate for the subject property, then the application should not be transmitted to the State for review.

Community Redevelopment Director Brad Parrish stated that council had the option of not approving this request to transmit to the state. He recommended that council state a reason to not transmit, if that was the decision.

Member Nelson stated that her preference was to defer transmitting the application to the State at this time and instead consider conducting a small area study for the property. She emphasized the importance of ensuring that any future development on the property would be compatible with the surrounding Royal Oak neighborhood. Member Nelson expressed concern that the current plan proposed a high density of homes in a limited area, which she felt was inconsistent with the character of Royal Oak. She also noted concerns regarding the outfalls near the condominiums and the potential filling of a portion of the lake.

Member Moscoso stated that she agreed with Member Nelson and believed the City needed to do their due diligence. Member Nelson stated that Council had been discussing a stormwater management plan for the entire City, and the importance of looking at the entire City as a whole and not just a specific piece of property. Member Moscoso stated that she believed it would be very premature to transmit this item to the state.

Motion: Member Nelson moved to deny the transmittal of CPA No. 2-2025 Gemini Lakes (Royal Oak) to the State of Florida’s Land Planning Agency for review and directed staff to conduct a small area study to guide the redevelopment of the area. Member Moscoso seconded the motion. The roll call vote was:

Vice-Mayor Cole	Yes
Member Stoeckel	Yes
Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes

The motion carried unanimously.

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Mayor Connors called for a recess from 10:35 p.m. to 10:45 p.m.

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<u>Small Scale Amendment (SSA) Application No. 7-2025 - 1400 Elizabeth Avenue</u> – City Manager Abbate advised the request was to conduct the public hearing and final reading of Ordinances for Small Scale Comprehensive Plan Amendment (SSA) 7-2025.

City Attorney Treasure read the *Quasi-judicial rules of Procedures*.

Community Development Director Brad Parrish read Ordinance No. 4-2026 amending the Code of Ordinances by amending Ordinance No. 60-1988, which adopted the Comprehensive Plan of the City of Titusville, by amending the future land use designation on land located at the northwest corner of Elizabeth Avenue and Queen Street from Low Density Residential to High Density Residential on 3.61+/- acres of property having Parcel ID No. 22-35-09-02-*-7; providing for severability; repeal of conflicting ordinances; and providing for an effective date the second time by title only. (This was a legislative item.)

And, Ordinance No. 5-2026 amending Ordinance No. 5-1993 of the City of Titusville, Florida, by amending the zoning map made a part of said ordinance by reference by changing the zoning classification on land located at the northwest corner of Elizabeth Avenue and Queen Street from the Single-Family Medium Density (R-1B) zoning district to the Multifamily High Density Residential (R-3) zoning district on 3.61+/- acres of property; having Parcel ID No. 22-35-09-02-*-7; providing for severability; repeal of conflicting ordinances; and providing for an effective date the second time by title only. (This was a quasi-judicial item.)

At their regular meeting on January 7, 2026, the Planning and Zoning Commission, acting as the Local Planning Agency, recommended approval of the amendment to the Comprehensive Plan Future Land Use Map by changing the future land use designation from Low Density Residential to Medium Density Residential. Approved 7-0. The Planning and Zoning Commission also recommended approval of the rezoning from the Single-Family Medium Density (R-1B) to the Multifamily Medium Density (R-2) zoning district consistent with the Small-Scale Amendment. Approved 7-0.

Community Development Director Brad Parrish reviewed the staff report. He stated that the applicant was requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning on approximately 3.61+/- acres of land located at the northwest corner of the intersection of Elizabeth Avenue and Queen Street for the construction of thirty-two (32) multifamily units contained within eight (8) quadruplex buildings. The request intended to change the current future land use designation from Low Density Residential to High Density Residential and rezone the property from Single-Family Medium Density (R-1B) to Multifamily High Density Residential (R-3) to support the intended multifamily development. The property was part of the Druid Hills Subdivision, which was platted in 1927 and has since remained vacant.

A concept plan had not been provided with the request. Therefore, staff's analysis was based on the maximum potential buildout scenario. If the request was approved, the maximum potential buildout of the property would increase from eighteen (18) single-family residential units to a maximum of fifty-four (54) multifamily residential units. The amendment would allow for various multifamily residential uses, including duplexes, triplexes, quadruplexes, townhomes, or apartments provided all development standards could be met.

A right of way vacation application has been submitted (ROW No.04-2025) proposing to vacate Ziruth Avenue and Yale Street, two unimproved rights-of-way. Ziruth Avenue was located to the north of the property and runs east and west. Yale Street was located in the center of the property and runs north to south. The vacation of the proposed rights of way would potentially add 0.85+/- acres to the subject property.

Toni Shifali discussed the community meeting on Wednesday, July 23, 2025 at 9:00 a.m. at the North Brevard Senior Center. She stated that working citizens could not attend a weekday meeting at 9:00 a.m. and did not think that was right. Ms. Shifalo asked council to enforce more requirements on these developers who were required to hold community meetings.

Motion: Member Nelson moved to approve Ordinance No. 4-2026, changing the future land use designation from Low Density Residential to Medium Density Residential, as recommended by the Planning and Zoning Commission. Vice-Mayor Cole seconded the motion. The roll call vote was:

Member Stoeckel	Yes
Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes
Vice-Mayor Cole	Yes

The motion carried unanimously.

xxx

Motion: Member Nelson moved to approve the zoning from the Single-Family Medium Density Residential (R-1B) to the Multifamily Medium Density Residential (R-2), as recommended by the Planning and Zoning Commission. Member Stoeckel seconded the motion. The roll call vote was:

Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes

The motion carried unanimously.

xxx

Right of Way Vacate (ROW) No. 4-2025 Ziruth Avenue and Yale Street – City Manager Abbate advised the request was to conduct the public hearing and approve Resolution No. 3-2026 vacating, abandoning, and discontinuing certain rights of way for Yale Street and a portion of Ziruth Avenue.

On February 4, 2026, the Planning and Zoning Commission recommended approval as presented with the staff's recommended condition (1) That an easement be provided for the existing water stub out within the Ziruth Avenue right-of-way, 7-0.

An application was submitted by Jeremiah Ofori with Goldcoast Developers of Florida LLC., requesting the vacation of Yale Street and a portion of the Ziruth Avenue rights of way.

Joshua Wilson, the applicant, stated that they were satisfied with the medium density because they wanted to maintain that boundary and respect the residential community to the west. Mr. Wilson stated that the goal was to bring accessible housing to Titusville.

Motion: Member Nelson moved to approve resolution No. 3-2026 vacating, abandoning, and discontinuing certain rights of way for Yale Street and a portion of Ziruth Avenue, as recommended by staff and the Planning and Zoning Commission with the following condition: (1) That an easement be provided for the existing water stub out within the Ziruth Avenue Right-of-Way. Vice-Mayor Cole seconded the motion. The roll call vote was:

Member Nelson	Yes
Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes
Member Moscoso	Yes

The motion carried unanimously.

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ORDINANCES-FIRST READING – None.

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OLD BUSINESS

Community Development Block Grant and Home Investment Partnership programs FY26-27 funding recommendations – City Manager Abbate advised the request was to approve funding recommendations for the 26/27 CDBG and HOME grant programs at an estimated amount of $280,000 and $115,000.

Neighborhood Services Director Terrie Franklin went over the criteria for review of the request for proposal (RFP). The RFPs have been reviewed, analyzed, and evaluated by staff utilizing Community Development Block Grant (CDBG) RFP criteria and CDBG regulatory guidance. Agencies that receive funding through the RFP process were stewards of the City's CDBG federal grant funds and assisted the Department in managing and utilizing grant funds in accordance with all applicable federal regulations, as may be amended. Because the Department [City] was ultimately responsible for compliance with the Code of Federal Regulations (CFR) for the CDBG program, all agencies considered for funding were expected to have adequate knowledge and understanding of the CDBG program regulations and were required to perform to the same standards HUD requires of the City. These regulations included, but were not limited to, activity eligibility, client eligibility, documentation and record retention, financial management, and procurement standards.

Staff completed the evaluation process of those RFPs submitted. Additionally, during the review and analysis of the RFPs inquiries were made with each applicant regarding minimum funding levels in order to gauge program needs. As a result, the Neighborhood Services Director can recommend the following funding:

Public Services - $42,000

- $15,500 Aging Matters in Brevard for a Meals on Wheels program
- $ 6,850 Brevard Alzheimer's for a Safe Ride program
- $14,400 Women's Center for Domestic Violence Safe House program
- $ 5,000 Matthew's Hope Ministries for a Mobile Homeless Outreach program

Public Facilities and Infrastructure - $182,000

- Year 5 of the CDBG Neighborhood Revitalization Plan will focus on target area residents' requests for continued revitalization efforts including lighting, sidewalks, transportation or safety improvements.

Administration - $56,000

- Neighborhood Services Department oversight and management, and Fair Housing activities.

<u>Motion</u>: Member Nelson moved to approve funding recommendations for the 26/27 CDBG and HOME grant programs at an estimated amount of $280,000 and $115,000. Vice-Mayor Cole seconded the motion. The roll call vote was:

Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes
Member Moscoso	Yes
Member Nelson	Yes

The motion carried unanimously.

xxx

Structural and Feasibility Review of Police Hall of Fame – City Manager Abbate advised the request was to provide direction into the acquisition of the Police Hall of Fame for use as the Titusville Police Headquarters and Emergency Operations Center.

It was recommended that City Council provide direction into the acquisition of the Police Hall of Fame for use as the Titusville Police Headquarters and Emergency Operations Center.

Assistant City Manager Kevin Cook provided a presentation that summarized the facility assessment report from AECOM regarding the review of the acquisition of the Police Hall of Fame.

The presentation highlighted as follows:

- City of Titusville Facility Assessment Report
- Agenda
- Introduction
- Options for Space Needs
- Parking Considerations
- Structural Conditions and Required Changes
- Rough Order of Magnitude Cost Comparison
- Pros and Cons
- Financial Analysis
- Alternatives
- Closing

Mayor Connors stated that he would not support the City of Titusville to take on this level of debt at this time. He stated that it was good exercise for the City to explore public/private partnerships.

Member Moscoso discussed that the City of Palm Bay had paid $78,000 for a comprehensive staff study conducted by the Center for Public Safety. She explained that the study analyzed call volume, patrol deployment, and minimum staffing levels, and determined the number of personnel currently needed, future staffing requirements, and necessary space needs. Member Moscoso stated that the City needed to be mindful of its actual needs and noted that if the City was not in a position to purchase the building at this time, it could consider beginning with a study to identify those needs.

Vice-Mayor Cole discussed the need for a new Police Department and City Hall but could not support the City spending this amount of money, etc.

Member Nelson stated that 7.25 acres were for sale for $2.5 million at the location currently occupied by Wild Ocean in Titusville, adjacent to the Brevard County Sheriff's Office. She indicated that the property could serve as a potential site for a new Titusville Police Department and noted that a centrally located facility would be desirable.

Council discussed a public/private partnership for financing or leasing of a building.

Member Stoeckel suggested that the City bring in an industrial engineer or consultant to assist in identifying areas where operations could be more efficient. Member Stoeckel also referenced the Council retreat as an opportunity for Council Members to establish priorities and set realistic timelines and goals regarding the aging City Hall, the Public Safety Complex, stormwater infrastructure, and other related matters.

No action was taken.

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NEW BUSINESS

Discussion – City Internal Auditor – City Manager Abbate advised that the request was to discuss the City Internal Auditor.

City Manager Abbate advised that the Internal Auditor Amelia Robinson was not present at the meeting, but she offered to meet individually with the City Council Members to review her duties, responsibilities and provide some insight as to what she does in her position as Internal Auditor.

Mayor Connors stated that he recommended designating one individual to serve as the liaison between the City Council and the Internal Auditor. Mayor Connors also recommended that no member of City Council could direct an internal audit investigation without the consent of council.

Member Nelson stated that she was in support of tabling this item until City Council could speak with the Internal Auditor, individually.

Member Stoeckel stated that she supported tabling the item until Council Members could meet individually with the Internal Auditor to have further discussion.

Member Moscoso stated that she spoke with the former Interim City Attorney Jim Stokes regarding this matter and he stated that he would email her more information from another City regarding this topic.

Motion: Member Nelson moved to postponed to the regular City Council meeting on February 24, 2026 at 6:30 p.m. Council will hold individual meetings with the City Internal Auditor prior to this meeting. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

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PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS) – None.

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MAYOR AND COUNCIL REPORTS

Mayor's Report – Mayor Connors provided his individual report.

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No additional action items.

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Council Reports –

Council provided their individual reports.

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No additional action items.

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City Managers Report – City Manager Abbate submitted his written report.

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City Manager Abbate stated that council needed to select dates for the FY 27 Budget Workshop. The primary date was August 4, 2026 at 5:00 p.m. and the secondary date was August 18, 2026 at 5:00 p.m.

Member Moscoso advised that she attended class on Wednesday nights and did not want to miss two classes, but she could miss one night of class.

Council scheduled the budget workshop and budget public hearings: Budget workshop – Tuesday, August 4, 2026 at 5:00 p.m.; First Budget Public Hearing – Wednesday, September 9, 2026 at 5:30 p.m.; and Final Budget Public Hearing – Monday, September 21, 2026 at 5:30 p.m.

xxx

City Manager Abbate advised that traditionally, City Council implemented a summer recess by canceling the second Council meetings in June. If council desires to continue with a summer recess, it is staff's recommendation to cancel the presentation and regular meetings of June 23, 2026. This provides Council with a summer recess from June 10th until July 13th

Motion: Member Stoeckel moved to cancel the City Council meetings on Tuesday, June 23, 2026 at 5:30 p.m. (presentation meeting) and 6:30 p.m. (regular meeting) for a summer recess. Member Nelson seconded the motion. The motion carried unanimously.

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City Manager Abbate advised that as directed by Council, the draft request for proposal (RFP) for the contract award of the City's Employee Health Benefits Advisor was attached for Councils review.

Council discussed the Request for Proposal (RFP) - Employee Benefits & HR Consulting Services Proposal #CO-26-P-001/TB.

Motion: Member Stoeckel moved to direct staff to modify Section IV – Evaluation and Selection Process – Evaluation Criteria to the following: (1) Track Record of Results - 30%; (2) Qualifications of Assigned Staff to include Health Rosetta Certification – 25%; (3) Analytical, Compliance, Risk Management Capabilities – 20%; (4) Experience with Benefits Programs – 20%; and (5) Cost and Price Transparency – 5%. In addition, Council directed staff to include questions for performance components of a high-performance plan with the RFP as requested by Mayor Connors. Mayor Connors recommended including questions on whether the following items have been completed by the consulting service: (1) Transparent Advisor Relationship; (2) High Performance Plan Design Docs; (3) Risk Management; (4) Independent Active Administration; (5) Oversight; (6) Value Based Primary Care and Patient Stewardship; (7) Transparent Open Networks; (8) Direct Contracts; (9) Reference Based Pricing; (10) Major Specialties and Outlier Patients, etc. Member Nelson seconded the motion. The motion carried unanimously.

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No additional action items.

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City Attorneys Report – None.

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With no further business to discuss, the meeting adjourned at 11:57 p.m.

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Andrew Connors, Mayor

ATTEST:

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Wanda F. Wells, City Clerk