City Council
Regular Meeting
June 9, 2026

The City of Titusville City Council met in regular session on Tuesday, June 9, 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 and City Council Members Jolynn Nelson, Megan Moscoso 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. Vice-Mayor Herman Cole, Jr. Col USAF Retired was absent.

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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.

Chaplain Brienne Robertson from the Titusville Fire Department gave the invocation. 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 meetings on April 28, 2026 (5:30 p.m. - Presentation Meeting) and May 12, 2026.

Motion: Member Nelson moved to approve the minutes of the regular City Council meetings on April 28, 2026 (5:30 p.m. - Presentation Meeting) and May 12, 2026. Member Moscoso seconded the motion. The motion carried unanimously.

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Mayor Connors stated that Item 9C - Conditional Use Permit (CUP) No. 6-2025 - River Palms II and Item 9D - Conditional Use Permit (CUP) No. 9-2025, Parcel ID # 21-35-28-00-279, were requesting continuances.

Motion: Member Nelson moved to consider Item 9C - Conditional Use Permit (CUP) No. 6-2025 and Item 9D - Conditional Use Permit (CUP) No. 9-2025, before Special Recognitions and Presentations. Member Stoeckel seconded the motion. The motion carried unanimously.

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Conditional Use Permit (CUP) No. 6-2025 - River Palms II – City Manager Abbate advised the request was to find the request to be inconsistent with the Comprehensive Plan and Land Development Regulations (LDR); specifically, FLUE Policy 1.17.3, CME Objective 1.2, and Sections 30-63(e), 30-64(e), 30-64(g), 30-272 and 30-332 of the LDRs. As the date of the staff's report the application lacked the information necessary to determine consistency with the comprehensive plan and Code. On May 20, 2026, the applicant submitted an environmental report and a traffic statement. The City's staff has not had sufficient time to review the additional information. Enclosed was a memo from the City's legal office regarding the City's authority to regulate submerged land in the Indian River Lagoon, (This was a quasi-judicial item.)

On May 20, 2026, the Planning and Zoning Commission recommended denial of the CUP for the following reasons: (1) [Comprehensive Plan Future Land Use Element] Shoreline Mixed Use Strategy 1.12.3.3 support moderate scale mixed-use development on US Highway 1 that benefits from proximity to the waterfront was not in compliance; (2) [Comprehensive Plan Future Land Use Element] Natural Resources Policy 1.17.3 Submerged Lands within the Indian River Lagoon shall only be utilized for water related development and specifically states marinas, docks, boats, and ramps which signify the intent of the code; (3) Questions that it meets the Coastal Management Element based on the evidence provided; and (4) As result of the applicants' actions, the land to the north becomes non-conforming, which was unacceptable.

Community Development Director Brad Parrish stated that the applicant asked for this item to be tabled to the regular City Council meeting on August 25, 2026, pending additional information they would like to provide to City Council for their consideration.

Lisa Toland stated that she was with Toland Environmental Consulting and had been asked by Kim Rezanka, the attorney representing the project, to request a continuance. Ms. Toland further stated that they were requesting continuance until the regular City Council meeting on August 25, 2026, so that they could conduct additional seagrass surveys and address issues regarding the site plan.

Motion: Member Nelson moved to table Conditional Use Permit (CUP) No. 6-2025 - River Palms II to the regular City Council meeting on August 25, 2026 at 6:30 p.m. Member Stoeckel seconded the motion. The motion carried unanimously.

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Conditional Use Permit (CUP) No. 9-2025, Parcel ID # 21-35-28-00-279 – City Manager Abbate advised the request was to consider the request for Conditional Use Permit to allow a convenience store at Parcel ID # 21-35-28-00-279, within the Community Commercial (CC) zoning district.

On June 3, 2026, the Planning and Zoning Commission recommended tabling this item to their regular meeting on June 17, 2026, 7.0.

Community Development Director Brad Parrish stated that the applicant requested a continuance on this item to the regular City Council meeting on July 14, 2026 at 6:30 p.m.

Kyle Shasteen stated that he had been asked to attend on behalf of Kim Rezanka, the attorney representing the project, to request a continuance. Mr. Shasteen further stated that a continuance was being requested because they were still working on the site plan to ensure it aligned with staff's recommendations prior to moving forward in the process.

Motion: Member Nelson moved to table Conditional Use Permit (CUP) No. 9-2025, Parcel ID # 21-35-28-00-279 to the regular City Council meeting on July 14, 2026 at 6:30 p.m. Member Moscoso seconded the motion. The motion carried unanimously.

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SPECIAL RECOGNITIONS & PRESENTATIONS

Urban Forestry Management Plan – City Manager Abbate advised that a representative from the Eocene Environmental Group gave a presentation on the Urban Forestry Management Plan. No action was requested.

On April 30, 2026, the Titusville Environmental Commission (TEC) and attending citizens provided feedback on the initial draft plan presented by the Eocene. On May 13, 2026, the TEC recommended the City Council establish a line item from the Landscape Trust Fund specifically to fund implementation of the Urban Forestry Management Plan. The recommendation included hiring an urban forester and to conduct tree plantings. The TEC further recommended City Council approval and implementation of the plan. The TEC qualified this recommendation by emphasizing the need for further corrections in the future.

Elizabeth Lingo, Project Manager at Eocene Environmental Group, provided a presentation that highlighted as follows:

- Urban Forest Management Plan
- What is this plan?
- Alignment with city plans
- Titusville's urban forest at a glance
- What that canopy data tells us
- Community and stakeholder engagement
- How community input shaped the plan
- Vision statement
- The plan: 6 goals, 24 objectives, 20 years
- First 5 years: what happens next
- How we'll know it's working
- Questions & discussion
- Urban forestry program benchmarking

Elizabeth Lingo, Project Manager at Eocene Environmental Group, stated that the proposed canopy goal was to return to 50%. She confirmed that growth modeling was not included in the analysis and explained that canopy assessments reflect existing conditions, with updates recommended approximately every five years.

Member Moscoso discussed the Tree Mitigation Fund and asked how much money was added to that account annually.

Community Development Director Brad Parrish stated that it varied dramatically every year.

Motion: Member Nelson moved to allow speakers who submitted a card on this item to speak. Member Stoeckel seconded the motion. The motion carried unanimously.

Stan Johnston stated that there were multiple people who would be speaking on this item who had the right idea on what should happen in the environment and he agreed with them.

Mary Sphar stated that, although no action was requested, three alternatives were included in the agenda packet: to accept the Urban Forest Plan, to accept the plan with TEC's recommendations, or to not accept the plan. Ms. Sphar stated that she supported Council accepting the plan with TEC's recommendations, including establishing a line item from the Landscape Trust Fund to fund implementation of the Urban Forest Management Plan and proceeding with approval and implementation of the plan.

Laurilee Thompson stated that, at 44% canopy cover, Titusville had a relatively strong tree presence compared to other cities; however, a significant portion of that canopy was located in wetlands rather than within residential neighborhoods. She noted that the overall canopy continued to decline due to tree loss associated with new development. Ms. Thompson further stated that an excessive portion of the Landscape Trust Fund had been allocated toward planting flowers and shrubs at corridor gateways. She expressed that residents expected funds generated from tree removal to be used specifically for tree replacement. Ms. Laurilee Thompson stated that she was in support of the Urban Forestry Management Plan with the Titusville Environmental Commission's (TEC) recommendations.

Hector Delgado stated that he was a retired NASA Chief Engineer and a member of the Titusville Environmental Commission. He stated that he was in support of the Urban Forestry Management Plan with the Titusville Environmental Commission's (TEC) recommendations. Mr. Delgado stated that the plan would have a positive, long-term generational impact on the City.

William Young stated that he was a member of the Titusville Environmental Commission and had been a resident of Titusville since 1957. He expressed that the City could not rely on developers to plant the trees needed and emphasized the need for the City to establish its own plan. Mr. Young indicated his support for the Urban Forestry Management Plan, including the recommendations of the Titusville Environmental Commission (TEC).

Kay St. Onge stated that Eocene Environmental Group had prepared an excellent Urban Forest Management Plan. She explained that the plan transformed years of City planning and commitment into a framework for protecting, managing, and expanding Titusville's tree canopy, while also providing nearly $6 million in annual economic benefits. Ms. St. Onge noted that the tree canopy was a valuable asset; however, canopy cover had declined from 50.2% in 2010 to 44% in 2023. She stated that the Urban Forestry Management Plan was necessary to protect, maintain, and enhance this asset within the City of Titusville.

Martha Pessano stated that she was the Treasurer for the Friends of the Enchanted Forrest. She stated that they wanted to ensure that the City knew they were also in support of the Urban Forestry Management Plan.

Thomas Perez stated that he was in support of the Urban Forestry Management Plan with the Titusville Environmental Commission's (TEC) recommendations and discussed the significant time and effort invested in its development. He stated that the plan would protect the City's tree canopy assets. Mr. Perez further noted that, with $700,000 in the Landscape Trust Fund and continued revenue accrual, the City had the necessary funding to implement the plan.

Jill Dobson asked the City Council to adopt the Urban Forestry Management Plan with Titusville Environmental Commission's (TEC) recommendations and invest in Titusville. She stated that the plan would enhance the quality of life for the citizens of Titusville. Ms. Dobson stated that the preservation and planting of native trees and plants would mitigate the significant loss of the tree canopy that the City had experienced.

Toni Shifalo stated that she had followed the Titusville Urban Forestry Management Plan for several years and noted that the plan had been carefully developed, refined, and edited to be both logical and professional. Ms. Shifalo urged the Council to adopt the Urban Forestry Management Plan, including the recommendations of the Titusville Environmental Commission (TEC). She stated that the plan provided a structured framework for managing trees as a measurable community asset, already valued at approximately six million dollars.

Michael Myjak stated that he had spent many hours working on the Urban Forestry Management Plan with the Titusville Environmental Commission and noted that its adoption would represent a generational change for the City of Titusville. He also stated that the citizens of Titusville would benefit from this for many years to come. Mr. Myjak asked City Council to adopt the Urban Forestry Management Plan with Titusville Environmental Commission's (TEC) recommendations.

Mayor Connor asked City Attorney Treasure how long it would take to amend the resolution related to the Landscape Trust Fund. City Attorney Treasure advised that it could be added to the regular City Council meeting on July 14, 2026.

Member Moscoso thanked the consultant, city staff, the Titusville Environmental Commission and residents who worked on the Titusville Urban Forestry Management Plan. Member Moscoso stated that she was in support of the Urban Forestry Management Plan with Titusville Environmental Commission's (TEC) recommendations.

Member Stoeckel asked if the funding could come out of the Landscape Trust Fund or was the city limited on what those funds could be used for.

Community Development Director Brad Parrish stated that the current resolution related to the Landscape Trust Fund was very limited. It was limited to public purpose and on public lands.

Member Nelson stated that was in support of the Urban Forestry Management Plan with Titusville Environmental Commission's (TEC) recommendations as well as using the Landscape Trust Fund to help fund it.

Motion: Member Moscoso moved to adopt the Urban Forestry Management Plan with the Titusville Environmental Commissions' (TEC) recommendations. The TEC recommended the City Council establish a line item from the Landscape Trust Fund specifically to fund implementation of the Urban Forestry Management Plan. The recommendation included hiring an urban forester and to conduct tree plantings. The TEC further recommended City Council approve the Urban Forestry Management Plan and implement the plan. The TEC qualified this recommendation by emphasizing the need for further corrections in the future. In addition, Council directed staff to amend the resolution related to the Landscape Trust Fund. Member Nelson seconded the motion. The roll call vote was:

Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes
Member Stoeckel	Yes

The motion carried unanimously.

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BOARDS AND COMMISSIONS

Titusville Housing Authority – City Manager Abbate advised the request was to reappoint one (1) regular member to the Titusville Housing Authority with a term to expire on May 31, 2030. The members are appointed by the Mayor with the approval of the City Council.

Motion: Member Nelson moved to reappoint Titusville Housing Authority Regular Member Fletcher Portlock with a term to expire on May 31, 2030. Member Stoeckel seconded the motion. The motion carried unanimously.

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Board of Adjustments and Appeals – City Manager Abbate advised the request was to accept the resignation of Board of Adjustments and Appeals Alternate Member Nathan Rothell with an unexpired term that will expire on July 31, 2027. The resignation was effective May 19, 2026.

Stan Johnston stated that he had previously worked with the Board of Adjustments and Appeals on various matters, including those related to SNJ Oaks. He also advised the Council to use cautious when selecting the new board member.

Motion: Member Nelson moved to accept the resignation of Board of Adjustments and Appeals Alternate Member Nathan Rothell with an unexpired term that will expire on July 31, 2027, with regrets. Member Stoeckel seconded the motion. The motion carried unanimously.

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

Michael Myjak stated that he had requested the Council, the previous year, to allow the Titusville Environmental Commission (TEC) to meet twice per month to address wetland issues in Titusville. He asked the Council to consider permitting the TEC to continue meeting twice monthly on a regular basis so the Commission could effectively address stormwater-related issues. Mr. Myjak also discussed his ability to participate in meetings remotely via Zoom when he was out of town.

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Stan Johnston asked Mayor Connors to resign. Mr. Johnston also discussed the sewage spill that occurred at Sand Point Park in December 2020 and requested that the fountains remain off in the event of another sewage spill in the future.

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Elizabeth Baker stated that she believed Stan Johnston was requesting the City Council direct staff to establish a policy requiring that fountains located in close proximity to a sewer spill remain turned off in the event of a future sewer spill.

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Elizabeth Parker distributed a handout outlining issues she identified with the Royal Oak property and requested that the City Council rescind the final order of denial. She stated that the subject property had significant issues that needed to be addressed by the City. She referenced a 1943 photograph depicting the Royal Oak property as a wetland prior to any development. Ms. Parker also discussed natural groundwater recharge occurring on the property and the potential loss of recharge if the site were paved over.

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CONSENT AGENDA

City Manager Abbate read Consent Agenda items A, B, C, D, E, F, G and H as followed:

A. Purchase of Solid Waste Vehicles - Approve the use of Florida Sheriff's Association Cooperative Purchasing Program, Contract # FSA25-VEH23.0 Heavy Trucks for the purchase of two automated side loaders and one front loader in the total amount of $1,212,045 to Nextran Truck Centers of Orlando, Florida.

B. School Resource Officer (SRO) for 13 schools - Memorandum of Understanding (MOU) Approve the Memorandum of Understanding (MOU) for school year 2026/2027 as written to provide a first line of defense at 13 school campuses and approve the associated budget amendment.

C. Bullet Proof Grant Award - Approve and accept the Bulletproof Vest Grant in the amount of $12,273.80 and the associated budget amendment.

D. Employee Benefits and Human Resources Consulting Services Agreement - Approve the Employee Benefits and Services Agreement with Acentria Public Risk in the amount not to exceed $75,000 annual fixed fee per year during an initial three (3) year term and renewable for two (2) optional one (1) year periods with price lock of $75,000 annually upon written mutual consent of the parties and authorize the Mayor to execute the contract subject to review and approval by Purchasing and Contracting, the City Manager and City Attorney.

E. Save our Indian River Lagoon Interlocal Agreement - Approve the Interlocal Sales Tax Use and Distribution Agreement between Brevard County and participating municipalities related to the renewal of the Save Our Indian River Lagoon one-half cent infrastructure sales surtax, contingent upon voter approval of the surtax referendum.

F. Fiscal Year (FY) 2026 Road Resurfacing Project Change Order #2 - Approve Change Order #2 to the Annual Resurfacing Contract with VA Paving of Cocoa, Florida, in the amount of $81,302.82 to adjust the contract to final project quantities. It is further recommended that City Council approve the associated budget amendment and authorize the Mayor to execute the change order.

G. Special Event Road Closure - America 250! Semiquincentennial Parade - Authorize the America 250! Semiquincentennial Parade special event's request contingent on approval of the temporary state road closure from Florida Department of Transportation (FDOT).

H. Purchase of Property for Future Stormwater Infrastructure Upgrades - Authorize staff the authority to bid at the public auction on parcel ID 22-35-20-AV-*-14.01 for future stormwater infrastructure upgrades. Additionally, approve the associated budget amendment for an amount not to exceed $40,000 for the successful bid.

Stan Johnston stated that he was in support of Consent Agenda Item 8F - Fiscal Year (FY) 2026 Road Resurfacing Project Change Order #2 and Consent Agenda Item 8E - Save our Indian River Lagoon Interlocal Agreement. Mr. Johnston discussed Consent Agenda Item 8H - Purchase of Property for Future Stormwater Infrastructure Upgrades, he stated that he was unsure of the property's exact location but believed it was south of State Road 50.

Elizabeth Parker discussed Consent Agenda Item 8D - Employee Benefits and Human Resources Consulting Services Agreement. Ms. Parker stated that she was unsure whether the City should spend taxpayer funds on a $75,000 annual fixed fee for a consultant. She also questioned City

Council regarding how the agreement benefited the City and its employees who were insured through the City.

Mayor Connors stated that the City currently paid a benefits consultant to provide advice; however, after analysis, staff determined that the arrangement was not effective and that the City had to transfer $1.5 million from the General Fund to cover losses from the self-insured plan. He stated that the City utilized a request for proposal (RFP) process to select a new consultant capable of developing a more effective plan to address employee health care concerns while also ensuring the City was not incurring financial losses.

Motion: Member Nelson moved to approve Consent Agenda items A, B, C, E, F, G and H in accordance with recommendations. Member Stoeckel seconded the motion. The roll call vote was:

Member Nelson	Yes
Mayor Connors	Yes
Member Stoeckel	Yes
Member Moscoso	Yes

The motion carried unanimously.

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ORDINANCES – SECOND READING, PUBLIC HEARING AND RELATED ACTION

Community Development Block Grant (CDBG) 2026/2027 Annual Action Plan Final Public Hearing – City Manager Abbate advised the request was to conduct the final public hearing on the 2026/2027 draft Community Development Block Grant (CDBG) annual action plan and authorize the Neighborhood Services Director and/or Mayor to sign the grant application and certifications forms as required, for utilization of CDBG funds in the amount of $251,081.

Neighborhood Services Manager Tracy Davis stated that on February 10, 2026, City Council approved the funding recommendations for the CDBG 2026-2027 program year. As a result, the Neighborhood Services Department completed a draft of the annual Action Plan formulating the activities, programs, and funding levels for the 2026-2027 program year, for the purposed of public review and comment. The proposed Action Plan provided partnerships with four (4) non-profit agencies in providing various public services city-wide, and the final year of the Neighborhood Revitalization Program. Highlights for the Action Plan area as follows:

PUBLIC SERVICES $37,000:

- Aging Matters in Brevard for a senior Meals on Wheels program in the amount of $15,000
- Brevard Alzheimer's for a safe ride program in the amount of $6,000
- Women's Center for a domestic violence safe house program in the amount of $11,000
- Matthew's Hope for a mobile homeless outreach program in the amount of $5,000

In addition to the aforementioned public service activities, the Action Plan included infrastructure and housing activities that provide a low-moderate area benefit in the South Street Target Area utilizing $163,865. These improvements included, but were not limited to lighting, sidewalks, blight removal, beautification, street improvements, and housing improvement programs. Finally, the Action Plan included general grant administration and fair housing activities utilizing the maximum 20% cap of $50,216.

Completion of the annual Action Plan was a requirement of the CDBG grant program to receive the allocated entitlement funds from the U.S. Department of Housing and Urban Development (HUD). Upon approval of the Action Plan, the 2026-2027 funds would become available on a reimbursement basis beginning October 1, 2026 to implement the activities and programs contained in the Plan. The draft Action Plan was the result of collaborative efforts with community stakeholders and staff. The 2026-2027 CDBG grant allocation of $251,081 was a $29,820 decrease from the previous year's allocation of $280,901. As a result, the funding recommendation levels approved at the February 10, 2026 City Council meeting were adjusted accordingly as indicated on the included Summary of Allocations attachment.

Tonight's public hearing was advertised on May 21, 2026 to encourage public participation. The public comment period would run from tonight's meeting through July 09, 2026. All oral and written comments received related to the proposed Plan will be considered and included in the final Plan submitted to HUD by the August 16, 2026 deadline.

Member Nelson discussed a section in the letter from the U.S. Department of Housing and Urban Development (HUD) that stated, “In addition, your jurisdiction’s CDBG allocation for this year provides you with $1,255,405.00 in available Section 108 loan guarantee borrowing authority. Section 108 permits you to borrow up to five times of your current CDBG allocation. This loan allows jurisdictions to maximize access to low-interest capital, and provide long-term financing to invest in Opportunity Zones, or further address gap financing for big projects that you envision for your community.” Member Nelson asked if that money could be used for low-income housing. Neighborhood Services Manager Tracy Davis stated that the funds could be used for that purpose; however, she noted that they are loans that must be repaid.

Member Moscoso asked what was planned for the $163,865 allocated to neighborhood revitalization and infrastructure. Neighborhood Services Manager Tracy Davis stated that the action plan was not designed for specific projects but was intended to allow flexibility to cover public facilities and housing. She stated that specific projects were determined through public input for the plan, specifically within the South Street target area, and that this was the fifth and final year of targeting that area.

Kirk Davis discussed City-owned property at 700 Wager Avenue in Titusville and stated that it had been under consideration for several years for memorialization of the Joynerville area. He stated that the site could serve as a cornerstone of Titusville’s African American heritage and a commemoration of a historic community that contributed significantly to the City’s development. He emphasized the importance of recognizing, preserving and making the site’s history accessible to future generations.

Council provided consensus to allow Kirk Davis an additional minute to speak.

Kirk Davis stated that the use of the property would align with the City of Titusville's ongoing efforts including the Joynerville and Beyond initiative, to document, preserve and interpret underrepresented narratives within the community's collective heritage through a commemorative display. He stated that this would demonstrate the City's commitment to a physical and inclusive historical record that honors all contributors to our shared community.

Christina Stokes provided a handout to the Council that included a brief concept sheet regarding an ongoing community memorial wall with engraved legacy bricks and a reflection space as community development and revitalization opportunities were explored. Ms. Stokes stated that she believed it was important to recognize because many of the City's communities carried a history of pain stemming from systems such as black codes and convict leasing, which created new forms of exploitation following slavery. She stated that this space could allow families to honor loved ones while encouraging healing, remembrance, beautification, volunteerism and stronger partnerships with local organizations and service providers.

Mayor Connors asked whether Community Development Block Grant (CDBG) funds could be used for the community memorial discussed by the previous speaker. Neighborhood Services Manager Tracy Davis stated that the property at 700 Wager Avenue, which had been referenced by Mr. Davis, was not eligible for CDBG funding due to a specific regulatory restriction. She stated that she could provide additional information regarding the applicable regulation.

Neighborhood Services Manager Tracy Davis stated that Neighborhood Services Director Terrie Franklin was exploring alternative funding sources that could be used to develop a pocket park on the property located at 700 Wager Avenue in Titusville.

Member Nelson stated that she would support development of an attractive feature on the property. She suggested that the site could serve as a gateway into Titusville or Downtown Titusville.

Mayor Connors discussed the potential cost of the project and the community efforts or resources that could help support it. He stated that staff needed to determine the community's vision and preferences for the proposed pocket park.

Toni Shifalo stated that the U.S. Department of Housing and Urban Development (HUD) would not permit Community Development Block Grant (CDBG) funds to be used for a pocket park on the property at 700 Wager Avenue because the park would serve the broader Titusville community rather than exclusively benefiting the eligible service area. Ms. Shifalo also stated that the American Association of Retired Persons (AARP) offered grant opportunities for community beautification projects.

Motion: Member Nelson moved to authorized the Neighborhood Services Director and/or Mayor to sign the grant application and certification forms as required, for utilization of CDBG funds in the amount of $251,081, as recommended. Member Stoeckel seconded the motion. The roll call vote was:

Mayor Connors	Yes
Member Stoeckel	Yes
Member Moscoso	Yes
Member Nelson	Yes

The motion carried unanimously.

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Ordinance No. 11-2026 - Aerospace and Light Manufacturing Ordinance – City Manager Abbate advised the request was to conduct the final reading and public hearing for the aerospace and light manufacturing Ordinance No. 11-2026.

Community Development Director Brad Parrish read Ordinance No. 11-2026, an ordinance of the City of Titusville, Florida, amending the Code of Ordinances relating to uses within the Planned Industrial Development (PID) zoning district to allow Childcare Facilities as a limited use and stand-alone parking structures as a limited use and to expand the definition of light manufacturing to include aerospace and defense related research and manufacturing by amending Sections 28-54 “Use Table”; 28-110 “Childcare Facility”; 28-154 “Parking Structures” and 28-210 “Light Manufacturing”; providing for severability, repeal of conflicting ordinances, incorporation into the code, and an effective date the second time by title only. (This item was a legislative item.)

On June 3, 2026, the Planning and Zoning Commission recommended approval of the Aerospace and Light Manufacturing Ordinance with the following recommended changes to Section 28-110 Childcare Facility (c) (1) (a) A conditional use permit was not required when a childcare facility was approved as part of an approved or existing PID or master plan when it was an accessory use to the principal use. Also, recommended the following change to Section 25-154 Parking Structures (2) In the Planned Development (PID) zoning district, parking structures may be approved as a part of an approved or existing PID or master plan when it was an accessory use to the principal use. The motion also approved the use of the definitions provided by Member Troutman to be included in the ordinance. Approved 7-0

On March 24, 2026, in response to a request made by Mayor Connors, Council approved advisability for the City Manager and staff to review the City’s Planned Industrial Development (PID) zoning regulations and ways to make the regulations more friendly or possible for aerospace industry and/or businesses to be able to develop in the PID zoning district areas. The ordinance was drafted in part based on Titusville’s proximity to the Kennedy Space Center, Patrick Space Force Base, Space Coast Regional Airport and direct access to transportation facilities such as Interstate-95 and the FEC Railroad. The Titusville area supports a growing number of aerospace and defense related industries. The Council has determined it was desirable to amend the Land

Development Regulations to expand industrial use to support aerospace and defense related manufacturing and certain associated uses related to the same.

The ordinance expands the definition of light manufacturing to specifically include the aerospace industry in the M-1, M-2, M-3, PID, and DMU zoning districts. The ordinance also eliminates the public hearing requirement for a childcare facility in the PID zoning district under certain circumstances. Finally, the ordinance allows structured parking in the PID zoning as a primary use.

On May 26, 2026, the City Council requested additional language pertaining to the aerospace industry in proximity to the airport. Enclosed for the Council's adoption was an amended ordinance with a new subsection and title 28-210(e) "Light manufacturing activities permitted in the PID."

Jessie Wright expressed support for the item; however, he questioned why the aerospace designation was limited to properties located east of the Indian River Lagoon in Titusville. He suggested that consideration be given to expanding this designation to other areas within Titusville. He also expressed concerns regarding the environmental health of both Titusville as a whole and his property specifically.

Robert Goltz, President and CEO of the Titusville Chamber of Commerce, expressed his support for the ordinance. He stated that he believes it would promote economic development within the community and contribute to improved employment opportunities and higher wages for residents.

Michael Myjak stated that he did not understand why the City was changing the definition of light manufacturing. He stated that aerospace manufacturing was similar to other types of manufacturing, such as weapons or metal machinery. Mr. Myjak stated that he was in support of the ordinance except for the change to the definition.

Elizabeth Parker stated that she agreed with the previous speaker. She also stated that she was concerned about data centers and the possibility of one being built in Titusville. Ms. Parker suggested that the definition of light manufacturing should exclude data centers to prevent them from being developed in Titusville.

Elizabeth Baker asked the City Council to table the item. She stated that the definition of light manufacturing was too vague. Ms. Baker also stated that aerospace light manufacturing could negatively affect the Indian River Lagoon due to pollution. She raised concerns about infrastructure and the condition of roads in the area.

Darcia Bair stated that, as a citizen, it was difficult to understand the ordinance because she did not have access to staff to ask questions. She stated that it was hard not to question the motives behind the change. Ms. Bair stated that she supported the space industry in Titusville and wondered what types of facilities this ordinance would allow in Titusville.

Member Moscoso stated that she believed the ordinance was tailored to accommodate a specific company, but she did not have a clear understanding of the company, how many jobs would be created, or what was actually being proposed. She stated that City staff members had signed nondisclosure agreements (NDAs) and were limited in what they could share. Member Moscoso stated that she was concerned about unintended consequences and said she would feel more comfortable if staff could confirm that the project was not a data center.

Community Development Director Brad Parrish stated that he had not been approached regarding a data center or whether it would be consistent with the City's code. He stated that it would depend on what was submitted to the City. He stated that when the City receives an application for any kind of project, staff ask many questions, especially about industrial uses, because their processes and business models are always different. Community Development Director Brad Parrish stated that, based on his understanding, it would be very difficult for a data center to be built in Titusville due to the number of available properties and the conditions of the various zoning districts and permitted uses. He stated that if there were concerns about data centers, he would recommend letting staff come back to council with recommendations of changes to the code regarding that specific use with conditions.

Motion: Member Nelson moved to approve Ordinance No. 11-2026 - Aerospace and Light Manufacturing Ordinance, as recommended by staff. Member Stoeckel seconded the motion.

Discussion: Member Stoeckel asked if the motion included the Planning and Zoning Commissions' recommendations. The approval did not include the Planning and Zoning Commissions' recommendations.

The roll call vote was:

Member Stoeckel	Yes
Member Moscoso	No
Member Nelson	Yes
Mayor Connors	Yes

The motion carried 3, 1.

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Motion: Member Nelson moved to direct staff to research prohibiting Data Centers. Member Moscoso seconded the motion.

Discussion: Community Development Director Brad Parrish advised that staff would research to determine if Data Centers can be prohibited and if Data Centers could not be prohibited, staff would provide alternatives.

The motion carried unanimously.

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Conditional Use Permit (CUP) No. 6-2025 - River Palms II – This item was tabled to the regular City Council meeting on August 25, 2026 at 6:30 p.m.

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Conditional Use Permit (CUP) No. 9-2025, Parcel ID # 21-35-28-00-279 – This item was tabled to the regular City Council meeting on July 14, 2026 at 6:30 p.m.

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ORDINANCES-FIRST READING – None.

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OLD BUSINESS – None.

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NEW BUSINESS – None.

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PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)

William Young discussed Conditional Use Permit (CUP) No. 6-2025, River Palms II, which was tabled at the meeting. He stated that around ten years ago, a bill was passed to issue a $10 million bond to purchase riverfront property for the creation of parks. Mr. Young stated that he was not in support of development on the Indian River Lagoon.

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MAYOR AND COUNCIL REPORTS

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

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Mayor Connors discussed Code Section 28-157, pet grooming services. He stated that a business owner in Titusville had purchased a new property, for their pet grooming business, in the Neighborhood Commercial (NC) zoning district and it does not permit a pet grooming service at that location due to zoning restrictions.

<u>Motion</u>: Member Nelson moved to direct staff to draft an ordinance to allow pet grooming in the Neighborhood Commercial (NC) zoning district. Member Stoeckel seconded the motion. The roll call vote was:

Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes
Member Stoeckel	Yes

The motion carried unanimously.

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No additional action items.

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<u>Council Reports</u> –

Council provided their individual reports.

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Member Nelson requested information on the courses being offered by the Aerospace Defense Training Center be included on the City's website. There was no objection from City Council. City Manager Abbate advised that staff would include on website and in the upcoming City's Talking Points published by the City.

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Member Nelson stated that Toni Shifalo and Lisa Mosier had discussed the lack of signage on the bike path near Bogg Gas. Member Nelson further advised that she supported the addition of signage in that area.

Community Development Director Brad Parrish stated that several months prior, the City Council had asked staff to expand the amenities plan to include Main Street. He further stated that the cost would be submitted as part of the proposed budget and it would include signage along Main Street.

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Member Stoeckel stated that the League of Cities meeting on June 8, 2026 was hosted by Melbourne Village and the City of West Melbourne. She further stated that Colonel Chapman had given a presentation during the public comment section regarding response times to the Blue Origin incident and efforts to ensure everyone's safety. Member Stoeckel also stated that the Chamber of Commerce President from Palm Bay had spoken about collaboration throughout

Brevard County as industries were looking to locate in the area. She further discussed property taxes and how their potential abolition could impact different cities throughout the state.

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

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No action items.

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City Attorneys Report

Update on Royal Oak Informal Mediation – City Attorney Treasure provided an update on the Royal Oak Informal Mediation.

City Attorney Treasure advised that the informal mediation was scheduled for May 28, 2026, and the applicant, Toulon Apartments MS, LLC, had requested that she present to Council a request to submit an amended site plan and amended application for Council's consideration. City Attorney Treasure stated that the applicant wanted council to rescind the previous order denying the transmittal of the proposed comp amendment.

Member Nelson stated that she had made the motion to deny the application and that she would not rescind the motion. She further asked about an offer that had been made by the Applicant.

City Attorney Treasure advised that the Applicant had provided a settlement letter and that if it were to be discussed by Council, it would occur during an executive session.

Member Nelson stated that she was in support of Council holding an executive session, as she believed it would be helpful for Council to review what was being proposed and the condition of the stormwater system in Royal Oak.

Vickie Conklin stated that she was speaking on behalf of Royal Oak Neighbors, LLC. She requested that the Council abide by its unanimous vote to deny Comprehensive Plan Amendment No. 2-2025, which had been submitted by Toulon Apartments MS, LLC, on February 10, 2026. She further noted that the vote included direction for City staff to conduct a small area study to guide redevelopment of the area, and she expressed that no decision should be made until the study was completed. Ms. Conklin added that the applicant could submit a new plan through the standard review process.

Seth Adams asked the Council to stand by its previous decision to deny the Royal Oak property request. He stated that the question before the Council was not whether rescinding the denial would resolve the lawsuit, but whether there was any new planning, environmental, drainage, infrastructure, or legal evidence that justified reversing a decision reached after extensive public review. Mr. Adams further stated that lawsuits should not become a tool for influencing land use decisions, and that allowing a property owner to obtain reconsideration by filing a lawsuit and then offering to withdraw it in exchange for a reversal of an elected body's decision would create a dangerous precedent.

Elizabeth Parker thanked the City Council for preserving the integrity of the City's planning process, respecting adopted procedures, and ensuring that future decisions were based on competent, substantial evidence rather than litigation pressure. Ms. Parker stated that the property was located at the center of a regional drainage basin, contained extensive recharge soils, functioned as a recharge and stormwater collection area, and served as the northern feeder to the City's area of critical concern. She further stated that she would like to see a Request for Proposals (RFP) issued for the small area study on the subject property.

Kathleen Flynn stated that she owned a home abutting the former Royal Oak Golf Course and expressed concern regarding potential flooding that higher-density housing and smaller lot sizes could create. Ms. Flynn stated that she was grateful the City Council had listened to residents' concerns and had unanimously voted to deny the large-scale comprehensive plan amendment submitted by Toulon Apartments MS, LLC. She further stated that any new proposal should be required to proceed through the standard application process and that no further action should be taken on the property until completion of the small area study.

Earl Johnson stated that the applicant had requested that a Council member rescind their vote, which he stated did not comply with City rules. He stated that Rule 13 required a Council member to rescind their vote at the next meeting immediately following the original decision and noted that the decision in question had been made eight Council meetings prior. Mr. Johnson stated that the applicant's request was absurd.

Council took no action.

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<u>Authorization for travel to 44th FMAA Annual Seminar in July</u> - City Attorney Andriene Treasure, Esq. was requesting authorization, pursuant to newly enacted Administrative Policy 1-1 Travel Reimbursement, to travel to Bonita Springs, Florida, to attend the 44th Annual Seminar of the Florida Municipal Attorneys Association (FMAA), scheduled for July 9–11, 2026. The FMAA Annual Seminar was the premier statewide training event specifically designed for attorneys who represent Florida's municipalities. It provides essential legal updates, professional development, and opportunities for collaboration with municipal law practitioners from across the state.

As the total travel cost for the City Attorney exceeds $1000, Council approval was required. Approval of this request for approximately $1,346.45 would allow necessary attendance at this statewide training event. Attendance also supports City Attorney Treasure's progress toward obtaining Florida Bar Board Certification in City, County & Local Government Law.

Attendance by both the City Attorney and Assistant City Attorney ensures full coverage of the diverse subject areas presented, allows for division of sessions to maximize information gathering, and strengthens the capacity of the City's legal department to provide effective, well-informed guidance to City Council and all municipal departments. Participation also fosters valuable networking and knowledge-sharing with attorneys facing similar municipal challenges statewide.

Motion: Member Nelson moved to approve the travel authorization request as recommended. Member Stoeckel seconded the motion. The motion carried unanimously.

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With no further business to discuss, the meeting adjourned at 9:21 p.m.

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Andrew Connors, Mayor

ATTEST:

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Wanda F. Wells, City Clerk