



**CITY OF TITUSVILLE
DEVELOPMENT REVIEW COMMITTEE (DRC)
City Hall Council Chamber
555 South Washington Avenue, Titusville, FL 32781
May 21, 2026 at 8:30 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. **APPOVAL 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**
 - a. **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.
*This item was tabled at the May 14, 2026 DRC meeting***
8. **NEW BUSINESS**
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
May 14, 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, May 14, 2026 at 10:00 a.m.

XXX

Chairman and City Engineer Kwabena Ofofu called the meeting to order at 10:00 a.m. Present were Assistant Public Works Director Ashleigh Smith, Senior Planner Christie Anderson, Fire Marshal Michael Shervington and Deputy Building Official Martin Abell. Also present was Public Works Director Sandra Reller and Recording Secretary Laurie Dargie.

XXX

Member Shervington made a motion to approve the April 16, 2026 meeting minutes with a correction. Member Anderson seconded. There was a unanimous voice vote in favor.

XXX

New Business

DRC #8-2026 – 4640-4760 Maynard Road – Tax#2213537

Public Works Director Sandra Reller read the staff report.

The waivers requested are as follows:

The applicant is requesting the Development Review Committee (DRC) to 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.

XXX

Assistant Public Works Director Ashleigh Smith gave an overview of why requests for these waivers are made.

Rodney Honeycutt of 3700 S. Washington Avenue Titusville, Florida came to speak in favor of this item.

***Development Review Committee
May 14, 2026***

XXX

Member Smith made a motion to approve the waiver request for DRC#8-2026 – Tax# 2213537 – 4640-4760 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. Member Shervington seconded.

Roll call was as follows:

Member Anderson	Yes
Member Smith	Yes
Chairman Ofosu	Yes
Member Shervington	Yes
Member Abell	Yes

Motion passed.

XXX

DRC #9-2026 – 1090 Garden Street

Public Works Director Sandra Reller 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 9.17.1.1 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. The request is to allow parking space dimensions to be reduced to 9 ft wide and 18 ft long.

XXX

Chairman and City Engineer Kwabena Ofosu brought up concerns about the requested parking dimensions based on his analysis. The survey provided shows 10ft x 20ft parking dimensions. Chairman Ofosu stated that based on his calculations the applicant will be short in space based on the request.

Chairman Ofosu also brought up concerns with the dumpster location and the gate opening and encroaching the drive isle and potentially blocking access by the Solid Waste trucks and emergency vehicles. Chairman Ofosu also had questions relating to the landscape yard requirements.

Development Review Committee
May 14, 2026

Corey Jones of Mims came as a representative of the applicant and was in favor of the request. Ms. Jones stated that she did not think that the parking lot has been updated since the 1960's. Ms. Jones said the applicant is requesting to comply with any way possible to update the parking lot and create parking spaces.

The Development Review Committee members had discussion concerning the items that Chairman Ofosu mentioned.

Chairman Ofosu said he would provide the applicant the analysis that he used for the calculations.

Chairman Ofosu and Public Works Director Sandra Reller stated that the dumpster location could potentially be moved to the northwest portion of the property facing N. Brown. This might help with the parking issues.

Member Anderson stated that the property has landscaping constraints, being that they are repurposing the property and would need to provide landscaping where it is possible. Chairman Ofosu stated that they may need to ask for relief of the five (5) foot landscape buffer.

Member Smith suggested tabling this item to allow the applicant to speak with staff about the parking requirements and determine what will work for this property.

XXX

Member Smith made a motion to table the waiver for DRC#9-2026 – 1090 Garden Street to the May 21, 2026 meeting date. Member Shervington seconded.

Roll call was as follows:

Chairman Ofosu	Yes
Member Abell	Yes
Member Anderson	Yes
Member Smith	Yes
Member Shervington	Yes

Motion passed.

XXX

Public Comment

None

XXX

Adjournment 10:34 a.m.



City of Titusville Staff Report

DEVELOPMENT REVIEW COMMITTEE (DRC) - #9-2026

Waiver Request for 1090 Garden Street

Meeting Date:	May 21, 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

This item was tabled at the May 14, 2026 DRC meeting.

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.

Attached is an updated site plan that has been adjusted since the item was tabled.

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.

LEGAL DESCRIPTION:

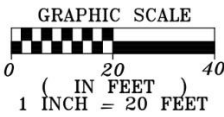
The West 1/4 of Block 9, South of Highway #1, except State Road 406 right of way, Plat of E.H Rice's Addition to Titusville, according to the plat thereof, recorded in Plat Book 1, Page 6, of the Public Records of Brevard County, Florida.

LEGEND:

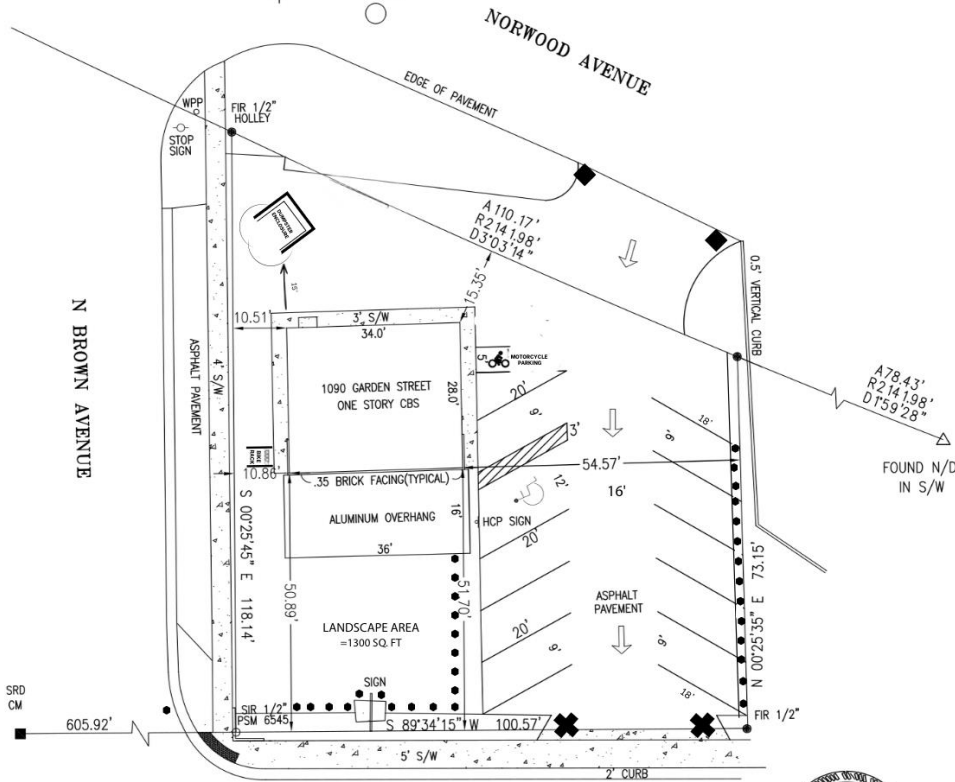
- Found iron rebar, size and cap #
- Set iron rebar and cap LS 6545
- △ Found nail and disk no identification

SURVEYOR'S NOTES:

1. Unless otherwise noted, only platted easements are shown hereon.
2. P.U.D.E. denotes Public Utilities and Drainage Easement, P.U.E. denotes Public Utilities Easement.
3. No underground utilities or improvements were located unless otherwise shown.
4. Unless otherwise noted, any elevations shown are assumed for calculation purposes.
5. Bearings shown hereon are based on the Right of Way Line of Garden Street being $S89^{\circ}34'15''W$ according to the plat described hereon, and may not be a True North Azimuth.
6. This site appears to lie within F.I.R.M. Zone "X" per Community Panel Number 12009C0205H, dated 1/29/21.



Denotes concrete area



EXPLANATION OF ABBREVIATIONS

- PSM PROFESSIONAL SURVEYOR & MAPPER
- FIR FOUND IRON REBAR
- S/W SIDEWALK
- R/W RIGHT OF WAY
- A/C AIR CONDITION
- CBS CONCRETE BLOCK STRUCTURE
- UTIL UTILITY
- FND FOUND
- HCP HANDICAP

- ✖ = DO NOT ENTER SIGN
- ◆ = ONE WAY SIGN
- = 3 FALLON SHRUBS (18" HEIGHT / 3FT APART)

GARDEN STREET



Section 33, Township 21S, Range 35E

Drawn by: JZ	
Checked by: KS	
Scale: 1" = 20'	
Date: 2/18/26	
Project # 26-13	25830 HOLIDAY DRIVE ASTOR, FLORIDA 32102 (321) 529-4484 layout1@att.net
DATE	REVISIONS
5/17/26	ADDED PROPOSED PARKING SPACES

BOUNDARY & IMPROVEMENT SURVEY

Certified to: COOP CONSTRUCTION

I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter SJ-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Digitally signed by JAMES ZIMMERMAN
 Date: 2026.05.18 18:08:03 -04'00'
 James Zimmerman
 Professional Land Surveyor No. 6545
 Certificate of Authorization No. 7540
 State of Florida



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.

Form with sections: 1. Project Location, 2. Applicant/Owner, 3. Applicant Status, 4. Parcel ID, 5. Site Size, 6. Property Information, 7. Waiver(s) Requested. Includes fields for address, contact info, status checkboxes, parcel ID, site size, zoning, and waiver details.

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: _____