

***Development Review Committee
February 4, 2025***

The Development Review Committee (DRC) of the City of Titusville, Florida met in session in Council Chambers located at 555 South Washington Avenue on Tuesday February 4, 2025 at 2:00 p.m.

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Chairman and City Engineer Kwabena Oforu called the meeting to order at 2:00 p.m. Present were Public Works City Engineer Ashleigh Smith, Principal Planner Eddy Galindo, Deputy Building Official Martin Abell, Fire Inspector Michael Shervington. Also present was Deputy Community Development Director Mandy Lamothe and Recording Secretary Kim Amick.

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Member Galindo made a motion to approve the January 9, 2025 minutes as presented.

Chairman Oforu had a correction to the January 9, 2025 minutes. On page two, Mr. Rice's first name was misspelled.

Member Smith seconded. There was a unanimous voice vote in favor.

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New Business

DRC #06-2025 – Race Trac northwest corner of SR 50 and Helen Hauser Blvd

Ms. Lamothe read the staff report.

The waiver requested is 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 Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.11.1.3.2 which establishes the maximum driveway access width at the property line for development within the City.

The request is associated with a proposed Race Trac project that is currently under site plan review.

Member Galindo wanted to understand the request, the code requires the driveway width be no greater than 30 feet but the request is to go to 51, almost double what the code requires. Chairman Oforu stated yes.

Charlotte Ferguson gave an overview of what they were requesting.

*Development Review Committee
February 4, 2025*

The Development Review Committee members discussed the extra wide opening, sidewalk and pedestrian safety.

Mercedes Gregorio spoke in favor of the item and if they were to provide the sidewalk within the property line that will not negatively affect the landscape buffer.

Member Galindo state typically if you are providing an amenity, like a sidewalk, in the landscape buffer you would still provide the same number of tree plantings that were required in that same space just provide them elsewhere on the site.

Ms. Gregorio asked because the site is already tight and a lot of environmental factors that also need to be taken into consideration.

Member Galindo looked at Section 30-337, Permitted Uses Within the a Landscape Yard and it says “landscape yard shall not be included as drainage, right-of-way, utility or other easements” and if the sidewalk is going to be moved onto the property then Public Works is going to require an easement over that sidewalk so you would have to provide the same width of landscape buffer and plantings shifted over on a site with space constraints that might be an issue.

The Development Review Committee members discussed other options such as curbing as a solution.

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Member Galindo made a motion to approve DRC Waiver # 06-2025 to allow the maximum driveway width at the property line to be increased to 51.43 feet with the following condition:

1. Painted striping be provided on the asphalt as to provide a visual reduction down to what the code would have required.

Chairman Ofosu asked if a condition needed to be added for the sidewalk.

Member Galindo stated he heard moving the sidewalk would cause further site constraints and that the striping would help provide that barrier or visually give that smaller gap across the driveway connections, so it not necessarily required.

Member Shervington seconded.

Roll call was as follows:

Chairman Ofosu	Yes
Member Galindo	Yes
Member Abell	Yes
Member Smith	Yes
Member Shervington	Yes

*Development Review Committee
February 4, 2025*

Motion passed.

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Public Comment

None

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Adjournment 2:27 p.m.