

***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.

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Chairman and City Engineer Kwabena Ofori 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.

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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.

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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.

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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.

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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.

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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.

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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.

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Public Comment

None

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Adjournment 10:34 a.m.