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 April 2, 2025 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 Chrisopher Childs, Secretary Romie Grant, Member Erron Fayson, Member Janay Gelin, Member John Scully and Alternate Member Rogers. Member Theodore Garrod and Alternate Member Michael Fendler were absent. Also, in attendance were Principal Planner Eddy Galindo, Planner Tabitha Armstrong, Community Development Engineer Kwabena Ofosu, Assistant City Attorney Chelsea Farrell and Recording Secretary Kim Amick.

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Vice-Chairman Childs made a motion to approve the minutes from the March 19, 2025, meeting as presented. Member Fayson seconded. There was a unanimous voice vote in favor.

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**Quasi-Judicial Confirmation Procedures**

XXX

**Petitions and Requests from the Public Present**
None

XXX

**Old Business**
None

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**New Business**

***<u>Easement Vacate Application (EAS) No. 3-2024 – 1558 Meadow Lark Drive</u>***
Planner Tabitha Armstrong gave an overview of this item.

Community Development Engineer Kwabena Ofosu gave an overview of the drainage in the area from the approved subdivision plans.

Assistant City Attorney Farrell stated to clarify you are describing the lot this property sits on. She asked if he could describe how the swale and berm are intended to operate in the backyard of the subject property.

Mr. Ofosu stated yes and continued to describe the drainage as shown on the subdivision plans.

Assistant City Attorney Farrell asked if all board members received the questions and answers regarding this specific agenda item. All members stated yes.

Assistant City Attorney Farrell stated the answers were provided by Mr. Ofosu who is describing the engineering of the subject property, so if you have any questions about the email or any of the answers that were provided, now would be a good time to ask Mr. Ofosu about those responses.

The Planning and Zoning Commission members had a lengthy discussion with staff regarding the swale and berm.

John Dacko, 1558 Meadow Lark Drive, spoke in favor of the item. Mr. Dacko passed out a packet for the commission.

Chairman Aton stated as he understands it, they need an engineered plan that takes a 10 foot wide swale that is on the subdivision plan that affects the drainage across multiple lots and across this lot and they want to narrow that to eight feet but make sure the eight feet is still in the easement that is maintained and they vacate the part where the eight feet is not, so it is going to require a swale that is within the ten feet of the remaining easement.

Assistant City Attorney Farrell stated the Board would not detail all of that in the motion that would be captioned with staff review of the permit which is why staff recommends if the Board is inclined to approve this request that there be a condition that the vacate will not be recorded until the applicant obtains a permit showing how the swale will be realigned within the remaining 10 foot easement for the flow to be maintained and also put a timeline within one (1) year in the condition so the vacate does not stand open and unrecorded indefinitely.

Chairman Alton stated there is an option on the table to make a motion with some conditions.

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Member Rogers made a motion to do what Assistant City Attorney Farrell said.

Assistant City Attorney Farrell stated for the record that it would be the City's recommendation to include a condition that the vacation will not be recorded until the applicant obtains a permit showing how the swale will be realigned within the remaining 10 feet of the easement for the flow to be maintained and should be done within one (1) year.

Member Rogers stated given that, he recommends approval.

Member Gelin seconded.

Roll call was as follows:

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|---|---|
| Member Fayson | Yes |
| Vice-Chairman Childs | Yes |

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|---|---|
| Secretary Grant | Yes |
| Member Gelin | Yes |
| Member Rogers | Yes |
| Member Scully | Yes |
| Chairman Aton | Yes |

Motion passed.

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***Verona Village C – Final Plat***

Principal Planner Eddy Galindo gave an overview of this item.

Stephen White, 9102 Southpark Center Loop, Suite 100, Orlando, Florida, spoke in favor of the item.

The Planning & Zoning Commission discussed this item.

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Vice-Chairman Childs made a motion to recommend approval of the final plat, covenants and bonds for Verona Village C Subdivision.

Secretary Grant seconded.

Roll call was as follows:

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|---|---|
| Secretary Grant | Yes |
| Member Rogers | No |
| Member Fayson | Yes |
| Vice-Chairman Childs | Yes |
| Member Scully | Yes |
| Member Gelin | Yes |
| Chairman Aton | Yes |

Motion passed.

Mr. Galindo asked Member Rogers to share his intent for recommending denial, for not voting for the motion.

Member Rogers stated the entire development should not have happened because they lost all the trees, the lots are very small, there is no affordable housing, it was based on building around commercial development that went away and he thinks it is urban sprawl and should establish a toe hold on more urban sprawl.

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**Petitions & Requests from the Public Present**

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**Reports**

Mr. Galindo gave an overview of Item 11.A.1., Comprehensive Plan Future Land Use Element recommendations for Policy 1.9.1.

Mr. Galindo stated that the Commission voted to forward a recommendation to City Council to review what classifications of roadways related to Policy 1.9.1 could be expanded. He stated on March 11, 2025, that the City Council approved the motion not to consider the P & Z's recommendation at this time. Council included in their motion that if the Planning and Zoning Commission had specific language the Commission would like to provide to the City Council then Staff can bring that language back for the Council's consideration. He stated it is brought back as a report, no necessarily an agenda item, so the Commission could not consider this item further or Staff needs to hear if the Commission thinks this is worth while to more forward with and if so Staff will create it as an agenda item on a future agenda where they can get into more of the language drafting.

The Planning and Zoning Commission had discussion on this item.

Chairman Aton asked when they reviewed the Comp Plan changes for the year.

Mr. Galindo stated it would be before the end of this year.

Chairman Aton suggested maybe 60 days before they are going to see it again and put it on their agenda to bring as a discussion point so they can talk about it again.

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**Adjournment 7:24 p.m.**