



**CITY OF TITUSVILLE
DEVELOPMENT REVIEW COMMITTEE (DRC)
City Hall Council Chamber
555 South Washington Avenue, Titusville, FL 32781
May 14, 2026 at 10:00 am**

NOTICE

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution # 24-1997.

Those speaking in favor of a request will be heard first, those opposed will be heard second, and those who wish to make a public comment on the item will speak third. The applicant may make a brief rebuttal if necessary. A representative from either side, for or against, may cross-examine a witness.

Anyone who speaks is considered a witness. If you have photographs, sketches, or documents that you desire for the Commission to consider, they must be submitted into evidence and will be retained by the City. Please submit such exhibits to the Recording Secretary.

Applicants for land use and zoning related items are advised that the resumes of staff members who prepare applicable staff reports are on file in the City Clerk's Office.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **DETERMINATION OF A QUORUM**
5. **APPROVAL OF MINUTES**
6. **QUASI-JUDICIAL CONFIRMATION PROCEDURES**
 - a. **Verify all persons wishing to speak before the committee has signed an Oath Card.**
 - b. **Chairman confirms that all agenda items have been properly advertised.**
 - c. **Member's statements if they have visited any of the sites, or spoken to any members of the public regarding an item to be reviewed today.**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - a. **DRC #8-2026, 4640-4760 Maynard Road Tax Account # 2213537 - Discussion of a requested waiver to the minimum force main size requirements in the City's Water Resources Department Technical Specifications Section 5.20 located at 4655 Calle Corto.**
 - b. **DRC #9-2026, 1090 Garden Street - Discussion of a requested waiver to the minimum parking space dimensions in the City's Transportation Infrastructure Technical Design Manual Section 9.17.1.1.**
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

Any person who decides to appeal any decision of the Development Review Committee, with respect to any matter considered at this meeting, will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 *Florida Statutes*, should at least 48 hours prior to the meeting, submit a written request to the chairperson of the meeting that the physically handicapped person desires to attend.

***Development Review Committee
April 16, 2026***

The Development Review Committee (DRC) of the City of Titusville, Florida met in session in Council Chambers located at 555 South Washington Avenue on Thursday, April 16, 2026 at 2:00 p.m.

XXX

Chairman and City Engineer Kwabena Ofosu called the meeting to order at 2:00 p.m. Present were Assistant Public Works Director Ashleigh Smith, Principal Planner Eddy Galindo, Fire Inspector Kyle Mack, and Building Official Steve Adams. Also present was Deputy Community Development Director Mandy Lamothe and Recording Secretary Laurie Dargie.

XXX

Member Galindo made a motion to approve the January 29, 2026 meeting minutes as presented. Member Adams seconded. There was a unanimous voice vote in favor.

XXX

New Business

DRC #5-2026 – Tax# 2322889 – Southwest Corner of Riverfront Center Blvd and Horizon Drive
Deputy Community Development Director Mandy Lamothe read the staff report.

The waivers requested is as follows:

The applicant is requesting the Development Review Committee (DRC) to grant the following waivers:

1. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.11.1.3.4 which establishes the maximum number of access points for development within the City.
2. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City.

XXX

Member Galindo made comments regarding his review of the waiver requests and said that he understands the need for the requests after his review.

Member Smith agreed with Member Galindo that there are hardships due to the property geometry constraints.

*Development Review Committee
April 16, 2026*

Member Mack said the request allows for better fire truck access as there is a dead-end access and would have required a turnaround. Member Mack said this was a suggestion by the Fire Department.

Member Adams wanted to know if there will be signage to indicate “truck only” access and auto access for the fifth access point. Member Adams also asked if there will be access for trucks through the site or only in a specified area.

Chairman Ofosu said that he had questions regarding the truck and auto separation and signage for direction of traffic flow in the site.

Jack Sweany with Stotan Industrial came to speak in favor of the waiver requests. Mr. Sweany answered questions of the Committee.

Member Galindo referred to page 2 of the Technical Manual. Member Galindo said the difference in what the city code allows and what is being requested is staggering. Member Galindo said Brevard County and Indian River County were looked at and he wanted to know if there were any cities that were looked at, because the counties could have different standards than the cities. Mr. Sweany said he is unsure if any cities were looked at but he would look into that and provide it to Ms. Lamothe.

Mr. Sweany said the city’s current standard is 1 parking unit per 1,000 square feet of the building and is maybe dated more for a Class C industrial and they are looking to pull a Class A industrial use.

Chairman Ofosu said that the city’s parking rate is very low for the warehouse use. The IT # quoted is the 85 percentile and the city is still significantly lower. Chairman Ofosu said he would like to also see other counts from cities like Titusville.

Chairman Ofosu said there is a Low Impact Development incentive for extra parking, however the parking incentive would still not come close to the parking request that is being requested.

Member Galindo emphasized that Low Impact Development (LID) is very important to the city. City Council adopted LID in 2021 and using LID has been a high priority in new development.

Erin Trauger, applicant came to speak in favor of these waivers. Ms. Trauger spoke about the stormwater treatment, train approach. Ms. Trauger said they have a large amount of retention on site and curb cut options.

Member Adams asked what the parking count differences being requested are for these waivers.

East site – City max 32 – request is 210
West site – City max 16 – request is 91

Member Galindo reiterated that desire for this development to look into using LID and pervious pavement in the parking stalls.

*Development Review Committee
April 16, 2026*

XXX

Member Galindo made a motion to approve the waiver request for DRC#5-2026 – Tax# 2322889 – Southwest Corner of Riverfront Center Blvd and Horizon Drive in Section 9.11.1.3.4 to allow the request for a maximum of five (5) access points. Member Adams seconded.

Roll call was as follows:

Member Galindo	Yes
Member Smith	Yes
Member Mack	Yes
Member Adams	Yes
Chairman Ofosu	Yes

Motion passed.

XXX

Member Galindo made a motion to approve the waiver request for DRC#5-2026 – Tax# 2322889 – Southwest Corner of Riverfront Center Blvd and Horizon Drive in Section 9.16.4 to allow the maximum parking spaces to be ninety-one (91). Member Mack seconded.

Member Adams stated that he is hesitant to make an approval on this waiver based on a hardship because this is a speculative build. To speculate that there is a need for increased parking is not a hardship and furthermore the idea of pervious parking spaces in the conventional auto parking lots is not an unreasonable or unrealistic expectation for a trade-off.

Ms. Lamothe pointed out the waiver criteria on the first page of the staff report

Roll call was as follows:

Chairman Ofosu	Yes
Member Galindo	Yes
Member Mack	Yes
Member Smith	Yes
Member Adams	No

Motion passed with a 4 yes, 1 no vote.

XXX

*Development Review Committee
April 16, 2026*

DRC #6-2026 – Tax# 2300373 – Southeast Corner of US1 and SR405

Deputy Community Development Director Mandy Lamothe read the staff report.

The applicant is requesting the Development Review Committee (DRC) to grant the following waiver:

1. To the criteria specified in the City’s Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City

XXX

Member Smith made a motion to approve waiver request for DRC#6-2026 – Tax# 2300373 – Southeast Corner of US1 and SR405 in Section 9.16.4 to allow a maximum of two-hundred ten (210) parking spaces. Member Galindo seconded.

Roll call was as follows:

Member Mack	Yes
Member Smith	Yes
Member Galindo	Yes
Member Adams	No
Chairman Ofosu	Yes

Motion passed with a 4 yes, 1 no vote.

XXX

Public Comment

None

XXX

Adjournment 2:55 p.m.



City of Titusville Staff Report

DEVELOPMENT REVIEW COMMITTEE (DRC) - #8-2026

Waiver Request for 4640-4760 Maynard Road Tax Account # 2213537

Meeting Date: May 14, 2026

Prepared By: Mandy Lamothe, Deputy Community Development Director

Applicant(s): Rodney Honeycutt, PE

Applicant's Request: To allow a sanitary sewer force main to be two (2) inches less in diameter than the City's required minimum size of four (4) inches in diameter.

Staff Recommendation: Consideration of the proposed waiver request

Background Information

The applicant, Rodney Honeycutt, is requesting the Development Review Committee (DRC) grant the following waiver:

1. To the criteria specified in the City's Water Resources Department Technical Specification Section 5.20 which states that "No sanitary sewer main conveying wastewater shall be less than eight (8) inches in diameter nor shall any City owned force main be less than four (4) inches in diameter."

The applicant has requested a waiver to allow a sanitary sewer force main size to be two (2) inches less than the City's required minimum size of four (4) inches in diameter.

Waiver Criteria

Pursuant to Section 34-286 of the Code, the DRC has the authority to waive this requirement using the following review criteria specified in Section 34-288:

1. The alternative standards promotes flexibility and environmental soundness in layout and design; or
2. The proposed new standards are appropriate to the proposed type of development; or
3. The property exhibits physical constraints that prevent the implementation of provisions of the City's technical manuals and the waiver would allow the implementation of the code provision to the greatest extent possible; or
4. The waiver would be based on the latest best professional practices that would not be possible in implementing the code provision.

Analysis

The applicant is requesting a waiver to the requirement that no sanitary sewer force main size be less than four (4) inches in diameter. The applicant is proposing a two (2) inch diameter sewer force main to a private lift station.

According to the applicant, the project will connect six existing residential units to public sewer. The proposed system will consist of a private gravity collection system to a common lift station in which the discharge is pumped to an existing City of Titusville SSMH. The proposed lift station capacity pump provides 50 gallons per minute (gpm). The minimum velocity in a force main is 2 feet per second (fps), per FDEP. The maximum size pipe that provides the 2 fps at 50 gpm is 2-inch diameter.

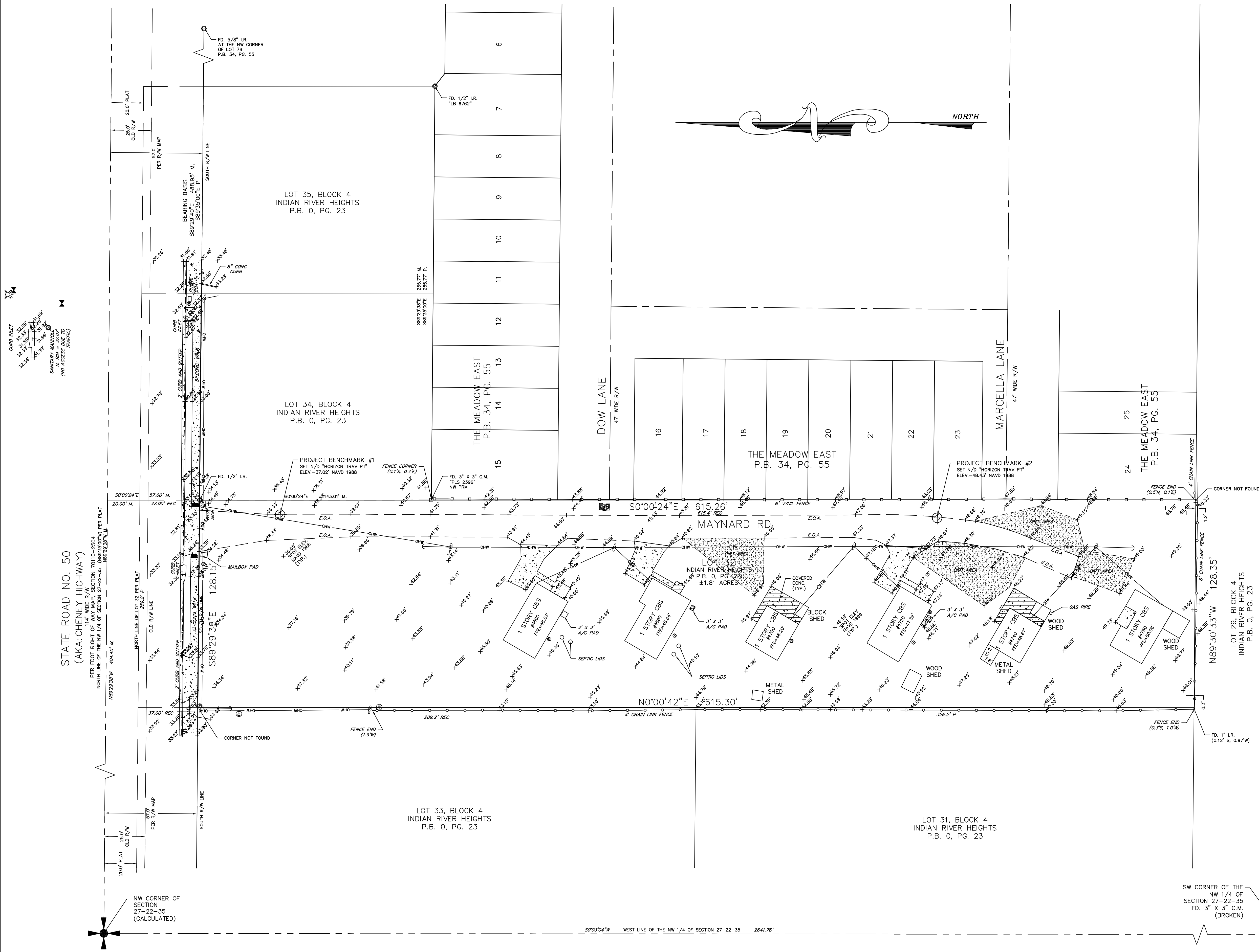
Recommendation

The Development Review Committee (DRC) should weigh the physical constraints involved with the property in order to implement the code to the greatest extent possible and also consider the criteria for waivers in Sec. 34-288.

Pursuant to Section 34-289 of the Code, the DRC shall review waiver applications with staff comments and either approve, approve with conditions or deny the request by a majority of the attending committee members. Any appeals to the decision of the DRC shall be heard by the Board of Adjustment and Appeals within thirty (30) days after the decision has been rendered.

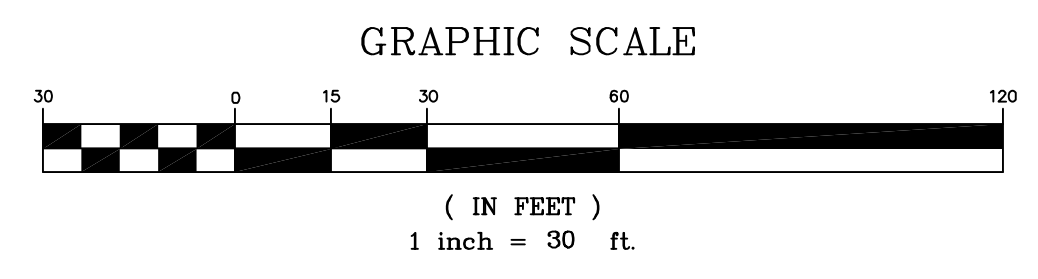
SPECIFIC PURPOSE SURVEY
THIS IS NOT A BOUNDARY SURVEY

SECTION 27, TOWNSHIP 22 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA



DESCRIPTION:
LOT 32, BLOCK 4, INDIAN RIVER HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE 23, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
LESS AND EXCEPT HIGHWAY RIGHT OF WAY

- LEGEND OF ABBREVIATIONS
- AKA = ALSO KNOWN AS
 - C = CURVE DESIGNATION
 - CBS = CONCRETE BLOCK STRUCTURE
 - CH = CHORD
 - C.M. = CONCRETE MONUMENT
 - D = DEED
 - Δ = DELTA (CENTRAL ANGLE)
 - E.O.A. = EDGE OF ASPHALT
 - F = FOUND
 - FPL = FLORIDA POWER & LIGHT COMPANY
 - I.R. = IRON ROD
 - L = LENGTH OF ARC
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - M = MEASURED
 - NAD = NORTH AMERICAN DATUM
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - N/D = NAIL & DISK
 - NR = NON RADIAL
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PC = POINT OF CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - PI = PERMANENT IDENTIFIER
 - PG = PAGE
 - PI = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PRC = POINT OF REVERSE CURVATURE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENCY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - R = RADIUS
 - REC = RECORD
 - RI = RIGHT OF WAY
 - R/W = RIGHT OF WAY
 - SSMH = SANITARY SEWER MANHOLE
 - TWP = TOWNSHIP
 - CONCRETE = CONCRETE
 - DIRT DRIVE = DIRT DRIVE
 - PAVEMENT = PAVEMENT
 - VINYL FENCE = VINYL FENCE
 - CHAIN LINK FENCE = CHAIN LINK FENCE
- UTILITY LEGEND
- COMMUNICATIONS MANHOLE
 - CABLE TV RISER
 - CLEAN OUT
 - DRAINAGE MANHOLE
 - ELECTRICAL BOX
 - FIRE HYDRANT
 - FLOOD LIGHT
 - FIBER OPTIC BOX
 - GAS VALVE
 - GUY ANCHOR
 - HANDICAPPED SIGN/SPACE
 - IRRIGATION CONTROL VALVE
 - LIGHT IN GROUND
 - PHONE RISER
 - POWER POLE, CONCRETE
 - POWER POLE, WOOD
 - SEWER MANHOLE
 - SIGN POLE
 - SIGN DOUBLE POLE
 - SPEED LIMIT SIGN
 - STOP SIGN
 - TRAFFIC BOX
 - TURN ARROW, RIGHT
 - TURN ARROW, LEFT
 - WATER METER
 - WATER STUB-OUT
 - WATER VALVE
 - WELL



- NOTES:
- THIS SPECIFIC PURPOSE SURVEY IS FOR THE USE OF DEPICTING EXISTING CONDITIONS AND TOPOGRAPHIC DATA AS SPECIFIED BY CLIENT; THIS IS NOT A BOUNDARY SURVEY.
 - BOUNDARY LINES SHOWN HEREON ARE AS CALCULATED FROM FOUND MONUMENTATION ALONG STATE ROAD NO. 50 AND FOUND MONUMENTATION FROM "THE MEADOWS EAST", RECORDED IN PLAT BOOK 34, PAGE 55 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - THE BEARING BASIS FOR THIS SURVEY IS THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983, WHICH BEARS S89°29'40"E AND AS SHOWN HEREON.
 - THE PRIMARY BENCHMARK FOR THIS MAP OF SURVEY IS NGS PID: AK4173, VERTICAL CONTROL DISK STAMPED V 412 1992, ELEVATION 36.72 FEET NAVD 1988 AND IS LOCATED ON THE NORTH SIDE OF STATE ROAD 50 (CHENEY HIGHWAY) 192.0 FEET SOUTHEAST OF THE CENTERLINE OF HOOD AVENUE AND 82.0 FEET NORTHWEST OF THE CENTERLINE OF A DRIVEWAY IN A CONCRETE MONUMENT WITH A CARSONITE WITNESS POST; PROJECT BENCHMARKS ARE AS SHOWN HEREON.
 - UNDERGROUND UTILITIES ARE NOT DEPICTED ON THIS MAP OF SURVEY.

C-2

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
5445 MURRELL RD, UNIT 101, ROCKLEDGE, FLORIDA 32955
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE: (321) 806-4171

SCALE	1" = 30'	REVISION TABLE			
DATE	12-18-25	DATE	DESCRIPTION	BY	AP/VD
FIELD BOOK	277				
& PAGE	9				
FIELD DATE	12-16-25				

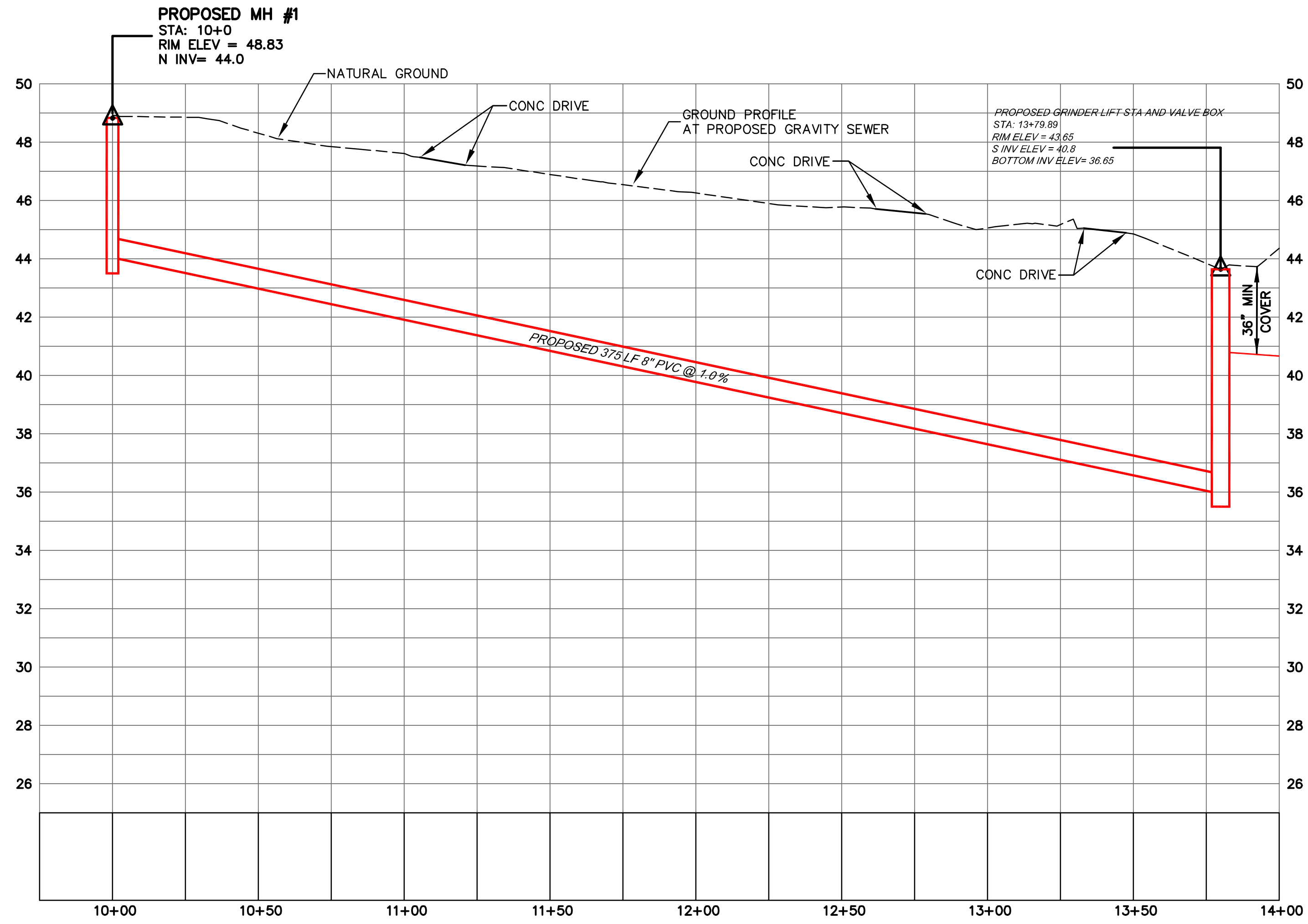
PREPARED FOR THE EXCLUSIVE USE OF:
HONEYCUTT & ASSOCIATES, INC.

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

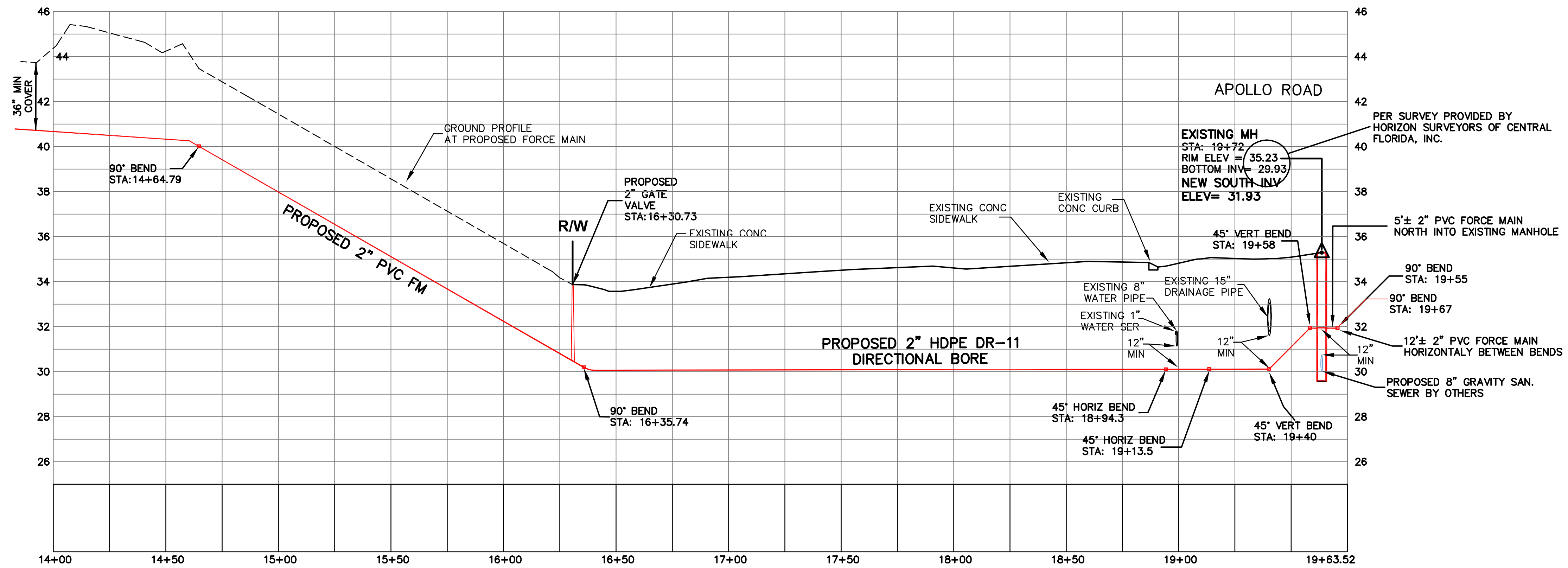
ROBERT R. DOERRER, JR.
PROFESSIONAL LAND SURVEYOR #3982

NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL.

SURVEY FOR:
MAYNARD RD
DRAWING NUMBER:
6760



GRAVITY SANITARY SEWER MAIN PROFILE
SCALE: HORIZ. 1" = 30' VERT. 1" = 3'



SANITARY SEWER FORCE MAIN PROFILE
SCALE: HORIZ. 1" = 30' VERT. 1" = 3'

SUBMITTAL DATE	
CITY	
COUNTY	
SUBMITTAL	
DATE	

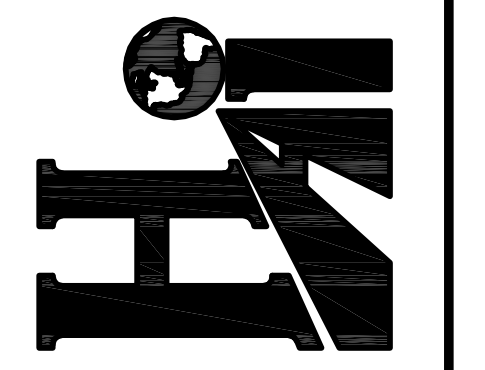
DATE	DATE	DATE	DATE

RODNEY M. HONEYCUTT, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA

FOR REVIEW ONLY

APPROVED BY: _____
DATE: _____

Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS
3700 South Washington Avenue
Titusville, Florida 32780
(321) 267-6233 Fax (321) 269-7847
Certificate of Authorization EB-0007623



SEWER PROFILE

PARCEL ID: 22-35-27-BC-4-32
MAYNARD ROAD

CITY OF TITUSVILLE
BREVARD COUNTY
FLORIDA

SHEET NO D-2
CADD FILE: HATUOM MAYNARD
FILE NO SEC 27 T22S R35E



Gateway to Nature & Space



**APPLICATION FOR DEVELOPMENT REVIEW COMMITTEE (DRC)-
TECHNICAL MANUAL WAIVERS**

Please submit electronically a completed application and required submittals to the Community Development Department for payment and meeting scheduling. Section 34-296 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. **INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.**

1. Project Location	Property Address/Location Description 4640 Maynard Road		
2. Applicant/ Owner	Name of Applicant/Contact Rodney M. Honeycutt		Name of Owner 5 CEDAR LLC
	Street Address 3700 S. Washington Avenue		Street Address 2199 Arnold Palmer Drive
	City	State	Zip
	Titusville	FL	32780
	Telephone # (321) 267-6233		Telephone #
Fax #		Fax #	
E-Mail Address rodney@honeycutt.cc		E-Mail Address	
3. Applicant Status	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other		
4. Parcel ID	22-35-27-BC-4-32	Tax Acct.	2213537
5. Site Size	Acres: 1.81	Square Feet: 78,844	
6. Property Information	Current Zoning NC		Current Use of Property Residential
7. Waiver(s) Requested	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>
	1) <u>Water Resources</u>	1) <u>No sanitary sewer</u>	1) <u>Allow a 2-in</u>
	2) <u>Technical Spec -</u>	2) <u>main shall be less</u>	2) <u>diameter force</u>
	3) <u>Section 5.21</u>	3) <u>than 4-in diameter.</u>	3) <u>main.</u>
	4) _____	4) _____	4) _____
5) _____	5) _____	5) _____	

8. Design Review and or Waivers Required by CRA in DMU Zoning	Property is > 1.5 acres <input type="checkbox"/> Building is > 10,001 square feet in size <input type="checkbox"/> Not applicable (property ≤ 1.5 acres or building ≤ 10,000 square in size) <input checked="" type="checkbox"/>
9. Narrative	<p>Please provide a brief description of your request and the proposed project:</p> <p>The project will connect six existing residential units to public sewer. The proposed system will consist of a private gravity collection system to a common lift station in which the discharge is pumped to an existing City of Titusville SSMH. The portion of the proposed force main in the right-of-way will be City owned/maintained.</p> <p>The proposed lift station force main is a 2-inch diameter pipe. The proposed lift station capacity pump provides 50 gallons per minute (gpm). The minimum velocity in a force main is 2 feet per second (fps), per FDEP. The maximum size pipe that provides the 2 fps at 50 gpm is 2-inch diameter. The City's Water Resources Technical Specifications, Section 5.21 requires a minimum 4-inch diameter force main.</p> <p>This request is a waiver from the DRC to allow less than a 4-inch diameter force main in the right-of-way for this project.</p>

- **All applications shall require Community Development staff review prior to submittal.**
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.

ACKNOWLEDGEMENT

I am the owner and/or legal representative of the owner of the property described which is the subject of this application. All answers to the questions in said application and all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs and successors in title to possession of the subject property. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the DRC Committee and or the Community Redevelopment Agency (CRA) on this topic to properly noticed public meetings or to written communication to the Redevelopment Planner for DMU waivers and the Development Services Manager for Technical Manual waivers, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/ Rodney M Honeycutt
(Signature*)

4-13-26
(Date)

** By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.*

Date received: _____

Accepted by: _____



City of Titusville Staff Report

DEVELOPMENT REVIEW COMMITTEE (DRC) - #9-2026

Waiver Request for 1090 Garden Street

Meeting Date:	May 14, 2026
Prepared By:	Mandy Lamothe, Deputy Community Development Director
Applicant(s):	Michael Coop
Applicant's Request:	To allow parking space dimension be reduced to 9 ft wide and 18 ft long
Staff Recommendation:	Consideration of the proposed waiver request

Background Information

The applicant, Michael Coop, is requesting the Development Review Committee (DRC) grant the following waiver:

1. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.17.1.1 which establishes the minimum parking space dimensions for development within the City.

The purpose of the request is for the re-development of a restaurant on the subject property. The project is currently under a Class 1 site plan review.

Waiver Criteria

Pursuant to Section 34-286 of the Code, the DRC has the authority to waive this requirement using the following review criteria specified in Section 34-288:

1. The alternative standards promotes flexibility and environmental soundness in layout and design; or
2. The proposed new standards are appropriate to the proposed type of development; or
3. The property exhibits physical constraints that prevent the implementation of provisions of the City's technical manuals and the waiver would allow the implementation of the code provision to the greatest extent possible; or
4. The waiver would be based on the latest best professional practices that would not be possible in implementing the code provision.

Analysis

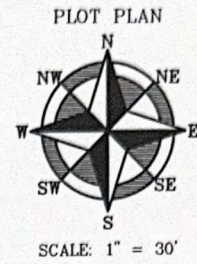
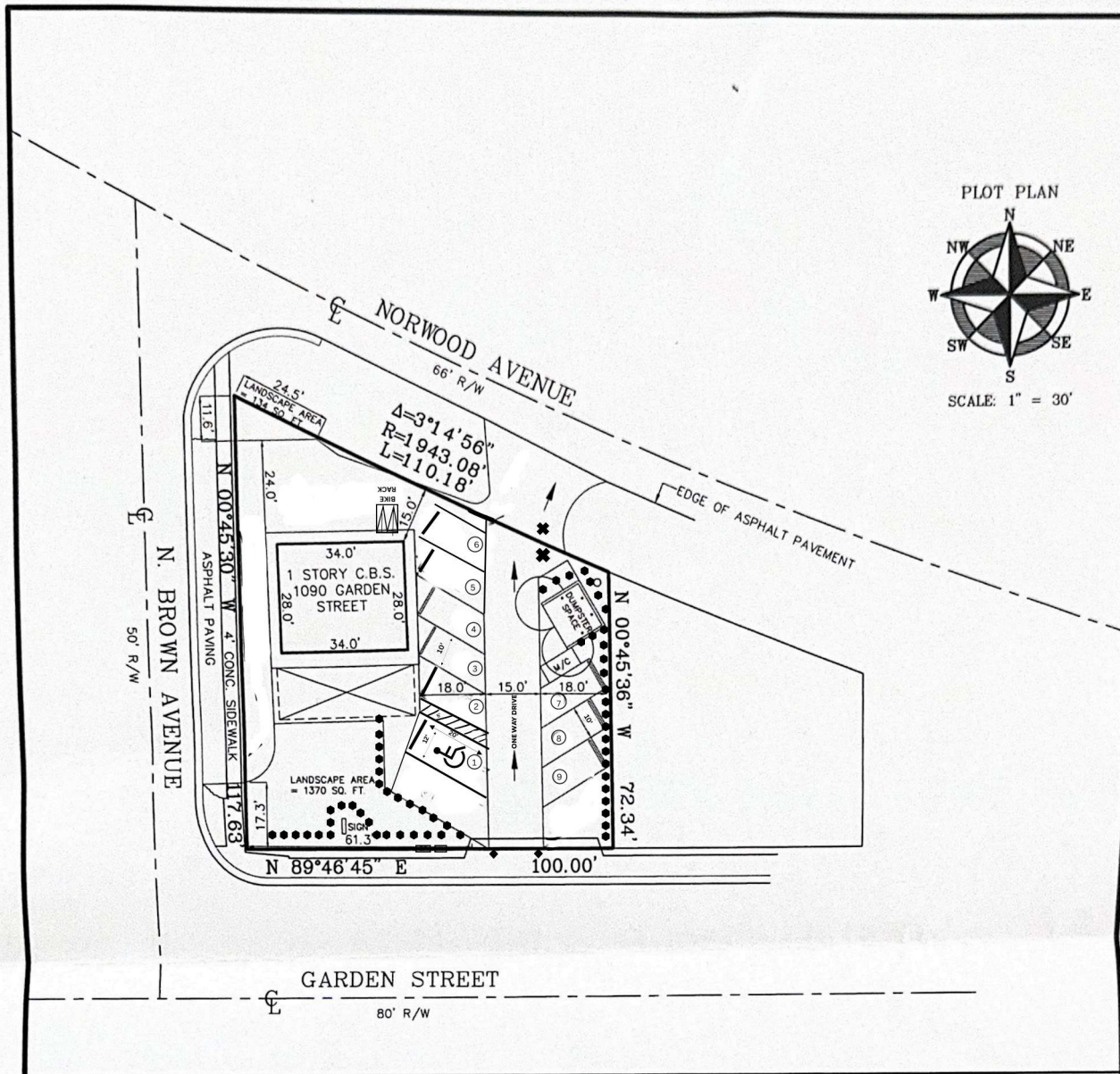
The applicant has requested a waiver to reduce the minimum parking space dimension width from the required 10 feet to 9 feet and the required length from the required 20 feet to 18 feet. The applicant indicates that reduced width/length is requested due to site constraints and the project will reconfigure the existing parking lot to provide the required parking count while maintaining the 15' drive aisle. The layout proposes eight (8) regular parking stalls at 9'x18', one ADA stall at 12'x20', one motorcycle space and one bike rack.

At one time, the City's standard parking space dimension was 9-foot wide by 18-foot deep.

Recommendation

The Development Review Committee (DRC) should weigh the physical constraints involved with the property in order to implement the code to the greatest extent possible and also consider the criteria for waivers in Sec. 34-288.

Pursuant to Section 34-289 of the Code, the DRC shall review waiver applications with staff comments and either approve, approve with conditions or deny the request by a majority of the attending committee members. Any appeals to the decision of the DRC shall be heard by the Board of Adjustment and Appeals within thirty (30) days after the decision has been rendered.



THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY IN ACCORDANCE WITH THE FURNISHED LEGAL DESCRIPTION AND SHOW THE ABOVE GROUND IMPROVEMENTS TO ENABLE THE BUYERS OF THIS PROPERTY TO OBTAIN TITLE INSURANCE AND FINANCING.

LEGEND: A/C = AIR CONDITIONER A.K.A. = ALSO KNOWN AS ALUM = ALUMINUM AVE = AVENUE BLK = BLOCK BLVD = BOULEVARD BM = BENCHMARK (CALC) = CALCULATED CB = CHORD BEARING C.B.S. = CONCRETE BLOCK STRUCTURE CD = CHORD DISTANCE C.L. = CHAIN LINK FENCE C = CENTER LINE CM = CONCRETE MONUMENT CONC. = CONCRETE CT = COURT (D) = DEED DR = DRIVE DB = DEED BOOK D/W = DRIVEWAY 50x00 = PROPOSED ELEVATION 50x00 = ELEVATION SHOT — = DRAINAGE FLOW ESMT = EASEMENT ELEV = ELEVATION FF = FINISH FLOOR FD = FOUND FH = FIRE HYDRANT I.P. = IRON PIPE I.R. = IRON ROD LB = LICENSED BUSINESS (M) = MEASURED N/D = NAIL & DISK N.G.V.D. = NATIONAL GEODETTIC VERTICAL DATUM ORB = OFFICIAL RECORDS BOOK ORW = OVERHEAD WIRE (P) = PLAT (P.R.) = PRO-RATED P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT	= WETLAND FLAGS U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT P.U.E. = PUBLIC UTILITY EASEMENT P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT PC = POINT OF CURVATURE PRC = POINT OF REVERSE CURVATURE P.T. = POINT OF TANGENCY P.I. = POINT OF INTERSECTION PCP = PERMANENT CONTROL POINT PLS = PROFESSIONAL LAND SURVEYOR PG = PAGE PB = PLAT BOOK R/W = RIGHT-OF-WAY R.P. = RADIUS POINT S.P. = SCREEN PORCH ST = STREET S/W = SIDEWALK W.F. = WOOD FENCE WM = WATER METER WV = WATER VALVE	SURVEY SYMBOLS ± = MORE OR LESS O = POWER POLE → = GUY WIRE L = ARC LENGTH R = RADIUS Δ = DELTA [] = COVERED AREA — = CENTER LINE —X— = FENCE --- = EASEMENT ● = FOUND AS NOTED ▲ = FOUND NAIL & DISK ■ = FOUND CONCRETE MONUMENT ○ = SET 5/8" IRON ROD "COOPER LB 6544" △ = SET NAIL & DISK "COOPER LB 6544" □ = SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"
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DRAWN BY: GPL CHECKED BY: J.W.C.

SCALE: 1" = 30'

SECTION 27, TOWNSHIP 22 S., RANGE 35 E.

LEGAL DESCRIPTION:
THE WEST 1/4 OF BLOCK 9, SOUTH OF HIGHWAY #1, EXCEPT STATE ROAD RIGHT OF WAY, PLAT OF E.H. RICE'S ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 6, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

CERTIFIED TO:
QUILLENS FARM FRESH PRODUCE, JOYCE E. QUILLEN and JANE R. MOORE

PROJECT No.	DATE	REVISION
SURVEY DATE: 10/14/20	PROJECT # 20-09-42	

- SURVEYORS NOTES:**
- Unless otherwise noted, only platted easements are shown hereon.
 - No underground utilities or improvements were located unless otherwise shown.
 - The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in F.I.R.M. Zone X per Community Panel No. 125152C0205G, dated 3/17/14.
 - Unless otherwise noted, any elevations shown are based on assumed datum.
 - Bearing shown hereon are based on the EAST LOT LINE OF SUBJECT PROPERTY as being N 00°45'38" W, according to the Plat of E.H. RICE'S ADDITION TO TITUSVILLE, as recorded in plat book 1, at page 6 of the Public Records of Brevard County, Florida.
 - This survey is prepared and certified for the exclusive use of the client named hereon.
 - Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
 - Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
 - Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

John W. Cooper
LAND SURVEYING INC.
2326 S. HOPKINS AVENUE
Titusville, Florida 32780
LB 6544
(321) 268-5646
FAX (321) 268-5688

I hereby certify that this survey meets the Standards of Practice as set forth by the Florida Department of Agriculture and Consumer Services in Chapter 5J-15.051 Florida Administrative Code, Pursuant to section 472.027, Florida Statutes.

John W. Cooper 3/17/26
John W. Cooper PSM 5093 Date Signed



Gateway to Nature & Space



**APPLICATION FOR DEVELOPMENT REVIEW COMMITTEE (DRC)-
TECHNICAL MANUAL/DOWNTOWN MIXED USE (DMU) ZONING WAIVERS**

Please submit electronically a completed application and required submittals to the Community Development Department for payment and meeting scheduling. Section 34-296 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. **INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.**

1. Project Location	Property Address/Location Description 1090 Garden Street		
2. Applicant/ Owner	Name of Applicant/Contact Michael Coop, Sr.		Name of Owner MJ COOP LLC
	Street Address 4325 US Hwy 1		Street Address 4325 US HWY 1
	City Mims	State FL	Zip 32754
	Telephone # 3213026582		Telephone # 3213026582
	E-Mail Address COOPCONSTRUCTIONINC@GMAIL.COM		E-Mail Address COOPCONSTRUCTIONINC@GMAIL.COM
3. Applicant Status	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other		
4. Parcel ID	21-35-33-78-9-.07	Tax Acct.	2110030
5. Site Size	Acres: .22	Square Feet: 1400	
6. Property Information	Current Zoning 2100 - RESTAURANT / CAFETERIA		Current Use of Property 2100 - RESTAURANT / CAFETERIA
7. Waiver(s) Requested	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>
	1) 9.17.1	1) Regular Space 10'x	1) Spaces to be 9'x18'
	2) _____	2) _____	2) _____
	3) _____	3) _____	3) _____
	4) _____	4) _____	4) _____
	5) _____	5) _____	5) _____

8. Design Review and or Waivers Required by CRA in DMU Zoning

Property is > 1.5 acres

Building is > 10,001 square feet in size

Not applicable (property ≤ 1.5 acres or building ≤ 10,000 square in size)

9. Narrative

Please provide a brief description of your request and the proposed project:
Request approval to allow standard parking stalls sized 9' x 18' in lieu of the 10' x 20' stall dimension required by Section 9.17.1 for a small-site redevelopment. The project will reconfigure the existing lot to provide the required parking count while maintaining the 15' drive aisle. Proposed layout: eight (8) regular stalls at 9' x 18', one (1) ADA stall at 12' x 20', one (1) motorcycle space, and one (1) bike rack.

The reduced stall width/length is necessary due to site constraints and allows full compliance with required parking quantity and the 15' drive aisle without expanding the curbline. The proposed dimensions are standard for compact urban lots, maintain safe circulation and sightlines, and preserve ADA access and pedestrian/bicycle accommodations.

- **All applications shall require Community Development staff review prior to submittal.**
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.

ACKNOWLEDGEMENT

I am the owner and/or legal representative of the owner of the property described which is the subject of this application. All answers to the questions in said application and all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs and successors in title to possession of the subject property. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the DRC Committee and or the Community Redevelopment Agency (CRA) on this topic to properly noticed public meetings or to written communication to the Redevelopment Planner for DMU waivers and the Development Services Manager for Technical Manual waivers, City of Titusville, P.O. Box 2806, Titusville, FL 32781



/s/ MICHAEL P COOP, SR
(Signature*)

04/16/2026
(Date)

** By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.*

DATE RECEIVED: _____

ACCEPTED BY: _____