

The City of Titusville City Council met in regular session on Tuesday, May 13, 2025, 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 Interim City Manager Tom Abbate, City Attorney Richard Broome, and City Clerk Wanda Wells. Sr. Administrative Assistant Emily Campbell completed the minutes.

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Mayor Connors requested a moment of silence. He then led those present in the *Pledge of Allegiance to the Flag*. Additionally, City Clerk Wanda Wells read the procedure for public comment and participation.

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APPROVAL OF MINUTES – Interim City Manager Abbate advised the request was to approve the minutes of the regular City Council meetings on March 27, 2025 (6:30 p.m.) and April 22, 2025 (5:30 p.m.) and special City Council meeting on April 24, 2025.

Motion: Member Nelson moved to approve the minutes of the regular City Council meetings on March 27, 2025 (6:30 p.m.) and April 22, 2025 (5:30 p.m.) and special City Council meeting on April 24, 2025. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

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SPECIAL RECOGNITIONS & PRESENTATIONS

Proclamation - National Safe Boating Week - Mayor Connors presented the Proclamation proclaiming May 17, 2025 through May 23, 2025, as National Safe Boating Week.

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In addition, Mayor Connors presented a proclamation to City Attorney Richard Broome on behalf of the City Council and citizens of Titusville extending sincere appreciation and gratitude for his many years of dedicated service and wished him a fulfilling and well-earned retirement.

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BOARDS AND COMMISSIONS – None.

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

Kathleen O'Rourke discussed the Apollo Gardens project. She believed that it was not in compliance with the Comprehensive Plan. Ms. O'Rourke stated that the Apollo Gardens project needed to go before the City Council and not the Board of Adjustments and Appeals.

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Stel Bailey discussed the problems she had with the Titusville Police Department. She discussed public records and the fees included with the records request. Ms. Bailey discussed the police shooting of Tri'Marea Charles and inquired about when the video of the police involved shooting would be released to the family as well as the public. She also discussed a threatening text she received, etc.

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An individual (no name provided) stated that Tri'Marea Charles was like a brother to her. She stated that his mother deserved to know what happened to her son and asked the Titusville Police Department to release the video of the police involved shooting to his mother and the public.

Member Moscoso stated that the Florida Department of Law Enforcement (FDLE) completed their review of the Titusville Police involved shooting of Tri'Marea Charles. Member Moscoso asked the Titusville Police Department to allow the mother and a supporter to view the video and sign a non-disclosure agreement, if necessary.

Motion: Member Moscoso moved to direct the Interim City Manager to request the Titusville Police Department offer Ms. Samantha Charles the opportunity to privately view the available body camera footage related to the recent police involved shooting on February 7, 2025, accompanied by a support person of her choosing, contingent upon her signing a confidentiality agreement or a non-disclosure agreement. Vice-Mayor Cole seconded the motion.

Discussion ensued.

Member Nelson stated that she was in support of this motion; however, she believed that the State Attorney's Office needed to release the video prior to the Titusville Police Department allowing the mother to view the video.

Member Stoeckel asked if the Florida Department of Law Enforcement (FDLE) had completed their investigation.

Interim City Manager Abbate stated that the Titusville Police Department provided a news release from Police Chief Lau indicating that it was under another level of review at FDLE.

Samantha Charles stated that Police Chief Lau told her that he had the choice to let her see the video of the officer involved shooting, but he did not want to interfere with the investigation. She stated that she was advised that the decision was up to the Titusville Police Department. Ms. Charles asked to see the video so she could have closure with her son's death.

Stan Johnston stated that Council Member Moscoso worded the motion correctly asking Titusville Police Chief Lau to offer Ms. Samantha Charles the opportunity to privately view the available body camera footage related to the recent police involved shooting on February 7, 2025. Mr. Johnston also stated that if Police Chief Lau was legally allowed to show the video, then he should. Mr. Johnston thanked Council Member Moscoso for making the motion.

Elizabeth Baker stated that there was no excuse, and the Titusville Police Chief needed to offer Ms. Samantha Charles the opportunity to privately view the available body camera footage related to the recent police involved shooting on February 7, 2025. She stated that she was in support of the motion and asked the City Council to approve it.

Dwight Seigler stated that on February 9, 2025, he sat in a restaurant with a group of people including Ms. Samantha Charles and the Titusville Police Chief Lau. He stated that he was not in support of Titusville Police Chief Lau and asked the City Council to find a new Police Chief. Mr. Seigler stated that there were too many officer involved shootings in Titusville, etc.

Christina Michelle asked Council why Police Chief Lau contacted Ms. Samantha Charles after Mother's Day. She asked who the regional legal advisor was and what role did they play in the Florida Department of Law Enforcement investigation of the police involved shooting on February 7, 2025.

Stel Bailey thanked Member Moscoso and Vice-Mayor Cole for the motion. She stated that Samantha Charles deserved to see the video to move forward. Ms. Bailey discussed other cases with officer involved shootings, etc.

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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Stan Johnston discussed City Attorney Broome's retirement from the City of Titusville. Mr. Johnston also stated that the dams in the city were illegal, etc.

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Tom Perez discussed the environmental concerns associated with artificial turf. He stated that artificial turf was made of petrochemicals and released micro and nano plastic particles each time it was stepped on, rinsed off or rained on. Mr. Perez stated that these particles could enter surrounding soil and be absorbed in plants or flow into the groundwater and waterways. Mr. Perez expressed concern about the consumption of these micro plastics.

Elizabeth Baker discussed the water quality in the City of Titusville. She commented on how multiple City employees had left the city or retired. Ms. Baker also discussed the police involved shooting that occurred on February 7, 2025, and the threatening text that Stel Bailey received.

Nicole Rubin stated that Stel Bailey was an advocate and a voice for the voiceless in Brevard County. She discussed harassment and intimidation as well as a threatening text that Stel Bailey received. Ms. Rubin discussed the police involved shooting that occurred on February 7, 2025, etc.

Sandra Ozan with Keep Brevard Beautiful, thanked the City Council for removing the crumbling wall on Park Avenue. She thanked staff for the improvements that were being made around the welcome signs and entryways to the city.

Dwight Seigler requested the City Council to consider holding a workshop to discuss transitioning the city into single-member districts. Under that system, only individuals residing within their district could run for office and represent that area. Mr. Seigler stated that Brevard County was previously single-member districts, and he was in support of Titusville transitioning into single-member districts.

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CONSENT AGENDA

Interim City Manager Abbate read Consent Agenda items A, B, C, D, E, F, G, H, I, J K, L, M, N O and P as followed:

City Clerk Wanda Wells advised that speaking cards were submitted.

- A. Titusville Police Department Appropriation of Restricted Funds for Mobile Printers - Approve the release of restricted funds to allow for the purchase of mobile printers; approve the associated budget amendment; and approve the use of Sourcewell Contract #121923-CDW, effective through 02/27/2028, for the procurement of printers; and authorize staff to execute the purchase order.

- B. Advisability - Revision of Code of Ordinances Section 9-8 Access for Fire Rescue/Combat Division, Lock Boxes - Approve the fire prevention division to revise and update Code of Ordinances Section 9-8 Access for fire rescue/combat division, lock boxes.
- C. Advisability - New Fire Prevention Ordinance for Traffic-Calming Devices - Approve the fire prevention division to draft an ordinance for traffic-calming devices. This ordinance will include, but is not limited to speed bumps, roundabouts, and other traffic-calming devices.
- D. Advisability - Revise Land Development Regulations Section 30-258 Fire Hydrants - Approve the fire prevention division to revise and update Land Development Regulations Section 30-258 Fire Hydrants to reflect current Florida Fire Prevention Code.
- E. Affordable Housing Assumption Agreement of Mortgage - Approve execution of Assumption Agreement between the City, North Brevard Charities Sharing Center, and Community of Hope for the transfer of HOME grant project.
- F. Clean Vessel Act Grant, CVA25-003 - Acknowledge the acceptance of the Clean Vessel Act Grant, CVA 25-003 with the State of Florida Department of Environmental Protection and approve the Budget Amendment recognizing the grant value of \$26,838.63 and the City funded match of \$8,946.21.
- G. Amendment No. 4 to Loan Agreement DW050331 between the City of Titusville and the Florida Department of Environmental Protection - Approve Amendment 4 to loan agreement DW050331 between the Florida Department of Environmental Protection and the City of Titusville and authorize the City Manager to execute the amendment.
- H. Contract Assignment for the Spain Group SV23B029SM for Lawn Maintenance Water Production - Approve the transfer/assignment of Contract SV23B029 from the Spain Group, LLC to 1st Class Grass at an annual amount of \$34,000 and authorize the mayor to execute the assignment.
- I. Task Order #WPTO003 for Blue Heron Grit Bypass Line - Approve the award of Task Order #WPTO003 to Wright Pierce, Inc. in the amount of \$31,180.00 to provide engineering consulting services including, but not limited to, design, bidding services and permitting coordination of a bypass line for the grit system at the Blue Heron Wastewater Treatment Plant, and authorize the Mayor to execute the Task Order.
- J. Task Order MHTO004 for the Blue Heron West Train Aeration Feasibility - Approve the award of Task Order MHTO004 to Mead and Hunt, in the amount of \$53,631 to provide engineering consulting services for a preliminary design of the Blue Heron West Train Aeration and authorize the mayor to execute the Task Order. In addition, approve the associated budget amendment required to fund the effort.

- K. Use of Forfeiture Dollars to Fund Special Investigations – Resubmission - Approve the use of \$10,000 in forfeiture dollars to fund ongoing Special Investigations. In addition, approve the associated budget amendment.
- L. Amendment 1 to Save our Indian River Lagoon (SOIRL) Cost Share Agreement 23-233 - Approve Amendment #1 to grant agreement #SOIRL 23-233 between the City of Titusville and Brevard County in the amount of \$25,040. Additionally, approve the associated budget amendment and authorize the mayor to execute the amendment to the agreement.
- M. Emergency Purchase Order - Traffic Control Devices, LLC - Approve the emergency purchase order issued to Traffic Control Devices in the amount of \$47,502 for the emergency repair to the traffic signal at US1 and Pelican Point.
- N. City of Titusville Fiscal Year 2026 Strategic Plan - Affirm the FY26 Strategic Plan Goals and Objectives as revised during the City Council Strategic Planning Workshop held on April 24, 2025.
- O. Approve the addition of Matheny Fire & Emergency to the approved Vendor of Record (VOR) for Emergency Vehicle Repairs - Approve the addition of Matheny Fire & Emergency to the approved Vendor of Record (VOR) for Emergency Vehicle Repairs.
- P. Budget Amendment for Community Redevelopment Agency (CRA) - Landscape Improvements - Approve budget amendment for \$44,646.00 to create new Project CR2502, Landscape Improvements and funds from Project CR2204, Landscape Improvements/US 1.

Stan Johnston discussed Consent Agenda Item 8A, 8B, 8D, 8G, 8I, 8J, 8L and 8N. He discussed an email that he sent to city staff. He also discussed the sewage spill that occurred at Sand Point Park in December 2020, etc.

Toni Shifalo discussed Consent Agenda Item 8N - City of Titusville Fiscal Year 2026 Strategic Plan. She stated that she was not in support of removing “support the arts” from the City’s goals and objectives and the budget. Ms. Shifalo stated that the language now stated that the city was committed to encouraging a vibrant downtown in the arts. Ms. Shifalo also stated that she was in support of adding more arts and culture to the city.

Motion: Member Nelson moved to approve Consent Agenda items A, B, C, D, E, F, G, J, K, L, M, N, O and P in accordance with recommendations. Vice-Mayor Cole seconded the motion.

Discussion: Member Moscoso asked about Consent Agenda Item 8E - Affordable Housing Assumption Agreement of Mortgage. Member Moscoso asked if Community of Hope would assume the remainder of the original twenty-year home affordability term through 2031 or if a new twenty-year period would start.

Neighborhood Services Director Terrie Franklin stated that Community of Hope was assuming the existing terms.

The motion carried unanimously.

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ORDINANCES – SECOND READING, PUBLIC HEARING AND RELATED ACTION –

Ordinance No. 15-2025 - Expedited Residential Building Permits in Subdivisions – Interim City Manager Abbate advised the request was to conduct the second reading and public hearing of Ordinance No. 15-2025.

City Attorney Broome read Ordinance No. 15-2025 - An ordinance of the City of Titusville, Florida, amending the Code of Ordinances to create a process for issuance of residential building permits in subdivisions prior to approval of final plat and replacing the term “Sketch Plat” with “Preliminary Plat” and clarifying that “Preliminary Plat” was now titled “Site Plan” by amending Sections 30-40 “Tree Survey Required Before Permit”, 34-8 “Public Hearing Approvals Required”, 34-60 “Conceptual Plat”, 34-92 “Minimum Requirements/Application and Approval”, 34-93 “Additional Requirements”, 34-144 “Approval”; that Chapter 34 “Procedures”, Article III “Subdivisions”, Division 5 “Plat”, Subdivision 1 “Sketch Plat (Conceptual Plan) was renamed Preliminary Plat (Conceptual Plan), and amending Section 34-151 “Procedure”; and by creating Sections 34-153 “Submittal Procedures”; amending Subdivision 2 “Preliminary Plat (Site Plan) to be renamed “Site Plan” and amending Sections 34-161 “Preliminary Plat Definition” to be renamed “Site Plan Definition” and amending 34-162 “Submittal Procedures”, 34-163 “Required Exhibits”, and 34-164 “Review Procedures”, and Subdivision 3 “Final Plat”, Sections 34-171 “Definition”, 34-172 “Procedure”, and 34-173 “Required Exhibits”; by amending Chapter 34 “Procedures”, Article III “Subdivisions”, to create a new Division 9 “Procedure For Issuance Of Building Permits Prior To Approval Of Final Plat”, by adding Sections 34-174 “Purpose”, 34-175 “Procedure”, 34-176 “Required Submittals And Exhibits”, 34-177 “Construction”, 34-178 “Procedure For Issuance Of Building Permits Prior To Approval Of Final Plat”, 34-179 “Final Plat” and 34-180 “Recording Of Final Plat Required”; amending Sections 34-201 “Recording Of Final Plat Required”, 34-214 “Application Classifications And Review Schedules” and 37-1 “Definitions”, and by amending Development Review Procedures Manual Sections 6 “Master Plans”, 11 “Sketch Plat” to be renamed “Preliminary Plat”, 12 “Preliminary Plat” to be renamed “Required Submittals For Expedited Permitting For Residential Permits Prior To Approval Of The Final Plat”, 14.5 “Site Plan Required Exhibits” and 17.2 “Land Development Fees”; providing for grandfather provisions, severability, repeal of conflicting ordinances, incorporation into the code and an effective date the second time by title only. This was a legislative item.

On May 7, 2025, the Planning and Zoning Commission recommended approval as presented, 7-0.

In 2024, the Florida Legislature adopted Chapter 210-2024 Laws of Florida requiring local governments to establish a program to allow residential permits approved by a preliminary plat if certain conditions were met prior to approval of the final plat. The legislation provided that the program allowed up to fifty (50) percent of the residential permits after October 1, 2024, and up

to seventy-five (75) percent of permits to be approved shall be in place after December 31, 2027. The ordinance created an expedited permitting process to issue residential building permits within subdivisions prior to approval of a final plat consistent with Section 177.073, Florida Statutes by changing terms, modifying existing procedures and creating new procedures related to the review and approval of the plat process.

Member Stoeckel asked staff if they noted any issues or concerns during the drafting of the ordinance, so they could be provided to the Florida League of Cities. Member Stoeckel stated that the most significant issue was the potential lack of infrastructure necessary to serve residential homes. The ordinance clarified that if the expedited permitting process was utilized, an approved site plan would be required prior to approval of the master building plan by City Council.

The public hearing was open.

Stan Johnston stated that he worked as a professional engineer and professional land surveyor for Brevard County in the Community Development Department, where he reviewed site plans and subdivisions. Mr. Johnston stated that he was the engineer of record for multiple subdivisions in the area. Mr. Johnston discussed the survey of SNJ Oaks. He stated that the survey was incorrect and was not approved by the state board.

No one else wished to speak; therefore, the public hearing was closed.

A revised ordinance was distributed by staff.

Motion: Member Nelson moved to approve Ordinance No. 15-2025 - Expedited Residential Building Permits in Subdivisions, as recommended. The revised ordinance distributed by staff was ordinance that was approved by City Council. 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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Ordinance No. 16-2025 - School Zone Speed Enforcement Program - Interim City Manager Abbate advised the request was to conduct the second reading and public hearing of Ordinance No. 16-2025.

City Attorney Broome read Ordinance No. 16-2025 amending Chapter 20 of the Code of Ordinances by adopting a new Article IV entitled "School Zone Speed Enforcement", by adding Sections 20-70 through 20-80; by providing for purpose, intent and definitions; establishing a

school zone speed enforcement program and authorizing the use of speed detection systems within the City; providing for program implementation requirements and designation of school zones; providing for enforcement and administrative procedures; providing for severability; repeal of conflicting ordinances; incorporation into the code; and an effective date the second time by title only.

Chapter 2023-174, Laws of Florida, established section 316.1896, Florida Statutes, which was a Florida law that was approved by the Florida Legislature and signed by Governor Ron DeSantis on May 31st, 2023. Under this new law, the use of cameras was authorized to enforce speeding violations during the entirety of the school day.

Photographic evidence would be used to issue a Notice of Violation to the registered owner of a vehicle. The vehicle must exceed the posted speed limit by more than ten (10) mph. The Notice of Violation would include the date, time, location, and photographic evidence of the violation. Offenders would be fined \$100 if they were caught on camera speeding at least eleven miles over the speed limit in the authorized school zone. There were two options offered to the registered owner of the vehicle:

1. Pay the fine within 30 days from the date of issuance.
2. Request a hearing within 30 days of the date of issuance.

Failure to follow the Notice of Violation options within thirty days of issuance would result in the issuance of a FLORIDA UNIFORM TRAFFIC CITATION. If the violation was satisfied in the Notice of Violation status, there was no adverse impact to the alleged violator's driver's license, vehicle registration or insurance. All options would be included in the Notice of Violation sent to the registered owner. A Notice of Violation was a civil penalty and does not affect your driving privileges or insurance. An aggrieved party may appeal to a final administrative order of the Local Hearing Officer in accordance with section 316.1896, Florida Statutes.

The public hearing was open.

Toni Shifalo stated that Faith Academy was not included in this ordinance. Ms. Shifalo stated that there were no school signs, crosswalks, or any signs of a school at Faith Academy. Ms. Shifalo stated that she was not in support of this item and heard of issues other Cities had with these cameras not operating correctly.

Stan Johnston stated that the program appeared to be effective, but if it was not, he wanted to ensure the City could disengage the program, if needed.

Member Nelson asked if it was possible to conduct a sixty-day trial at one of the schools to test if it was successful.

Major Gonzalez stated that the Florida Department of Transportation (FDOT) had to designate an area as a school zone, it could not be designated by the city.

Major Gonzalez provided a presentation that highlighted as follows:

- Automated Speed Enforcement in School Zones
- Why we need this program
- What is a speed detection system
- How this program works
- Civil citation breakdown, 60, 20, 12, 3, 5
- Traffic citation penalties
- Vendor partnership
- Program benefits
- Proven effectiveness
- Next steps for implementation

Member Moscoso stated that she spoke to people in Palm Bay who implemented this program, and they were not in support of it. She stated that in Seminole County, dynamic radar feedback signs reduced school zone speeding by 84%. Member Moscoso stated that she was in support of other options being presented before implementing the School Zone Speed Enforcement Program.

Major Gonzalez stated that he spoke to the principals of these schools, and they were all in support of implementing the School Zone Speed Enforcement Program.

Member Nelson stated that she was in support of testing out the School Zone Speed Enforcement Program for a few months at certain schools and then reviewing the results before implementing it at all schools.

Vice-Mayor Cole stated that he was in support of this item, but he wanted to ensure that the City could terminate the contract at any time if it was not working as expected.

Major Gonzalez stated that the ability to terminate the program depended on the specific contract. Some contracts required a termination fee, but not all did. The vendor that Major Gonzalez was in support of could be terminated with a thirty-day notice and no fees.

Member Stoeckel stated that she wanted to see more information on successful studies.

Major Gonzales reviewed the data from the speed study.

Member Stoeckel stated that she was in support amending the section of the ordinance that stated it would activate during the entirety of the regularly scheduled school session.

Member Nelson stated that she was not in support of that change.

Member Moscoso stated that she was in support of that change.

Vice-Mayor Cole stated that he was not in support of that change. He was in support of the School Zone Speed Enforcement Program running for the entire school day.

No one else wished to speak; therefore, the public hearing was closed.

Motion: Member Nelson moved to approve Ordinance No. 16-2025 - School Zone Speed Enforcement Program, as recommended. Vice-Mayor Cole seconded the motion. The roll call vote was:

Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	No
Member Moscoso	No
Member Nelson	Yes

The motion carried 3, 2.

An ordinance with underlines and strikethroughs was distributed by staff to provide the proposed changes from the current code since it was not included in the agenda packet.

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The council discussed requesting private schools to designate school zones, schools not located on state roads, etc.

Motion: Member Nelson moved to authorize staff to prepare a letter to the Florida Department of Transportation (FDOT) to request FDOT to address the need for school zones in areas that do not currently have them in place. The letter would be signed by the mayor. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

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Rezoning (REZ) No. 4-2024 Verona (AKA Willow Creek) PD Master Plan Amendment - Interim
City Manager Abbate advised the request was to conduct the second reading and public hearing of Ordinance No. 17-2025.

City Attorney Broome read and reviewed the *Quasi-judicial Rules of Procedure*.

City Attorney Broome read Ordinance No. 17-2025 for Rezoning (REZ) No. 4-2024 Verona (AKA Willow Creek) PD Master Plan Amendment: Ordinance No. 17-2025, an ordinance of the City of Titusville, Florida, amending Ordinance No. 6-2024, by amending the Master Plan of the Planned Development (PD) zoning district imposed on approximately 638+/- acres of property located west of Grissom Parkway, east of Challenger Parkway (SR 407) and interstate 95, at the western terminus of Willow Creek Boulevard, having Brevard County Parcel ID Nos. 23-35-09-00-1, 23-35-04-00-2, 23-35-09-yr-*-b.10, and 23-35-10-bb-*-179.; 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.)

The Planning and Zoning Commission recommended the following: (1) Motion to recommend approval of the requested fifteen (15) foot setback, reduced from twenty (20), for identified lots, but only for those lots whose lot width fully abuts the stormwater retention lakes in Village C. If

the lots are not abutting that boundary, the rear setback cannot be reduced. Approved 7-0; (2) Motion to recommend approval of the request to reduce the minimum lot width from forty (40) feet to twenty (20) feet for multifamily Village E. Approved 7-0; (3) Motion to recommend approval of the developer's request to allow model home clusters of up to four (4) model homes in each development phase of Villages A, B, C, & E with each model home cluster including a real estate sales office and an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office. Approved 7-0; and (4) Motion to recommend that the following conditions be included within the draft PD rezoning ordinance: (a) Accessory building and structures setback standards be incorporated in the conditions of approval; (b) Townhouse and multifamily developments shall have a minimum distance between structures of twenty (20) feet and a maximum of six (6) dwelling units shall be allowed in a building group of townhouse units. Townhouse building groups shall also have staggered setbacks to lessen the straight row effect. Approved 7-0.

The document noted as "Master Plan - Exhibit B per P&Z Motion" was provided by the applicant to illustrate the recommendation requested by the Planning and Zoning Commission which reduced the number of lots from 126 to 99. However, the owner requested for the identified lots with a reduced rear setback to remain (126 lots).

Senior Planner Christie Anderson reviewed the staff report. She stated that the applicant, Rodney M. Honeycutt, PE, on behalf of the owner of KB Home Orlando LLC, owner of properties, was requesting to amend the Willow Creek Planned Development (PD) Master Plan on a property located west of Grissom Parkway, east of Challenger Parkway (SR 407) and Interstate 95, at the western terminus of Willow Creek Boulevard. The request proposed to amend the existing PD Master Plan by reducing the rear setback from twenty (20) feet to fourteen (14) feet for designated lots within Village C and to reduce the minimum lot width from forty (40) feet to twenty (20) feet for Village E. The request also proposes to allow model home clusters of up to eight (8) model homes in each development phase of Villages A, B, C & E. Each model home cluster may include a real estate sales office and include an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office.

Member Stoeckel asked for more information on the lot width reduction from forty feet to twenty feet.

Senior Planner Christie Anderson stated that the multi-family Village E was proposed to be a town home development. The Multifamily High Density Residential (R3) zoning district allowed for a minimum lot width of twenty feet and that was consistent with the multifamily zoning district.

Member Nelson expressed concern about removing the setbacks.

The public hearing was open.

The applicant, Rodney Honeycutt, reviewed the project. He stated that the request for the fifteen-foot rear setbacks was needed to accommodate a new single-story model that was popular but could not fit within the existing twenty-foot setbacks. The reduced setbacks were only requested in 126 lots out of around 500 for Village C only. Mr. Honeycutt stated that with the addition of the

amenities center with Village D it reduced the number of requests for pools as well. The applicant, Rodney Honeycutt, stated that requests for model homes were typical in larger subdivisions. He stated that the applicant reduced the number of requested model homes from eight to four and emphasized the importance of the model homes.

Member Stoeckel expressed concern for the reduced setbacks and the model homes.

The applicant, Rodney Honeycutt, stated that the homes were built four feet above the wetlands or lowlands. He stated that out of the 640 acres, around 240 acres were four feet lower for water retention. Mr. Honeycutt stated that he did not believe there would be a problem with flooding.

Stephen White, the owner, stated that the model homes had utilities and water, but they were not operational. He stated there was a guest restroom in the office for those who needed it. Mr. White reviewed the setbacks and addressed council concerns with the smaller lots.

Steven Melendez stated that he lived in Verona and currently had flooding problems at his home. He stated that the drainage was not effective in the neighborhood and multiple homeowners added drainage between the homes to lead the water out to the preserves. Mr. Melendez expressed concern for smaller lots in this neighborhood.

Stephen White, the owner, stated that lot sizes had not changed from the preliminary plat or sketch plat. He also stated that he received calls from homeowners who added their own storm drains that discharged into a protected conservation area which was not allowed by the St. Johns River Water Management District.

Member Moscoso stated that Verona was a beautiful development, but she heard multiple concerns about flooding. Vice-Mayor Cole asked if the owners were addressing the current residents' issues with flooding. He also asked if the high-water level marks for the hundred-year flood were included in their calculations for the water drain offs.

The applicant, Rodney Honeycutt, stated that the flooding issue previously discussed by a homeowner was actually a drainage problem. He stated that the water was six to eight feet below the pavement. Mr. Honeycutt explained that the homes backing up to the preserves were designed so that water would drain away from the rear and flow out the front of the house. Mr. Honeycutt stated that the U.S. Department of Transportation (DOT) drainage study for that area had to address forty-seven storm events, including the hundred-year flood.

Vice-Mayor Cole asked if there was a drainage problem and if KB Homes was correcting the problem.

The applicant, Rodney Honeycutt, stated that the only drainage issue was some wash outs on the slopes of the homes that led into the preserves. He stated that KB Homes hired someone to plant Spartan trees and other plants to prevent washouts.

Building Official Steve Adams stated that he understood council's concerns for flooding relative to setback encroachments, but he wanted to make it clear that setbacks were not an instrument for

flood plan management, they were an instrument for density. The flood plan management study had little to no bearings on the flood compacity.

Casey Dare stated that he was with the applicant, KB Homes. He stated that it was common to observe temporary flooding on roads within active construction sites. He stated that such issues were typically resolved upon the completion of construction. Mr. Dare stated that some drainage challenges stemmed from site-specific factors, such as gutters discharging toward the rear of lots or fences obstructing water flow, causing flooding. Mr. Dare stated that the Homeowners Association (HOA) managed these variables and KB Homes responded and assisted with concerns raised by the homeowners.

Robin Fisher stated that as a thirty-six-year State Farm agent, he knew there were very few homes that flooded in Titusville. He stated there were events that would create a lot of flooding, but that flooding would not enter homes. Mr. Fisher stated that cleaning ditches was essential to prevent flooding and allowing the water to flow properly. Mr. Fisher expressed concern about the city delaying development in Titusville, etc.

No one else wished to speak; therefore, the public hearing was closed.

Motion: Member Nelson moved to approve Ordinance No. 17-2025 for Rezoning (REZ) No. 4-2024 Verona (AKA Willow Creek) PD Master Plan Amendment, with the Planning and Zoning Commission's recommendations, which included the following: (1) Approval of the requested fifteen (15) foot setback, reduced from twenty (20) feet, for identified lots, but only for those lots whose lot width fully abuts the stormwater retention lakes in Village C. If the lots are not abutting that boundary, the rear setback cannot be reduced; (2) Approval of the request to reduce the minimum lot width from forty (40) feet to twenty (20) feet for multifamily Village E; (3) Approval of the developer's request to allow model home clusters of up to four (4) model homes in each development phase of Villages A, B, C, & E with each model home cluster including a real estate sales office and an adjacent ancillary stabilized temporary parking area for the model home cluster/real estate sales office; and (4) To include the following conditions be included within the draft PD rezoning ordinance: (a) Accessory building and structures setback standards be incorporated in the conditions of approval; (b) Townhouse and multifamily developments shall have a minimum distance between structures of twenty (20) feet and a maximum of six (6) dwelling units shall be allowed in a building group of townhouse units. Townhouse building groups shall also have staggered setbacks to lessen the straight row effect. Vice-Mayor Cole seconded the motion. The roll call vote was:

Vice-Mayor Cole	Yes
Member Stoeckel	No
Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes

The motion carried 4, 1.xxx

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Motion: Member Nelson moved to extend the meeting to 11:00 p.m. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

xxx

Mayor Connors called for a recess from 10:25 p.m. to 10:30 p.m.

xxx

ORDINANCES-FIRST READING

Ordinance No. 18-2025 Updating Impact Fees for Water and Sewer - Interim City Manager Abbate advised the request was to conduct the first reading of Ordinance No. 18-2025.

City Attorney Broome read Ordinance No. 18-2025 amending Chapter 34 "Procedures" to increase impact fees for water and sewer, specifically amending sections 34-421 "Impact fee intent", 34-423 "Imposition of impact fees", 34-428 "Use of funds (impact fee)", 34-440 "Impact fee intent", 34-441 "Sewer impact fees", 34-442 "Water charges; meter deposits; refunds"; creating 34-443 fund earmarking requirements; and to clarify water and sewer impact fees as connection fees; and providing for severability; repeal of conflicting ordinances; an effective date for the first time by title only and incorporation into the code. (This was the first reading. The public hearing was scheduled for the regular City Council meeting on May 27, 2025 at 6:30 p.m.)

xxx

Ordinance No. 19-2025 Updating Impact Fees for Police, Fire, City Hall, And Public Works - Interim City Manager Abbate advised the request was to conduct the first reading of Ordinance No. 19-2025.

City Attorney Broome read Ordinance No. 19-2025 amending Chapter 34 "Procedures" to adjust the impact fees for police, fire, city hall, and public works, specifically amending sections 34-421 "Impact fee intent", 34-423 "Imposition of impact fees", and 34-424 "Computation of impact fees", and providing for severability; repeal of conflicting ordinances; an effective date for the first time by title only; and incorporation into the code. (This was the first reading. The public hearing was scheduled for the regular City Council meeting on May 27, 2025 at 6:30 p.m.)

xxx

Ordinance No. 20-2025 - Sidewalk Waiver Ordinance - Interim City Manager Abbate advised the request was to conduct the first reading of Ordinance No. 20-2025.

City Attorney Broome read Ordinance No. 20-2025 amending the Code of Ordinances related to waivers to sidewalk construction requirements by amending Chapter 30 "Development Standards", Section 30-238 "Road and Sidewalk requirements" and Section 30-239 "Bicycle Facilities" providing for severability, repeal of conflicting ordinances, incorporation into the code and an effective date for the first time by title only. This was a legislative item. (This was the first

reading. The public hearing was scheduled for the regular City Council meeting on May 27, 2025 at 6:30 p.m.)

On May 7, 2024, The Planning and Zoning Commission recommended approval as presented, 7-0.

xxx

Ordinance No. 21-2025 - Synthetic Turf - Interim City Manager Abbate advised the request was to conduct the first reading of Ordinance No. 21-2025.

City Attorney Broome read Ordinance No. 21-2025 amending the Code of Ordinances to provide standards regulating the use of artificial turf by amending Sections 30-202 “Stormwater Management Permit”, 30-321 “Plant Materials”, 30-323 “Existing Vegetation”, and 37-1 “Definitions”, and creating Section 30-325 “Artificial Turf”; providing for severability, repeal of conflicting ordinances, incorporation into the code and an effective date for the first time by title only. This was a legislative item. (This was the first reading. The public hearing was scheduled for the regular City Council meeting on May 27, 2025 at 6:30 p.m.) The Planning and Zoning Commission would consider this ordinance at their regular meeting on May 21, 2025.

Toni Shifalo stated that synthetic turf was bad for the environment and people. She stated that it caused microplastic particles to flow into storm water runoff. Ms. Shifalo also stated that this issue was previously discussed by the City Council, and they decided to prohibit any artificial or synthetic plant material and encouraged the use of native plants. Ms. Shifalo stated that she was not in support of this item.

xxx

OLD BUSINESS

Increase Annual Authorized Amount - Utility Contractors - Interim City Manager Abbate advised the request was to approve an increase of \$1,907,000 to the annual authorized amount for the construction of various utility maintenance and improvement projects under contract CN24P020/LR on an as-needed basis for an annual amount not to exceed \$3,157,000. Additionally, approve the associated budget amendment.

On January 28, 2025, the City Council approved an increase of \$750,000 to the annual authorized amount for the construction of various utility maintenance and improvement projects under contract CN24P020/LR on an as-needed basis for an annual amount not to exceed \$1,250,000. Since that increase, Public Works completed the design of three new projects that staff recommend moving forward with this fiscal year.

The new projects were as follows:

1. Riverside Drive Forcemain Replacement Phase 1 - Replacement of a forcemain that runs along the shoreline of the Indian River Lagoon allowing construction to begin prior to the height of this year's hurricane season

2. Cheney Highway Watermain Improvements - This project will improve water quality and fire flow within the water distribution system in the south end of town
3. New Water Quality Sample Point installation - This project will move 31 water quality sampling stations off of private property into the right of way making the required distribution system sampling easier and more accurate

A budget amendment was also requested to move funds into the correct projects. The funds were being moved from projects that were already been bid and were completed or underway and the construction funds needed were less than what was originally budgeted. It was recommended that the City Council approve an increase of \$1,907,000 to the annual authorized amount for the construction of various utility maintenance and improvement projects under contract CN24P020/LR on an as-needed basis for an annual amount not to exceed \$3,157,000. Additionally, approve associated budget amendment.

Motion: Member Nelson moved to approve an increase of \$1,907,000 to the annual authorized amount for the construction of various utility maintenance and improvement projects under contract CN24P020/LR on an as-needed basis for an annual amount not to exceed \$3,157,000. Additionally, approve the associated budget amendment, as recommended. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

xxx

NEW BUSINESS

Approve the appointment of Interim City Attorney and approve Interim City Attorney Salary Consideration - Interim City Manager Abbate advised the request was to approve the appointment of an Interim City Attorney and approve Interim City Attorney salary consideration as recommended by the Human Resources Director's referred to in the Memorandum herein attached.

Motion: Member Nelson moved to approve the appointment of Assistant City Attorney Chelsea Farrell as Interim City Attorney and approved the Interim City Attorney's salary consideration as recommended by the Human Resources Director in the memorandum included in the agenda packet. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

xxx

City Attorney Selection Process - Interim City Manager Abbate advised the request was to approve the proposed project schedule to select a City Attorney.

The closing date for the submission of applications was May 5, 2025. Seven candidates submitted their application. The City Council would select the candidates for interviews from the list of qualified candidates.

Human Resources Director Joe Denaro stated that staff planned to forward a candidate report including the candidates' application and resume, and the results of our reference and background screening to the City Council electronically on May 16, 2025. All candidates would be notified of their status. Staff would prepare a list of candidates who meet the position description qualifications, considering those candidates who have met a minimum of ten (10) years legal experience, five (5) years must be in Florida local government practice for Councils consideration as finalists.

The council discussed the proposed project schedule. The date for the one-on-one interviews and full Council interviews of the City Attorney candidates was changed to Saturday, July 12, 2025. The council would need to schedule a special meeting to select the new City Attorney if not completed on July 12, 2025, the day of the one-on-one interviews and full council interviews.

Mayor Connors requested the Human Resources Department provide a list of questions that can and can not be asked of each of the candidates.

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

Toni Shifalo discussed a report from the Florida Department of Environmental Protection (FDEP) that included an update on the status of the City of Titusville's Indian River Lagoon Basin Management Plan. The report stated that the City reached the required 2025 milestone for both nitrogen and phosphorus as well as the 2030 milestone for both nitrogen and phosphorus. Ms. Shifalo stated that the City of Titusville's portion of the Indian River Lagoon was still poisoned and dead despite the milestones for nitrogen and phosphorus, etc.

xxx

MAYOR AND COUNCIL REPORTS

Mayor's Report – Mayor Connors submitted his written report. All items were informational only.

xxx

Mayor Connors stated that long range planning was discussed at the Space Coast Transportation Planning Organization Governing Board meeting. He expressed concern for the \$722 million dollar decrease of federal and state funding for the roads.

xxx

Council Reports –

Motion: Vice-Mayor Cole moved to pause the search for the City Manager and appoint Interim City Manager Abbate to the position of City Manager and include an opportunity for the public to meet with Interim City Manager Abbate. Mayor Connors seconded the motion.

Motion: Vice-Mayor Cole moved to extend the meeting to 11:15 p.m. Member Stoeckel seconded the motion. The motion carried unanimously.

Discussion: Member Nelson stated that the city had already spent money on the search for the new City Manager and there were several strong candidates. Member Nelson stated that she was in support of meeting and speaking with the candidates.

Member Moscoso asked Interim City Manager Abbate if he was interested in being the City Manager.

Interim City Manager Abbate stated that he was honored to be considered. He stated that he would consider if he had full support from the City Council, etc.

Member Moscoso stated that she agreed with Member Nelson and was in support of completing the current search for a new City Manager. Member Moscoso stated that Interim City Manager Abbate was an asset to the city.

Member Stoeckel asked if this could be discussed at the next meeting, so she had time to speak to Interim City Manager Abbate more about it. Member Stoeckel stated that hiring a new City Attorney was a higher priority than appointing a new City Manager at this time.

Mayor Connors recommended that Interim City Manager Abbate schedule an open house meeting where the public could meet him and ask questions, since that was the process for the other City Manager candidates.

Vice-Mayor Cole withdrew his motion.

XXX

Member Stoeckel stated that there was a vacancy for a board appointment on the Brevard Commission on Aging. She stated that they meet monthly, on the third Thursday at 3:00 p.m.

XXX

Member Stoeckel recommended that the Council members watched the Board of Adjustments and Appeals (BAA) meeting on April 23, 2025, to review the BAA's recommendation on Item 7A – Appeal No. 1-2024 Apollo Gardens Site Development Permit.

XXX

Motion: Vice-Mayor Cole moved to extend the meeting until 11:30 p.m. Member Stoeckel seconded the motion. The motion carried unanimously.

XXX

Member Moscoso thanked staff for quickly straightening out an issue at Kennedy Concrete on Garden Street.

xxx

Member Moscoso stated that she attended the Concerned Citizen meeting at Isaac Campbell Park. The group discussed their desire for a Community Center such as the one in Cocoa. Member Moscoso stated that she reached out to Cocoa Mayor Michael Blake and asked him to meet with her to review how Cocoa built their Community Center.

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Member Moscoso stated that there was a citizen that requested a proclamation recognizing national slow down or move over day for October 18, 2025.

Motion: Member Moscoso moved to request a proclamation to recognize October 18, 2025, as National Slow Down Move Over Day as requested by Member Moscoso. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

This would be scheduled for a future City Council meeting.

xxx

Member Moscoso stated that the flash vote count was under 200. She asked for Council's approval to work with staff to create a video to inform the community about the survey.

Member Stoeckel stated that she was in support of the Public Information Officer being more flexible and proactive and to post on the City's social media.

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Member Nelson stated that the Boys and Girls Club was hosting an end of the school party on May 22, 2025.

xxx

City Managers Report – Interim City Manager Abbate submitted his written report. All items were informational only.

xxx

Interim City Manager Abbate advised the council that the Planning Department was hosting a public workshop on June 4, 2025, at 5:00 p.m., immediately before the regular Planning and Zoning Commission meeting at 6:00 p.m.

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Interim City Manager Abbate advised council that the city met their goal for the number of corporate sponsorships for the Red White and Boom July 4th event; Therefore, it would not cost the taxpayers any money.

xxx

City Attorneys Report – None.

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With no further business to discuss, the meeting adjourned at 11:28 p.m.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk