

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 January 21, 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, Member John Scully, Member Janay Gelin, Member Theodore Garrod, and Alternate Member James Troutman. Secretary Romie Grantt, Member Erron Fayson and Alternate Member AnnMarie Seidler were absent. Also, in attendance were Principal Planner Eddy Galindo, Planner Tabitha Armstrong, Community Development Director Brad Parrish, Assistant City Attorney David Melito and Recording Secretary Kim Amick.

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Member Troutman stated based off the minutes from the last meeting regarding Christian Court Townhomes Preliminary Plat, he spoke with the attorney, and his vote will be discussed at the next meeting.

Member Scully made a motion to approve the minutes from the January 7, 2026, meeting as presented. Member Garrod seconded. There was a unanimous voice vote in favor.

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### **Quasi-Judicial Confirmation Procedures**

Assistant City Attorney Melito asked if any of the members had visited any of the sites or spoken to any members of the public regarding an item to be reviewed.

Member Troutman stated on January 16 he was walking a project at 1860 Knox McRae Drive; Fairways Royal Oak and the discussion of Royal Oak Community came up but he did not make an opinion about the project.

Vice Chairman Childs stated he has seen social media posts, people have told him their opinions on the Royal Oak issue and there were some emails that he forwarded on to Laurie and to Staff.

Member Garrod stated he had received emails.

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### **Petitions and Requests from the Public Present**

Vickie Conklin of Titusville, Florida.

Stan Johnston of Titusville, Florida.

Kay St. Onge of Titusville, Florida.

Elizabeth Parker of Titusville, Florida.

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**Old Business**

None

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**New Business**

**Conditional Use Permit (CUP) No. 9-2025, Parcel ID # 21-35-28-00-279**

Planner Tabitha Armstrong gave an overview of this item and distributed an updated staff report based on additional information provided by the applicant after the agenda was published.

Brad Parrish provided additional information in relation to the concept plan and issues with the proposed driveway over the state's regional trail.

Kim Rezanka of Melbourne, Florida spoke in favor of this item and handed out information to the Commission.

Nathan Landers of Palm Beach Gardens, Florida spoke in favor of this item.

Kyle Shasteen of Melbourne, Florida spoke in favor of this item.

Kim Rezanka of Melbourne continued her presentation in favor of this item.

Kim Rezanka asked questions of staff.

Assistant City Attorney Melito objected to any continued questioning of City Staff as they did not serve as witnesses for this application they are simply providing feedback for the Commissioners.

Kim Rezanka stated they have recommended denial so they are a party that will be subject to any lawsuit and subject to cross examination.

Assistant City Attorney Melito stated he would leave his objection standing but proceed with any questioning.

Kim Rezanka continued to question staff.

Member Garrod asked questions of the Transportation Engineer, Daniela Sofia Jurado of Melbourne, Florida, regarding traffic volume on US 1 and Dairy Road.

Member Garrod asked questions of Kim Rezanka regarding the driveways across the trail that the City has granted. He asked if she could tell him how many of the driveways she cited existed before the trail was developed.

Kim Rezanka stated her point was that they exist she does not see the City trying to pull them back. She stated some have been there a long time, some have been grandfathered.

The Commission had discussion on the definition of a convenience store.

Kim Rezanka spoke on the difference between convenience store with and without gasoline sales.

Member Garrod had more questions of the Transportation Engineer, Daniela Sofia Jurado. He asked in her professional capacity would she call this a retail sales selling gasoline or a convenience store with gasoline sales.

Daniela Sofia Jurado stated in this case a convenience store with gasoline sales.

Laurilee Thompson of Mims, Florida spoke against this item.

Kay St. Onge of Titusville, Florida spoke against this item.

Richard O'Doherty of Titusville, Florida spoke against this item.

Stan Johnston of Titusville, Florida spoke neither for or against this item.

Kim Rezanka of Melbourne, Florida gave a short rebuttal.

The Commission continued discussion.

Member Troutman stated the Florida Department of Environmental Protection needs to make a decision on their piece of property and as far as the site plan that is presented it is showing a driveway across the bike path that they do not have any information on yet from Florida Department of Environmental Protection, so as it is presented they are still waiting on their decision.

Member Garrod stated one thing that is missing in this picture is 17 acres and a subdivision. He stated subdividing land is regulated by the City's Land Development Code. Brad Parrish stated yes.

Member Garrod stated what happens when you buy two acres of property where does the subdivision come from. Brad Parrish stated he does not have a response because the site plan is still under review and they are considering all the requirements of the code including that question.

Member Garrod restated his comments on convenience with gas sales, the high traffic in the area and where is the subdivision when you had 17 acres of property to work with yet they are only looking a little piece and his last comment is he does not see a lot of tree protection taking place on this plan.

The Commission asked for an explanation on whether the Conditional Use Permit is needed or not.

Brad Parrish explained the different uses in the Community Commercial Zoning District and how staff determined a Conditional Use Permit was needed.

Brad Parrish stated if the Conditional Use Permit is recommended for approval staff would recommend that it include a condition that the driveway not be included.

Chairman Aton asked other than the trail crossing, if they approved the CUP, subject to no crossing of the trail, is it generally in compliance with the CUP. Brad Parrish stated yes.

Member Troutman asked do they need to get approval from Florida Department of Environmental Protection. Brad Parrish stated one of the criteria mentioned on the state's application is the applicant has to get information from the City as to its consistency with the Comprehensive Plan. He stated the City responded that it is not.

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Member Garrod made a motion to deny the Conditional Use Permit because it is a critical driveway both from the commerce side of the element but also from the concern the impact it adversely has on pedestrians and bicyclists. Vice Chairman Childs seconded.

Roll call was as follows:

Vice Chairman Childs	Yes
Member Gelin	Yes
Member Troutman	Yes
Member Scully	Yes
Member Garrod	Yes
Chairman Aton	Yes

Motion passed.

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**Ordinance NO. X-2026 – Annual update of the 5-Year Capital Improvements Schedule (2026-2030) relating to the Capital Improvement Element of the Comprehensive Plan**

Principal Planner Eddy Galindo gave an overview of this item and described corrections.

The Commission continued with discussion on this item.

Stan Johnston of Titusville, Florida spoke neither for or against this item.

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Vice Chairman Childs made a motion to recommend approval of the 5-Year Plan. Member Scully seconded.

Roll call was as follows:

Member Garrod	Yes
Member Scully	Yes
Vice Chairman Childs	Yes
Member Gelin	Yes
Member Troutman	Yes
Chairman Aton	Yes

Motion passed.

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**Comprehensive Plan Amendment (CPA) No. 2-2025 Gemini Lakes (Royal Oak)**

Principal Planner Eddy Galindo gave an overview of this item.

Kim Rezanka of Melbourne, Florida, representing the owner of the property and the applicant, spoke in favor of this item and handed out information to the Commission.

Josh Long of Delray Beach, Florida spoke in favor of this item and presented a power point presentation.

Cody Spaur of Mims, Florida spoke in favor of this item.

Kathleen O'Rourke of Titusville, Florida spoke against this item.

Kay St. Onge of Titusville, Florida spoke against this item.

Elizabeth Parker of Titusville, Florida spoke against this item. Ms. Parker asked for an additional minute. A motion was made and seconded for an additional minute.

Jill Dobson of Titusville, Florida spoke against this item.

Elizabeth Baker of Titusville, Florida spoke against this item.

Seth Adams of Titusville, Florida spoke against this item.

Kathleen Flynn of Titusville, Florida spoke against this item. Ms. Flynn asked for another minute. A motion was made and seconded for an additional minute.

Jill Stirling of Titusville, Florida spoke against this item.

Earl Johnson of Titusville, Florida spoke against this item and handed out information to the Commission.

Vickie Conklin of Titusville, Florida spoke against this item.

Dan Lewis of Titusville, Florida spoke against this item.

David Brandt of Titusville, Florida spoke against this item.

Toni Shifalo of Titusville, Florida spoke against this item.

Natasha Kelley of Titusville, Florida spoke against this item.

William Balint of Titusville, Florida spoke against this item.

Bryan Yarnell of Melbourne, Florida spoke against this item and handed information to the Commission. Mr. Yarnell asked for another two minutes. A motion was made and seconded for an additional two minutes.

Laurilee Thompson of Mims, Florida spoke against this item and handed out information to the Commission.

Brienne Robertson of Titusville, Florida spoke against this item.

Michael Myjak of Titusville, Florida spoke against this item.

Joey Myers of Titusville, Florida spoke against this item and handed out information to the Commission.

Brad Lytle of Titusville, Florida spoke against this item.

Ilya Feldman of Titusville, Florida spoke against this item.

Connie Milton of Titusville, Florida spoke against this item.

Lana Cowart of Titusville, Florida spoke against this item.

Stan Johnston of Titusville, Florida spoke neither for or against this item.

Kim Rezanka gave a rebuttal and introduced Bruce Moia the engineer of record.

Bruce Moia of Melbourne, Florida spoke in favor of this item.

Kim Rezanka spoke again on this item.

Vice Chairman Childs had questions of Ms. Rezanka regarding the Fee Simple Deed.

**Planning and Zoning Commission  
Regular Meeting  
January 21, 2026**

Member Garrod discussed all the information that was presented and the relationship between the transmittal and the amendment to the plan and what it does and does not do. He stated the decision that gets reached tonight is a legislative decision.

Member Garrod asked Assistant City Attorney Melito to summarize what factors can be taken into consideration for a legislative action.

Assistant City Attorney Melito stated legislative actions are generally reviewed under the Rational Basis Standard so anything that could rationally lead you to reach the decision could be considered but there is also the factors that our ordinance requires for review under this type of Comp Plan Amendment.

Member Troutman asked what constitutes Low Density as far as single family home. Discussion followed on the Low Density Residential Future Land Use Designation.

Member Troutman had questions regarding the Community Development District (CDD) and is this an additional fee that will have to pay back to the developer. Eddy Galindo stated the CDD is similar to an HOA but they can request to pay for infrastructure in advance and have the future homeowners pay for it in return.

Member Troutman stated regarding the ponds and easements, they are public easements, but we do not maintain them. Assistant City Attorney Melito stated he would defer to staff on maintenance but as far as whether they are easements or whether that document conveyed fee simple their office is still analyzing that issue.

Member Troutman stated not knowing what that land is or what they are allowed to do with that they are still wanting to make a decision tonight on that. Brad Parrish stated the easements Public Works Department has been applied to the Royal Oak Golf Course. Brad Parrish described an example, there was a pipe that was not functioning and on private property and the easement was used in order to go onto the property to fix the pipe, so that is basically what the easements have given the City the right to do is to make sure those are working properly if they are not being maintained. He stated that is how they have applied those easements historically.

Member Garrod asked what governmental body authorizes the CDD's establishment. Brad Parrish stated the City would be the one to authorize it.

Member Garrod stated the City Council has to approve a request to establish a CDD. Brad Parrish stated yes.

Member Garrod stated the Comprehensive Plan Amendment before them is a density issue. Brad Parrish stated yes.

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Vice Chairman Childs made a motion to not approve the transmittal and direct staff to conduct a small area study to guide redevelopment of the area. Member Troutman seconded.

Roll call was as follows:

Member Troutman	Yes
Vice Chairman Childs	Yes
Member Scully	Yes
Member Garrod	Yes
Member Gelin	Yes
Chairman Aton	Yes

Motion passed.

Eddy Galindo stated this is a recommendation not a final decision. He stated this recommendation will be forwarded to City Council which will be heard on February 10, 2026.

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**Petitions & Requests from the Public Present**

None

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**Reports**

Eddy Galindo reminded the Commission of the Stormwater Management Workshop on Thursday, January 22, 2026, at 5:30 pm with Public Works and Community Development in Council Chambers and the Community Conference on Saturday, March 7, 2026 at the Senior Center.

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**Adjournment 11:06 pm**