



**CITY OF TITUSVILLE**  
**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
**City Hall Council Chamber**  
**555 South Washington Avenue, Titusville, FL 32781**  
**July 15, 2025 at 2:00 pm**

**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 #8-2025 – Forest Glen Apartments

Discussion of the following waiver request:

To utilize certain Low Impact Development (LID) BMPs to obtain the following incentive:

- Parking Count Flexibility

For property located at 2001 South Street

### b. DRC #9-2025 – Tranquility Subdivision Clubhouse

Discussion of the following waiver request:

To utilize a Low Impact Development (LID) BMP to obtain the following incentive:

- Reduced parking space dimension

For property located at 5934 Constellation Drive

### c. DRC #10-2025 – Garden Park Apartments

Discussion of the following waiver request:

To utilize a Low Impact Development (LID) BMP to obtain the following incentive:

- BMP permitted within a landscape buffer

For property with Parcel IDs of 21-35-33-00-564.6 and 21-35-33-00-781

## 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  
March 31, 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 Monday March 31, 2025 at 10:00 a.m.

XXX

Chairman and City Engineer Kwabena Ofofu called the meeting to order at 10:00 a.m. Present were City Engineer Ashleigh Smith, Principal Planner Eddy Galindo, Fire Marshal Michael Shervington and Deputy Building Official Martin Abell. Also present was Deputy Community Development Director Mandy Lamothe and Recording Secretary Laurie Dargie.

XXX

***New Business***

***DRC #07-2025 – Orange Plumbing 4665 Calle Corto***

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 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

Lawrence Graham, applicant, came to answer any questions.

Member Smith asked Mr. Graham if there were any calculations to back up the request for the two (2) inch force main. Mr. Graham said no calculations have been done at this time.

Member Smith said typically when these waiver requests are made there are calculations that are presented to the Committee to validate the request.

Mr. Graham stated that this is a smaller lift-station and it is an accepted practice to use the two (2) inch force main. Mr. Graham also stated that this will never be multiple use.

**Development Review Committee**  
**March 31, 2025**

XXX

Member Smith made a motion to approve the waiver request for DRC#7-2025 – Orange Plumbing 4665 Calle Corto with two conditions: 1. The applicant provide the Department of Environmental Protection permit application to the City of Titusville with the calculations to backup this request. 2. If a smaller than two (2) inch force main is needed, it must come back before the Development Review Committee. Member Galindo seconded.

Roll call was as follows:

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

Motion passed.

XXX

**Public Comment**

None

XXX

Member Galindo asked if there was a timeline for when changing this section in the Technical Manual was going to be looked at. Member Smith said there is not a specific timeline. She stated that they did engage a consultant regarding lift-station details to make other changes and those were just received back. These requests should be going before City Council in the near future.

XXX

**Adjournment 10:11 a.m.**



# City of Titusville Staff Report

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## DEVELOPMENT REVIEW COMMITTEE (DRC) - #8-2025

### Waiver Request for Forest Glen Apartments – 2001 South Street

<b>Meeting Date:</b>	July 15, 2025
<b>Prepared By:</b>	Mandy Lamothe, Deputy Community Development Director
<b>Applicant(s):</b>	Jason Larson
<b>Applicant's Request:</b>	To utilize Low Impact Development (LID) BMPs to obtain the following incentive: <ul style="list-style-type: none"><li>• Parking Count Flexibility</li></ul>
<b>Staff Recommendation:</b>	Consideration of the proposed waiver request

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### Background Information

The applicant, Jason Larson, is requesting the Development Review Committee (DRC) grant the following LID incentive waiver for the site located at 2001 South Street:

- Parking Count Flexibility

### 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 LID incentive request is associated with a proposed 80-unit apartment complex, Forest Glen, that is currently under site plan review.

The applicant has requested a parking count reduction from 160 required parking spaces to 113 parking spaces.

According to the attached plan, the applicant is proposing a series of Low Impact Development BMPs including the following:

- 11.5.5 PROTECT SURFACE WATERS AND WETLANDS: ALL WETLANDS WILL BE PRESERVED ( $\pm 45\%$  OF SITE).
- 11.5.6 PRESERVE OPEN SPACE: 54.1% OF THE SITE WILL BE PRESERVED WETLANDS AND UPLANDS.
- 11.5.7 NATURAL AREA CONSERVATION: CANOPY WILL BE PRESERVED IN PRESERVED WETLANDS AND UPLANDS.
- 11.5.9 MINIMIZE BUILDING FOOTPRINT: MULTI-STORY BUILDING REDUCES BUILDING FOOTPRINT. ACTUAL BUILDING COVERAGE (5.74%) IS  $< 50\%$  OF ALLOWED BUILDING COVERAGE (50%). – **This BMP provides for a parking count flexibility incentive**
- 11.5.10 MINIMIZE TOTAL IMPERVIOUS AREA: PRESERVED WETLANDS AND GREEN SPACE AND REDUCED BUILDING FOOTPRINT RESULTS IN REDUCED IMPERVIOUS AREA. TOTAL IMPERVIOUS AREA IS  $\pm 19.3\%$ . 11.5.13 MINIMIZE SOIL DISTURBANCE: PRESERVED WETLANDS AND GREEN SPACE AND REDUCED BUILDING FOOTPRINT RESULTS IN REDUCED SOIL DISTURBANCE. – **This BMP provides for a parking count flexibility incentive**
- 11.5.15 RETAIN NATIVE LANDSCAPES: PRESERVED WETLANDS AND GREEN SPACE AND REDUCED BUILDING FOOTPRINT RETAINS NATIVE VEGETATION. PROJECT RETAINS  $> 10\%$  NATIVE VEGETATION. 11.5.16 FLORIDA FRIENDLY LANDSCAPING: PROJECT WILL PROVIDE  $> 50\%$  FLORIDA FRIENDLY LANDSCAPING.
- 11.5.18 EFFICIENT IRRIGATION: PROJECT USES LOW FLOW, SEPARATE WATER ZONES, AND DRIP IRRIGATION.
- 11.5.20 UNDERGROUND STORAGE AND RETENTION: PROJECT REDUCES STORMWATER VOLUME RUNOFF BY  $> 25\%$  (ZERO RUNOFF FOR THE DESIGN STORM).
- 11.5.23 VEGETATED NATURAL BUFFERS: PROJECT PROVIDES BUFFERS BEYOND MINIMUM REQUIRED LANDSCAPE YARD BUFFER (SECTION 30).

## **Recommendation**

The Development Review Committee (DRC) shall weigh the physical development constraints involved with the property in order to implement the code to the greatest extent possible, 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.





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.**

<b>1. Project Location</b>	Property Address/Location Description		
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact		Name of Owner
	Street Address		Street Address
	City	State	Zip
	Telephone #		Telephone #
	Fax #		Fax #
	E-Mail Address		E-Mail Address
<b>3. Applicant Status</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other		
<b>4. Parcel ID</b>		<b>Tax Acct.</b>	
<b>5. Site Size</b>	Acres:		Square Feet:
<b>6. Property Information</b>	Current Zoning		Current Use of Property
<b>7. Waiver(s) Requested</b>	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>
	1) _____	1) _____	1) _____
	2) _____	2) _____	2) _____
	3) _____	3) _____	3) _____
	4) _____	4) _____	4) _____
	5) _____	5) _____	5) _____

<b>8. Design Review and or Waivers Required by CRA in DMU Zoning</b>	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 type="checkbox"/>
<b>9. Narrative</b>	Please provide a brief description of your request and the proposed project:

- **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/ \_\_\_\_\_ (Date)  
(Signature\*)

*\* 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:** \_\_\_\_\_

## **Development Review Committee Waiver Criteria**

Section 31-91 of the Land Development Regulations of the City of Titusville establishes the Development Review Committee (DRC) to grant waivers to certain Downtown Mixed Use (DMU) Zoning District regulations and certain City Technical Manual requirements where alternative standards ay promote flexibility and environmental soundness in layout and design where justified by need, hardship, physical constraint, or to improve the overall layout and design of a development in the City. The DRC may grant a waiver based on the criteria noted in Section 34-288, Waivers to Technical Manuals and Section 34-296, Waivers to the Downtown Mixed Use Zoning District of the LDRs. 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. The criteria for granting such waivers shall be the following:

(a) Technical Manual Waiver Criteria:

- (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.

(b) DMU, Downtown Mixed Use Zoning District Waiver Criteria:

- (1) The property exhibits physical constraints that prevent the implementation of the Code provision and the waiver would allow the implementation of the Code provision to the greatest extent possible; or
- (2) The waiver would facilitate a greater adherence to the Urban Design Manual that would not be possible in implementing the Code provision as required; or
- (3) The waiver would facilitate an agreement for participation in a regional stormwater or parking program with the Downtown; or
- (4) The waiver would facilitate the provision of required landscaping within a public space.

### **Waiver Applicability**

(a) The Development Review Committee (DRC) shall have the authority to waive the following zoning district requirements on any project within the Downtown Mixed Use (DMU) Zoning District:

(1) Parking.

(2) Stormwater management: When any requirements above the SJRWMD permitting standards or, if on-site stormwater is required and there are regional retention, storage or detention options available, a waiver or payment in lieu of cost may be levied.

(3) Setbacks.

(4) Sign setbacks.

(5) Landscaping.

(6) One (1) story height increase in the Downtown sub-district.

(b) The DRC shall have the authority to waive technical requirements found in the City's adopted Technical Manuals.



Gateway to Nature & Space



### SUBMITTAL CHECKLIST

Please fill out the following and submit the documents to the Community Development Department electronically. Payment of fees does not ensure a favorable decision. Additional information may include documents initially waived at the pre-application meeting but subsequently determined necessary by staff.

1. Complete Application and Fees	<input type="checkbox"/>
2. Warranty Deed	<input type="checkbox"/>
3. Notarized Owner Authorization Form (If applicable)	<input type="checkbox"/>
4. Legal Description (from a certified survey)	<input type="checkbox"/>
5. Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	<input type="checkbox"/>
6. Digital plot or site plan, drawn to scale, illustrating the waiver requested.	<input type="checkbox"/>
7. Pre-Application Meeting Date: Staff in Attendance:	<input type="checkbox"/>

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## PROJECT NARRATIVE



Forest Glen is an 80-unit wood-frame garden-style development community with surface parking for elderly households whose members are at least 60 years of age and who are at or below 60% of the area median-income for the Palm Bay-Melbourne-Titusville MSA. The development will utilize 9% housing credit financing through Florida Housing Finance Corporation's RFA 2024-201 which is for Housing Credit Financing for Affordable Housing Developments located in Medium and Small Counties. The development will also utilize \$100,000 in City SHIP funding and \$360,000 of Brevard County funding. City SHIP funding will be utilized to offset utility connection fees.

The Applicant is a partnership between Housing for Homeless, Inc. and Housing Trust Group.

Forest Glen will consist of one residential building. The unit mix will consist of seventy-two (72) one bedroom one bath and eight (8) two-bedroom two bath units. The site is located at 2001 South St, Titusville, FL 32796 the Brevard County Property Appraiser Parcel ID number is 22-35-04-00-514.

**The Applicant is requesting an expedited permit processing for affordable housing.**

**The property is zoned R-3 with the applicant requesting two variances: a parking reduction and a one-bedroom unit size of no less than 600 square feet.**

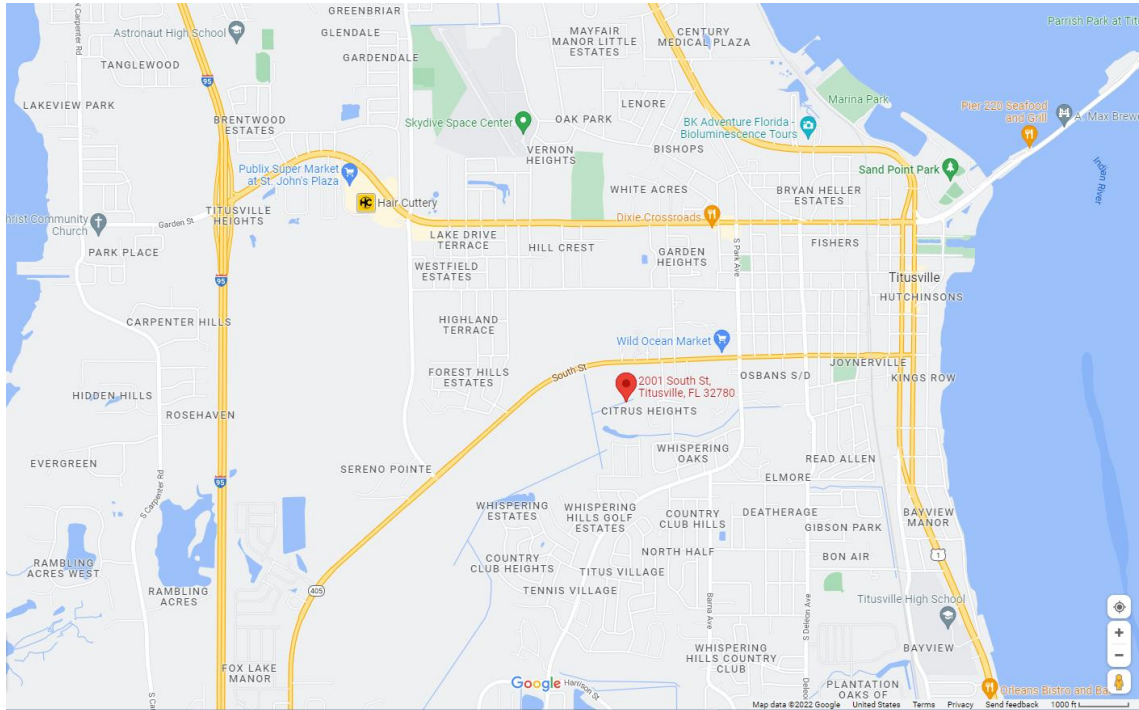
There will be no wetland impact, and the development is utilizing underground stormwater chambers.

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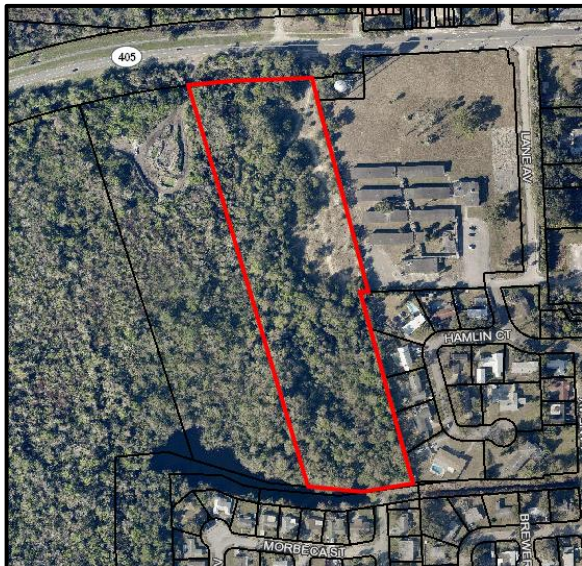
## **Location in Titusville:**

Enclosed herein is a map of the City of Titusville identifying the general location of Forest Glen. Forest Glen is located southwest of Downtown Titusville.



**Complete Project Address:** The site is located at 201 South St, Titusville, FL 32796, the Brevard County Property Appraiser Parcel ID is 22-35-04-00-514.

## **Project Location & Map:**



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**Proximity:**

The proposed development is ideally located for a senior housing community with access to major grocery stores and pharmacies including the neighborhood Publix and Walgreens, local and large-chain eateries, neighborhood shopping at the St. John's Plaza, neighborhood parks like Vern Jansen Park within walking distance, and medical care facilities like the local Florida Health Titusville Clinic that provides services to all ages, all of which are located within 1 mile of Forest Glen.

**Set-Asides:**

The development will be 100% affordable for those aged 60 years and older, with 50-year affordability restriction that will run with the land, 10% of the units will be set-aside for residents with extremely low income (ELI) at or below 40% AMI, those ELI units will be reserved for households with disabilities or special need services. The remaining units will be set-aside for residents at or below 60% of the Area Median Income.

The applicant also intends to offer an application preference to veterans and those participating in the Housing for Homeless, Inc. Veterans Service Programs.

**Community Amenities & In-Unit Features:**

Forest Glen's expansive property spans over 8 acres and will provide a safe, clean and comfortable living environment to its residents by boasting best-in-class amenities and services to include:

- **Community Amenities:**

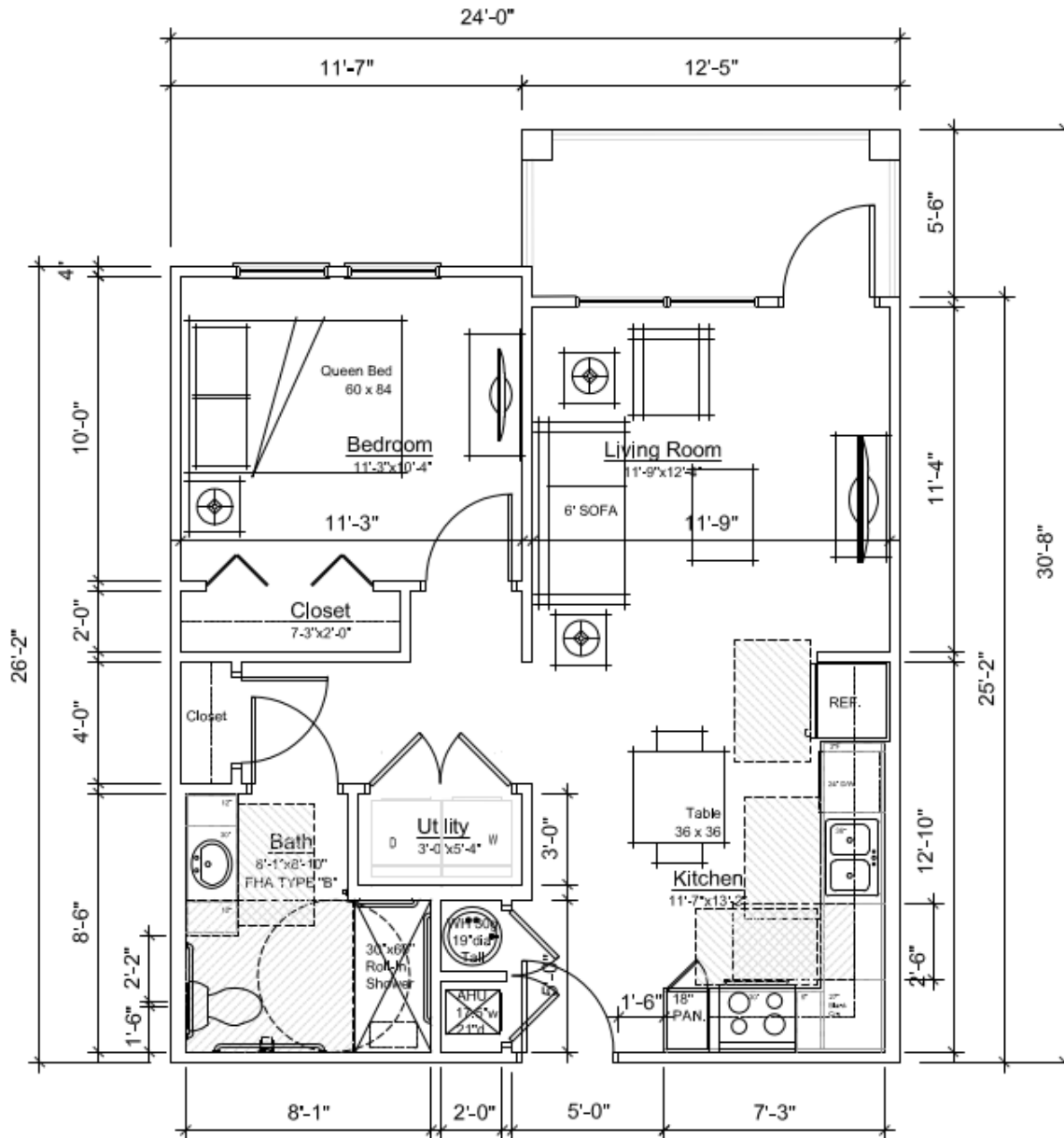
- Clubhouse with on-site management and maintenance offices
- Large community room with lounge seating and a kitchenette
- Fitness Center
- Swimming Pool with hardscape deck
- Dog Park
- Bocce Ball Court
- Green open space

Forest Glen will comply with all required Florida Housing general construction features for elderly communities which include but are not limited to:

- **In-Unit Features:**

- Washer and Dryer hook-ups in every unit
  - Cable or satellite TV hook-up in each unit
  - Energy-Star ceiling fans with lighting fixtures in all bedrooms
  - Full-size Energy-Star appliances (dishwasher, microwave, range, refrigerator)
-

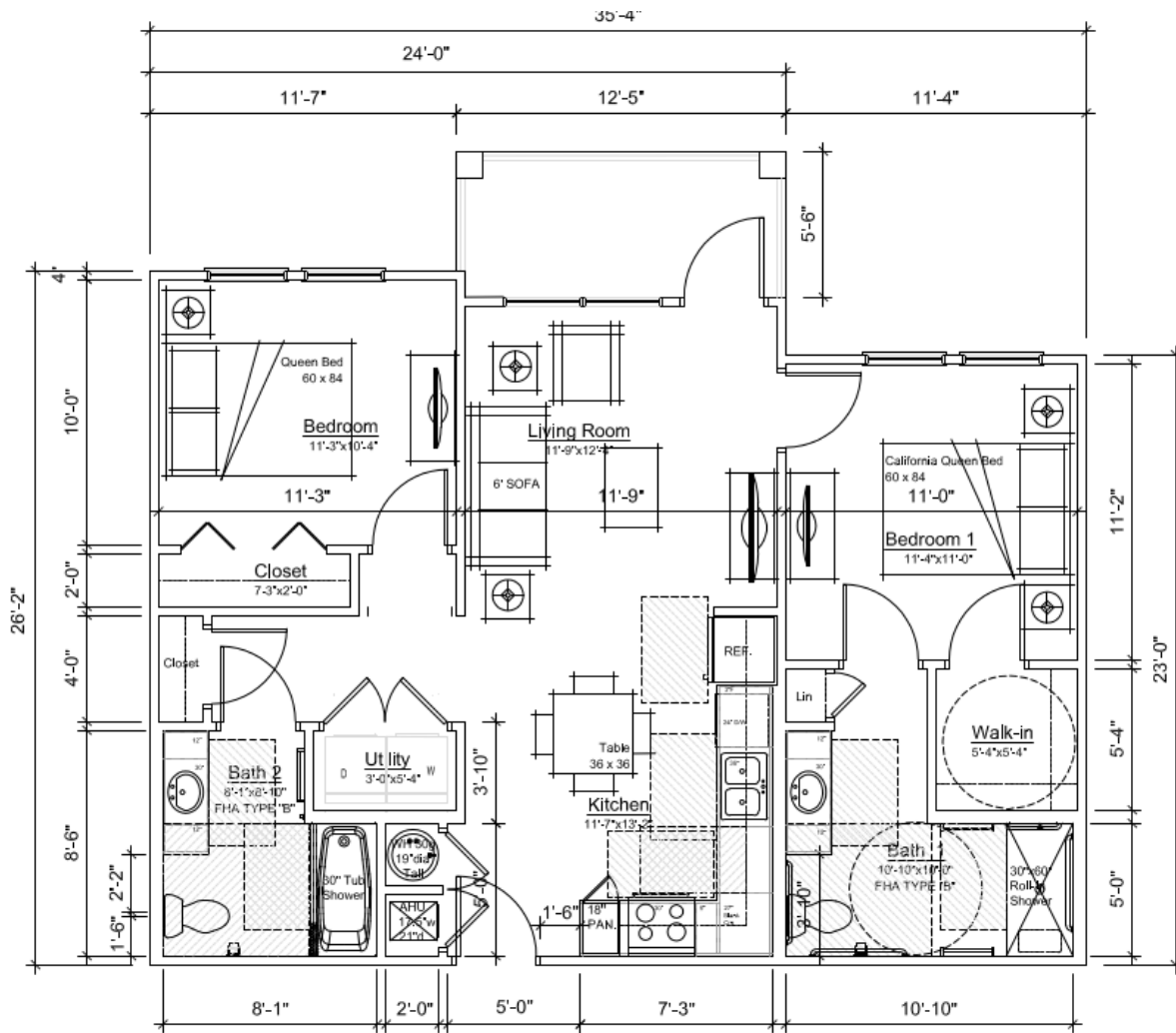
## Unit Plans



**UNIT A1 -ONE BED ROOM - ACCESSIBLE SHOWER**  
ANSI/UFAS UNIT

SCALE: 3/16" = 1'-0"

A/C AREA=616 s.f.  
BALCONY= 70 s.f.  
TOTAL= 686 s.f.



**UNIT B1 - TWO BED ROOM - ACCESSIBLE SHOWER**

SCALE: 3/16" = 1'-0"

ANSI/UFAS UNIT

A/C AREA=877 s.f.  
 BALCONY= 70 s.f.  
 TOTAL= 947 s.f.

**Elevations**



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### **Required Green Building Features:**



Forest Glen will be certified to and obtain the ICC 700 National Green Building Standard Certification (NGBS), one of the three green building certification programs offered by Florida Housing, highlighting the importance of creating an environmentally friendly community for our residents and the surrounding neighborhood. Forest Glen will be energy efficient and integrate sustainable design and construction techniques as that is essential to the well-being and long-term success of our intended residents given the high cost of utilities. Forest Glen will comply with all required green building features that are required in new construction units. Other features will include windows with high performance low-e glass, native species landscaping, high Seasonal Energy Efficiency Ratio (SEER 16 or better) HVAC systems, low flow plumbing fixtures and eco-friendly materials such as Green Label flooring, formaldehyde free cabinetry and low VOC paint.

### **In Conclusion**

In conclusion, Forest Glen is a perfectly situated proposed community as it brings much needed affordable housing to a more suburban area where seniors can live peacefully while still being able to benefit from all the essential neighboring community services and are only a short drive to downtown Titusville and other localities.

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April 18, 2025

**Via E-Mail**

Ms. Mandy Lamothe  
Deputy Community Development Director  
555 South Washington Avenue  
Titusville, FL 32781-2806  
E-Mail: Mandy.Lamothe@titusville.com

**Re: Forest Glen Apartments ~ Waiver Application  
#PSP25-0044  
B.S.E. File 11724**

Dear Ms. Lamothe:

We are in receipt of your email comments dated April 2, 2025, for the above project. Enclosed for your review are:

1. Revised Waiver Application
2. Revised Site Plan (*signed/sealed*)

Our responses are as follows:

- 1. The application includes a narrative about the project and mentions the request; however, I could not find any mention of LID, which is the section number (11.7) that is quoted in the application as the section of the waiver request.**

The narrative has been updated to indicate that the development will utilize LID BMPs to qualify for an incentivized reduced rate of required parking spaces.

- 2. Furthermore, the section quoted (11.7) is the parking count section but I don't see a section on the application for the one-bedroom requirement.**

A separate variance application will be submitted for the one-bedroom condition.

- 3. In order to apply the LID section in the waiver request, we'll need more information on what BMPs are being proposed in order to present the requested LID incentive to the DRC. Please see Section 11.5 in the Technical Manual for the BMP list and Section 11.6 for the Incentive Matrix.**

Proposed LID BMPs are indicated on Sheet 6 in the enclosed plans, corresponding to Table 11.1 (LID BMPs) and Table 11.2 (LID Incentives Matrix).

Ms. Mandy Lamothe  
April 18, 2025  
Page 2

**4. If Section 11.7 was put on the application in error, please send in a new application sheet stating what section the two requests are under.**

As indicated above, the waiver request is submitted per Section 11.7. The one-bedroom request has been removed from the application. Please refer to enclosed revised application.

If you have any questions or need any additional information, please feel free to call me.

Very truly yours,

*Scott M. Glaubitz, P.E., P.L.S.*

Scott M. Glaubitz, P.E., P.L.S.  
President  
B.S.E. Consultants, Inc.

SMG/ktp.kd  
11734.city.corr.25s5950.apr

cc: Jason Larson, HTG Forest Glen Apartments, Ltd. (*via E-mail*)

Enclosures



# City of Titusville

## Staff Report

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### DEVELOPMENT REVIEW COMMITTEE (DRC) - #9-2025

#### Waiver Request for Tranquility Subdivision Clubhouse – 5934 Constellation Drive

<b>Meeting Date:</b>	July 15, 2025
<b>Prepared By:</b>	Mandy Lamothe, Deputy Community Development Director
<b>Applicant(s):</b>	Rodney Honeycutt, PE
<b>Applicant's Request:</b>	To utilize a Low Impact Development (LID) BMP to obtain the following incentive: <ul style="list-style-type: none"><li>• Parking space dimension width be reduced to 9 feet wide</li></ul>
<b>Staff Recommendation:</b>	Consideration of the proposed waiver request

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#### Background Information

The applicant, Rodney Honeycutt, is requesting the Development Review Committee (DRC) grant the following LID incentive waiver for the Tranquility Subdivision Clubhouse:

- Reduced parking space dimension

#### 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 waiver request is associated with a proposed clubhouse located in the Tranquility Subdivision that is currently under site plan review.

The applicant is requesting a waiver for a reduction of parking space widths to nine (9) feet.

Under Table 9.17.1.1 Parking Space Dimensions, the parking space dimension for a regular space (LID) is 9' wide x 18' long.

The applicant is proposing the following Low Impact Development BMP associated with the waiver request:

- Stormwater Harvesting Systems – Section 11.5.26. The associated stormwater pond is in Phase 1. Stormwater from the pond will provide landscape irrigation for the clubhouse site.

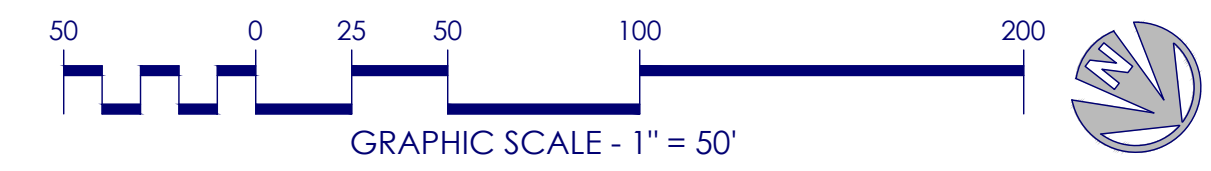
### **Recommendation**

The Development Review Committee (DRC) shall weigh the physical development constraints involved with the property in order to implement the code to the greatest extent possible, 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.

**LOW IMPACT DEVELOPMENT BMPs**

- 11.5.26 - STORMWATER HARVESTING  
ALLOWS FOR REDUCED DIMENSION PARKING SPACES
- 11.5.22 - VEGETATED SWALES  
ALLOWED WITHIN BUFFERS



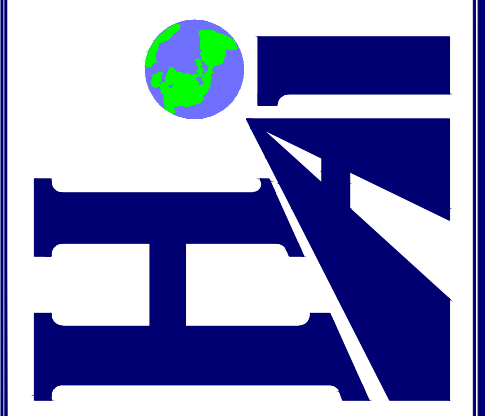
LEGAL DESCRIPTION:  
TRACT REC-1, TRANQUILITY PHASE 1 PLANNED DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 24-27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

EXISTING CONDITIONS NOTE:  
THIS IS NOT A SURVEY. IT IS A GRAPHICAL REPRESENTATION OF THE EXISTING SITE CONDITIONS BASED ON THE ANTIGUA BAY PHASE 1 AS-BUILT SURVEYS PREPARED BY MORGAN AND ASSOCIATES CONSULTING ENGINEERS, INC., PROJECT NUMBER 2021-086.

DATE	09-29-2024
JOB NO.	23802H
F.B. NO.	
SCALE	NOTED
DRAWN	WA
APPR.	
CITY	
COUNTY	
SURVAD	
FDEP	
FOOT	
CLIENT	
OTHER	
OTHER	
OTHER	

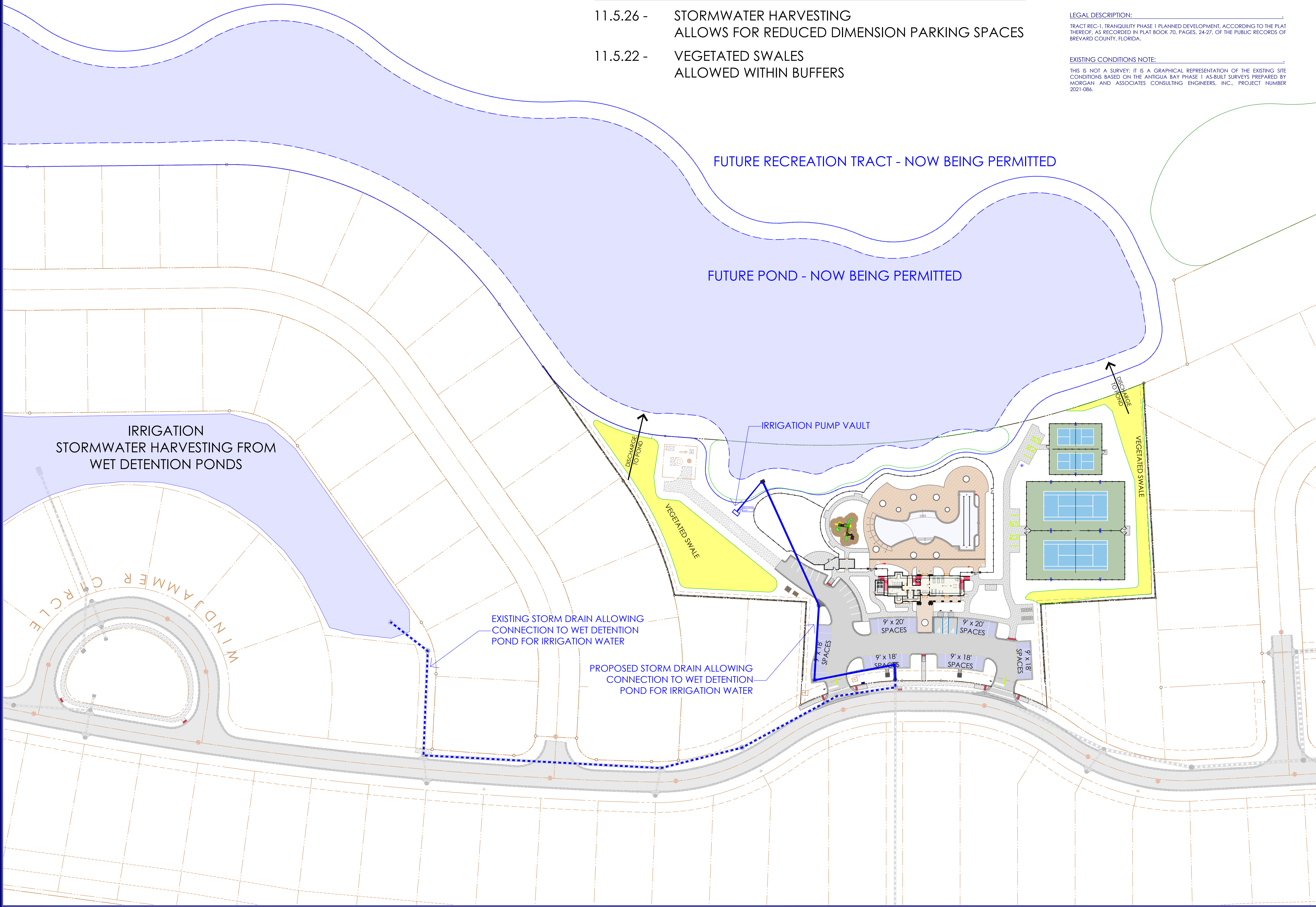


**Honeycutt & Associates, Inc.**  
ENGINEERS, SURVEYORS, PLANNERS  
3700 South Washington Avenue  
Titusville, Florida 32780  
(321) 267-6233 Fax (321) 269-7847  
Certificate of Authorization EB-0007623



LOW IMPACT DEVELOPMENT BMPs  
TRANQUILITY - RECREATION AREA  
SITE PLAN  
TITUSVILLE, BREVARD COUNTY, FLORIDA  
FOR:  
CAROLINA HOLDINGS II, LLC  
3129 SPRINGBANK LANE, CHARLOTTE, NC FL 28226

SHEET NO: C-3  
CADD FILE: tranquility Amenity Center.dwg  
FILE NO: Sec 35, T 22 S, R 35 E





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.

<b>1. Project Location</b>	Property Address/Location Description 5934 Constellation Drive, Unit Clubhouse				
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact Honeycutt & Assoc, Inc		Name of Owner Carolina Holdings II LLC		
	Street Address 3700 S Washington Avenue		Street Address 1645 Village Center Circle, Ste 170		
	City	State	Zip		
	Titusville		32780		
	City	State	Zip		
			Las Vegas		89134
Telephone #		Telephone #			
Fax #		Fax #			
E-Mail Address rodney@honeycutt.cc		E-Mail Address gary@sunbeltlandmgmt.com			
<b>3. Applicant Status</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other				
<b>4. Parcel ID</b>	22-35-35-YC-*-REC.1	<b>Tax Acct.</b>	3026440		
<b>5. Site Size</b>	Acre(s): 3.66	Square Feet: 159,430			
<b>6. Property Information</b>	Current Zoning RMU		Current Use of Property Vacant		
<b>7. Waiver(s) Requested</b>	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>		
	1) <u>9.17.1.1</u>	1) <u>10' wide prkng spac</u>	1) <u>9' wide prkng space</u>		
	2) _____	2) _____	2) _____		
	3) _____	3) _____	3) _____		
	4) _____	4) _____	4) _____		
	5) _____	5) _____	5) _____		

<b>8. Design Review and or Waivers Required by CRA in DMU Zoning</b>	Property is > 1.5 acres <input checked="" 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"/>
<b>9. Narrative</b>	<p>Please provide a brief description of your request and the proposed project:          The proposed project is the clubhouse and recreation site amenity for the Tranquility Development.          The waiver request and LID practice being utilized to allow the waiver is described below:</p> <p>9.17.1.1 WAIVER REQUEST:          Allow 9' wide parking spaces by use of stormwater harvesting (LID practice) in the phase I stormwater pond. Stormwater from the pond will provide landscape irrigation for the amenity site. See attached exhibits.</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, PE  
(Signature\*)

6-17-25  
(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

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### DEVELOPMENT REVIEW COMMITTEE (DRC) - #10-2025

#### Waiver Request for Garden Park Apartments – Property with Parcel IDs of 21-35-33-00-564.6 and 21-35-33-00-781

<b>Meeting Date:</b>	July 15, 2025
<b>Prepared By:</b>	Mandy Lamothe, Deputy Community Development Director
<b>Applicant(s):</b>	Dynamic Engineering Consultants, PC
<b>Applicant's Request:</b>	To utilize Low Impact Development (LID) BMPs to obtain the following incentive: <ul style="list-style-type: none"><li>• BMP permitted within a landscape buffer</li></ul>
<b>Staff Recommendation:</b>	Consideration of the proposed waiver request

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#### Background Information

The applicant, Dynamic Engineering Consultants, PC, is requesting the Development Review Committee (DRC) grant the following LID incentive waiver for the sites with Parcel IDs of 21-35-33-00-564.6 and 21-35-33-00-781

- BMP permitted within a landscape buffer

#### 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 LID incentive request is associated with a proposed 10-unit apartment complex, Garden Park, that is currently under site plan review.

The applicant is proposing the following Low Impact Development BMP associated with the waiver request:

- Vegetated Swales – Section 11.5.22

Attached is an LID sheet and Landscape sheet indicating location of swales and proposed vegetation.

This waiver is listed as an Administrative Waiver in the LID Incentive Matrix; however, the administrator has deferred this item to the DRC.

### **Recommendation**

The Development Review Committee (DRC) shall weigh the physical development constraints involved with the property in order to implement the code to the greatest extent possible, 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.







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.**

<b>1. Project Location</b>	Property Address/Location Description 1600 Garden Street, Titusville, FL 32796		
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact Dynamic Engineering Consultants, PC		Name of Owner 1600 Garden Street Apartments
	Street Address 100 NE 5th Avenue, Suite B2		Street Address 25 Washington St
	City	State	Zip
	Delray Beach	FL	33483
	Telephone #	561-921-8570	
	Fax #		
	E-Mail Address jpachay@dynamicec.com		E-Mail Address prealmonite@scottoproperties.com
<b>3. Applicant Status</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other		
<b>4. Parcel ID</b>	21-35-33-00-564.6, 21-35-33-00-781, 21-35-33-00-781.4		<b>Tax Acct.</b> 2109334
<b>5. Site Size</b>	Acres: 0.87		Square Feet: 37897.2
<b>6. Property Information</b>	Current Zoning R-3 Multi-Family High Density		Current Use of Property
<b>7. Waiver(s) Requested</b>	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>
	1) 11.5.22	1) Vegetated Swale	1) SWM within buffer
	2) _____	2) _____	2) _____
	3) _____	3) _____	3) _____
	4) _____	4) _____	4) _____
	5) _____	5) _____	5) _____

<b>8. Design Review and or Waivers Required by CRA in DMU Zoning</b>	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"/>
<b>9. Narrative</b>	Please provide a brief description of your request and the proposed project: Request to have storm water management within landscape buffer for the proposed project, the Garden Park Apartments. The project consists of two proposed multi-family residence apartment buildings. This request is due to limited parcel space for storm water treatment and attenuation outside of the 20' landscape buffers to comply with City and SJRWMD criteria. Based on Titusville technical manuals, vegetated swales are an incentive to allow BMP within a buffer.

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**ACKNOWLEDGEMENT**

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/s/  6/16/2025  
(Signature\*) (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:** \_\_\_\_\_