



CITY OF TITUSVILLE
DEVELOPMENT REVIEW COMMITTEE (DRC)
City Hall Council Chamber
555 South Washington Avenue, Titusville, FL 32781
September 4, 2025 at 9:00 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. **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**
 1. **DRC #12-2025 - Discussion of a requested waiver to the minimum force main size requirements in the City's Water Resources Department Technical Specifications Section 5.20 located at 4655 Calle Corto.**

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
July 15, 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 July 15, 2025 at 2:00 p.m.

XXX

Chairman and City Engineer Kwabena Ofose called the meeting to order at 2:00 p.m. Present were City Engineer Ashleigh Smith, Senior Planner Christe Anderson, 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

Member Shervington made a motion to approve the March 31, 2025 meeting minutes as presented. Member Smith seconded. There was a unanimous voice vote in favor.

XXX

New Business

DRC #08-2025 – Forest Glen Apartments – 2001 South Street

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:

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

- Parking Count Flexibility

XXX

Ken Ludwa with BSE Consultants came to answer questions of the Committee.

Jason Larson of Coconut Grove, Florida came to speak about the request and answer questions of the Committee.

XXX

Member Smith made a motion to approve the waiver request for DRC#8-2025 – Forest Glen Apartments – 2001 South Street as requested for the parking count flexibility. Member Shervington seconded.

***Development Review Committee
July 15, 2025***

Roll call was as follows:

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

Motion passed.

XXX

DRC #09-2025 – Tranquility Clubhouse – 5934 Constellation Drive

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:

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.

XXX

Member Anderson asked if the 25% stormwater volume reduction requirement was being met.

Rodney Honeycutt of 3700 S. Washington Avenue Titusville, Florida came to speak about this item and answer questions. Mr. Honeycutt said the actual calculations for the 25% reduction have not been calculated but he believes they will have a greater reduction than the 25%.

XXX

Member Smith made a motion to approve the waiver request with a condition for DRC# 09-2025 – Tranquility Club House – 5934 Constellation Drive. The condition is that the applicant must meet the 25% stormwater reduction for the Low Impact Development. Member Abell seconded.

Roll call was as follows:

***Development Review Committee
July 15, 2025***

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

Motion passed.

XXX

DRC# 10-2025 – Garden Park Apartments –21-35-33-00-564.6 and 21-35-33-00-781

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:

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

- BMP permitted within a landscape buffer

XXX

Jacqueline Pachay of Delray Beach, Florida came to speak and answer questions of the Committee.

XXX

Member Shervington made a motion to approve the waiver request for DRC#10-2025 as requested.
Member Anderson seconded.

Roll call was as follows:

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

Motion passed.

XXX

Public Comment

None

Development Review Committee
July 15, 2025

XXX

Adjournment 2:39 p.m.

DRAFT



City of Titusville Staff Report

DEVELOPMENT REVIEW COMMITTEE (DRC) - #12-2025

Waiver Request for Orange Plumbing at 4655 Calle Corto

Meeting Date:	September 4, 2025
Prepared By:	Mandy Lamothe, Deputy Community Development Director
Applicant(s):	Orange Plumbing, Inc
Applicant's Request:	To allow a sanitary sewer force main to be two (2) inches less in diameter than the City's required minimum size of four (4) inches in diameter.
Staff Recommendation:	Consideration of the proposed waiver request

Background Information

The applicant, Orange Plumbing, is requesting the Development Review Committee (DRC) 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.

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 applicant is requesting a waiver to the requirement that no sanitary sewer force main size be less than four (4) inches in diameter. The applicant is proposing a two (2) inch diameter sewer force main to a private lift station.

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.



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 handwritten entries for address, contact info, and waiver requests.

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 \leq 1.5 acres or building \leq 10,000 square in size)

Please provide a brief description of your request and the proposed project:

Connect to Existing 4" force main and Run approx 45' of 2" HDPE Piping to property line for new private lift Station connection

9. Narrative

- 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/ 
(Signature)

1-June-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: _____