



**CITY OF TITUSVILLE**  
**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
**City Hall Council Chamber**  
**555 South Washington Avenue, Titusville, FL 32781**  
**September 18, 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**
  1. **DRC # 13-2025, 300 Cheney Highway – Discussion of a requested waiver to the minimum parking space dimensions in the City's Transportation Infrastructure Technical Design Manual Section 9.17.1.1.**

**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  
September 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 Thursday, September 4, 2025 at 9:00 a.m.

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Chairman and City Engineer Kwabena Ofori called the meeting to order at 9:00 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

Member Galindo made a motion to approve the July 15, 2025 meeting minutes as presented. Member Shervington seconded. There was a unanimous voice vote in favor.

XXX

***New Business***

**DRC #12-2025 – Orange Plumbing 4655 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

Member Galindo made a motion to approve the waiver request for DRC#12-2025 – 4655 Calle Corto with the following conditions – 1. The calculations must prove that the velocity requires the smaller size. 2. The force main is not being combined with the neighboring property. If either of these conditions are not met this request needs to come back before the Development Review Committee. Member Smith seconded.

*Development Review Committee  
September 4, 2025*

Roll call was as follows:

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

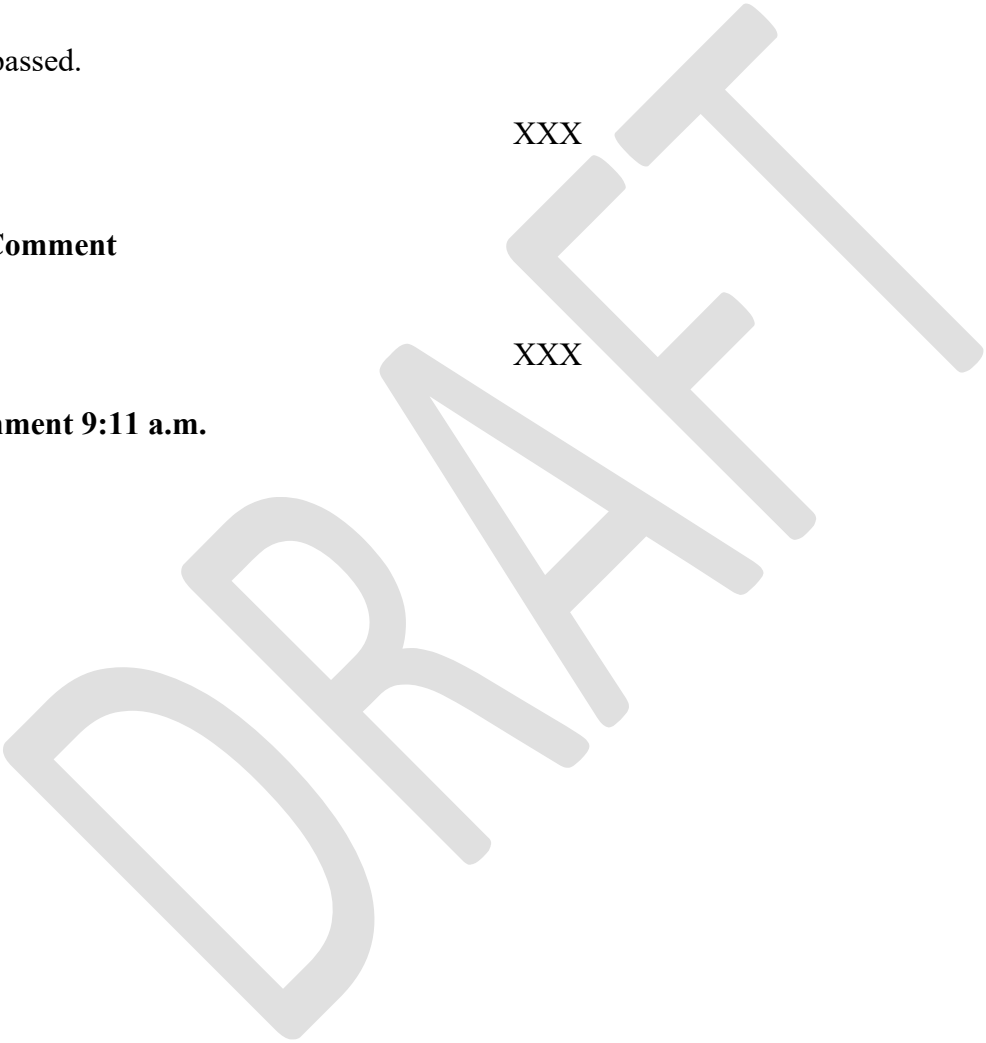
Motion passed.

XXX

**Public Comment**  
None

XXX

**Adjournment 9:11 a.m.**





# City of Titusville

## Staff Report

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### DEVELOPMENT REVIEW COMMITTEE (DRC) - #13-2025

#### Waiver Request for 300 Cheney Highway – Hendrix Eye Care

<b>Meeting Date:</b>	September 18, 2025
<b>Prepared By:</b>	Mandy Lamothe, Deputy Community Development Director
<b>Applicant(s):</b>	Rodney Honeycutt, P.E.
<b>Applicant's Request:</b>	To allow parking space dimension width to be reduced to 9 ft wide
<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 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 development of a medical office on the subject property. The project is currently under site plan review.

#### 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**

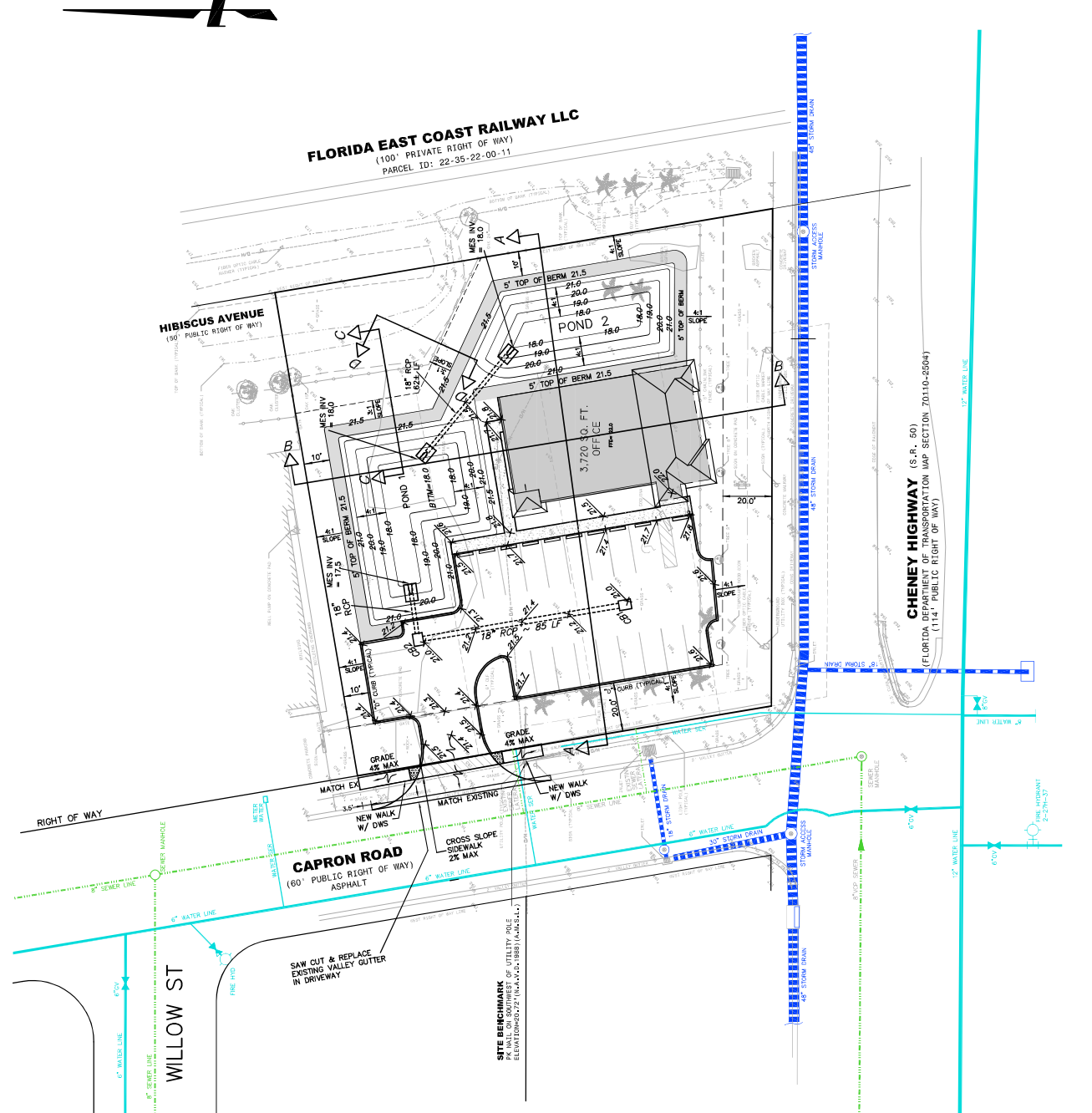
The applicant has requested a waiver to reduce the minimum parking space dimension width from the required 10 feet to 9 feet. The applicant indicates that there are site constraints due to a utility and drainage easement and they would like to maintain the required parking space count. At one time, the City's standard parking space dimension was 9-foot wide by 18-foot deep.

## **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.





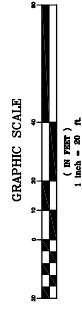
STRUCTURE CHART

TYPE	TOP	N	S	E	W	BTM
CB1	21.0	18.0	17.7	17.7	17.7	17.0
CB2	21.0	21.0	21.0	21.0	21.0	16.5

STANDARD DUTY ASPHALT PAVING WITH RAISED CURB

TO BE USED FOR ALL OTHER ASPHALT PAVING

1" MIN. CURB HEIGHT  
 1" MIN. CURB TOP  
 1.5" MIN. CURB BASE  
 1.5" MIN. BASE  
 1.5" MIN. SUBGRADE  
 1.5" MIN. SUBGRADE





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 300 Cheney Hwy		
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact Rodney Honeycutt		Name of Owner HEC Land Holdings, LLC
	Street Address 3700 S. Washington Ave		Street Address 1917 Knox McRae Dr
	City	State	Zip
	Titusville	FL	32780
	Telephone #		Telephone #
	Fax #		Fax #
E-Mail Address rmhoneycutt3@gmail.com		E-Mail Address	
<b>3. Applicant Status</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other		
<b>4. Parcel ID</b>	22-35-22-76-61-8	<b>Tax Acct.</b>	2213139
<b>5. Site Size</b>	Acre(s): 0.86	Square Feet: 37,461.6	
<b>6. Property Information</b>	Current Zoning Community Commercial		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>Width of 10ft</u>	1) <u>Width of 9ft</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 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:  The proposed project includes a new eye clinic and associated parking, stormwater management, utility connections, and other site improvements. The northeast corner of the site is constrained the City's utility and drainage easement. Additionally, in keeping with the goals of LID, the stormwater management was design to retain the 100-yr storm. For these reasons, a waiver to reduce the parking space width from 10 feet to 9 feet is being requested. Doing so will allow the required parking space count to be met.

- **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 Honeycutt  
(Signature\*)

08/25/2025  
(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:** \_\_\_\_\_