



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

September 2, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes August 19, 2026

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Rezoning (REZ) No. 2-2026 Farm Land

Make a recommendation to the City Council on Rezoning (REZ) No. 2-2026 for property located at 1915 Singleton Avenue.

This is a quasi-judicial item.

The City Council will hold the public hearing on September 22, 2026.

B. Conditional Use Permit (CUP) No. 2-2026 1018 & 1020 Orange St

Consider the requested Conditional Use Permit to allow warehousing/wholesale at property within the Light Industrial & Warehousing (M-1) zoning district.

This is a quasi-judicial item.

The City Council will hold the public hearing on September 22, 2026.

C. Ordinance amending the Office Professional (OP) zoning district to allow Live Work Units.

Make a recommendation to City Council on the Ordinance amending the Office Professional (OP) zoning district to allow Live Work Units.

This is a legislative item.

The City Council will hold two public hearings on September 8 and 22, 2026.

D. Ordinance amending the parking standards for mini-warehouse

Make a recommendation to City Council on the Ordinance amending the parking standards for mini-warehouse.

This is a legislative item.

The City Council will hold two public hearings on September 8 and 22, 2026.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. City Staff

B. City Attorney

C. Chairman

D. Members

12. ADJOURNMENT

Any person who decides to appeal any decision of the Planning and Zoning Commission 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 that the physically handicapped person desires to attend the meeting.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Minutes August 19, 2026**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes August 19, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 08.19.26 Minutes Draft

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday August 19, 2026 at 6:00 p.m.

XXX

Chairman Dan Aton called the meeting to order at 6:00 p.m. Present were, Vice Chairman John Scully, Member Larry Graham, Member Janay Mack-Daniel, Member Theodore Garrod, Member L.V. “Woody” Rice, Alternate Member James Troutman and Alternate Member AnnMarie Seidler. Secretary Erron Fayson was absent. Also, in attendance were Principal Planner Eddy Galindo, Assistant City Attorney David Melito and Recording Secretary Laurie Dargie.

XXX

Vice Chairman Scully made a motion to approve the minutes of the August 5, 2026 meeting as presented. Member Mack-Daniel seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

None

XXX

Chairman Aton asked if New Business item 9A and 9B could be heard before Old Business. The Planning and Zoning Commission members unanimously agreed to the change on the order of the agenda.

XXX

New Business

Rezoning REZ#4-2026 – Chivers Residence – 527 Indian River Avenue

Principal Planner Eddy Galindo gave an overview of this item.

William Chivers of Titusville, Florida came to speak in favor of the item.

XXX

Member Rice made a motion to recommend approval of Rezoning REZ#4-2026 – Chivers Residence – 527 Indian River Avenue as presented. Vice Chairman Scully seconded.

Roll call was as follows:

Vice Chairman Scully	Yes
Member Graham	Yes
Member Mack-Daniel	Yes
Member Rice	Yes
Member Troutman	Yes
Vice Chairman Aton	Yes

Motion passed.

XXX

Data Center Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had discussions regarding properties that are in the unincorporated Brevard County and could potentially be annexed into the City of Titusville after creating this use outside the city's jurisdiction. The concern is how to prevent this from happening.

The Planning and Zoning Commission also had discussion regarding the definition of data centers and what is truly being banned with this ordinance. The discussion was whether or not it is banning small data centers that already exist in business and homes. The Commission agrees to the banning of large-scale data centers that use an enormous amount of energy, water and resources, however there is confusion as to if this is truly banning all data centers in the City of Titusville.

Assistant City Attorney Melito read of the city's policy on supplying water to properties not within the city's jurisdiction.

The Planning and Zoning Commission had additional discussion on what the intent of this ordinance is limiting regarding the size of the data centers.

XXX

Member Garrod made a motion to recommend approval of the Data Center Ordinance on the condition that the definition of data center be narrowed to ensure that current commonplace and accessory computer information and data storage activities are not subjected to the moratorium. Member Troutman seconded.

Roll call was as follows:

Member Graham	Yes
---------------	-----

Member Troutman	Yes
Member Rice	No
Vice Chairman Scully	Yes
Member Garrod	Yes
Member Mack-Daniel	Yes
Chairman Aton	Yes

Motion passed with a 6 yes, 1 no vote.

Member Rice voted no as he said the definition of data centers is too loose.

XXX

Member Garrod made a motion requesting Cit Council to direct city staff to draft an ordinance amending code provisions relating to utility service agreements with out-of-city properties to ensure that data centers cannot bypass the moratorium through annexation. Member Troutman seconded.

Roll call was as follows:

Member Mack-Daniel	Yes
Member Garrod	Yes
Member Troutman	Yes
Vice Chairman Scully	Yes
Member Rice	Yes
Member Graham	Yes
Chairman Aton	Yes

Motion passed.

XXX

Old Business

Zoning District Density Standards

Principal Planner Eddy Galindo gave an overview of this item.

Member Rice pointed out that on page 10 of 112 the use of the * 3 is not used on the chart.

Member Rice made comments regarding inconsistencies he found when looking this over.

The Planning and Zoning Commission had some discussion regarding the intent behind their previous motion and the potential solutions for making it clearer regarding the density.

XXX

Member Garrod made a motion recommending to City Council that nonconformity provisions of the Code be amended to ensure that zoning district specific density limitations do not impede development of residential uses on single lots where all other requirements are satisfied. Member Troutman seconded.

Roll call was as follows:

Member Mack-Daniel	Yes
Member Garrod	Yes
Member Rice	Yes
Member Graham	Yes
Member Troutman	Yes
Vice Chairman Scully	Yes
Chairman Aton	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

None

XXX

Adjournment 7:46pm

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Rezoning (REZ) No. 2-2026 Farm Land**
Department/Office: Planning

Recommended Action:

Make a recommendation to the City Council on Rezoning (REZ) No. 2-2026 for property located at 1915 Singleton Avenue.

This is a quasi-judicial item.

The City Council will hold the public hearing on September 22, 2026.

Summary Explanation & Background:

The applicant is requesting a rezoning (REZ) of approximately 7.5 acres located at 1915 N Singleton Avenue, generally east of N Singleton Avenue, between Parrish Road to the north and Kirby Drive to the south (Brevard County Parcel ID No. 21-35-20-00-535). The request is to change the zoning from Single-Family Medium Density (R-1B) to General Use (GU).

The applicant intends to use the property for agricultural purposes (farming). Agricultural uses are not permitted in the current R-1B zoning district but are permitted with limitations in the requested GU zoning district, as indicated by an "L" in the zoning Use Table.

The subject property was annexed into the City in 2004 through Ordinance No. 31-2004. At that time, the property was part of a larger 15-acre parcel that included the 7.5-acre parcel immediately to the north (Brevard County Parcel ID No. 21-35-20-00-534). At the same meeting, City Council adopted Ordinance No. 35-2004, which designated the property's future land use as Low Density Residential.

Ordinance No. 31-2004 established the current R-1B zoning and, in Section 4, limited the entire 15-acre parcel to a maximum of 50 residential units. This limitation is more restrictive than the R-1B zoning district's maximum density of 5.8 dwelling units per acre, which would otherwise allow up to 87 units on the 15-acre parcel.

Because the 50-unit limitation applies to the entire 15-acre parcel, approval of the rezoning will negatively affect the development rights of the 7.5-acre property to the

north. Staff was unsuccessful in contacting the current owner of the north parcel to discuss becoming a co-applicant and addressing the residential development entitlements for the entire 15-acre parcel.

The property was created in 2020 by splitting it from the 7.5±-acre parcel to the north. It was initially classified by BCPAO as 9909 – Vacant Residential Land (Single-Family, Unplatted), which remained in place through 2025. The applicant purchased the property on January 29, 2026, and submitted an agricultural classification application (DR-482). The BCPAO staff approved the application in part and denied it in part on February 18, 2026. Only 0.15 acres was approved for bee-related use and the property use classification was changed to “6730 – Bees (Honey) Farm”. Florida law permits apiaries (bee farms) on properties not classified as agricultural if using best management requirements.

Although BCPAO currently classifies the property as a bee farm, farming and other agricultural uses are not permitted under the current R-1B zoning. The requested GU zoning would allow the proposed agricultural use, subject to applicable limitations.

This item is scheduled to be heard by the City Council at the September 22, 2026 meeting.

Alternatives:

1. Recommend approval of the rezoning request.
2. Recommend approval of the rezoning with changes.
3. Do not recommend approval of the rezoning request.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services
Goal 5: Effective Governance
Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report REZ#2-2026 Farm Land 8-28-26
2. Application 6-25-26

3. Concept Plan USDA Farm Layout
4. MAPS
5. Ordinance - REZ#2-2026
6. Ordinance 2004-31
7. Applicant Rebuttal - Combined



City of Titusville

Planning Department Staff Report

1 Rezoning (REZ) No. 2-2026 – Farm Land

2 Meeting Dates:

Commission/Council

Planning and Zoning Commission
City Council First Ordinance Reading
City Council Public Hearing

Meeting dates

September 2, 2026
September 8, 2026
September 22, 2026

3 **Prepared By:** Eddy Galindo, AICP – Principal Planner

4 **Applicant(s):** Justin Dunlap, Owner

5 **Applicant's Request:** Amend the zoning map by replacing the Single-Family Medium
6 Density (R-1B) zoning district with the General Use (GU) zoning
7 district on approximately 7.5+/- acres of property.

8 **Staff Recommendation:** Consider changing the zoning from the Single-Family Medium
9 Density (R-1B) to the General Use (GU) district consistent with the
10 request.

11 BACKGROUND INFORMATION

12 The applicant is requesting a rezoning (REZ) of approximately 7.5 acres located at 1915 N
13 Singleton Avenue, generally east of N Singleton Avenue, between Parrish Road to the north and
14 Kirby Drive to the south (Brevard County Parcel ID No. 21-35-20-00-535). The request is to
15 change the zoning from Single-Family Medium Density (R-1B) to General Use (GU).

16 The applicant intends to use the property for agricultural purposes (farming). Agricultural uses are
17 not permitted in the current R-1B zoning district but are permitted with limitations in the requested
18 GU zoning district, as indicated by an "L" in the zoning Use Table.

19 The subject property was annexed into the City in 2004 through Ordinance No. 31-2004. At that
20 time, the property was part of a larger 15-acre parcel that included the 7.5-acre parcel immediately
21 to the north (Brevard County Parcel ID No. 21-35-20-00-534). At the same meeting, City Council
22 adopted Ordinance No. 35-2004, which designated the property's future land use as Low Density
23 Residential.

24 Ordinance No. 31-2004 established the current R-1B zoning and, in Section 4, limited the entire
25 15-acre parcel to a maximum of 50 residential units. This limitation is more restrictive than the R-
26 1B zoning district's maximum density of 5.8 dwelling units per acre, which would otherwise allow
27 up to 87 units on the 15-acre parcel.

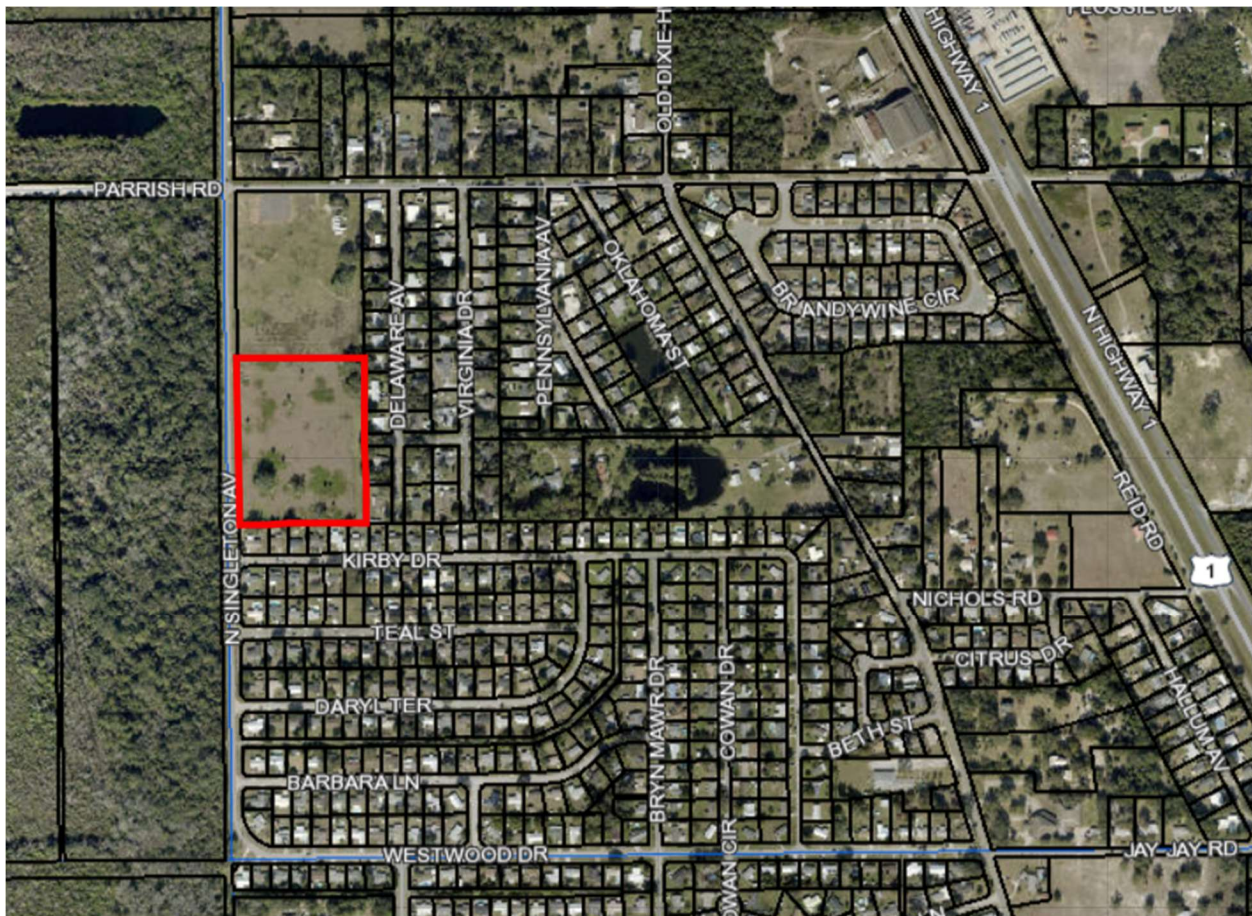
28 Because the 50-unit limitation applies to the entire 15-acre parcel, approval of the rezoning will
29 negatively affect the development rights of the 7.5-acre property to the north. Staff was

unsuccessful in contacting the current owner of the north parcel to discuss becoming a co-applicant and addressing the residential development entitlements for the entire 15-acre parcel.

The property was created in 2020 by splitting it from the 7.5±-acre parcel to the north. It was initially classified by BCPAO as 9909 – Vacant Residential Land (Single-Family, Unplatted), which remained in place through 2025. The applicant purchased the property on February 3, 2026, and submitted an agricultural classification application (DR-482). The BCPAO staff approved the application in part and denied it in part on February 18, 2026. Only 0.15 acres was approved for bee-related use and the property use classification was changed to “6730 – Bees (Honey) Farm”. Florida law permits apiaries (bee farms) on properties not classified as agricultural if using best management requirements. The authority to regulate, inspect, and permit managed honeybee colonies and to adopt rules on the placement and location of registered inspected managed honeybee colonies is preempted to the state through the department and supersedes any related ordinance adopted by a county, municipality, or political subdivision thereof [Sec. 586.10].

Although BCPAO currently classifies a portion of the property as a bee farm, farming and other agricultural uses are not permitted under the current R-1B zoning. The requested GU zoning would allow the proposed agricultural use, subject to applicable limitations.

AERIAL MAP



PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant	Low Density Residential	Single Family Medium Density R-1B (5.8 dwelling units/acre)

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning
Farm	Low Density Residential	General Use GU (1dwelling units/3acres]

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Structure not suitable for occupancy	Low Density Residential	Single Family Medium Density (R-1B)
South	Single-Family Residences	Low Density Residential	Single Family Medium Density (R-1B)
East	Single-Family Residences	Residential 4 (4 du/ac) (Brevard County)	Single Family Residential RU-1-11 (Brevard County)
West	Vacant Residential Land	Low Density Residential and Conservation	Single Family Medium Density (R-1B)

STAFF ANALYSIS

General Information:

The subject property is approximately 7.5 acres and is generally located east of North Singleton Avenue, between Parrish Road to the north and Kirby Drive to the south. The property is unplatted and undeveloped. There are no buildings, improvements, or established uses on the site. The property remains largely undeveloped and has not been used for residential or agricultural purposes.

The surrounding area is primarily residential. Properties to the north, south, and west are zoned Single-Family Medium Density (R-1B), while properties to the east are in unincorporated Brevard County and zoned Single-Family Residential (RU-1-11). Surrounding land uses include vacant residential property to the west, single-family homes to the south and east, and a residential structure to the north that was built in 1950 but is no longer suitable for occupancy. Although the property to the west is vacant, it is zoned for residential development and could potentially be developed as a residential neighborhood consistent with the surrounding area.

The R-1B zoning district allows single-family residential development at a maximum density of 5.8 dwelling units per acre. The district requires a minimum lot area of 7,500 square feet, a minimum lot width of 75 feet, and a minimum dwelling size of 1,200 square feet.

The applicant is requesting to rezone the property to General Use (GU). The GU zoning district allows a variety of rural and low-intensity uses, including farming, horse boarding, community services, golf courses, cemeteries, and animal shelters. Residential development in the GU district is limited to one dwelling unit per three acres, with a minimum lot area of three acres

(130,680 square feet), a minimum lot width of 200 feet, and a minimum dwelling size of 900 square feet.

Approval of the rezoning would allow the applicant to establish and operate a farm, which is not permitted under the current R-1B zoning. The City Council adopted the Sustainability Action Plan in 2023, which includes Objective 1.2: Expand access to healthy foods and active lifestyles. Action Item 1.2.3 calls for amending the zoning code to allow urban agriculture. However, this action item has a 0–5 year timeframe and has not yet been completed. Therefore, GU is currently the only zoning district that allows agricultural uses.

Zoning District	Maximum Density	Maximum Unit Yield (15 acres)	Minimum Lot Area	Minimum Lot Width
R-1B (Ord. No. 31-2004)	3.33 du/acre*	50 units	7,500 sq. ft.	75 feet
R-1B	5.8 du/acre	87 units	7,500 sq. ft.	75 feet
GU (proposed)	1du/3acres	5 units	130,680 sq. ft. (3 acres)	200 feet
*Note: Ordinance No. 31-2004 establishes a maximum number of units (50) rather than a maximum density. The maximum density of Ordinance No. 31-2004, listed in the table above, is derived from the maximum number of units (50)/total acreage inclusive of the north 7.5-acre property (15 acres).				

Under the existing R-1B zoning, the subject property and the neighboring 7.5-acre property to the north could accommodate up to 50 residential units, or approximately 3.3 dwelling units per acre across the combined 15 acres. This provides significantly greater residential development potential than the proposed GU zoning. The requested GU zoning would limit residential development to one dwelling unit per three acres, or a maximum of 5 units across the combined 15 acres. However, the GU district would expand the range of permitted uses by allowing agricultural and other rural uses that are not permitted under the current residential zoning.

The property is designated Low Density Residential on the Future Land Use Map. Both the existing R-1B zoning and proposed GU zoning are generally consistent with this designation.

However, Comprehensive Plan consistency requires consideration of more than the Future Land Use and zoning designations. Comprehensive Plan Policy 1.14.4 states, *"Low density residential uses (maximum five (5) units per acre) shall consider existing and proposed land uses to ensure compatibility."* While the proposed GU zoning is generally consistent with the Low Density Residential designation, the proposed agricultural use raises compatibility concerns due to the surrounding residential development.

The property is bordered by single-family residences to the south and east and residentially zoned property to the north and west. Agricultural activities may generate noise, odors, dust, debris, pests, equipment activity, and irrigation runoff that could affect nearby residences. Although the rezoning would reduce residential development potential, it would introduce an agricultural use that is substantially different from the existing and planned residential character of the area. The vacant residentially-zoned properties to the north and west also retain the potential for future single-family development; however, utility main extensions would be required.

Based on the surrounding development pattern, potential impacts to neighboring properties, and the compatibility requirements of Comprehensive Plan Policy 1.14.4, staff finds that the proposed rezoning is not compatible with the existing and planned residential character of the surrounding area.

Applicability of State Preemptions Related to Farming and Agritourism:

The applicant states “Exemptions to allow farming/agritourism operations as needed to align with Florida State farming/agritourism statutes, exemptions, and regulations.” and cites the following Statutes; however, staff’s review of the statutes finds that several do not apply to the request or only apply on a limited basis:

The Florida Right to Farm Act, § 823.14, Fla. Stat., provides that “[n]o farm operation which has been in operation for 1 year or more since its established date of operation and which was not a nuisance at the time of its established date of operation shall be a public or private nuisance if the farm operation conforms” to specified practices. *Id.* at (4)(a). The established date of operation is “the date the farm operation commenced.” *Id.* at (3)(b). The Act also provides that “a local government may not adopt any ordinance, regulation, rule, or policy to prohibit, restrict, regulate or otherwise limit an activity of a bona fide farm operation on land classified as agricultural land pursuant to § 193.461, where such activity is regulated through implemented best management practices...” *Id.* at (6). “[O]nly lands that are used primarily for bona fide agricultural purposes shall be classified as agricultural.” § 193.461(3)(b), Fla. Stat. Bona fide agricultural purposes means “good faith commercial agricultural use of the land.” In making a determination as to whether agricultural use is bona fide, consideration of (1) the length of time the land has been so used; (2) whether the use has been continuous; (3) the purchase price of the land; (4) the size of the agricultural use; and (5) the level of care that has been given to the land may be considered. *Id.* Agricultural uses include horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee; pisciculture, if the land is used principally for the production of tropical fish; aquaculture; algaculture; sod farming; and defined forms of farm products and farm production. *Id.* at (5). Because the established date of operation of Mr. Dunlap’s farm is less than 1 year from the present date, the provisions of the Florida Right to Farm Act are inapplicable to the property.

The Florida Community Planning Act, § 163.2511, *et seq.*, Fla. Stat., contains provisions relating to agricultural lands and practices that prohibit a local government from exercising any of its powers to adopt or enforce any ordinance, resolution, regulation, rule, or policy to prohibit, restrict, regulate, or otherwise limit an activity on a bona fide farm operation ... on land classified as agricultural land pursuant to § 193.461, Fla. Stat., “if such activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program.” § 163.3162(3)(a), Fla. Stat. On February 18, 2026, the Brevard County Property Appraiser designated .15 acres of the property as agricultural for apiculture (bees). Apiculture is regulated through rules adopted under Chapter 120 by the Department of Agriculture and Consumer Services, see Fla. Admin. Code Ch. 5B-54, but these regulations do not cover activities that are regulated by any provisions of the Titusville Code of Ordinances. As no conflict between the Rules and Ordinances exists, the City’s Ordinances are not duplicative and are not preempted by the provisions of § 163.3162, Fla. Stat.

Section 570.85, Fla. Stat., prohibits local government from adopting or enforcing ordinances, rules, regulations, or policies that prohibit, restrict, regulate, or otherwise limit an agritourism activity on land classified as agricultural land under § 193.461, Fla. Stat.” An agritourism activity is “any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions.” § 570.86, Fla. Stat. This preemption is applicable to the .15 acres of the property designated for apiculture by the Brevard County Property Appraiser. The applicant proposes hosting a farmer’s market. Farmer’s markets may be authorized as agritourism activity under this statute; however, the market must be secondary to the agricultural use, the market must sell farm products as opposed to general retail, and the exemption does not allow for the

1 construction of new permanent structures as a venue for the market. Specific agritourism activities
2 proposed by the applicant include agriculture education, home garden classes, farmer's markets,
3 movie nights, and farm education events. Some of these uses are not permitted in the current or
4 proposed zoning district.

5 **Limitations in GU Zoning District and Binding Concept Plan:**

6 Agricultural pursuits are permitted in the GU zoning district, subject to certain limitations. One
7 limitation requires buildings and structures used for dairy barns, hog pens, poultry houses, and
8 stables to be at least 50 feet from all property lines.

9 The applicant submitted a concept plan with the request, which is considered binding consistent
10 with Section 34-39. – Submittals which states, "A conceptual plan voluntarily submitted will be
11 deemed binding on an applicant, assigns, heirs and successors in title or possession of the lot,
12 tract or parcel of land. Requests to modify the concept plan, other than the specified use, may be
13 executed by the Administrator in cases where the modification is classified as a minor modification
14 in Development Review Procedures Manual, Section 6.3.3 Modification Classification Table."

15 The binding concept plan submitted does not demonstrate compliance with this setback
16 requirement. The plan identifies six mobile poultry housing coops within the poultry pasture area.
17 Because the coops appear able to be relocated throughout the pasture area, they could be placed
18 within 50 feet of the north and east property lines. The poultry pasture generally extends to the
19 property boundary.

20 The applicant also proposes to keep horses, sheep, bees, and cattle on-site. However, the binding
21 concept plan does not identify locations for any dairy barns, hog pens, poultry houses, beehouses,
22 or stables. As a result, the plan does not demonstrate that these structures can comply with the
23 required 50-foot setback.

24 A binding concept plan was submitted with the application and generally identifies the proposed
25 structures and uses on the property. The plan includes:

- 26 • A poultry pasture and plant nursery area;
- 27 • A 2,100 square foot hoop house-style greenhouse;
- 28 • Six shipping containers, each approximately 40 feet long, 8 feet wide, and 8 feet high, to
29 be used for poultry processing, storage, and office space;
- 30 • An RV to house farm laborers;
- 31 • A 2,160-square-foot poultry barn;
- 32 • A 200-square-foot office building;
- 33 • Two wells;
- 34 • Two 1,000-gallon on-site sewage treatment and disposal systems (OSTDS), or septic
35 tanks;
- 36 • Two overhead power poles and panels; and
- 37 • An internal gravel access road with two access points onto N. Singleton Avenue.

38 The City's Public Works Department and Utility Engineering reviewed the proposed wells and
39 OSTDS. The City Code does not require connection to the City water system, so the farm may
40 use wells for water service if the rezoning is approved. The property is also eligible to use septic
41 systems instead of connecting to the City sewer system because it is more than 100 feet from an
42 existing gravity sewer and would require a sewer main extension, consistent with Section 30-
43 266(b)(4).

Staff identified the following concerns with the binding concept plan. These issues may require variances, waivers, or changes to the plan to comply with the City Code, Land Development Regulations, and Technical Manuals:

Overhead Power. The plan shows overhead power poles. Section 30-255, *Underground Utilities*, requires utility lines, including power, telephone, and cable, to be installed underground, except for major transmission corridors.

Parking. The proposed farm activities include inviting the public onto the property for volunteer farm labor opportunities and to participate in regular farmer's markets. These activities are likely to have impacts on the surrounding transportation facilities which are more like a commercial use than a residential use. The application did not identify the frequency or scale of the events, and no on-site parking areas are identified on the binding concept plan, therefore these impacts have not been evaluated.

Access Road Openings. The internal access road is shown as gravel with two access points onto N. Singleton Avenue. While gravel may be acceptable for the road surface, the access points or aprons onto N. Singleton Avenue must be concrete and meet the City's driveway opening detail sheet.

RV for Farm Labor Housing. The plan proposes using a recreational vehicle, or RV, as housing for farm laborers. Section 20-58, *Miscellaneous Parking Regulations*, prohibits using an RV as a living unit outside of an approved and licensed trailer park.

Solid Waste. The binding concept plan does not address how the farm will manage solid waste. The applicant states that up to four roll-off carts will meet their needs, but a small commercial dumpster may be needed in the future. Standard roll-off carts may not be adequate for agricultural waste, and a commercial dumpster may be required. The proposed farm activities, including chicken processing and farmer's markets, are expected to generate a greater volume of waste than a typical residence and several types of waste, including poultry processing waste and feathers, food scraps, packaging, and general trash. A comprehensive waste management plan should address the collection and disposal of these materials, including measures to control pests, odors, and potential disease.

Area of Critical Concern:

The property is **not** located within the Area of Critical Concern.

REZONING REVIEW

Zoning Review Criteria

Section 34-40 of the LDR lists the review criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to zoning.

The following are staff's findings:

1. Comprehensive Plan Consistency Statement.

Staff Comment: According to the Land Use/Zoning Matrix described in Chapter 27 of the Land Development Regulations, the requested GU zoning district is consistent with the current Low Density Residential future land use category.

However, Comprehensive Plan consistency requires consideration of more than the Future Land Use and zoning designations. Comprehensive Plan Policy 1.14.4 states, "Low density residential uses (maximum five (5) units per acre) shall consider existing and proposed land uses to ensure compatibility." While the proposed GU zoning is

generally consistent with the Low Density Residential designation, the proposed agricultural use raises compatibility concerns due to the surrounding residential development.

Based on the surrounding development pattern, potential impacts to neighboring properties, and the compatibility requirements of Comprehensive Plan Policy 1.14.4, staff finds that the proposed rezoning is not compatible with the existing and planned residential character of the surrounding area.

- 1.1. Public facilities are available and concurrent with the land use change per the Comprehensive Plan and Concurrency provisions of the Land Development Regulations.

Staff Comment: The property is within the City's urban service area; however, water, sewer, and reclaimed water services are not currently available to the property without main line extensions.

Existing infrastructure near the property includes a six (6) inch water main, which terminates at the property boundary along N. Singleton Avenue; an eight (8) inch gravity sewer main along the Kirby Drive right of way, and a ten (10) inch gravity sewer main along N. Singleton Avenue.

The property is located outside of the Area of Critical Concern (ACC) and reclaimed water service is not available to the property. A circular, corrugated metal stormwater pipe is located within the N Singleton Avenue right of way, approximately 100 feet to the south.

Transportation Impact.

Staff Comment: The property is located on N Singleton Avenue, between Kirby Drive and Parrish Road. The property also has access to a road stub out along its east boundary, at the western terminus of Texas Avenue, as shown on the Lechner's Subdivision plat (Plat book 12, Page 122). The transportation network in the general area can be described as a typical suburban-style pattern of subdivisions lots and blocks.

The proposed farm activities include inviting the public onto the property for volunteer farm labor opportunities and to participate in regular farmer's markets. These activities are likely to have impacts on the surrounding transportation facilities which are more like a commercial use than a residential use. The application did not identify the frequency or scale of the events and the binding concept plan does not identify a parking area on-site, therefore these impacts have not been evaluated.

Space Coast Area Transit Route #5 (Titusville/Mims) provides regular service to the property with three bus stops located within one (1) mile of the property:

- Parrish Road and N Singleton Avenue (0.12 mile)
- Westwood and N Singleton Avenue (0.25 mile)
- U.S. Highway 1 and Parrish Road (0.48 mile)

Solid Waste.

Staff Comment: Solid waste services are available to serve this property; however, the binding concept plan does not address how the farm will manage solid waste. The applicant states that up to four roll-off carts will meet their needs, but a small commercial dumpster may be needed in the future. Standard roll-off carts may not be adequate for agricultural waste, and a commercial dumpster may be required. The proposed farm activities, including chicken processing and farmer's markets, are expected to generate a greater volume of waste than a typical residence and several types of waste, including poultry processing waste and feathers, food scraps, packaging, and general trash. A comprehensive waste management plan should address the collection and disposal of these materials, including measures to control pests, odors, and potential disease.

1.2. Public streets are adequate to access the property.

Staff Comment: The property has 658.43 feet of frontage along N. Singelton Avenue, a collector roadway. An internal gravel road is proposed for site access

1.3. The land will support the proposed development.

Staff Comment: The subject property is located within Flood Zone X (area of minimal flood hazard) A soils map is included for the evaluation of this request.

1.4. Environmental impact.

Staff Comment: According to the National Wetlands Inventory Map, no wetlands are shown on the site. No areas of the site are designated as Conservation on the City's Future Land Use Map, which could be indicative of the presence of potential wetlands.

2. The existing zoning, if deemed consistent with the Comprehensive Plan, shall be presumed correct unless substantial change in the area has occurred since the original zoning.

Staff Comment: The current R-1B zoning district is consistent with the current Low Density Residential future land use category as identified in the Land Use/Zoning Matrix of Chapter 27 of the Land Development Regulations.

No substantial changes have occurred in the area since the original zoning. The surrounding single-family residences were constructed between 1959-1990, according to Brevard County Property Appraiser's Office data. The property was annexed into the City in 2004 by Ordinance No. 31-2004. At that time, the property was part of a larger 15-acre parcel that included the 7.5-acre parcel immediately to the north (Brevard County Parcel ID No. 21-35-20-00-534). At the same meeting, City Council adopted Ordinance No. 35-2004, which designated the property's future land use as Low Density Residential.

3. The density or intensity of the proposed rezoning and use shall be consistent with:

3.1. The development in the area.

Staff Comment: The general area consists of single-family residences and vacant residential land.

3.2. Not likely to cause a depreciation of property values in the area.

Staff Comment: The addition of a farm to an area primarily made up of single-family homes may negatively affect nearby property values. Farm activities can create noise, odors, dust, truck and equipment traffic, lighting, and other impacts that are not typical in residential neighborhoods. These impacts may make nearby properties less desirable to potential buyers, which could reduce their marketability and value. The difference between the proposed agricultural use and the existing residential character of the area creates a reasonable potential for negative impacts on surrounding property values.

4. The application is consistent with zoning in the area.

Staff Comment: The surrounding properties are zoned Single Family Medium Density (R-1B) (maximum 5.8 dwelling units per acre) and Single Family Residential RU-1-11 (Brevard County). The neighboring properties located in Unincorporated Brevard County have a future land use designation of RES 4, which sets a maximum density of four (4) units per acre. The requested rezoning to GU (maximum 1 dwelling unit per 3 acres) is not consistent with the surrounding zoning pattern.

The purpose statement of the current R-1B zoning district is provided in LDR Sec.28-304(a) which states, "the Single-Family Medium Density (R-1B) district is designed as a district for the principal use of medium-density single-family dwellings. The purpose of the district is to promote orderly and proper development of single-family residential units together with certain structures and uses that are compatible with property in the district. It is further intended that governmental, religious, recreation and other immediate needs of this district are served while a quality environment is provided for the residents of this designation and City."

The purpose statement of the requested GU zoning district is provided in LDR Sec. 28-321(a) which states, "the General Use (GU) District is created to apply to areas where urban services are not presently available. The regulations for this district are intended to retain these lands under this designation pending the proper timing of economical provision of public services and facilities to ensure orderly development. It is further intended that this district will implement the goals, objectives, and policies of the Comprehensive Plan."

5. The application will protect the public health, safety, morals or welfare of the general public.

Staff Comment: The difference between the proposed agricultural use and the existing residential character of the area creates a reasonable potential that the application will generate nuisances such as noise, odors, dust, truck and equipment traffic, and lighting to the detriment of the health, safety and welfare of the public.

6. Whether the applicant has sufficiently protected adjacent land uses and zoning districts by adequate buffering and screening.

Staff Comment: The adjacent land uses are primarily single-family residences which are expected to be negatively impacted by the rezoning. The proposed farm is likely to generate nuisances not typically found in single-family residential development such as noise, odors, dust, truck and equipment traffic, and lighting. Further, the binding concept plan does not propose any landscape yards (landscape buffers) typically required of new development. It is important to note that if the rezoning to GU is approved and a bonafide farm subsequently established at the property, then certain agricultural state exemptions

1 *may apply which would limit the city's ability to address any resulting nuisances. The*
2 *adjacent zoning districts include R-1B and Single Family Residential RU-1-11 (Brevard*
3 *County).*

4 7. Substantial reasons why the property cannot be used in the existing zoning district.

5 *Staff Comment:* *The property is currently undeveloped. Agricultural pursuits (farms) are*
6 *not a permitted use in the current R-1B zoning on the property. While the property is zoned*
7 *primarily for single-family residential uses, the development of a residential subdivision at*
8 *the site will require utility main extensions to provide water and sewer service to the lots.*
9 *The City's Public Works Department currently has no plans to extend the water or sewer*
10 *mains in this area; therefore, the developer would be responsible for the costs of such*
11 *improvements.*

12 *Agricultural pursuits (farms) are a permitted use in the requested GU zoning district;*
13 *however, there are substantial concerns with the compatibility of the use with the*
14 *surrounding single-family residences. Review of the binding concept plan also identified*
15 *concerns related to compliance with the City's Code of Ordinances and Land Development*
16 *Regulations.*

17 **COMMUNITY ENGAGEMENT MEETING - LDR Section 34-14**

18 *Staff Comment:* *A community engagement meeting was held by the applicant on June 7,*
19 *2026.*

20 **FINDINGS:**

- 21 • Water and sewer main extensions would be required for residential development
22 • Agricultural use conflicts with surrounding residential character
23 • Potential noise, odors, dust, pests, lighting, and traffic
24 • Significantly reduces residential development potential
25 • Rezoning could affect development rights of northern parcel

26 **RECOMMENDATION:**

27 The rezoning does not meet the criteria described in Section 34-40 of the Land Development
28 Regulations. This recommendation is based on the findings listed by staff, information and
29 evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of
30 Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted
31 comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes. The statutory
32 farming activity preemption provisions cited by the applicant are not relevant to the rezoning
33 application before the Commission. While the enforcement prohibitions in § 570.85, Fla. Stat.,
34 may apply to 0.15 acres of the property, those prohibitions would apply regardless of the
35 underlying land use or zoning designations. The Commission's decision should be based only on
36 the criteria contained in Section 34-40 of the Land Development Regulations.



Gateway to Nature & Space



APPLICATION FOR REZONING (REZ) / PLANNED DEVELOPMENT (PD) / MASTER PLAN (MP)

Please submit electronically a completed application including to the Planning Department for payment and meeting scheduling. Chapter 34 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

1. Project Information	Project Name Farming Land	Property Address/Location Description 21-35-20-00-535	
2. Type of Request	Rezoning (REZ) ☒	Planned Development (PD) ☐	Master Plan (MP) ☐
2. Applicant/ Owner	Name of Applicant/Contact Justin Dunlap	Name of Owner Justin Dunlap	
	Street Address 1915 N Singleton Ave	Street Address 1915 N Singleton Ave	
	City State Zip Titusville FL 32796	City State Zip Titusville FL 32796	
	Telephone # 813-493-2443 Fax #	Telephone # 813-493-2443 Fax #	
	E-Mail Address FARMFRESH561@GMAIL.COM	E-Mail Address FARMFRESH561@GMAIL.COM	
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other		
4. Parcel ID	21-35-20-00-535	Tax Acct.	3022652
5. Site Size	Acres: 7.5 Square Feet: 326700		
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:		
	SUBJECT SITE: vacant, farm, storage		
	NORTH: vacant, farm, storage		
	SOUTH: single family residential		
	EAST: single family residential - Brevard county		
	WEST: vacant		

7. Current Future Land Use Designation	Future Land Use: GU			
8. Existing Zoning District	R-1B			
9. Proposed Zoning District	GU			
10. Building Status	Existing Building(s) on the site? vacant		New Buildings Proposed? Agricultural use (Barns, office, processing building, animal shelters, greenhouse, sheds, farm housing) , residential dwelling	
11. Note any previous rezonings on the site				
12. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☒
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/Plat ☐	Other:
13. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) Rezoning from R-1B to GU for the purpose of agricultural pursuits. per City of Titusville Sec. 28-61. - Agricultural pursuits Exemptions to allow all farming/agritourism operations as needed to align with Florida state farming/agritourism statutes, exemptions, and regulations. 823.14 Florida Right to Farm Act. 570.86 Agritourism activity 570.85 Agritourism. We are a bona fide farm established in 2017 as Southern Unique Sustainability LLC.			

- **All applications shall require Community Development Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department electronically and officially logged in by **end of business day.**
- Tentative hearing dates are scheduled approximately 4 months from the time a completed application is submitted.
- Incomplete applications 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.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission and City Council are not guaranteed placement on the originally scheduled date(s).
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.

ACKNOWLEDGEMENT

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. 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.
4. 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.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the City Council, Board of Adjustment & Appeals, and Planning & Zoning Commission on this topic to properly noticed public hearings or to written communication to the City Clerk's Office, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/  2026-05-20
(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: _____



Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)



Please fill out the following and submit the documents to the Planning 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	☐
2.	Warranty Deed	☐
3.	Notarized Owner Authorization Form (If applicable)	☐
4.	Legal Description (from a certified survey in Microsoft Word format)	☐
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	☐
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☐
7.	For Planned Development and Master Plan applications, a conceptual site plan (minimum 24" x 36") in electronic PDF format. See table below for requirements.	☐
8.	For Planned Development and Master Plan applications, a Planned Development Ordinance establishing the development standards for the Planned Development.	☐
9.	For Master Plan applications, a Unified Control Agreement pursuant to Sec. 34-54 of the Land Development Regulations.	☐
10.	Pre-Application Meeting Date: Staff in Attendance:	☐
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	☐
12.	Completed Concurrency Application	☐

Conceptual Site Plan Checklist
(Development Review Procedures Manual Section 5 and 6)

THE CONCEPTUAL SITE PLAN SHALL INCLUDE THE FOLLOWING:

1.	All information required for a sketch plat. (if applicable)	☐
2.	Development plan identifying the location and acreage of each component and district of the project, including the location and placement of proposed land uses by type and density, density, layout of lots, open space designation, location of landscape buffer areas required by these regulations, recreational facilities, commercial uses, other permitted uses, off-street parking and loading locations and refuse collection locations.	☐
3.	Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.	☐
4.	Tabulations of acreage devoted to each use and total gross acreage of the project. These tabulations shall include acreage totals for each use, open space designations, recreation facilities, streets, parks, schools and other uses. Within these tabulations, information relative to the total number and type of residential units, the residential density for each type of unit, and the overall residential density of the project shall be provided.	☐
5.	An environmental component, including maps and analyses, which determine the effect of the proposed development upon the conservation/preservation of native habitat, wildlife, floodplains, recreation advantages wetlands and other natural resources.	☐
6.	Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other public facilities and services. (Preliminary Concurrency Analysis)	☐
7.	A stormwater management plan with sufficient detail included to demonstrate that the proposed development can comply with the requirements of the Land Development Regulations.	☐
8.	The location of existing buildings and structures including the dimensions.	☐



CONCURRENCY

City of Titusville Preliminary Concurrency Assessment

Project Name: Farm Land
Project Location: 1915 N Singleton Ave Titusville FL 32697
Submitted By: Justin Dunlap Date: 5/20/25
Company Name: _____ Email: Farmfresh561@gmail.com

Concurrency Assessment Requirements

1. Project Developer/Engineer: _____
Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ Fax: _____
2. Property Owner: Justin Dunlap
Address: 1915 N Singleton Ave
City: Titusville State: FL Zip: 32697
Email: FARMFRESH561@GMAIL.COM Phone: 813-493-2443 Fax: _____
3. Size of proposed development (acres): 7.5 acres
4. Parcel ID Number: 21-35-20-00-535
5. Tax Account Number: 3022652
6. Name of Primary Access Point(s): _____

7. Name of Secondary Access Point(s): _____

8. Are there any existing structures or improvements on the site. Yes: ☒ No: ☐
If yes please describe: RV/trailer, shipping containers, well, fenced

9. Proposed Use(s):
Residential Uses ☐ Single Family Number of Lots: _____
☐ Multi-family Number of Units: _____
No. of Buildings: _____ Bldg. Height: _____ (ft)
- Non-Residential Use Use: _____ Area: _____ (ft²)
Use: _____ Area: _____ (ft²)
Use: _____ Area: _____ (ft²)
Use: _____ Area: _____ (ft²)
- (For non-residential uses include type from list below with square footage of each type proposed.)
- | | | | | |
|-----------------------|-----------------------------------|--------------------------------------|---------------------|-------------------------|
| Medical Office | Retail Under 50,000 GSF | Auto Repair | General Recreation | College |
| Hospital | Retail 50,000 to 99,999 GSF | Car Wash | Day Care Center | Office Park |
| Veterinary Clinic | Retail 100,000 to 299,999 GSF | Convenience Market (24hr) | Church | Office under 10,000 GSF |
| Service Stations | Retail 300,000 to 499,999 GSF | Convenience Market w/gas & fast food | Movie Theater | Office over 10,000 GSF |
| New & Used Auto Sales | Retail over 500,000 GSF | Golf Course | School (Elementary) | Furniture Store |
| Manufactureing | Quality Restaurant | Racquet Club/Health Spa | School (Middle/Jr.) | Supermarket |
| Warehouse | Restaurant | Tennis Court | School (High) | Bank |
| Mini-Warehouse | Fast Food Restaurant w/Drive thru | Marina | Junior College | Bank w/Drive-In |
| General Industrial | | | | |

For uses not listed contact the Planning Department at (321) 567-3782.
Email completed application form to the City of Titusville Planning Department for evaluation/assessment.

Property Key items

A Two 40' shipping containers, Chicken processing facilities. Already built.

B Two 40' Shipping container, (1) USDA office, Product storage Poultry processing. Already built

C Poultry Barn - 60' x 36'. Already built, disassembling and rebuilding at new farm

D office building 10' x 20' already built.

E Green house 70' x 30' hoop house, already own, needs to be assembled at the new property.

F-1 FPL Power supply, 600amp panel with three meters

F-2 FPL Power supply, 400amp panel with three meters

G Two 40' shipping containers unconditioned for agriculture storage.

H Farm labor Housing - RV onsite.

I no "I" used to ensure clarity of layout

J Poultry housing mobile coops these will be built on site. built on trailer beds.

K-1 Well pump 2" well, filters, and housing

K-2 Well pump 2" well, filters, and housing

L-1 Fencing 5' total of 1433'

L-2 Fencing 4' total of 914'

L-3 Fencing 6' total of 438'

Notes,

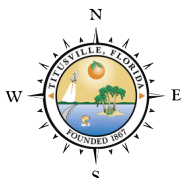
1. A,B,C,D,E,H,G, are being transported to the new farm from Loxahatchee.
2. Two Septic tanks need to be installed before farm can process chicken. both are 1000 gallon tanks with drain fields.
3. Equipment Barn is to be 70' x 50' with a 12' overhang on the west side. enclosed building
4. Access road is compact gravel, with two main gates on the west side of the property.
5. Perimeter fencing already installed around property. needs to be adjusted to 5' height



SUBJECT PROPERTY

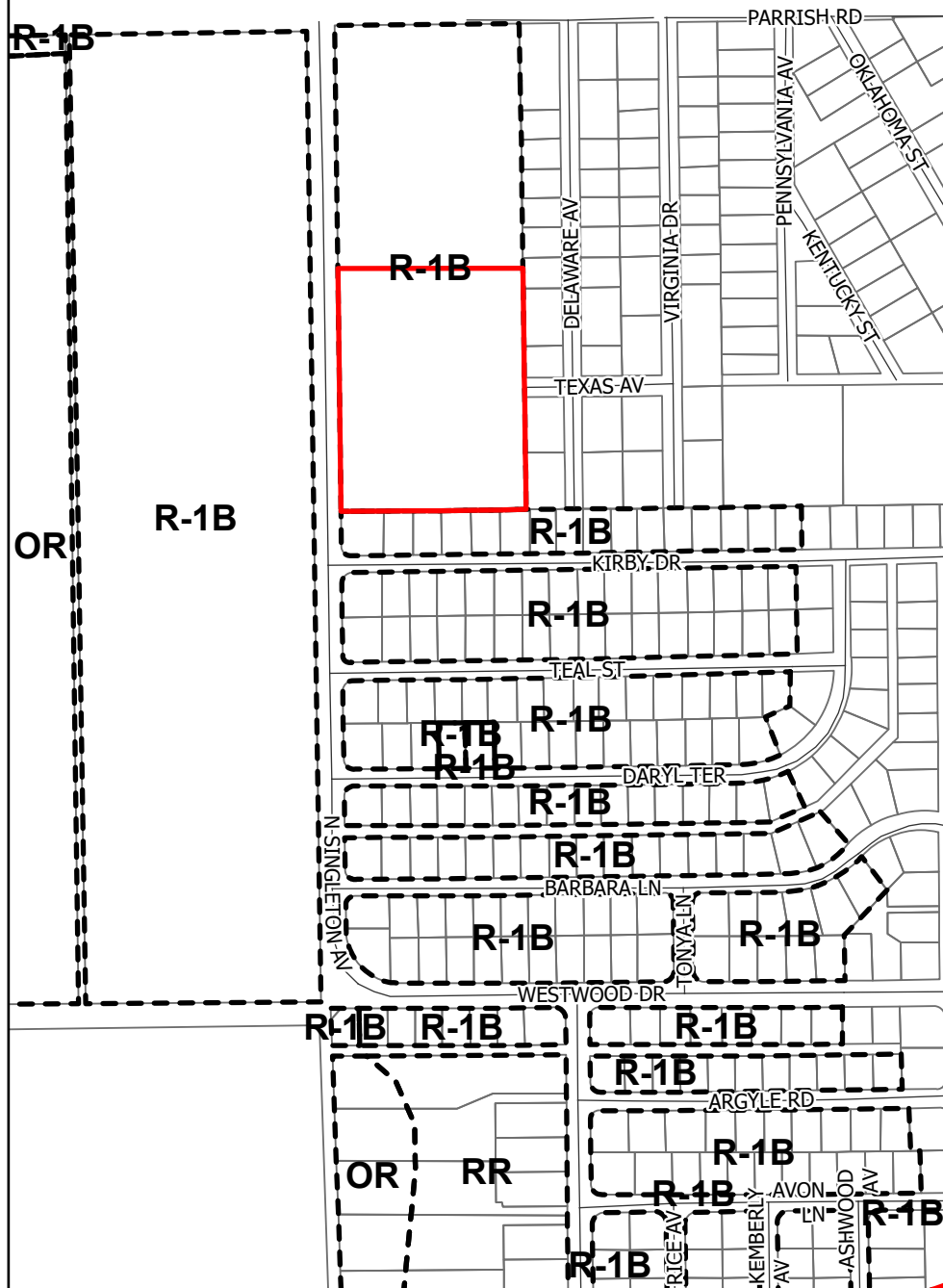
Aerial 2026

REZ#2-2026



0 400 800 1,600 Feet

EXISTING ZONING



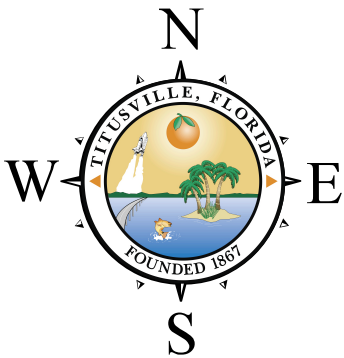
SSA #X-20XX

**EXISTING ZONING
ACREAGE**

R-1B: AC

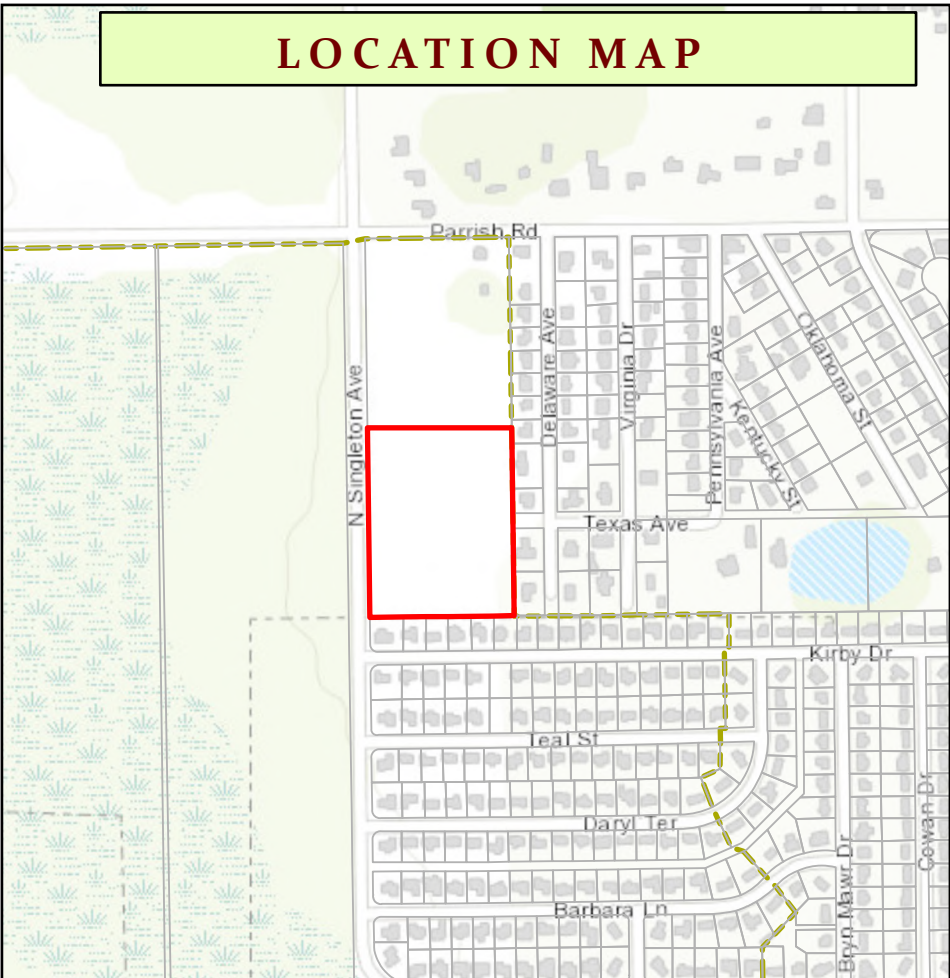
**PROPOSED ZONING
ACREAGE**

R-3: AC

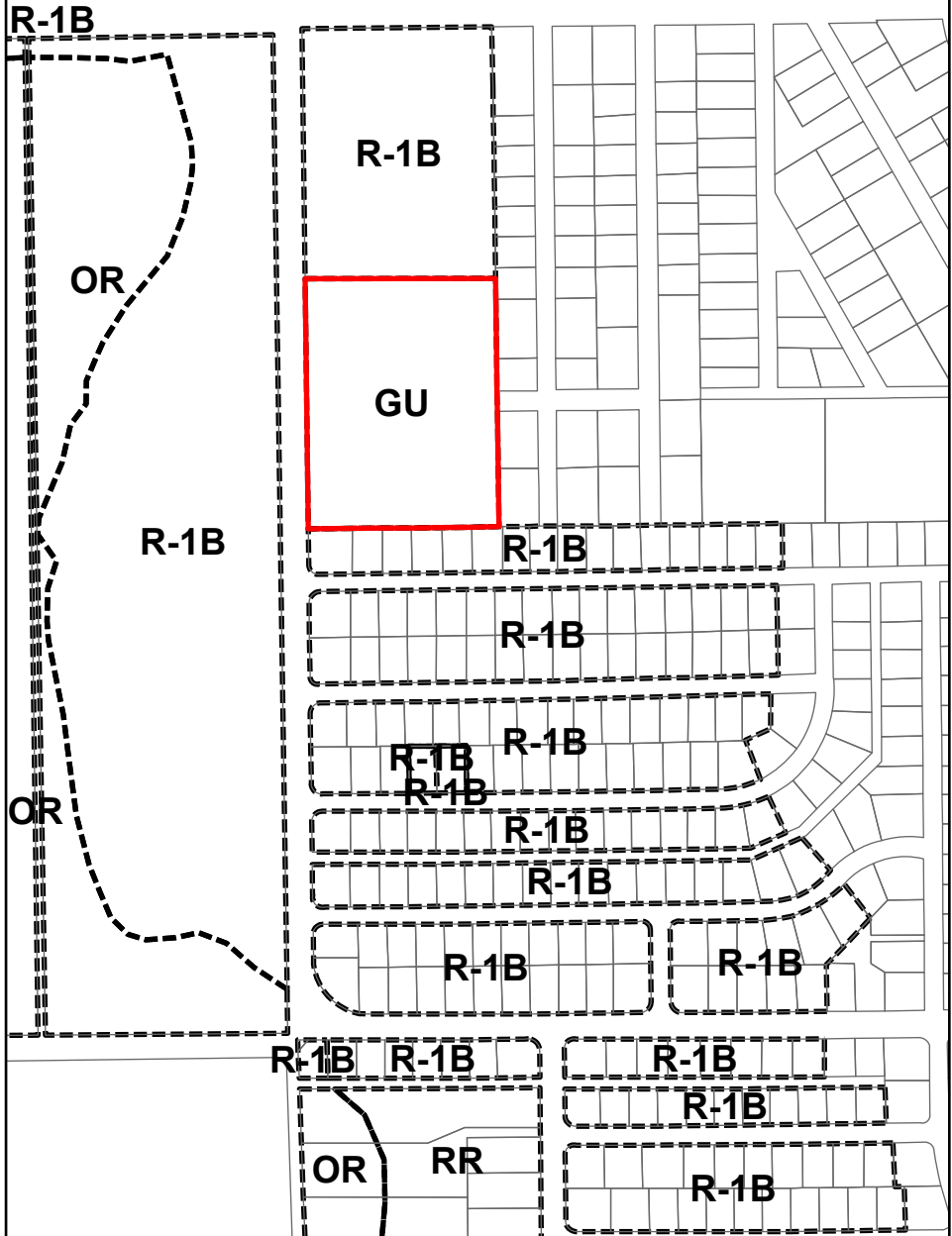


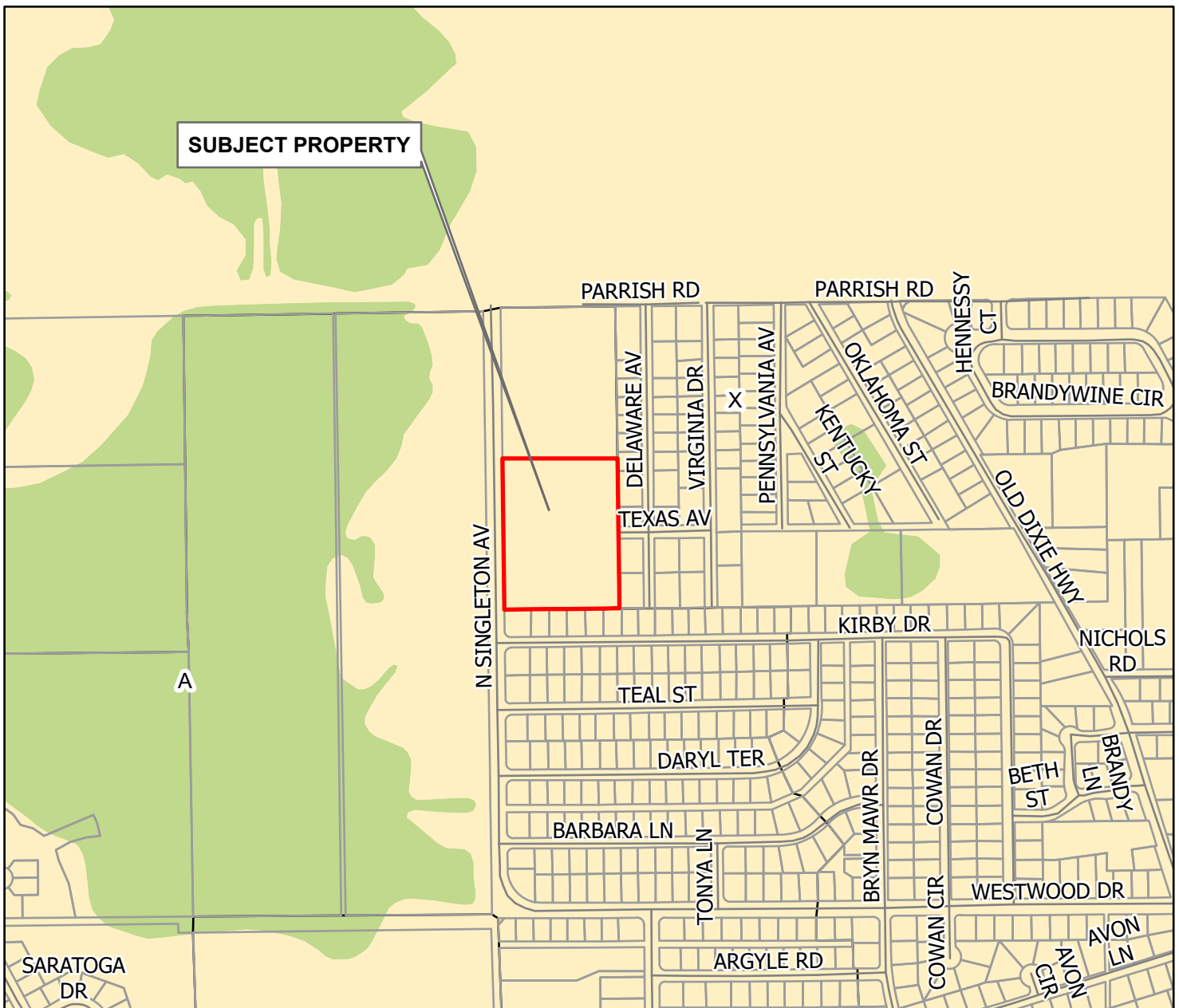
0 500 1,000 2,000 Feet

LOCATION MAP



PROPOSED ZONING





FEMA FLOOD HAZARD AREAS

REZ#2-2026

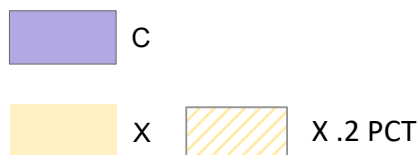
Special Flood Hazard Area Zones



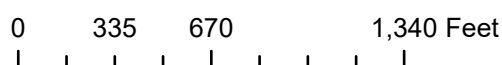
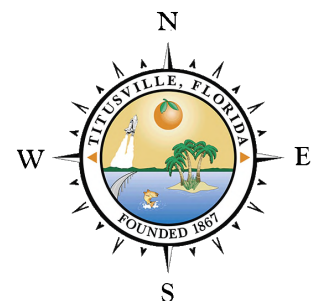
Moderate Flood Hazard Area Zone

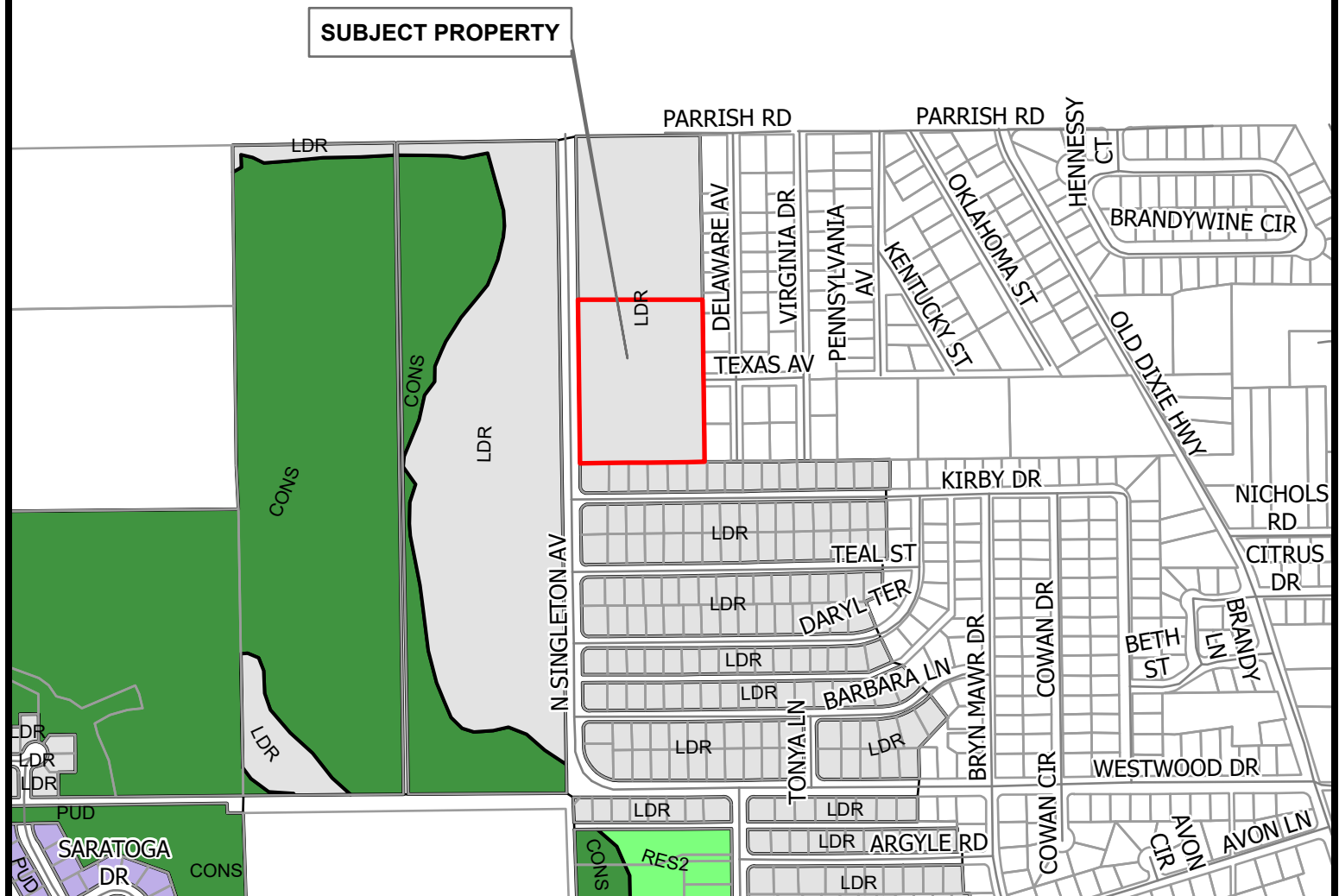


Minimal Flood Hazard Zones



Other Flood Zone Areas

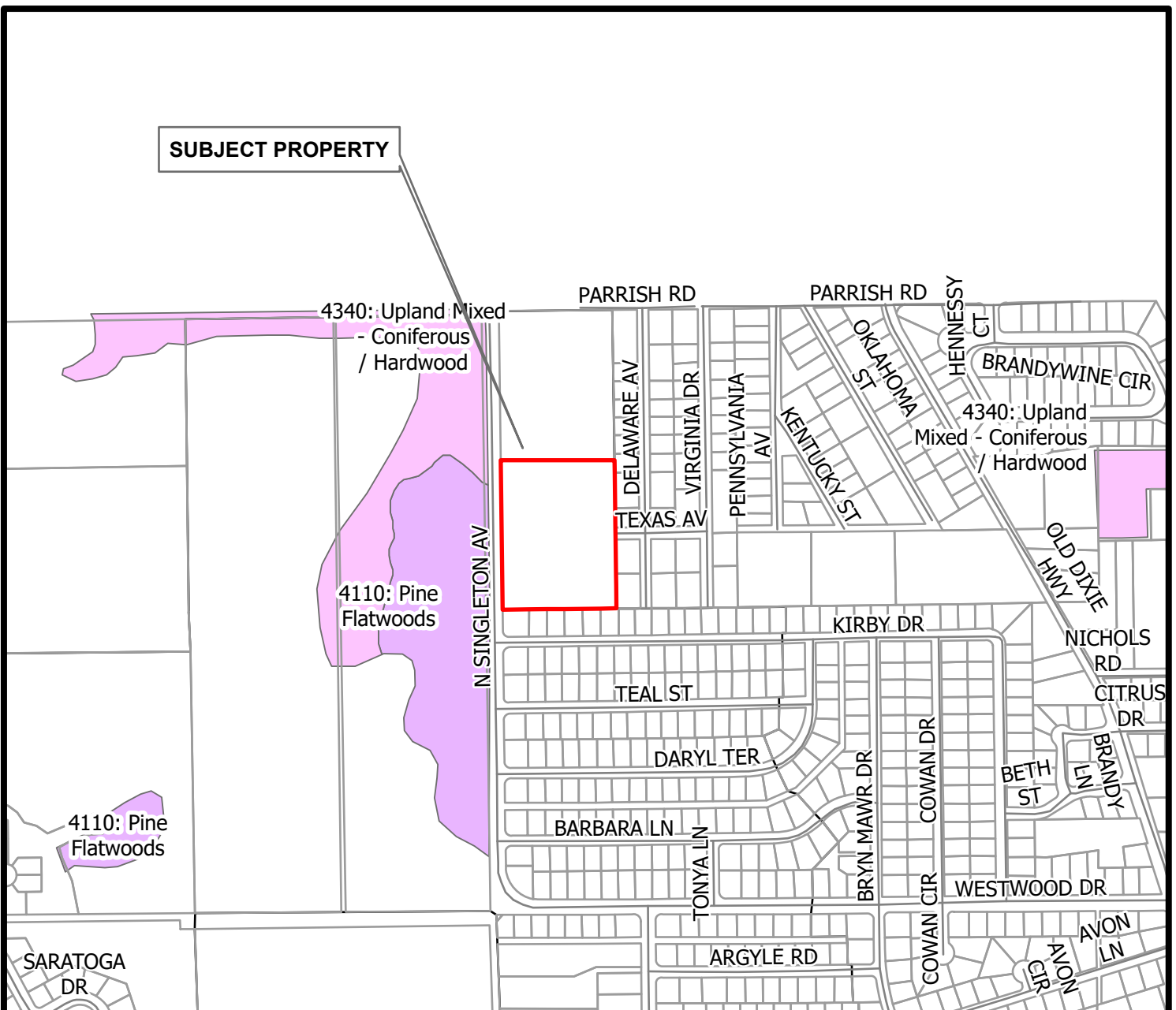




LOCATION OF PROPERTY & FUTURE LAND USE MAP

CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE	MDR MEDIUM-DENSITY RESIDENTIAL	REC RECREATIONAL	UMU URBAN MIXED-USE
LDR LOW-DENSITY RESIDENTIAL	RES-1 RESIDENTIAL-1	US1 US-1 CORRIDOR	





SJRWMD Florida Land Use Cover Classification System **Upland Forests - 4000 Series** **REZ#2-2026**

LANDCOVER DESCRIPTION

- 4110: Pine Flatwoods
- 4340: Upland Mixed - Coniferous / Hardwood

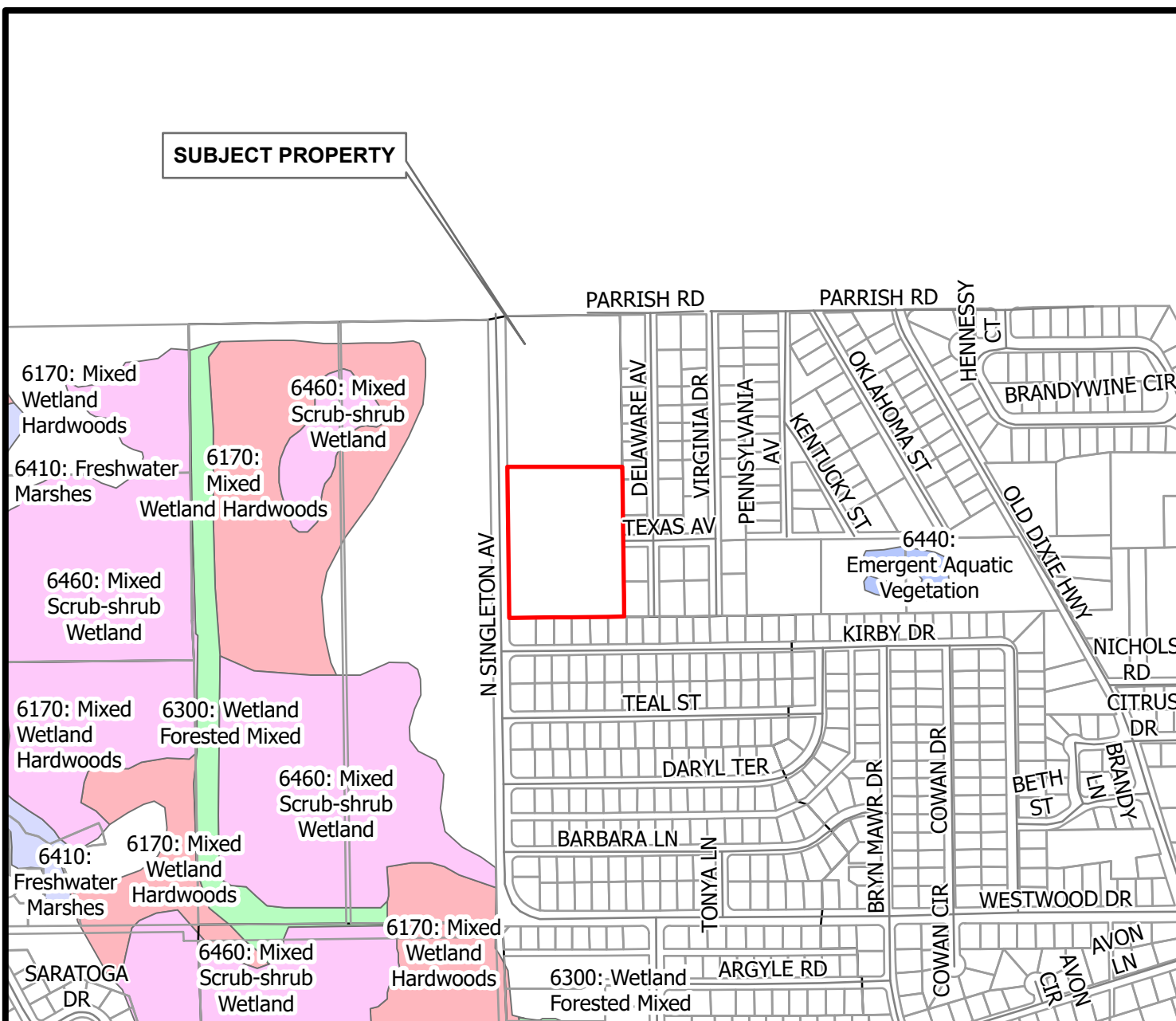


Community Development Department

0 320 640 1,280 Feet

8/26/2026

This dataset (2017) is a compilation of the Land Use/Land Cover datasets created by St. John's River Water Management District



SJRWMD Florida Land Use Cover Classification System Wetlands - 6000 Series

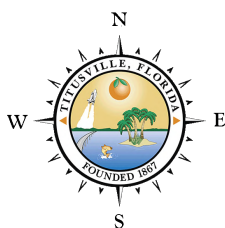
REZ#2-2026

SJRWMD Land Cover 6000 Series

LANDCOVER DESCRIPTION

- 6170: Mixed Wetland Hardwoods
- 6300: Wetland Forested Mixed

- 6410: Freshwater Marshes
- 6440: Emergent Aquatic Vegetation
- 6460: Mixed Scrub-shrub Wetland
- Parcels
- Subject

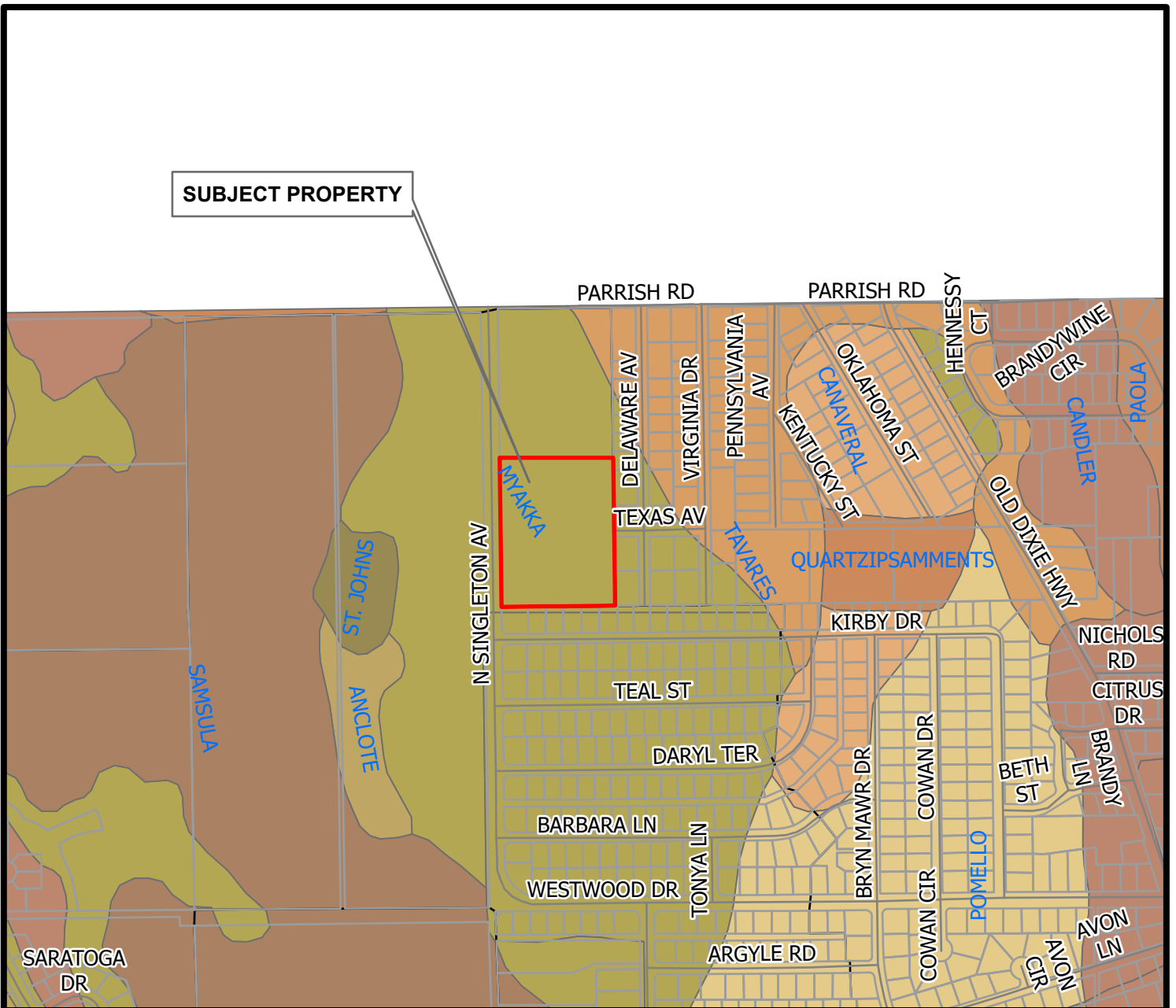


Community Development Department

0 335 670 1,340 Feet

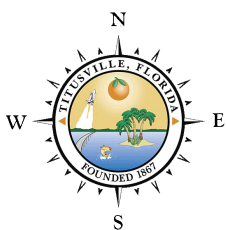
This dataset (2017) is a compilation of the Land Use/Land Cover datasets created by St. John's River Water Management District

8/26/2026



SOILS IN THE VICINITY OF SUBJECT PROPERTY REZ#2-2026

	ANCLOTE		QUARTZIPSAMMENTS
	CANAVERAL		SAMSULA
	CANDLER		ST. JOHNS
	MYAKKA		TAVARES
	PAOLA		
	POMELLO		

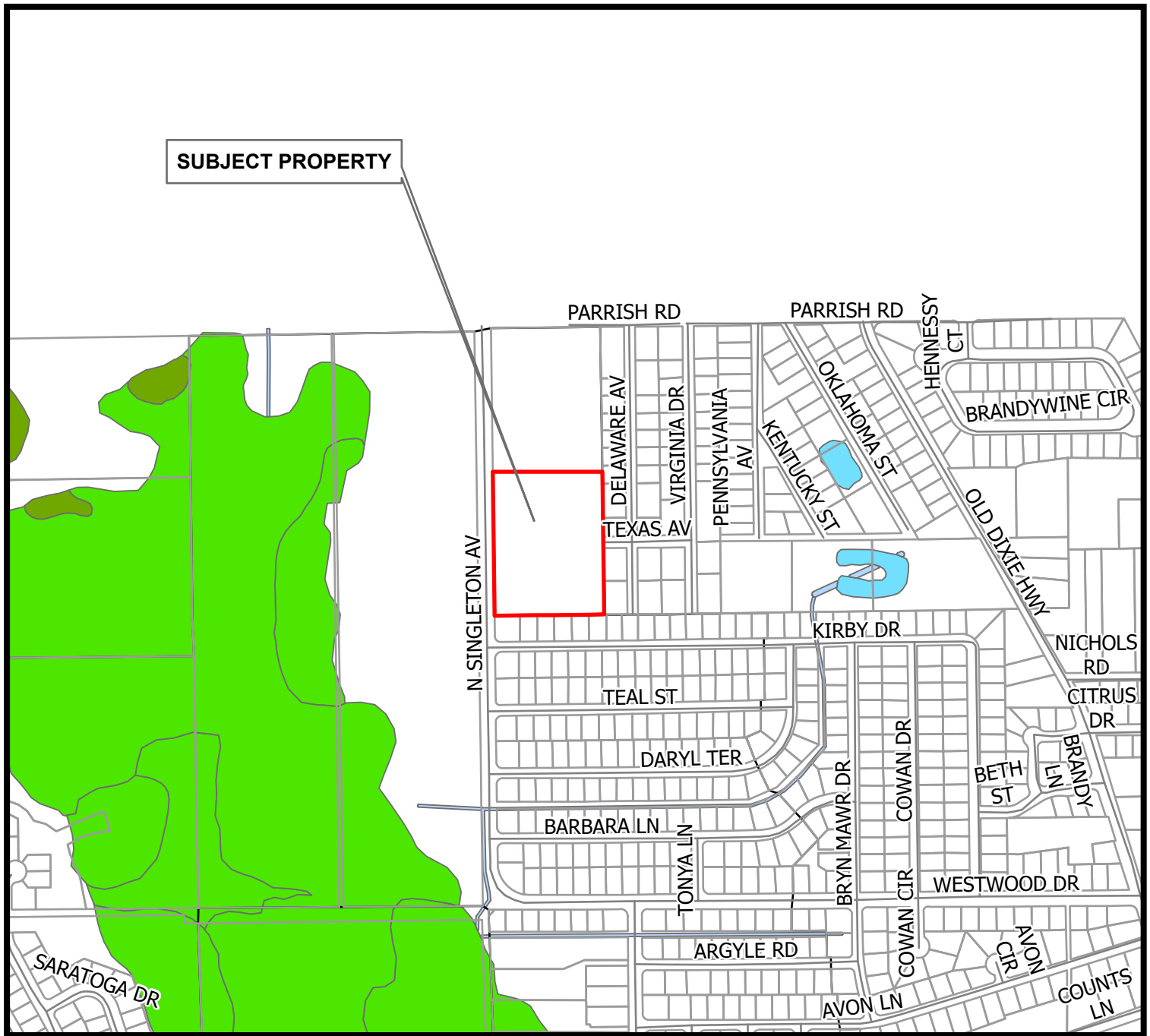


0 330 660 1,320 Feet

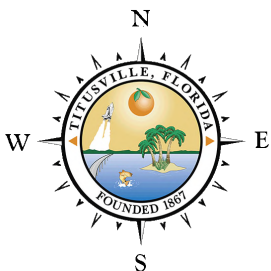
Community Development Department

Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

8/26/2026



WETLANDS IN VICINITY OF PROPERTY REZ#2-2026



WETLAND_TY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

8/26/2026

Scale:1:8,000

Community Development Department
 Source: USFWS NWI (2025)

This data set represents the approximate location and type of wetlands and deepwater habitats. The primary intended use is for regional and watershed data display and analysis, rather than specific project data analysis.

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING ORDINANCE NO. 5-1993 BY AMENDING THE ZONING MAP MADE PART OF SAID ORDINANCE BY REFERENCE, BY CHANGING THE ZONING CLASSIFICATION ON PROPERTY LOCATED AT 1915 N SINGLETON AVENUE FROM SINGLE-FAMILY MEDIUM DENSITY (R-1B) TO GENERAL USE (GU) ON 7.5+/- ACRES OF PROPERTY HAVING PARCEL ID NO. 21-35-20-00-535; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville received an application for a rezoning from certain property owners; and

WHEREAS, a first and second public hearing has been held on the rezoning before the Local Planning Agency and the local governing body and after considering findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, the City Council of the City of Titusville hereby finds the requested change consistent with the Comprehensive Plan and that sufficient competent and substantial evidence supports the zoning change set forth herein; and

WHEREAS, the City of Titusville finds that said rezoning has been processed in accordance with the applicable law and desires to amend its Zoning Map to change the zoning designation on said property;

BE IT ENACTED BY THE CITY OF TITUSVILLE, FLORIDA:

SECTION 1. RECITALS. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2. Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, made a part of said Ordinance by reference, by designating the following property described in "Exhibit A", presently zoned Single-Family Medium Density (R-1B) to General Use (GU).

SECTION 3. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. INCORPORATION INTO CODE. This Ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the Code may be made.

PASSED AND ADOPTED this _____ day of _____ 2026.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH. RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK A, LECHNER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 122, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S. 00°16'05" E., ALONG THE WEST SUBDIVISION PLAT BOUNDARY LINE OF SAID LECHNER'S SUBDIVISION FOR A DISTANCE OF 654.03 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S. 00°16'05" E., ALONG SAID WEST LINE FOR A DISTANCE OF 655.44 FEET TO THE NORTH SUBDIVISION PLAT BOUNDARY LINE OF (AMENDED PLAT OF BLOCK "A") WESTWOOD VILLAS, EIGHTH ADDITION, AS RECORDED IN PLAT BOOK 37, PAGE 13 & THE NORTH SUBDIVISION PLAT BOUNDARY LINE EXTENSION OF WESTWOOD VILLAS, SIXTH ADDITION, AS RECORDED IN PLAT BOOK 20, PAGE 140, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THENCE RUN N. 89°44'24" W., ALONG SAID NORTH LINES FOR A DISTANCE OF 499.33 FEET TO THE EAST RIGHT OF WAY LINE OF N. SINGLETON AVENUE. THENCE RUN N. 00°19'23" W., ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 652.43 FEET. THENCE RUN N. 89°54'56" E. FOR A DISTANCE OF 499.94 FEET TO THE POINT OF BEGINNING.

THIS ORDINANCE IS BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR AND REPLACES DOCUMENTS ORIGINALLY RECORDED IN THE OFFICIAL PUBLIC RECORD OF BREVARD COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 5307 AND IN PAGES 2633, 2634, AND 2635

ORDINANCE NO. 31-2004

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING SECTION 7, OF CHAPTER 63-2001, LAWS OF FLORIDA, SPECIAL ACTS OF 1963, BY ANNEXING CERTAIN PROPERTY LOCATED AT THE SOUTHEAST INTERSECTION OF SINGLETON AVENUE AND PARRISH ROAD TO BE INCLUDED WITHIN THE CITY LIMITS; DESIGNATING LAND USE CLASSIFICATION; PROVIDING ZONING CATEGORY; AND PROVIDING FOR AN EFFECTIVE DATE. - HC

WHEREAS, the property owner of the below described property has submitted a petition for voluntary annexation of certain property pursuant to Chapter 171.044, *Florida Statutes*; and

WHEREAS, the City has found and determined that said annexation complies with Chapter 171, *Florida Statutes*, and applicable provisions of law; and

WHEREAS, the City desires to annex said property and to incorporate the same in the City limits of the City of Titusville; and

WHEREAS, the City desires to designate certain zoning classification on said property; and

WHEREAS, the City Council desires to designate a land use classification for said property concurrent with adoption of the Comprehensive Plan Amendment.

BE IT ENACTED BY THE CITY OF TITUSVILLE, FLORIDA, as follows:

Section 1. That Section 7 of Chapter 63-2001, Laws of Florida, Special Acts of 1963, is amended, pursuant to Chapter 171.044, *Florida Statutes*, to include within the corporate limits of the City of Titusville, Florida, and to redefine the boundary lines of the City limits of the City of Titusville to include the following described property:

The Western 1/2 of the Western 32-1/2 acres of the Northwestern 1/4 of the Southwestern 1/4 of Section 20, Township 21 South, Range 35 East, Parcels 534 and 535, as recorded in Deed Book 331, Page 163, of the Official Records of Brevard County, Florida, less and except road Right-of-Way.

A copy of the map showing the area to be annexed is attached hereto and made part hereof.

Section 2. That the land use designation for said property is hereby designated as Low Density Residential.

Section 3. That the zoning district or classification imposed upon the described parcel shall be Single Family Low Density (R-1b).

CFN:2004206744
OR Book/Page: 5326 / 7419
07-01-2004 08:32 am
#Pg: 3
Trust: 2.00
Mtg: 0.00
#Names: 2
Rec: 25.00
Excise: 0.00
Int Tax: 0.00
Serv: 0.00
Clerk Of Courts, Brevard County
Scott Ellis

DISTRIBUTION ✓ LIST FOR ANNEXATIONS

**Mr. George Mass
Manager, Customer Accounting &
Florida Power & Light Company
P O Box 029100
Miami FL 33102-9100**

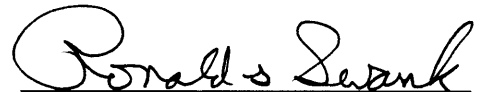
University of Florida
Warrington College of Business Administration
Bureau of Economic and Business Research
221 Matherly Hall
Post Office Box 117145
Gainesville, Florida 32611-7145

[illegible]

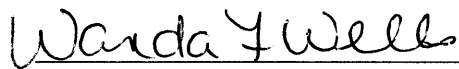
Section 4. That the maximum density allowed for said property shall be 50 units.

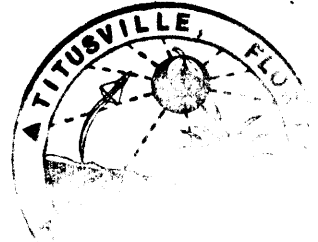
Section 5. This Ordinance shall take effect simultaneously with the effective date of the Comprehensive Plan Amendment contained in Ordinance No. 35-2004 (June 11, 2004).

PASSED AND ADOPTED this 11th day of May, 2004.


Ronald G. Swank, Mayor

ATTEST:


Wanda F. Wells, Interim City Clerk

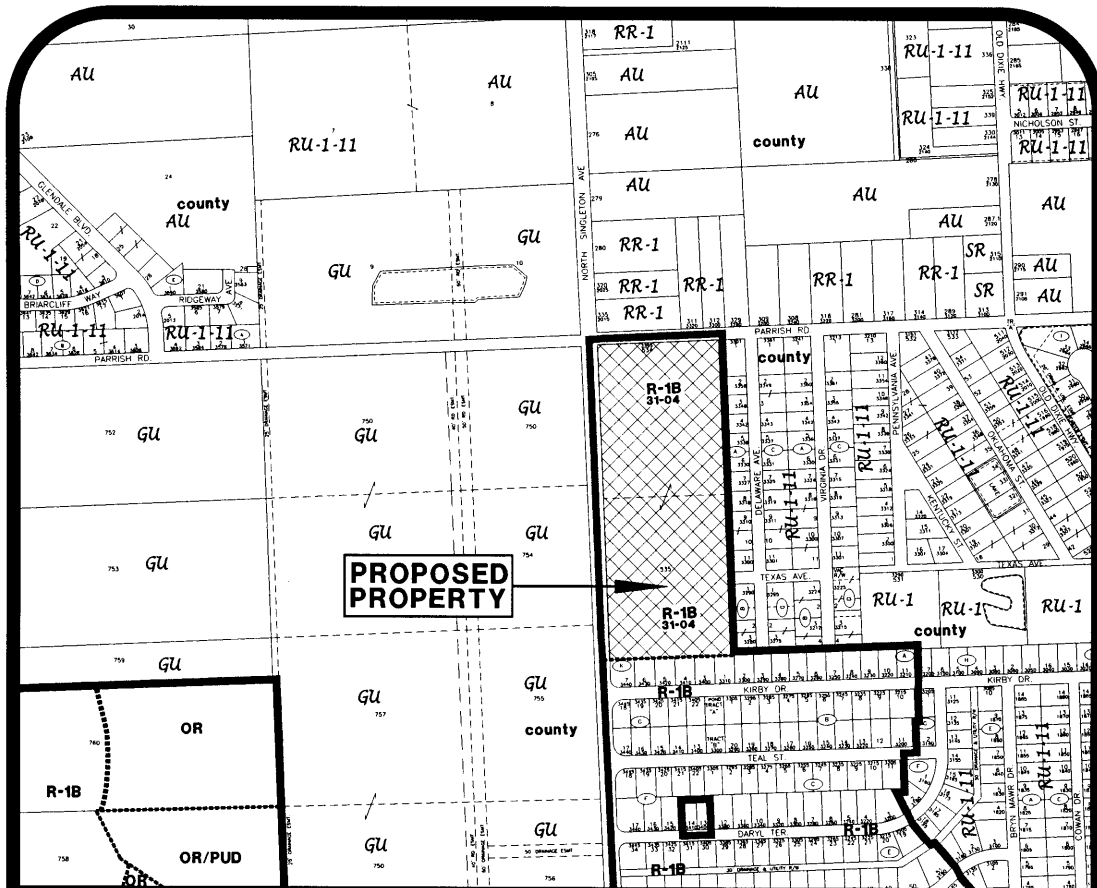


CFN:2004206744
OR Book/Page: 5326 / 7420



CFN:2004206744

OR Book/Page: 5326 / 7421



LOCATION / ZONING MAP

RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
RR	RURAL RESIDENTIAL
R-1A	SINGLE FAMILY, LOW DENSITY
R-1B	SINGLE FAMILY, MEDIUM DENSITY
R-1C	SINGLE FAMILY, HIGH DENSITY
R-2	MULTIFAMILY, MEDIUM DENSITY
R-3	MULTIFAMILY, HIGH DENSITY
RMH-1	RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
RMH-2	RESIDENTIAL MANUFACTURED HOUSING PARK

BREVARD COUNTY ZONING



COMMERCIAL DISTRICTS

HM	HOSPITAL MEDICAL
T	TOURIST
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
OP	OFFICE PROFESSIONAL
CM	COMMERCIAL MARINE

INDUSTRIAL DISTRICTS

M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

SPECIAL DISTRICTS

GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
CBD	CENTRAL BUSINESS DISTRICT
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PROPERTIES
RMU	REGIONAL MIXED USE

OVERLAY DISTRICTS

PUD	PLANNED UNIT DEVELOPMENT
TSA	TITUSVILLE SHORELINE AREA
AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREAS
ACC	AREA OF CRITICAL CONCERN
FPA	FLOOD PLAIN AREA
HPA	HISTORIC PRESERVATION AREA

CPA-#04-01E-ZONING.DWG

CITY OF TITUSVILLE • P.O. BOX 2806 • TITUSVILLE, FLORIDA 32781-2806

#Pgs: 3 #Names: 2
Trust: 2.00 Rec: 13.00 Serv: 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00



CFN:2004166555 05-27-2004 08:43 am

OR Book/Page: 5307 / 2633

ORDINANCE NO. 31-2004

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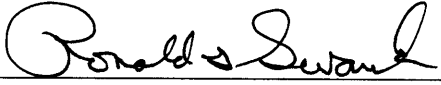
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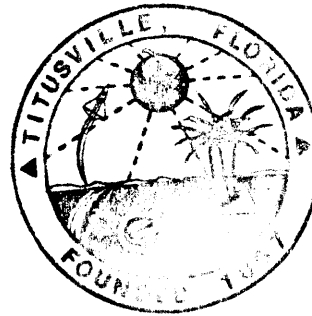
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PASSED AND ADOPTED this 11th day of May, 2004.

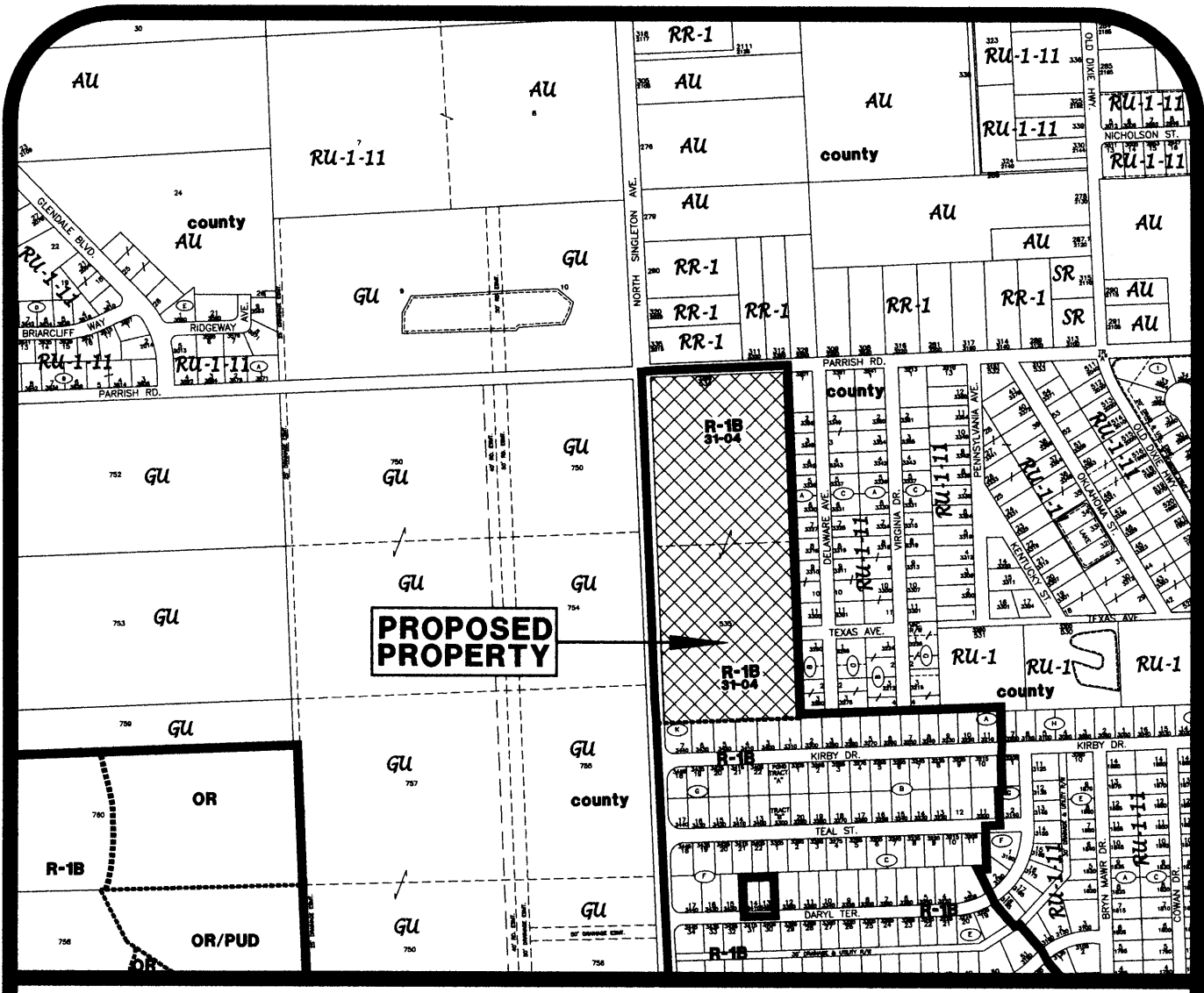

Ronald G. Swank, Mayor

ATTEST:


Karah J. Rounsavall, City Clerk



CFN:2004166555
OR Book/Page: 5307 / 2634

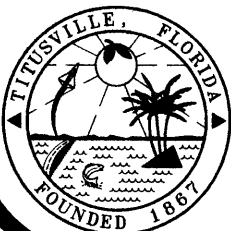


LOCATION / ZONING MAP

RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
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R-1B	SINGLE FAMILY, MEDIUM DENSITY
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RMH-1	RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
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BREVARD COUNTY ZONING



COMMERCIAL DISTRICTS

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RHP	RESIDENTIAL HISTORIC PROPERTIES
RMU	REGIONAL MIXED USE

OVERLAY DISTRICTS

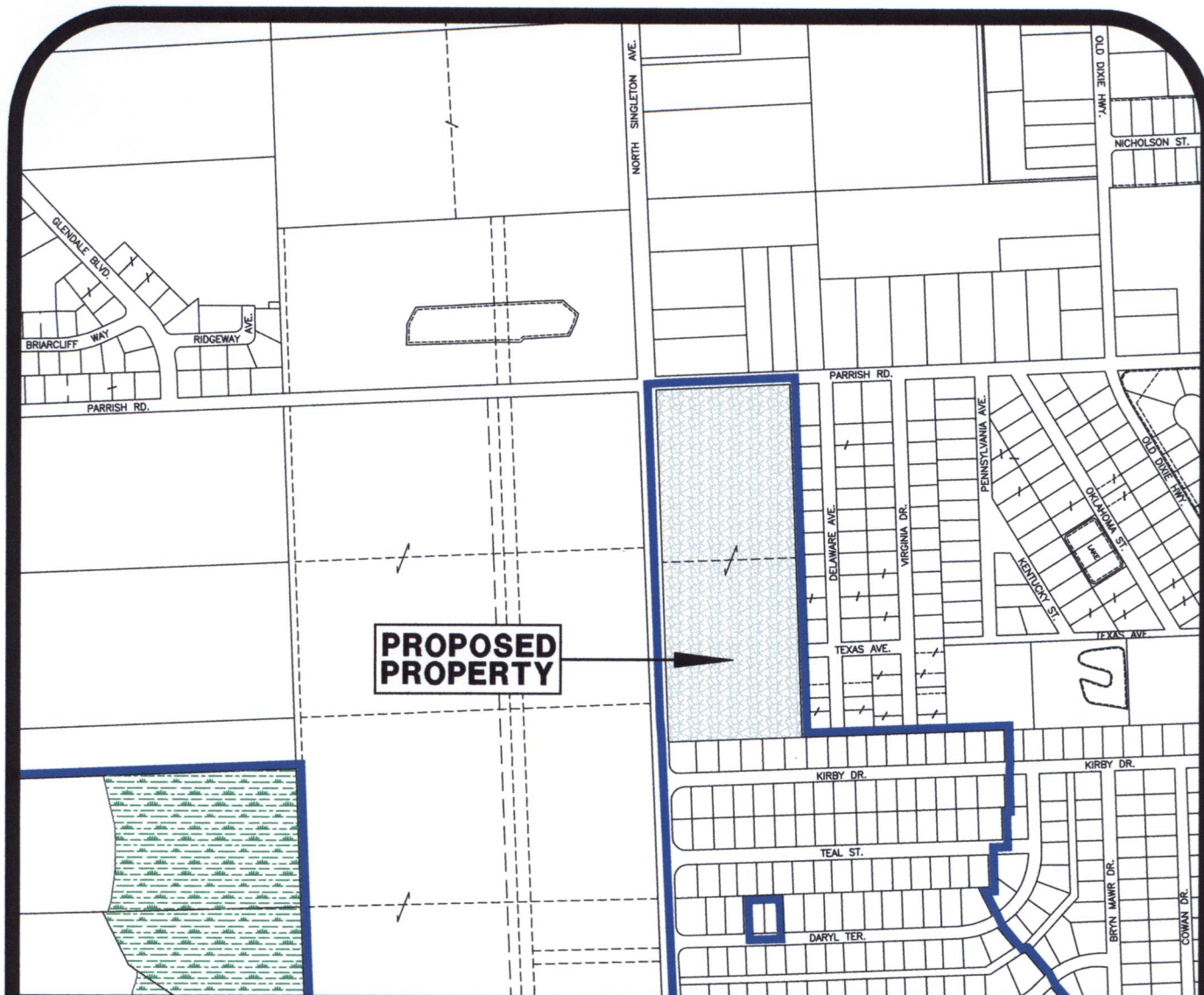
PUD	PLANNED UNIT DEVELOPMENT
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AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREAS
ACC	AREA OF CRITICAL CONCERN
FPA	FLOOD PLAIN AREA
HPA	HISTORIC PRESERVATION AREA

CPA-#04-01E-ZONING.DWG

CITY OF TITUSVILLE • P.O. BOX 2806 • TITUSVILLE, FLORIDA 32781-2806

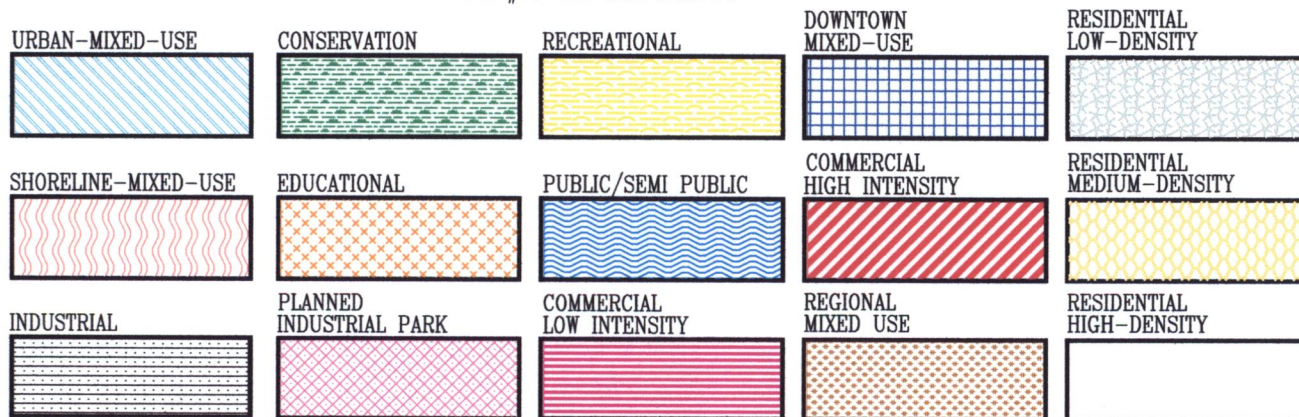
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ADOPTED FUTURE LAND USE MAP

CPA-#04-01E-LANDUSE.DWG



FLORIDA EAST COAST R/R

CITY LIMITS LINE



WATER
DEPENDENT
USES

44

INDICATES EXISTING
CITY WELL LOCATION



Dear Mr. Galindo and Planning Staff:

Thank you for the staff report on our request to rezone approximately 7.5 acres from R-1B to General Use (GU). We submit this concise formal response to correct material inaccuracies, address the analysis under Section 34-40, and request that staff revise its recommendation to support approval of GU zoning (with reasonable conditions tied to an updated binding concept plan if needed).

1. GU Zoning Directly Matches the District Purpose and Site Realities

LDR Sec. 28-321(a) states that GU is created for areas “where urban services are not presently available” and is intended to retain such lands pending the proper timing of economical provision of public services. Staff acknowledges that water, sewer, and reclaimed water are unavailable without main extensions the City has no plans to fund and has previously refused. Residential development under R-1B is therefore not practically feasible. GU is the appropriate designation.

2. Agricultural Classification, History, and State Preemption

The property carries BCPAO agricultural classification 6730 (Bees/Honey Farm). It has a documented history of agricultural use (horses and cattle) for more than 25 years. Florida Statutes §§ 163.3162 (Agricultural Lands and Practices Act) and 823.14 (Right to Farm Act) strictly limit local government authority to prohibit, restrict, or regulate bona fide farm operations on agriculturally classified land when those activities are governed by state BMPs or federal standards. Speculative claims of noise, odor, dust, pests, or lighting as inherent “nuisances” are preempted or unsupported for a low-intensity, pasture-based operation.

3. Compatibility and Comparative Impacts

Policy 1.14.4 requires consideration of existing and proposed uses. A low-stocking-density pasture farm with poultry, bees, limited livestock, and produce generates substantially less traffic, chemical runoff, impervious surface, and residential-scale pollution than the theoretical 43+ dwelling units possible under R-1B. Surrounding context includes vacant residentially zoned land without City utilities, a non-habitable structure to the north, and existing agricultural lands farther north. The proposed use is compatible.

5. Consistency with City Goals

Approval advances the City’s Sustainability Action Plan objectives regarding urban and regenerative agriculture and aligns with recent City Council indication of support for creating agricultural use opportunities in Titusville. The northern property owner is willing to pursue compatible agricultural use; the existing structure there is already classified unsuitable for occupancy.

The rezoning is consistent with the Low Density Residential future land use via the Land Use/Zoning Matrix, fulfills the purpose of the GU district, and is the only realistic path forward given the absence of urban services. We respectfully request that staff revise its recommendation to support approval of REZ No. 2-2026, subject to an updated binding concept plan and any reasonable conditions that ensure setback compliance and low-impact operations.

6. Alignment with the Adopted Sustainability Action Plan (2023)

The City of Titusville adopted its Sustainability Action Plan on April 25, 2023. The SAP “serves as a roadmap to guide the efforts toward creating a resilient and thriving future” and contains six focus areas, seven goals, 28 objectives, and 87 actionable steps addressing environmental, economic, and social equity goals.

City staff and official communications have repeatedly tied urban agriculture and regenerative practices to SAP implementation. In August 2025, the Sustainability Coordinator participated in a tour of commercial composting and regenerative agriculture models (O Town Compost and 4Roots Farm Campus). The City’s public statement noted that such models “align with the Sustainability Action Plan objectives for urban agriculture and the citywide 75 percent waste diversion goal” and “will work to progress the adopted Sustainability Action Plan’s goals which include elements that promote urban agriculture, a more circular economy, and achieving a 75% waste diversion goals.”

The Farm demonstrates of these objectives:

- Regenerative practices that build soil, capture carbon, support biodiversity, and reduce reliance on external inputs.
- On-site production of eggs, honey, berries, and related products that shorten the food supply chain.
- Low-impact land management consistent with Low Impact Development (LID) principles already incentivized by the City.
- Potential for educational outreach, community engagement, and modeling of practices that residents can adopt.

The farm operates with minimal demand on public infrastructure—far less than conventional residential development—while delivering measurable public benefits in local food production, ecosystem services, and resilience. Approving permanent agricultural-compatible zoning would allow the City to point to a tangible, private-sector example of SAP goals already being realized inside city limits.

7. Recent City Council Direction Supports Agricultural Opportunities

At the July 14, 2026 regular City Council meeting, in response to a request from the Mayor, Council indicated support for “creating an opportunity for an agricultural use in the City.” This request provides a ready-made, already-operating opportunity that requires no new public expenditure and advances multiple adopted policies simultaneously.

8. Compatibility and Public Benefit

The property is a low-intensity regenerative homestead. It generates negligible traffic, stormwater, or utility demand relative to residential alternatives. In an area of Singleton Avenue that has seen conservation and wetland sensitivity raised in recent land-use discussions, a working farm that improves soil health and manages land regeneratively is more compatible with long-term environmental goals than holding the land in a transitional GU designation awaiting denser development.

The request does not seek intensive commercial agriculture or industrial-scale operations. It seeks regulatory stability for the existing scale of activity (poultry, bees, berries, pasture) and the ability to continue limited on-site sales and educational activities consistent with Sec. 28-63.

We are available to meet prior to the September 2 Planning and Zoning Commission hearing to review the updated plan and answer any remaining questions. Thank you for your consideration.

Respectfully submitted,

Justin Dunlap

Owner

Attorney General Opinions similar to this matter –

1. If land is classified as agricultural land under § 193.461 (the “greenbelt” ag tax classification), local governments may not adopt or enforce any ordinance, regulation, rule, or policy that “prohibits, restricts, regulates, or otherwise limits an agritourism activity” on that land.

The Attorney General’s office has issued an opinion applying this to a real project (TerraNova), concluding that the county could not enforce building permit or site plan requirements that limited agritourism activities (equestrian competitions and temporary participant accommodations) on bona fide farmland.

Key points:

Once you have agricultural classification under § 193.461, the City’s ability to block or heavily regulate agritourism activities (events, educational programs, farm tours, etc.) is very limited.

This is a powerful argument for rezoning GU so the City’s zoning matches the statutory protection already available under state law.

Citing: § 570.85 & § 570.86, Florida Statutes (Agritourism) and AGO opinion on TerraNova summarized at myfloridalegal.com

Rezoning the property from residential to GU (agricultural) would simply align the City’s zoning with the property’s actual use and with Florida’s strong public policy in favor of protecting and promoting farm operations and agritourism. Denying or unduly restricting this rezoning could create unnecessary conflict with state law and expose the City to potential claims under the Bert J. Harris Private Property Rights Protection Act and state preemption doctrines, particularly in light of recent Attorney General positions criticizing overly restrictive local rules on rural and agricultural land.

Approving the rezoning supports local food production, job creation, agritourism, and the preservation of Florida agriculture, while reducing the risk of future land-use conflicts and litigation

2. In early 2026, the Florida Attorney General’s Office issued a formal opinion/letter concerning local rural-boundary and growth-management restrictions that heavily limit agricultural and rural land uses. The AG concluded that such restrictions are “likely unconstitutional” and may violate the Bert J. Harris Private Property Rights Protection Act, signaling strong state-level support for property owners seeking to use rural land for agricultural purposes.

This position reinforces the Legislature’s broader framework protecting bona fide farm operations (e.g., Right to Farm Act, § 823.14; agritourism preemption, § 570.85; agricultural classification, § 193.461). Rezoning the subject property from residential to GU (agricultural) aligns the City’s zoning with this state policy and reduces the risk of future conflicts under the Right to Farm Act, agritourism preemption, and the Bert Harris Act

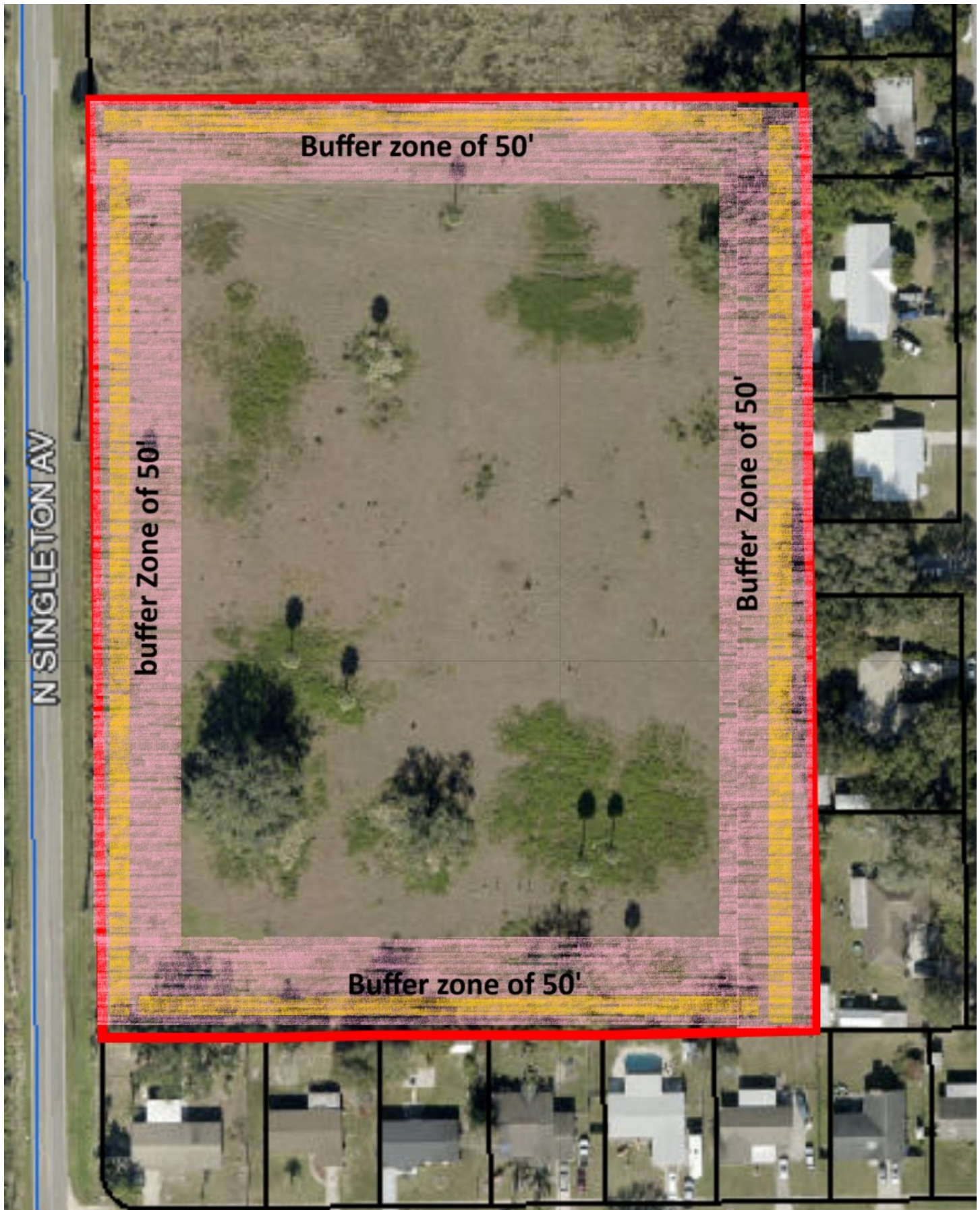
Rezoning to GU aligns local rules with state law and reduces legal exposure.

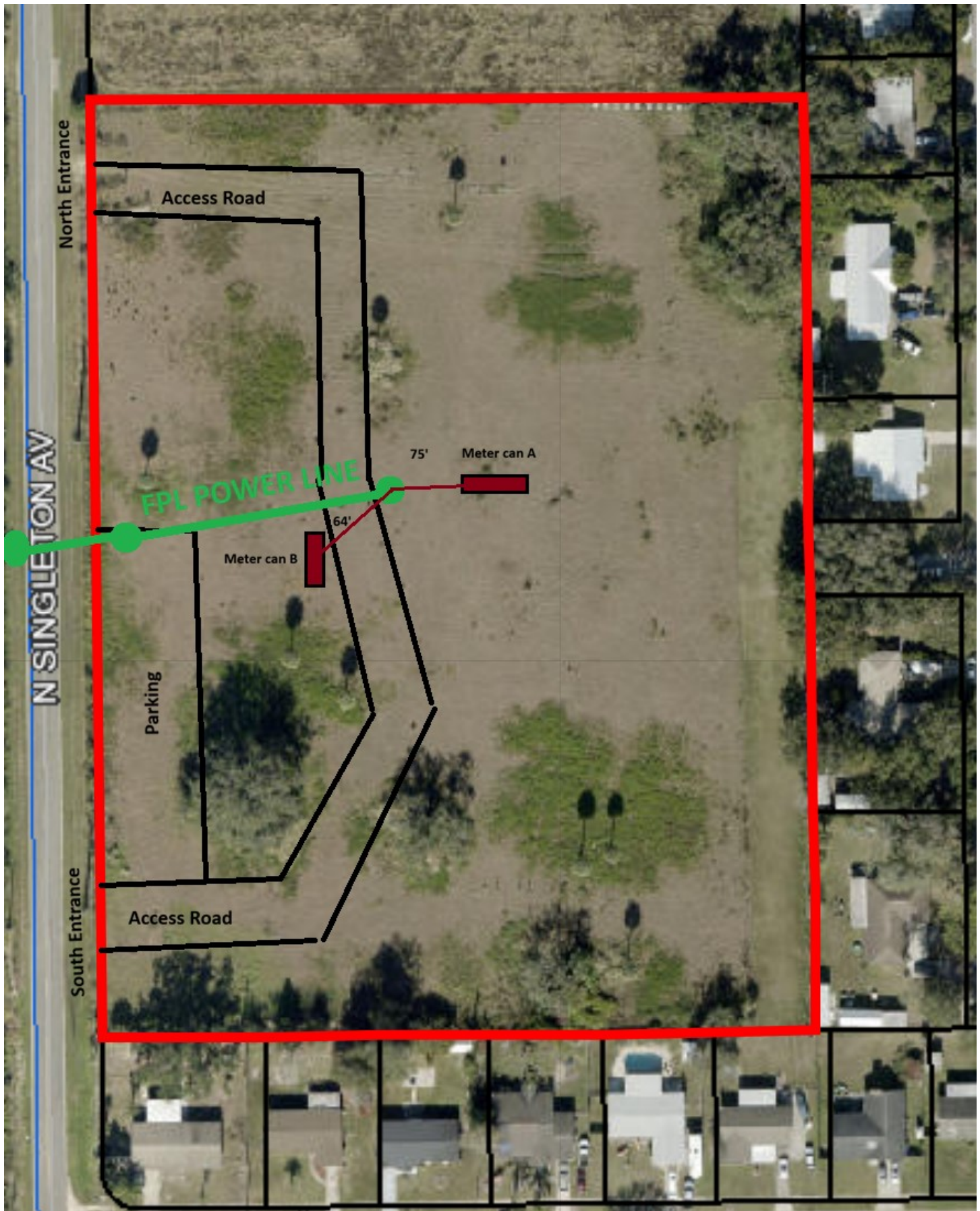
If the City keeps the parcel residential while you operate a farm, you get:

Neighbor complaints → nuisance claims → Right to Farm Act defense (§ 823.14).

Attempts to regulate agritourism → potential preemption challenge (§ 570.85).

Possible Bert Harris claim if regulations severely diminish value, especially in light of the AG’s 2026 stance on rural/ag restrictions.





SPACE CHICKEN FARM

Conceptual Site Plan Package

In Support of Rezoning Application REZ No. 2-2026

Property Address	1915 N Singleton Avenue, Titusville, FL 32796
Parcel / Size	Approximately 7.5 acres
Current Zoning	R-1B (Single-Family Medium Density)
Requested Zoning	GU (General Use)
Existing Ag Classification	BCPAO 6730 – Bees / Honey Farm (bona fide agricultural use)
Owner / Applicant	Justin Dunlap – Space Chicken Farm / Southern Unique Sustainability
Plan Date	August 2026

CRITICAL COMPLIANCE STATEMENT

No buildings, poultry houses, mobile coops, stables, or animal structures will be located within fifty (50) feet of any property line. This plan demonstrates full compliance with Titusville Land Development Regulations Section 28-61(c)(1) for agricultural pursuits in the General Use (GU) zoning district. All mobile poultry coops will be operated and relocated exclusively outside the 50-foot buffer zone at all times.

PURPOSE OF THIS PLAN

This Conceptual Site Plan is submitted in support of the request to rezone the subject property from R-1B to General Use (GU). The plan illustrates the existing and proposed low-intensity, regenerative agricultural operation known as Space Chicken Farm. It is offered as a binding concept plan for the limited purpose of demonstrating compliance with GU dimensional standards and the agricultural setback requirements of LDR Sec. 28-61. Final placement of movable elements (mobile coops) may vary provided the 50-foot setback is maintained at all times.

KEY FEATURES OF THE OPERATION

- Pasture-based poultry (mobile coops on trailer beds)
- Honey bee apiary, livestock pastures
- Row crops / berries / Fruit Trees
- Limited on-site egg and produce processing, packing, and sales of products produced on the property (consistent with Sec. 28-63)
- Agricultural facilities to include but not limited to; dry storage, cold storage, equipment storage, feed storage, livestock shelters, agricultural offices, barns, and greenhouses, wells, and septic
- Compact gravel access roads with two gated entrances from N Singleton Avenue
- Existing FPL overhead service already installed (transformer and meter cans in place)

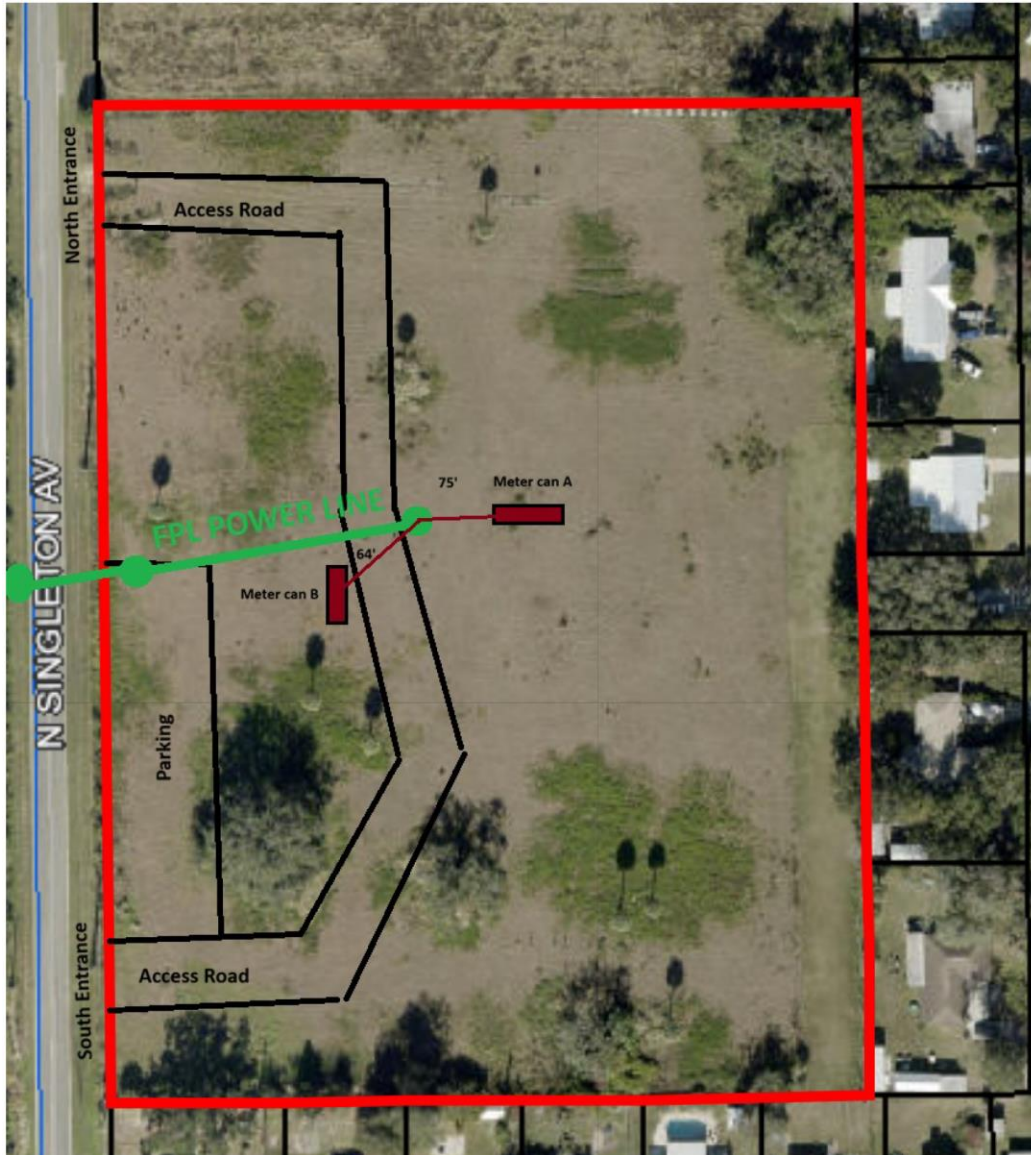
REGULATORY & POLICY ALIGNMENT

This plan and the proposed GU zoning are consistent with: (1) the purpose of the GU district (areas where urban services are not presently available – LDR Sec. 28-321); (2) Florida’s Right to Farm Act (§ 823.14) and Agricultural Lands and Practices Act (§ 163.3162); (3) Agritourism preemption under §§ 570.85–570.86 once agricultural classification is maintained; and (4) the City of Titusville’s adopted Sustainability Action Plan (2023) objectives regarding urban agriculture, regenerative practices, and waste diversion.

Prepared for submission to City of Titusville Planning & Zoning Commission – September 2026

EXISTING CONDITIONS & FPL OVERHEAD SERVICE

Aerial view showing existing FPL infrastructure already installed on the property and current agricultural use areas.



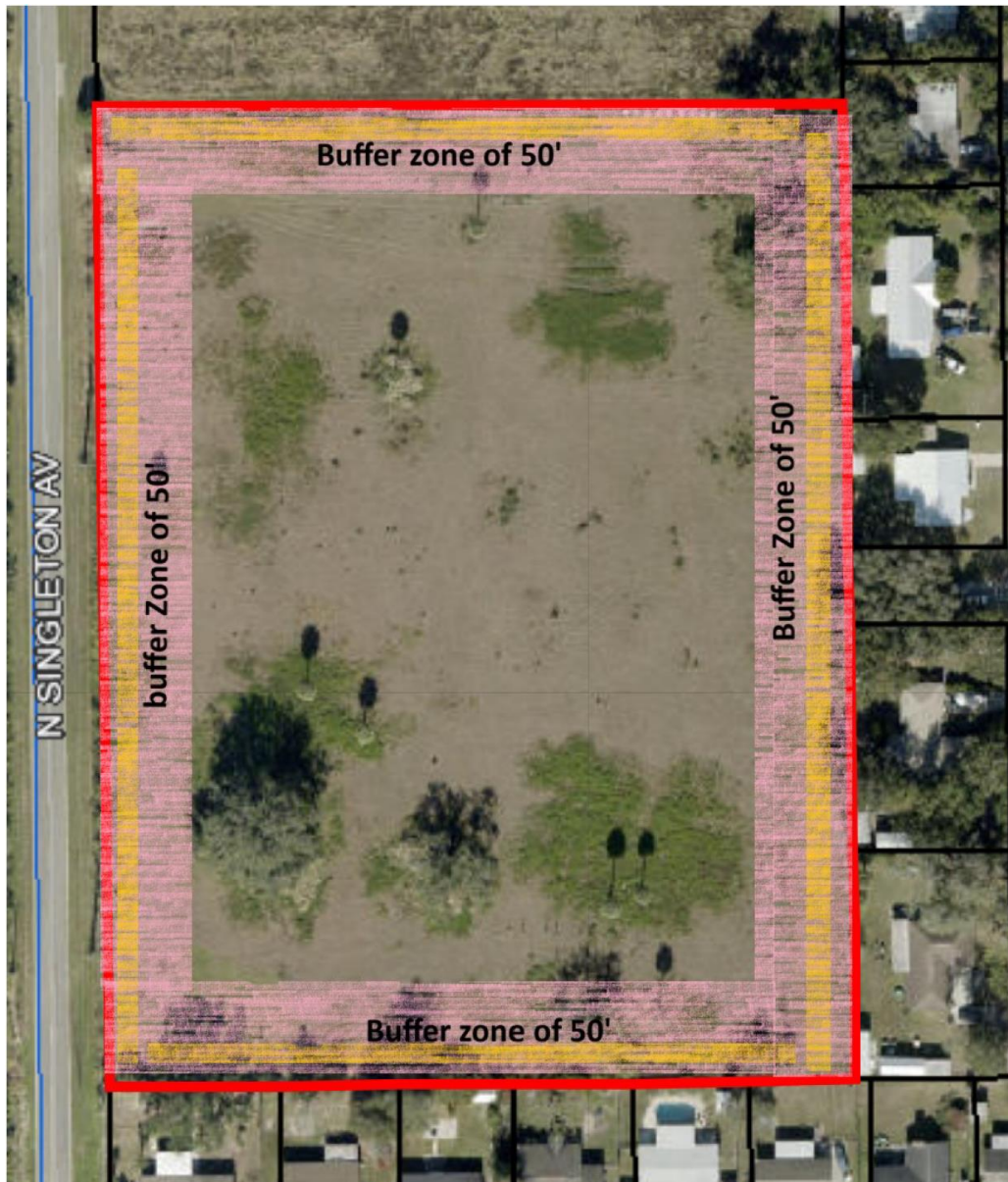
FPL overhead Infrastructure (already installed):

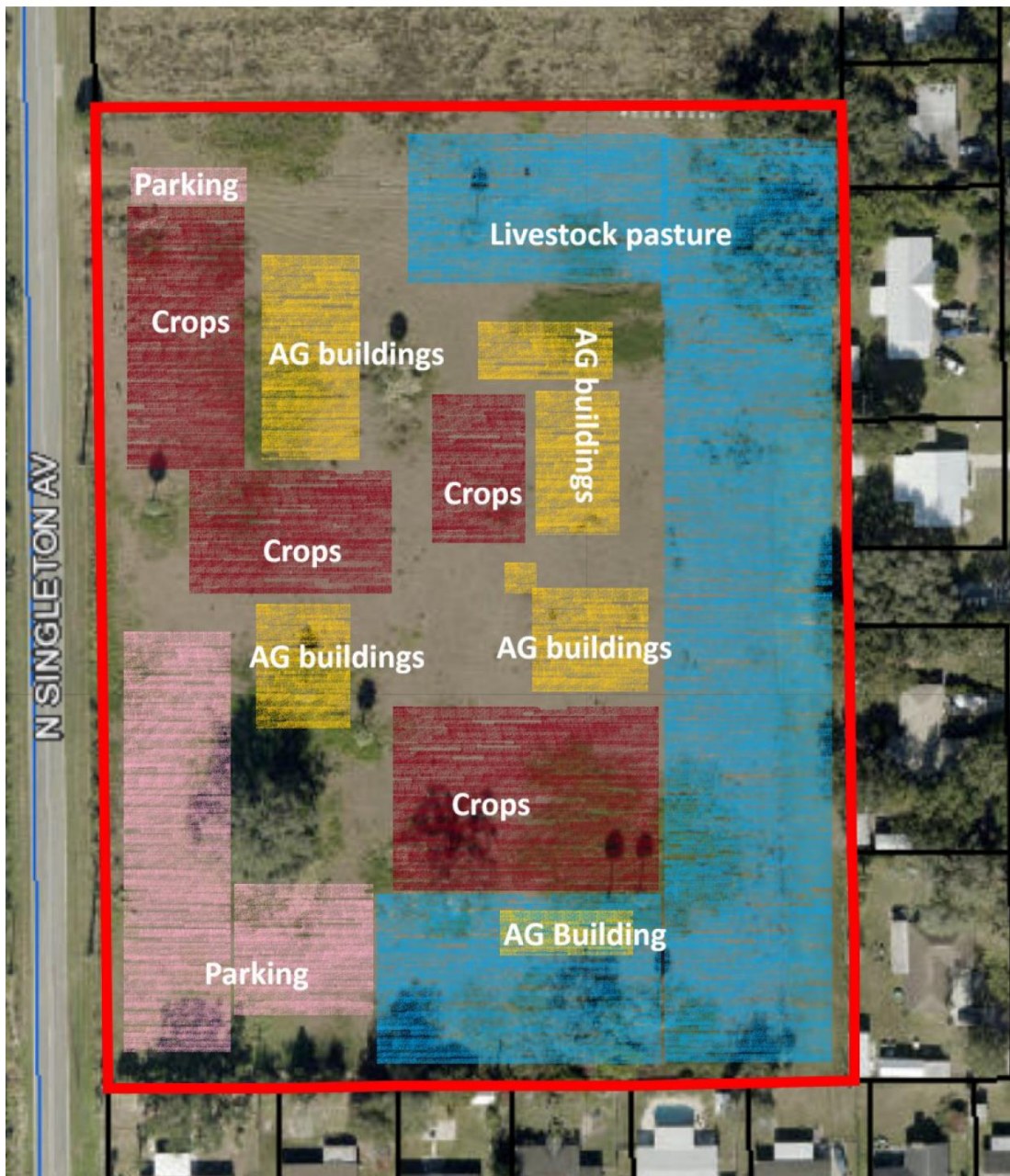
- Green lines = existing overhead power line from FPL.
- 1st pole is across N Singleton Avenue; 2nd pole is approximately 10' east of the west property line; 3rd pole with transformer is approximately 200' from the west property line (marked with X).
- Meter Can A: three (3) 200-amp meter cans on one pedestal, 75' east of the transformer.
- Meter Can B: one (1) 400-amp meter can, 64' southwest of the transformer.

Current Agricultural Use Areas:

PROPOSED CONCEPTUAL SITE PLAN

Layout may vary. No buildings or mobile units will ever be within 50 feet of adjacent properties. Yellow bands indicate the continuous 50-foot Buffer Zone required by LDR Sec. 28-61.





Yellow Buffer Zone 50' shown on all sides. All poultry structures, mobile coops, barns, and animal housing will remain outside this buffer at all times. Access roads (compact gravel) and two main gates are on the west side fronting N Singleton Avenue.

PROPERTY KEY / LEGEND & OPERATIONAL NOTES

Structure & Feature Key

- (yellow) AG building areas to the north and south west — include but limited to; poultry egg and produce processing facilities. USDA office, product storage, poultry eggs and produce processing buildings, Poultry Barn, office building, Greenhouse / hoop house, agricultural storage, and/or barns
- (blue area) mobile poultry housing — mobile coops built on trailer beds in Livestock pasture areas(blue). These will always operate and relocate exclusively outside the 50-ft buffer.
- (blue area) Fruit trees/berries/Fruit shrubs – these will also act as a buffer between pastures and surrounding neighbors. Planted along perimeter of property in compliance with local regulations.
- (yellow) Central East AG buildings — AG storage, well, office space, and future farm housing.
- (yellow) Southern AG buildings — Cattle, horse, and Sheep Shelters 80' × 18'.
- (red) Row crop – Is for seasonal produce production, may also host livestock for periods of time.

ADDITIONAL NOTES

1. Access road is compact gravel with two main gates on the west side of the property fronting N Singleton Avenue.
2. Perimeter fencing is already installed around the property.
3. The “Proposed future farm housing and/or additional Agriculture Building/s” area is shown for conceptual purposes only. Any dwelling will comply with standard GU residential setbacks (50 ft front / rear / side-corner; 25 ft interior side), permitting, or local residential compliances, in addition to agricultural setbacks.
4. This is a low-intensity regenerative operation. It does **not** propose intensive commercial agriculture, feedlots, or industrial-scale processing.

SETBACK & COMPLIANCE CERTIFICATION

The undersigned affirms that the layout shown on this Conceptual Site Plan is designed so that no poultry house, mobile coop, stable, barn used for animals, or similar structure will be placed within fifty (50) feet of any property line, in full compliance with Titusville LDR Section 28-61(c)(1) for agricultural pursuits in the GU zoning district. Movable elements will be managed to maintain this setback at all times.

Respectfully submitted,

Justin Dunlap

Owner – Space Chicken Farm / Southern Unique Sustainability LLC
August 2026

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Conditional Use Permit (CUP) No. 2-2026 1018 & 1020 Orange St**
Department/Office: Planning

Recommended Action:

Consider the requested Conditional Use Permit to allow warehousing/wholesale at property within the Light Industrial & Warehousing (M-1) zoning district.

This is a quasi-judicial item.

The City Council will hold the public hearing on September 22, 2026.

Summary Explanation & Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow warehousing on approximately 0.33 acres located at 1018 and 1020 Orange Street. The property is zoned Light Industrial Services and Warehousing (M-1) and has a Downtown Mixed Use Future Land Use designation.

Warehousing/wholesale is a permitted use with limitations in the M-1 zoning district pursuant to Section 28-222 of the Land Development Regulations (LDR). The standards for permitted uses with limitations require that warehousing/wholesale obtain a Conditional Use Permit when the Comprehensive Plan Future Land Use designation is not industrial. Additional standards prohibit bulk storage or flammable liquids and outdoor display.

According to the applicant, the property has undergone approximately \$400,000 in improvements, primarily to meet Florida Gaming Commission build-to-suit requirements for the proposed tenant. The proposed tenant intends to use the facility to store gaming equipment, which classifies the use as warehousing. The Conditional Use Permit is requested to allow the proposed warehousing use.

Alternatives:

1. Approve the CUP as presented.
2. Approve the CUP with conditions.

3. Deny the CUP.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report CUP#2-2026
2. Application
3. Site Plan
4. Survey
5. Code
6. Maps



City of Titusville

Planning Department Staff Report

Conditional Use Permit

CUP No. 2-2026 – 1018 & 1020 Orange St

Meeting Dates: *Planning and Zoning Commission: September 2, 2026*
City Council Public Hearing: September 22, 2026

Prepared By: Tabitha Armstrong, AICP - Planner

Applicant(s): Bruce Miao, P.E. MBV Engineering, authorized applicant for property owner, Michael Graue.

Applicant's Request: Approval of a Conditional Use Permit to allow warehousing/wholesale at property in the M-1 zoning district.

Staff Recommendation: Consider CUP No. 2-2026

BACKGROUND INFORMATION

The applicant is requesting a Conditional Use Permit (CUP) to allow warehousing on approximately 0.33 acres located at 1018 and 1020 Orange Street. The property is zoned Light Industrial Services and Warehousing (M-1) and has a Downtown Mixed Use Future Land Use designation.

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AERIAL MAP



PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant Industrial	Downtown Mixed Use	Light Industrial and Warehousing (M-1)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Multitenant Commercial	Downtown Mixed Use	Community Commercial (CC)
South	Manufacturing	Industrial	Light Industrial and Warehousing (M-1)
East	Vacant Industrial	Industrial	Light Industrial and Warehousing (M-1)
West	Professional Office	Downtown Mixed Use	Community Commercial (CC)

STAFF ANALYSIS

Conditional Use Criteria

Section 34-76 of the LDRs states that before any Conditional Use is granted, City Council shall apply the standards set forth below and shall determine that satisfactory provisions and arrangements of the following factors have been met by the petitioner, where applicable. The following are staff's findings based on the CUP request.

1) Compliance with all elements of the Comprehensive Plan.

[FLUE] Policy 1.8.5: Industrial land uses designations and accompanying proposals shall consider compatibility between industrial and surrounding land uses, including, but not limited to, intensity of use, hours of operation, heat, glare, smoke, fumes, noise, visual impacts, privacy factors and impacts on the micro climate.

Staff Comment: The proposed warehousing use is consistent with Future Land Use Policy 1.8.5. The property is designated Downtown Mixed Use future land use and zoned Light Industrial Services and Warehousing (M-1). The proposed use consists of indoor storage of gaming equipment within an existing building and is not anticipated to generate significant heat, glare, smoke, fumes, or other nuisance impacts. The applicant has indicated hours of operation will be from 7:00 a.m. to 5:00 p.m., and no outdoor display is proposed, which helps minimize potential visual and compatibility impacts on surrounding properties.

2) Ingress and egress to the property and proposed structure with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Staff comment: The subject property is currently developed and has existing vehicular access from Orange Street. The proposed warehousing use will utilize the existing access and circulation pattern, and no changes to ingress, egress, or the existing parking area are proposed as part of this request.

The Fire Department did not express any specific concerns related to access.

3) Nuisance factors detrimental to adjacent and nearby properties and the City as a whole. Nuisance factors shall include but not necessarily be limited to noise, odor, smoke, glare, electrical interference and/or mechanical vibrations.

Staff comment: The proposed warehousing use consists of the indoor storage of gaming equipment within an existing building and is not anticipated to generate nuisance factors such as excessive noise, odor, smoke, glare, electrical interference, or mechanical vibrations beyond those typically associated with warehouse operations. No outdoor storage or display is proposed as part of this request. The proposed use is not expected to create adverse nuisance impacts on adjacent properties.

4) Adopted level of service for solid waste disposal, potable water, or wastewater shall not be exceeded.

Staff comment: A concurrency review was completed for the proposed warehousing use. The site is currently developed and served by existing City utilities, and the proposed use of the existing building is not anticipated to increase demand for potable water,

wastewater, or solid waste services beyond existing levels. No increase in water or wastewater demand was identified through the concurrency review. Additionally, the proposed warehousing use is not anticipated to generate a significant increase in traffic, and a traffic study was not required. The proposed use is not expected to exceed adopted levels of service for public facilities and services.

5) Screening and buffering with reference to type, dimensions and character.

Staff comment: The proposed warehousing use will occur entirely within the existing building. The building has zero-foot setbacks along the north, east, and south property lines, with an existing paved parking area to the west. No building expansion, increase in impervious area, outdoor storage, or outdoor display is proposed.

Pursuant to Section 30-332, industrial development adjacent to commercial or industrial development would typically require a Type A landscape yard. However, Section 30-333(a)(5) exempts a use, building, or structure for which only a change of use is requested and no structural modifications that increase the volume or scale of the building are proposed. As this request involves the use of an existing building without expansion or redevelopment of the site, additional landscape yards are not required as part of this Conditional Use Permit.

The existing site configuration and indoor nature of the proposed use provide adequate compatibility with adjacent properties without additional screening or buffering.

6) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district.

Staff comment: No new signage or exterior lighting is proposed in conjunction with the request for warehousing at 1018 and 1020 Orange Street. Any future signage shall be reviewed separately through the City's sign permitting process for consistency with the Land Development Regulations. Existing on-site lighting is expected to remain, and any proposed lighting modifications shall comply with applicable City standards and be reviewed through the building permit process to ensure compatibility with adjacent properties and avoidance of glare onto residential areas.

7) Hours of operation shall be consistent with surrounding properties.

Staff comment: The applicant has stated that the hours of operation for the proposed warehousing use will be Monday through Friday, from 7:00 a.m. to 5:00 p.m. These hours are consistent with typical business hours for commercial and light industrial uses in the surrounding area. No evening or late-night operations are proposed. Based on the stated hours of operation, the proposed use is compatible with surrounding properties and does not recommend any additional conditions related to hours of operation.

8) Off street parking and loading area where required with particular attention to ingress and egress.

Staff comment: The proposed warehousing use will occupy an existing building and does not include any changes to the existing parking, loading, or circulation areas. Access to the site will continue to be provided by the existing driveway from Orange Street. No new curb cuts or modifications to ingress or egress are proposed as part of this request. The existing off-street parking and loading configuration is adequate to serve the proposed use.

1 9) Required yards and other open spaces.

2 *Staff comment: The proposed warehousing use will occur entirely within the existing*
3 *building, and no building expansion or additional impervious area is proposed. The*
4 *existing building has zero-foot setbacks along the north, east, and south property lines,*
5 *with an existing paved parking area to the west. The request does not propose any*
6 *modifications to the existing yards or open space areas. Therefore, the Conditional Use*
7 *Permit will not alter the existing site configuration with respect to required yards or open*
8 *space.*

9 10) General compatibility with adjacent properties and other property in the district AND

10 11) Whether the proposed change is out of scale with the needs of the neighborhood or the City.

11 *Staff comment: The proposed warehousing use consists of the indoor storage of gaming*
12 *equipment within an existing building. No expansion of the existing building, outdoor*
13 *storage, or display is proposed. The use will primarily function as a secure storage facility*
14 *for one tenant and is not anticipated to generate significant customer traffic or operational*
15 *impacts beyond those typical of a warehouse use. The proposed Conditional Use Permit*
16 *is compatible with surrounding development and is not out of scale with the needs of the*
17 *neighborhood.*

18 12) Special requirements set out in the schedule of district regulations for the particular use
19 involved. Sec. 28-222. – Warehousing/wholesale (c) provides the following:

20 “(c) Standards for permitted uses with limitations. (1) In the Light Industrial Services and
21 Warehousing (M-1) zoning district, warehousing/wholesale:

22 a) Shall be required to receive a conditional use permit when the Comprehensive Plan
23 future land use designation is not industrial.

24 *Staff comment: The subject property is currently designated as Downtown Mixed*
25 *Use on the City’s future land use map. The applicant has submitted this Conditional*
26 *Use Permit application to satisfy that requirement.*

27 b) Shall not contain bulk storage or flammable liquids.

28 *Staff comment: According to the applicant, the proposed use consists of the indoor*
29 *storage of gaming equipment within the existing building. No bulk storage or*
30 *flammable liquids are proposed as part of this request.*

31 c) Shall not allow any outdoor display.

32 *Staff comment: Based on the application materials submitted, no outdoor display*
33 *is proposed as part of the warehousing use. The proposed storage of gaming*
34 *equipment will occur entirely within the existing building.*

35 **RECOMMENDATION**

36 Based on the analysis provided above, staff recommends **approval** of CUP No. 2-2026 to allow
37 warehousing at 1018 and 1020 Orange Street in the M-1 zoning district.



Gateway to Nature & Space



APPLICATION FOR CONDITIONAL USE PERMIT

Please submit electronically a completed application including required submittals to the Planning Department for payment and meeting scheduling. Chapter 34 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

1. Project Information	Project Name Orange Street CUP	Property Address/Location Description 1018 / 1020 Orange Street	
2. Applicant/ Owner	Name of Applicant/Contact Bruce A. Moia, P.E. MBV Engineering Inc.	Name of Owner Michael Graue	
	Street Address 1250 W Eau Gallie Blvd. Ste H	Street Address 2862 Chapelwood Court	
	City State Zip Melbourne FL 32935	City State Zip Oviedl FL 32765	
	Telephone # 321-253-1510 Fax #	Telephone # 407-506-7461 Fax #	
	E-Mail Address brucem@mbveng.com	E-Mail Address michaeligraue@gmail.com	
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
4. Parcel ID	22-35-04-AU-34-3	Tax Acct.	2201152
5. Site Size (Attach Legal Description)	Acres: .33 Square Feet: 14,375		
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:		
	SUBJECT SITE: _____		
	NORTH:	IND / AU	
	SOUTH:	IND / MU	
	EAST:	IND / MU	
	WEST:	IND / MU	
7. Current Designation	Future Land Use: MU	Zoning: IND	

8. Building Status	Existing Building(s) on the site? 1	New Buildings Proposed? 0
9. Operating Schedule	(Hours of operation, size of operation) Monday - Friday 07:00 AM to 5:00 PM	
10. Note any previous CUPs on the site	None	
11. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐ Master Plan Approval ☐ Rezoning ☐
	Vacation of Right of Way ☐	Site Plan ☐ Subdivision/Plat ☐ Other: ☐
12. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) Per Section 28-222 (1) a - Because the current FLU designation of DMU, and not industrial we are requesting a CUP for the allowable use of warehousing within the existing facility. The owner has spent \$400k in improvements. Most of the improvements were to meet the Florida Gaming Commission build to suit requirements, who is the proposed tenant. Because they plan to use the facility to store gaming equipment, the use is being designated as warehouse, which is a Conditional Use in the existing zoning. The Conditional Use is being requested such that an occupational/business license can be obtained to allow the proposed tenant to occupy the facility.	

- **All applications shall require Community Development Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department electronically and officially logged in by **end of business day.**
- Tentative hearing dates are scheduled approximately 4 months from the time a completed application is submitted.
- Incomplete applications 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.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission and City Council are not guaranteed placement on the originally scheduled date(s).
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.

ACKNOWLEDGEMENT

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. 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.
4. 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.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the City Council, Board of Adjustment & Appeals, and Planning & Zoning Commission on this topic to properly noticed public hearings or to written communication to the City Clerk's Office, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/ 
(Signature)

05-27-2026

(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: _____

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 7)

Please fill out the following and submit the documents to the Planning 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	☒
2. Warranty Deed	☒
3. Notarized Owner Authorization Form (If applicable)	☒
4. Legal Description (from a certified survey in Microsoft Word format)	☒
5. Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures)	☒
6. Conceptual Site Plan (minimum 24" x 36") in hardcopy or electronic in PDF format.	☐
7. Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
8. Pre-Application Meeting Date: Staff in Attendance:	☐
9. Completed Concurrency Application	☐

THE CONCEPTUAL PLAN SHALL INCLUDE THE FOLLOWING:

(Development Review Procedures Manual Section 7)

1. All property lines and easements	☐
2. The general location and size of all existing and proposed structures and parking areas.	☐
3. All required landscaping, buffering, or screening.	☐
4. General location of ingress and egress to the property	☐

\\2426-1-1995 GRAUE COMMERCIAL, TITUSVILLE, 2024-10-15 10:26:56 AM SITE PLAN 11/12/2025 11:27:24 AM RYAN W

SITE INFORMATION

GENERAL STATEMENT

THE PROJECT CONSISTS OF OBTAINING A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE EXISTING BUILDING TO BE USED FOR WAREHOUSING IN THE EXISTING ZONING DISTRICT. ALL SITE IMPROVEMENTS SHOWN ON THIS SITE PLAN ARE EXISTING. NO SITE MODIFICATIONS, ADDITIONS, OR IMPROVEMENTS ARE PROPOSED.

OWNER/APPLICANT

MICHAEL AND ROSA GRAUE
1018 ORANGE ST
TITUSVILLE, FL 32796

SURVEYOR

TARGET SURVEYING, LLC
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: (561) 640-4800

SITE ADDRESS

1018 ORANGE ST
TITUSVILLE, FL 32796

FUTURE LAND USE

DMU

TAX PARCEL I.D. NUMBER(S)

22-35-04-AU-34-3

ENGINEER

MBV ENGINEERING, INC.
1250 W. EAU GALIE BLVD, UNIT H
MELBOURNE, FL 32935
PHONE: (321) 253-1510

ZONING

M-1

TAX ACCOUNT NO.

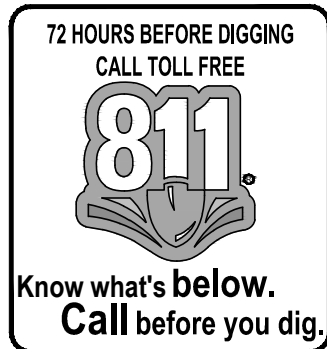
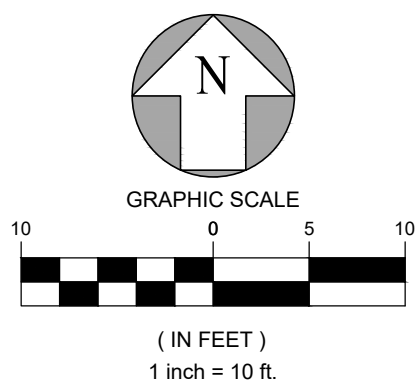
2201152

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.I.R.M. PANEL 1251520205 H, DATED JANUARY 5, 2024.

LEGAL DESCRIPTION

LOTS 3, 4, AND 5, BLOCK 34, PARK ADDITION TO TITUSVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 12, LESS AND EXCEPT ROAD RIGHT OF WAY, NORTH 1/2 ORANGE STREET AS IN OFFICIAL RECORDS BOOK 1491, PAGE 807, AND EXCEPT OFFICIAL RECORDS BOOK 2394, PAGE 2718, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND, LOTS 6, AND 7, BLOCK 34, PARK ADDITION TO TITUSVILLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(2) 12, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 11 FEET THEREOF.

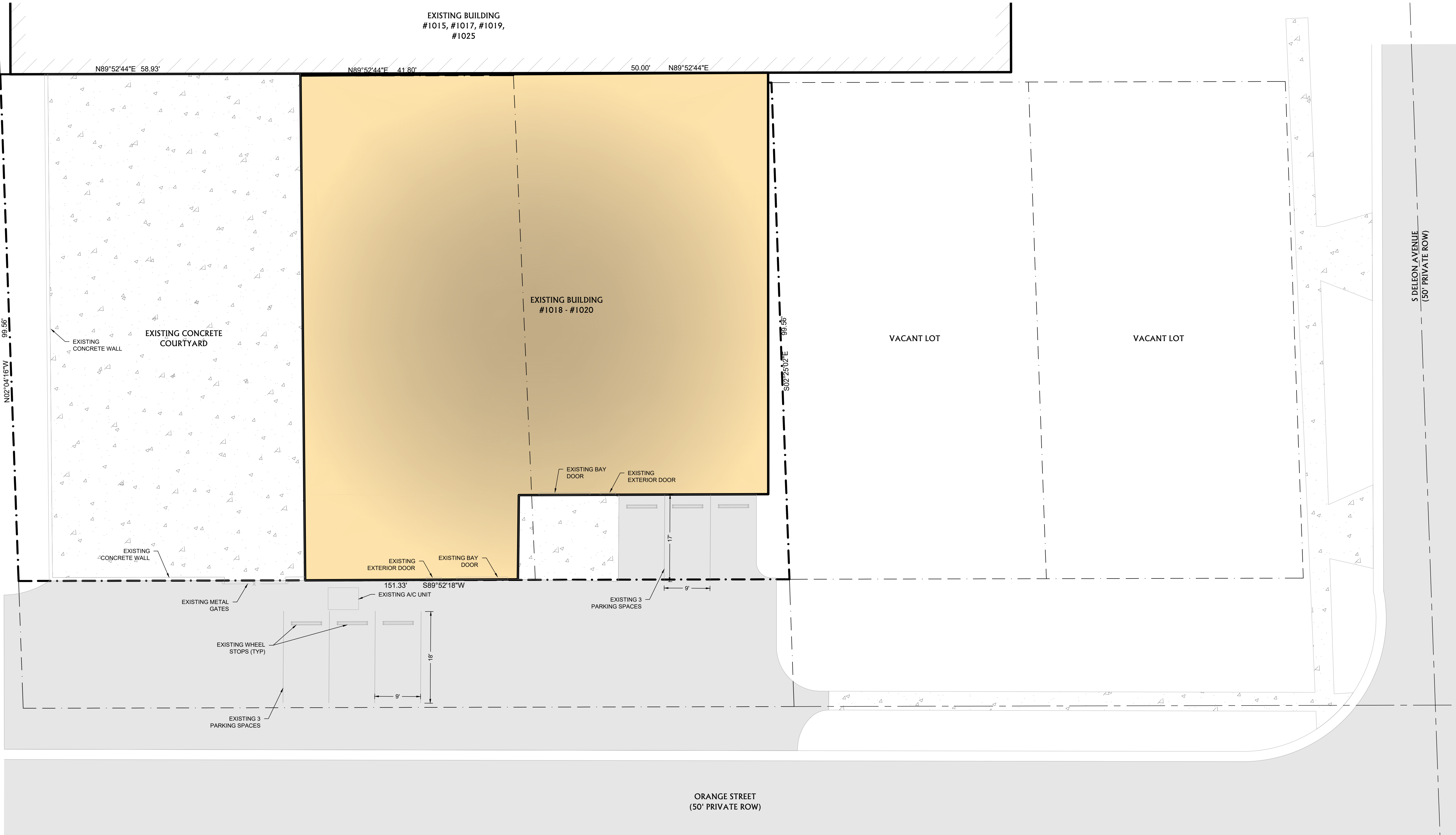


MUNICIPAL APPROVAL STAMP

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ACCORDIUM ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

C-1

SHEET
24-1069



1250 W. EAU GALIE BLVD, SUITE H
MELBOURNE, FLORIDA 32935
P: 321.253.1510
F: 321.253.1511
ALSO WITH OFFICES IN:
VERO: 772.698.0035, FT PIERCE: 772.466.8005, PALM CITY: 772.468.9699

SITE PLAN

GRAUE COMMERCIAL BUILDING

FLORIDA
CITY OF PALM BAY

DESIGNED	24-1069	8
DRAWN	BAM	7
DATE	AFK/KB	6
CHECKED	06/10/2026	5
DATE ISSUED	BAM	4
COMMENTS	1	3
REVISIONS	2	2
DATE	6/11/2026	1

PAGE 1 OF 1

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, BLOCK 34, PARK ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 12, LESS AND EXCEPT ROAD RIGHT OF WAY, NORTH 1/2 ORANGE STREET AS IN OFFICIAL RECORDS BOOK 1491, PAGE 807, AND EXCEPT OFFICIAL RECORDS BOOK 2394, PAGE 2718, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LOT 6 AND 7, BLOCK 34, PARK ADDITION TO TITUSVILLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 12, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 11 FEET THEREOF.

LOT 2
BLOCK 34

CERTIFIED TO:
MICHAEL J. GRAUE AND ROSA R. GRAUE;
MASTERPIECE TITLE; COMMONWEALTH LAND TITLE INSURANCE COMPANY;
SELLER HELD MORTGAGE KEITH KELLY AND DEBORAH KELLY

COMMUNITY NUMBER: 125152

PANEL: 0205

SUFFIX: H

F.I.R.M. DATE:

FLOOD ZONE: X

FIELD WORK: 1/5/2024

PROPERTY ADDRESS:

1020 ORANGE STREET &
8 SOUTH DE LEON AVENUE
TITUSVILLE, FL 32796

SURVEY NUMBER: 616539

CLIENT FILE NUMBER: MP7123-00645

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F.E.L.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A.C.	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	P.B.	PLAT BOOK
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.C.	POINT OF CURVATURE
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER/KALON NAIL	P.C.C.	POINT OF COMPOUND CURVE
(C)	CALCULATED	(L)	LENGTH	P.O.B.	POINT OF BEGINNING
(A)	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.R.C.	POINT OF REVERSE CURVE
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.T.	POINT OF TANGENCY
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	R.W.	RIGHT-OF-WAY
D.H.	DRILL HOLE	N&D	NAIL & DISK	(R)	RADIAL / RADIUS
D.W.	DRIVEWAY	N.R.	NOT RADIAL	S.I.R.	SET IRON ROD
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	T.O.B.	TOP OF BANK
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	U.E.	UTILITY EASEMENT

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

SURVEY NOTES
ASPHALT CROSSING INTO RW
ON SOUTHERLY SIDE OF LOT.
THERE ARE FENCES NEAR THE NORTHERLY
AND WESTERLY SIDES OF THE PROPERTY.
A = CORNERS FALL IN BUILDING

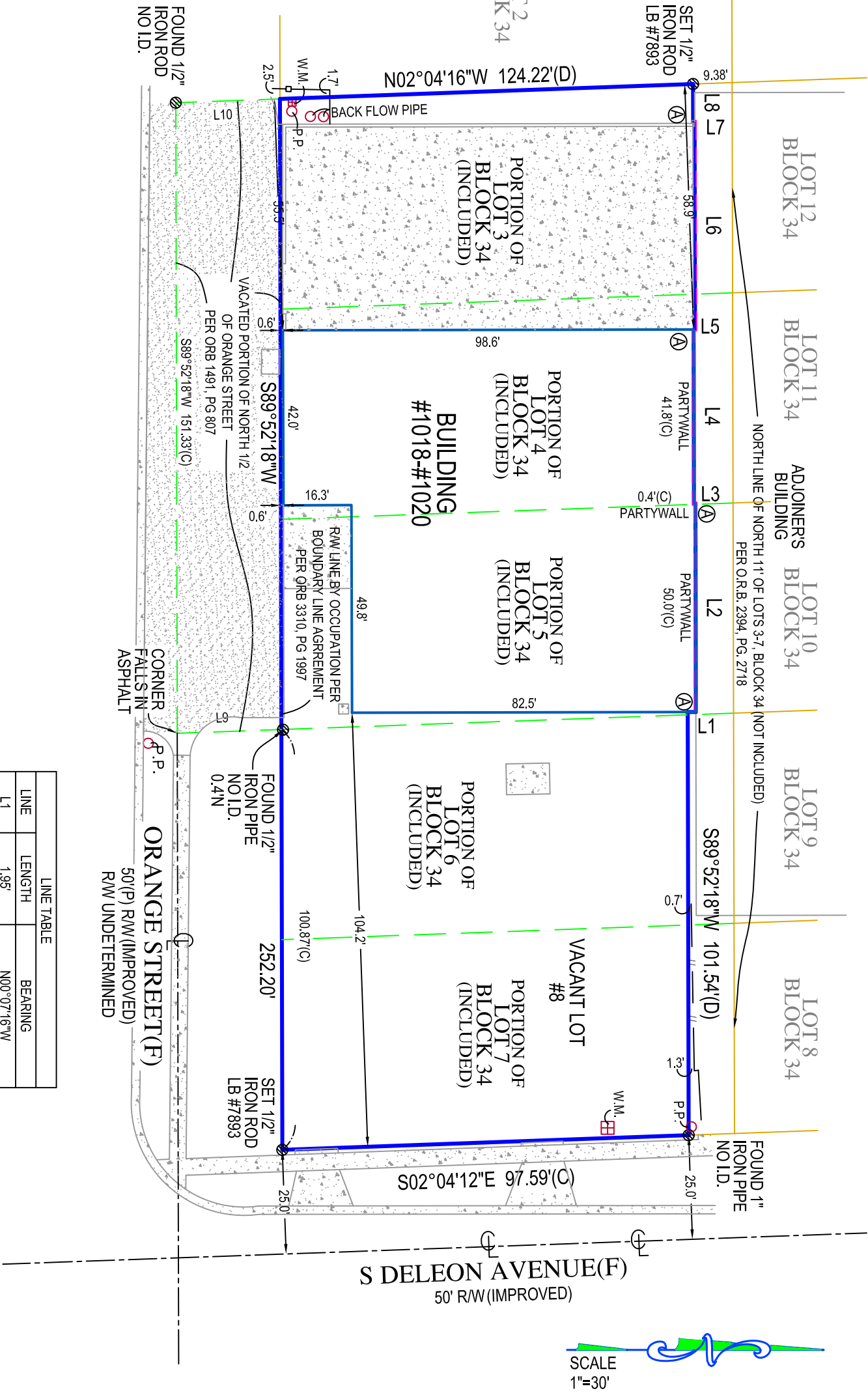
LINE	LENGTH	BEARING
L1	1.95'	N00°07'16"W
L2	50.00'	S89°52'44"W
L3	0.35'	S00°07'16"E
L4	41.80'	S89°52'44"W
L5	0.35'	N00°07'16"W
L6	49.80'	S89°52'44"W
L7	0.35'	S00°07'16"W
L8	9.11'	S89°52'44"W
L9	25.01'	S02°04'12"E
L10	25.01'	N02°04'16"W

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

REVISIONS:

9/23/2025 - ADJUST BOUNDARY PER O.R.B. 3310, PG 1997

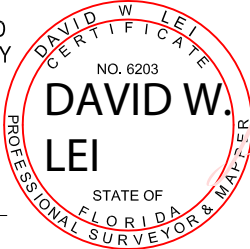


SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

DAVID W LEI
PROFESSIONAL SURVEYOR AND MAPPER #6203



Digitally signed by
DAVID W. LEI
Date: 2025.09.26
12:00:35 -04'00'

TARGET
SURVEYING, LLC

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

Sec. 28-222. Warehousing/wholesale.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B		R-1C		R-2	R-3	RMH-1			RMH-2		RHP		
HM	T	NC	CC		RC		OP	M-1	M-2			M-3		PID		
								L	P			L		P		
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN	
			D	U	M	C			100	200	300	400	500			
					P		L						L			

(b) *Definition.* "Warehousing/wholesale:" The display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, including truck terminal or bus servicing facilities, motor freight transportation, moving and storage facilities, warehousing, and storage activities.

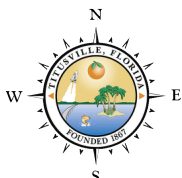
(c) *Standards for permitted uses with limitations.*

- (1) In the Light Industrial Services and Warehousing (M-1) zoning district, warehousing/wholesale:
 - a. Shall be required to receive a conditional use permit when the Comprehensive Plan future land use designation is not industrial.
 - b. Shall not contain bulk storage or flammable liquids.
 - c. Shall not allow any outdoor display.
- (2) In the Urban Mixed-Use (UMU) zoning district, warehousing/wholesale shall meet the criteria in (c)(1)a. and b. above and must be on property with an approved warehousing/wholesale use existing prior to December 8, 2009. Expansions must be on property owned by the owner of the approved industrial business on or before December 8, 2009.
- (3) In the Highway Industrial Infill (M-3) zoning district, warehousing/wholesale shall meet the requirements of subsection (1) above, and shall require a conditional use permit if located within 500 feet of residential uses or zoning.

(Ord. No. 25-2020, § 33, 12-8-20; Ord. No. 49-2023, § 5, 10-24-23)

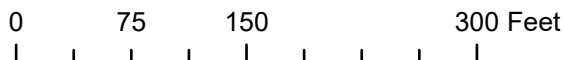


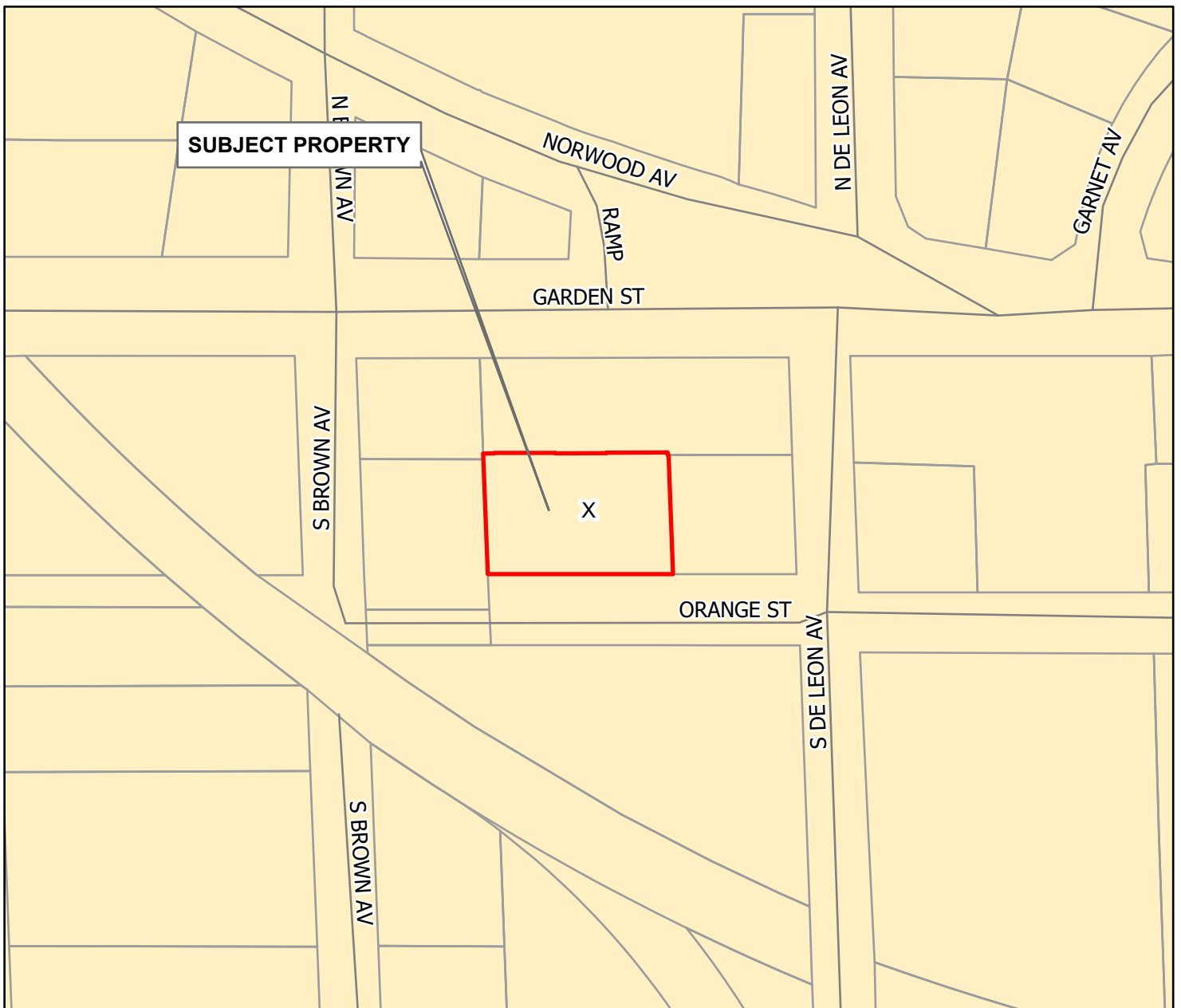
SUBJECT PROPERTY



Aerial 2026

CUP#2-2026





FEMA FLOOD HAZARD AREAS

CUP#2-2026

Special Flood Hazard Area Zones



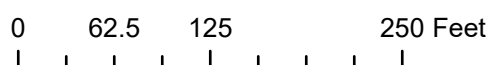
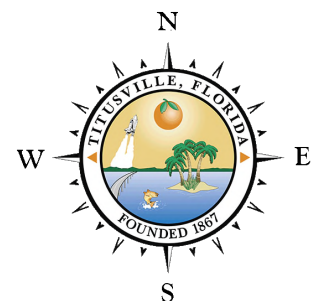
Moderate Flood Hazard Area Zone

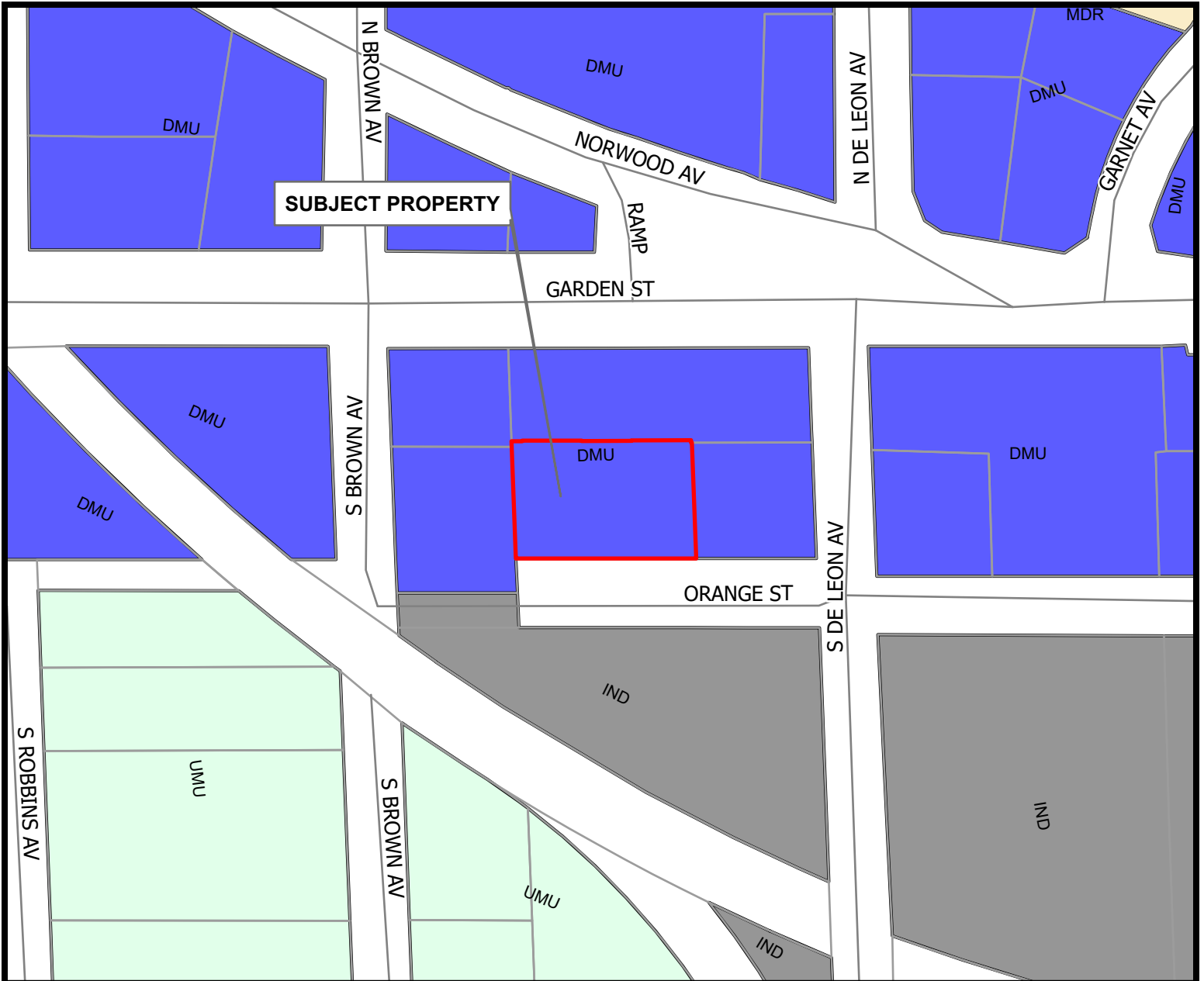


Minimal Flood Hazard Zones



Other Flood Zone Areas

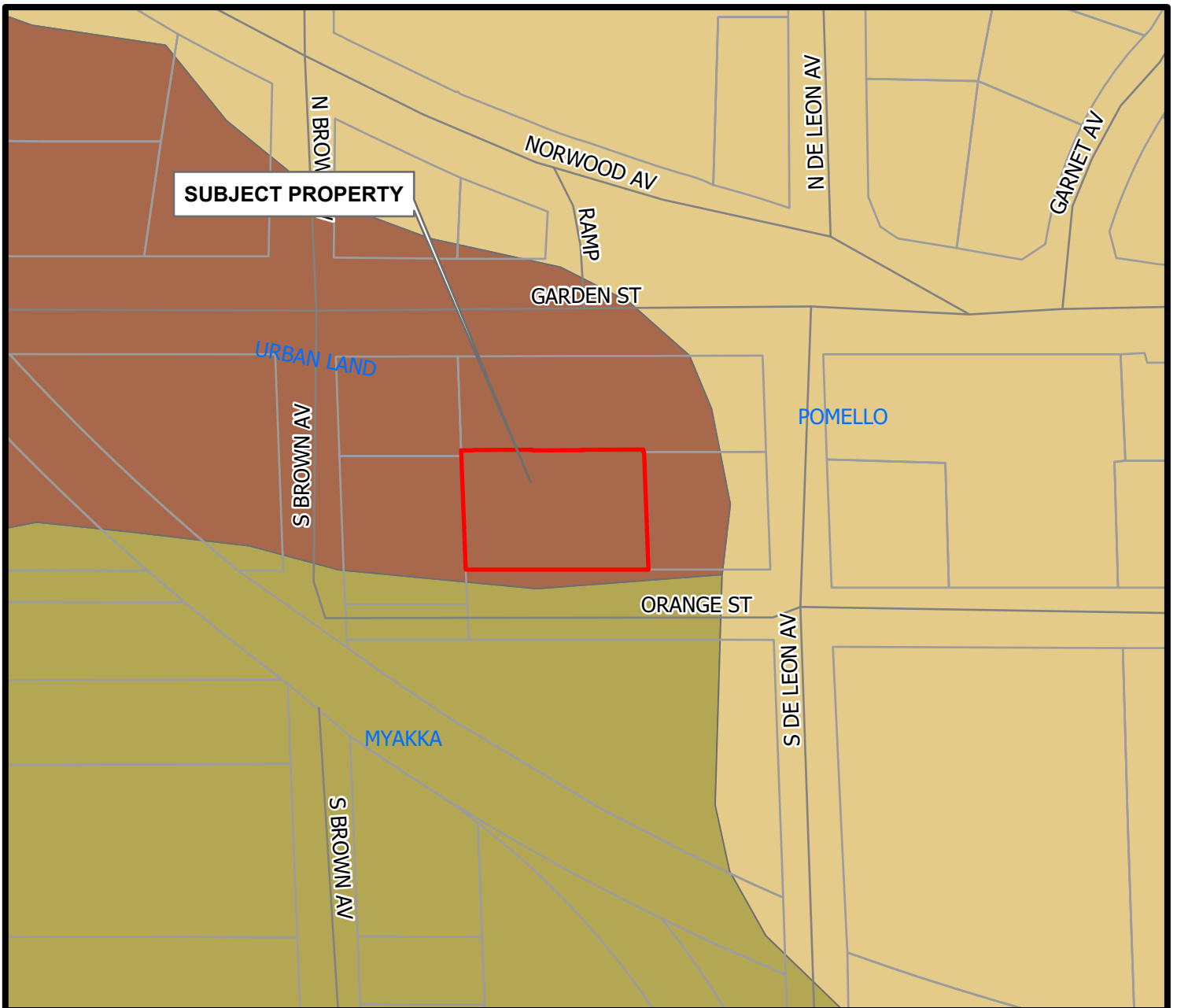




LOCATION OF PROPERTY & FUTURE LAND USE MAP

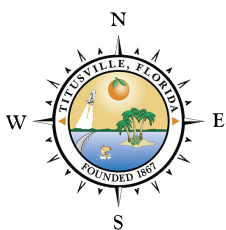
CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE	MDR MEDIUM-DENSITY RESIDENTIAL	REC RECREATIONAL	UMU URBAN MIXED-USE
LDR LOW-DENSITY RESIDENTIAL	RES-1 RESIDENTIAL-1	US1 US-1 CORRIDOR	





SOILS IN THE VICINITY OF SUBJECT PROPERTY CUP#2-2026

- MYAKKA
- POMELLO
- URBAN LAND

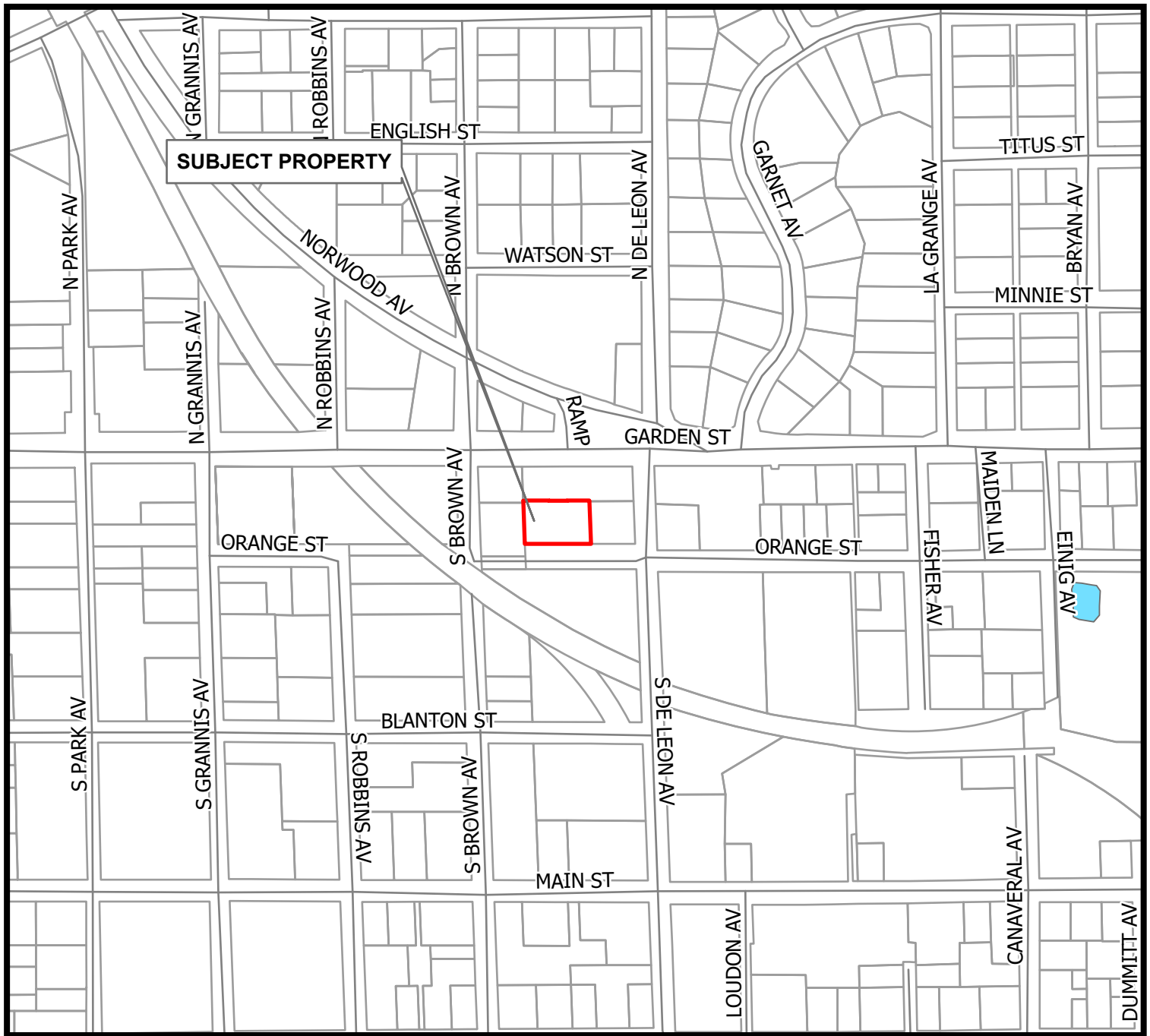


0 62.5 125 250 Feet

Community Development Department

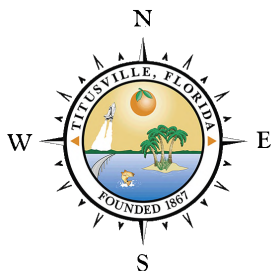
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

8/26/2026



WETLANDS IN VICINITY OF PROPERTY

CUP#2-2026



WETLAND_TY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

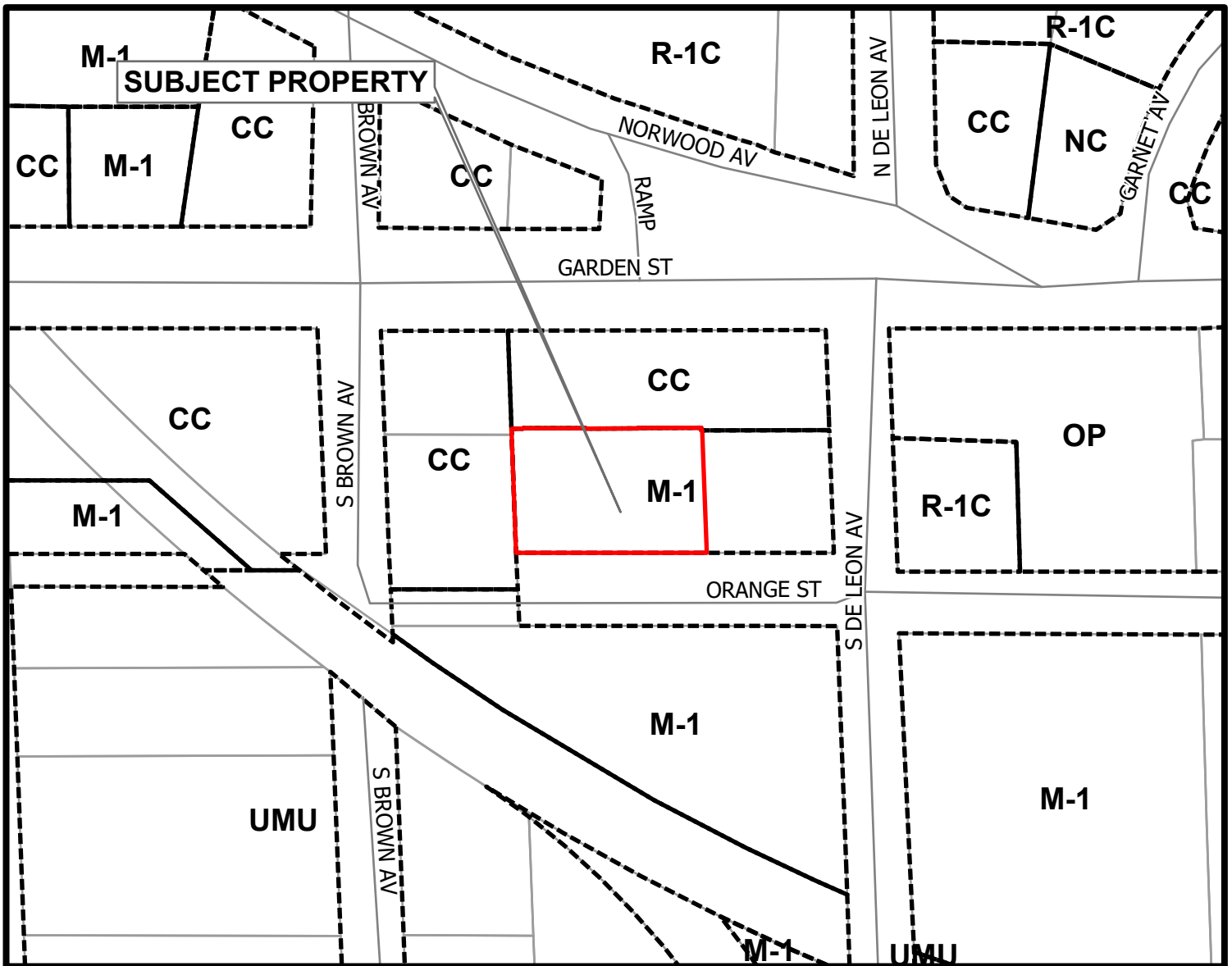
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

8/26/2026

Scale:1:4,000

Community Development Department
Source: USFWS NWI (2025)

This data set represents the approximate location and type of wetlands and deepwater habitats. The primary intended use is for regional and watershed data display and analysis, rather than specific project data analysis.



ZONING MAP

RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
RR	RURAL RESIDENTIAL
R-1A	SINGLE FAMILY, LOW DENSITY
R-1B	SINGLE FAMILY, MEDIUM DENSITY
R-1C	SINGLE FAMILY, HIGH DENSITY
R-2	MULTIFAMILY, MEDIUM DENSITY
R-3	MULTIFAMILY, HIGH DENSITY
RMH-1	RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
RMH-2	RESIDENTIAL MANUFACTURED HOUSING PARK

COMMERCIAL DISTRICTS

HM	HOSPITAL MEDICAL
T	TOURIST
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
OP	OFFICE PROFESSIONAL

INDUSTRIAL DISTRICTS

M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

TSA	TITUSVILLE SHORELINE AREA
AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREA
ACC	AREA OF CRITICAL CONCERN
HPA	HISTORIC PRESERVATION AREA

SPECIAL DISTRICTS

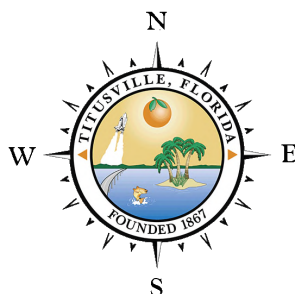
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL

Base Map

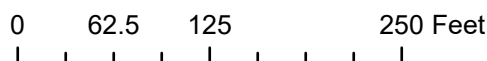
City Limits

Zoning

Subject



CUP#2-2026



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Ordinance amending the Office Professional (OP) zoning district to allow Live Work Units.**
Department/Office: Community Development

Recommended Action:

Make a recommendation to City Council on the Ordinance amending the Office Professional (OP) zoning district to allow Live Work Units.

This is a legislative item.

The City Council will hold two public hearings on September 8 and 22, 2026.

Summary Explanation & Background:

On October 14, 2025, the City Council directed the staff to draft an ordinance permitting live work units in the Office Professional (OP) zoning district. Live work units are buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Enclosed for the Commission's information is an illustration of a live work unit.

Alternatives:

1. Approve the ordinance as written.
2. Approve the ordinance with changes.
3. Do not approve the ordinance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Live Work Units in OP Ord Ver2
2. Live Work illustration

ORDINANCE NO. X-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW LIVE/WORK UNITS IN THE OFFICE PROFESSIONAL (OP) ZONING DISTRICT, BY AMENDING SECTIONS 28-54, "USE TABLE" AND 28-73 "LIVE-WORK UNIT", PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, Live-Work Units are defined in the Land Development Regulations as buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work; and

WHEREAS, the current Titusville Land Development Regulations permit Live-Work Units within the Downtown Mixed Use (DMU) zoning district only; and

WHEREAS, the Office Professional (OP) zoning district permits an office use or a detached single family home, but does not permit a mixture of office and residential uses in the same structure and

WHEREAS, several properties with the OP zoning district are also designated with the Downtown Mixed Use comprehensive plan future land use category, which encourages a mixture of uses; and

BE IT ENACTED BY THE CITY OF TITUSVILLE, FLORIDA as follows:

SECTION 1: Recitals. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2: That Chapter 28, "Zoning", Article IV, "Use Table", Section 28-54, "Use table", of the Code of Ordinances, City of Titusville is hereby amended to read as follows:

	Agriculture and Public			Residential Districts										Commercial Districts						Industrial Districts				Mixed-Use																	Standards		
Permitted Principal Use	GU	OR	P	RE	RR	R1A	R1B	R1C	R-2	R-3	RMH-1	RMH-2	RHP	HM	T	NC	CC	RC	OP	M-1	M-2	M-3	PID	DMU					UMU	SMU	RMU					UV	IRCN		See Noted Section for Use Specific Standards				
	Key: P = Permitted; L = Permitted subject to limitations; C = Condition; Blank Cell = Use Prohibited																							Downtown	Uptown	Midtown	Civic Waterfront			100	200	300	400	500		C	R						
Residential																																											
Additional residential density																														C										28-71			
Assisted living facility (ALF)									L	L				L											C		C	C			L		C	L	L		L			28-72			
Live/work unit																			P					P		P	P		L											28-73			
Manufactured housing											P	P																													28-74		
Multifamily dwellings (duplex, triplex, quadplex, etc.)									P	P															P		P	P		P	L		C	P	P		P		L		28-75		
Neighborhood group home				P	P	P	P	P	P	P	P	P													P		P	P		P			P	C	C		P		P		28-76		
Patio homes																														P		P										28-77	
Residential/professional use				C	C	C	C	C	C	C																							C									28-78	
Residential treatment facilities										C				C																												28-79	
Single-family dwelling (detached)	L	L/C		P	P	P	P	P					P						P						C			C		P	P		P						L	P		28-80	
Tiny house									L	L	L	L																		L													28-80.5
Tiny house on wheels (THOW)												C																		L													28-80.6
Townhomes									L	L															L		L	L		P	L		C	P	P			L		L		28-81	

SECTION 3: That Chapter 28, "Zoning", Article V, "Use Standards", Division 2, "Residential", Section 28-73, "Live-work unit", of the Code of Ordinances, City of Titusville is hereby amended to read as follows:

Sec. 28-73. Live-work unit.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B		R-1C		R-2	R-3	RMH-1			RMH-2		RHP		
HM	T	NC	CC		RC		OP	M-1	M-2			M-3		PID		
							P									
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN	
			D	U	M	C			100	200	300	400	500			
			P	P	P		L									

(b) *Definition.* "Live-work Unit:" Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

(c) *Standards for permitted uses with limitations.*

(1) In the Urban Mixed Use (UMU) zoning district. Live-work units:

- a. Shall limit nonresidential uses to only those uses allowed within the district and shall comply with any conditions of said use.

SECTION 4. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. INCORPORATION INTO THE CODE. This Ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the Code may be made.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

PASSED AND ADOPTED, this ____th day of _____, 2026.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells

LIVE/WORK



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Ordinance amending the parking standards for mini-warehouse**
Department/Office: Community Development

Recommended Action:

Make a recommendation to City Council on the Ordinance amending the parking standards for mini-warehouse.

This is a legislative item.

The City Council will hold two public hearings on September 8 and 22, 2026.

Summary Explanation & Background:

The staff recommends the City Council amend the minimum parking requirements for mini-warehouse. Section 28-214(d)(1)g requires one (1) parking space for each of the twenty-five (25) storage cubicles and two (2) spaces for the manager's quarters. The staff believes this requirement is excessive and may contribute to detrimental effects on the natural environment and impose disproportionate burdens on property owners. The City's parking standards for warehouse will apply if the ordinance is adopted. This is a staff initiated ordinance based on City Council's May 26, 2020, directive to review the Land Development Regulations to encourage redevelopment.

Alternatives:

1. Approve the ordinance as written.
2. Approve the ordinance with changes.
3. Do not approve the ordinance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Mini-Warehouse Parking Ord Ver2

ORDINANCE NO. X-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO DELETE SPECIFIC PARKING STANDARDS FOR MINI-WAREHOUSES BY AMENDING SECTION 28-214, "MINI-WAREHOUSE"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, Section 9, Transportation Infrastructure Technical Manual of the Code of Ordinances, establishes parking standards for developments within the City; and

WHEREAS, the City Council finds that the current parking standards for mini-warehouses found in Section 28-214, "Mini-Warehouses", require an excessive number of parking spaces which may contribute to detrimental effects on the natural environment and impose disproportionate burdens on property owners; and

WHEREAS, the Planning and Zoning Commission on September 2, 2026, reviewed the proposed amendments and made recommendations on the adoption of the amendments.

BE IT ENACTED BY THE CITY OF TITUSVILLE, FLORIDA as follows:

SECTION 1: Recitals. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2: That Chapter 28, "Zoning", Article V, "Use Standards", Division 4, "Industrial", Section 28-214, "Mini-warehouse", of the Code of Ordinances, City of Titusville is hereby amended to read as follows:

Sec. 28-214. Mini-warehouse.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B		R-1C		R-2	R-3	RMH-1			RMH-2		RHP		
HM	T	NC	CC		RC		OP	M-1	M-2			M-3		PID		
					L			C	C			L				
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN	
			D	U	M	C			100	200	300	400	500			
					L								L			

(b) **Definition.** "Mini-warehouse:" An enclosed building or buildings having individual compartmentalized units, stalls, or lockers, not exceeding five hundred (500) square feet which are to be rented for storage use.

(c) **Standards for permitted uses with limitations.**

(1) In the Regional Commercial (RC) zoning district, mini-warehouses:

- a. Access to each storage unit shall be from within an enclosed, air-conditioned building.
 - b. The use shall be limited to dead storage for the general public only, and no activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing or repair of motor vehicles, boats, trailers, lawn mowers, and-or other similar equipment shall not be conducted on the premises.
 - c. The use shall be limited to one (1) on-site office not larger than, a maximum one thousand (1,000) square feet. The on-site office shall be an accessory use and may include mailboxes and mailing services.
 - d. Mini-warehouses shall be located within a Regional Commercial (RC) zoning district with a minimum property size of two (2) acres.
- (2) In the Highway Industrial Infill (M-3), Downtown Mixed Use - Midtown (DMU-M), and Regional Mixed Use Industrial Park (RMU-500) zoning districts, mini-warehouses shall meet the requirements of subsection (1) above, if located less than 500 feet of from residential uses or zoning. Mini-warehouses shall require a conditional use permit if located within less than 500 feet of from residential uses or zoning.
- (d) *Standards for conditional uses.* These uses require public hearings.
- (1) In the Light Industrial Services (M-1), and Industrial (M-2), zoning districts, mini-warehouses:
- a. Shall have a minimum property size of two (2) acres.
 - b. Shall allow City Council the ability to require accommodations for a live-in manager for a mini-warehouse facility.
 - c. Shall keep all storage on the property within enclosed or otherwise secured storage cubicles.
 - d. Shall require the operator of the mini-warehouse facility to provide locks for all units and maintain a master key to all locks.
 - e. Shall be limited to dead storage use for the general public only, and no activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing or repair of motor vehicles, boats, trailers, lawn mowers, and-or other similar equipment shall not be conducted on the premises.
 - f. Shall not allow unit size to exceed five hundred (500) square feet.
 - ~~g. Shall provide parking at a rate of one (1) space for each twenty five (25) storage cubicles and two (2) spaces for the manager's quarters~~Reserved.
 - h. Shall require a minimum of thirty-five (35) feet provided between warehouse buildings for driveway, parking, and fire line/~~[lane]~~ purposes.
 - i. Shall require buffers be installed around the perimeter of the project in accordance with Chapter 30, Article III, Division 10, of these regulations.

SECTION 3. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. INCORPORATION INTO THE CODE. This Ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the Code may be made.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

PASSED AND ADOPTED, this ____th day of _____, 2026.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk