

***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.

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Chairman and City Engineer Kwabena Ofori 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.

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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.

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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.

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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 ITE # 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*

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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.

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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.

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*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

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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.

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Public Comment

None

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Adjournment 2:55 p.m.