

**City of Titusville**  
"Gateway to Nature and Space"

REPORT

**To:** Members of the City Council  
**From:** Thomas Abbate, City Manager  
**Subject:** **Ordinance No. 11-2026 - Aerospace and Light Manufacturing Ordinance**  
**Department/Office:** Community Development

**Recommended Action:**

Conduct the first reading and the first of two required public hearings for the aerospace and light manufacturing Ordinance No. 11-2026, an ordinance of the City of Titusville, Florida, amending the Code of Ordinances relating to uses within the Planned Industrial Development (PID) zoning district to allow childcare facilities as a limited use and stand-alone parking structures as a limited use and to expand the definition of Light Manufacturing to include Aerospace and Defense related research and manufacturing by amending Sections No. 28-54 "Use Table"; 28-110 "Childcare Facility"; 28-154 "Parking structures" and 28-210 "Light Manufacturing"; providing for severability, repeal of conflicting ordinances, incorporation into the Code, and an effective date. This item is a legislative item. (This is the first reading and first public hearing. The second and final public hearing is scheduled for the regular City Council meeting on June 9, 2026 at 6:30 p.m.).

The Planning and Zoning Commission will hold a public hearing on June 3, 2026.

**Summary Explanation & Background:**

On March 24, 2026, in response to a request made by Mayor Connors, Council directed the City Manager and staff review the City's Planned Industrial Development (PID) zoning regulations and ways to make the regulations more friendly or possible for aerospace industry and/or businesses to be able to develop in the PID zoning district areas. The ordinance was drafted in part based on Titusville's proximity to the Kennedy Space Center, Patrick Space Force Base, Space Coast Regional Airport and direct access to transportation facilities such as Interstate-95 and the FEC Railroad. The Titusville area supports a growing number of aerospace and defense related industries. The Council has determined it is desirable to amend the Land Development Regulations to expand an industrial use to support aerospace and defense related manufacturing and certain associated uses related to the same.

The ordinance expands the definition of light manufacturing to specifically include the

aerospace industry in the M-1, M-2, M-3, PID, and DMU zoning districts. The ordinance also eliminates the public hearing requirement for a childcare facility in the PID zoning district under certain circumstances. Finally, the ordinance allows structured parking in the PID zoning as a primary use.

**Alternatives:**

- Do not conduct the first reading of the ordinance.

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Aerospace\_Manufacturing\_Ord Ver4
2. Business Impact Estimate\_BIE\_Aerospace\_Manufacturing\_Updated\_May 2026
3. Legal Display Ad 1 of 2 of public hearings

**ORDINANCE NO. X-2026**

**AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATING TO USES WITHIN THE PLANNED INDUSTRIAL DEVELOPMENT (PID) ZONING DISTRICT TO ALLOW CHILDCARE FACILITIES AS A LIMITED USE AND STAND ALONE PARKING STRUCTURES AS A LIMITED USE AND TO EXPAND THE DEFINITION OF LIGHT MANUFACTURING TO INCLUDE AEROSPACE AND DEFENSE RELATED RESEARCH AND MANUFACTURING BY AMENDING SECTIONS 28-54 "USE TABLE"; 28-110 "CHILDCARE FACILITY"; 28-154 "PARKING STRUCTURES" AND 28-210 "LIGHT MANUFACTURING"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.**

**WHEREAS**, based on Titusville's proximity to the Kennedy Space Center, Patrick Space Force Base, Space Coast Regional Airport and direct access to transportation facilities such as Interstate-95 and the FEC Railroad; and

**WHEREAS**, the Titusville area supports a growing number of aerospace and defense related industries; and

**WHEREAS**, the Titusville City Council has determined it is desirable to amend the Land Development Regulations to expand an industrial use to support aerospace and defense related manufacturing and certain associated uses related to the same.

**BE IT ENACTED BY THE CITY COUNCIL OF 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 of the City of Titusville is hereby amended to read as follows:











**SECTION 3:** That Chapter 28, “Zoning”, Article V, “Use Standards”, Division 3, “Commercial”, Section 28-110, “Childcare facility”, of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

**Sec. 28-110. Childcare facility.**

(a) *Districts where permitted.*

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

(b) *Definition.* "Childcare facility:" As defined by Section 402.302, Florida Statutes, as may be amended.

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

(1) In the Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Office Professional (OP), Planned Industrial Development (PID), and Urban Mixed-Use (UMU) zoning districts, childcare facilities:

- a. Shall be required to proceed through the conditional use permit process when located on a local street, or abutting property with a single-family zoning or use. A conditional use permit is not required when a childcare facility is approved as part of an approved master plan.
- b. Shall not be issued a business tax receipt until a license has first been obtained from the Florida Agency for Healthcare Administration and any other permitting agency as required by law including the provisions of these regulations.
- c. Shall provide a landscape buffer in accordance with Chapter 31, Article III, Division 10 on non-street property lines. Properties in the DMU zoning district shall provide landscaping pursuant to Chapter 31, Article III, Division 10.
- d. Shall set back all structures, playgrounds, and outdoor recreation areas a minimum of fifty (50) feet from any abutting residential zoning district or residential use, except mixed residential-commercial uses.
- e. Shall provide a passenger drop-off zone adjacent to the facility providing clear ingress and egress from parking and other areas.

(2) In the Indian River City-Commercial (IRCN-C) zoning district, childcare facilities:

- a. Shall not be issued a business tax receipt until a license has first been obtained from the Florida Agency for Healthcare Administration and any other permitting agency as required by law including the provisions of these regulations.
- b. Shall provide a passenger drop-off zone adjacent to the facility providing clear ingress and egress from parking and other areas.

- c. Shall set back all structures, playgrounds, and outdoor recreation areas a minimum of fifty (50) feet from any abutting residential zoning district or residential use, except mixed residential-commercial uses.
- (d) *Standards for conditional uses.* These uses require public hearings.
  - (1) In the Residential Estate (RE), Rural Residential (RR), Single-Family Low Density (R-1A), Single-Family Medium Density (R-1B), Single-Family High Density (R-1C), Multifamily Medium Density (R-2), Multifamily High Density (R-3), Residential Manufactured Housing (RMH-1), Residential Manufactured Housing Park (RMH-2), ~~Planned Industrial Development (PID)~~, General Use (GU), Downtown Mixed-Use (DMU), Downtown, Uptown, and Midtown sub-districts, Regional Mixed-Use 200 and 300 (RMU-200, RMU-300), and Urban Village (UV) zoning districts, childcare facilities may be approved by meeting the standards in (c)(1) above, and by obtaining a conditional use permit.
  - (2) In addition to the requirements in (c)(1) above, childcare facilities in the Urban Mixed-Use (UMU) zoning district shall be located on property that is adjoining to an intersection of Deleon Avenue or Park Avenue.
  - (3) In addition to the requirements in (c)(1) above, in the Indian River City Neighborhood-Residential (IRCN-R) zoning district, childcare facilities shall be on property adjacent to, and with access to, Knox McRae Drive and shall be on property that has a principal use of a church.

**SECTION 4:** That Chapter 28, "Zoning", Article V, "Use Standards", Division 3, "Commercial", Section 28-154, "Parking structures", of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

**Sec. 28-154. Parking structures.**

(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						
									<del>L</del>						
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN
			D	U	M	C			100	200	300	400	500		
			L	L	L	L								P	

- (b) *Definition.* "Parking structures:" A stand-alone structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages.
- (c) *Standards.*
  - (1) In the Downtown Mixed-Use (DMU) zoning district, parking structures:
    - a. On main thoroughfares shall have liner buildings lining the first and second stories. All parking lots, garages, and parking structures shall be located behind liner shops on the ground floor, or in a separate parking structure.

- b. Shall not have vehicular entrances to parking lots, garages, and parking structures wider than twenty-four (24) feet at the frontage.

(2) In the Planned Industrial Development (PID) zoning district, parking structures may be approved as part of an approved master plan.

**SECTION 5:** That Chapter 28, “Zoning”, Article V, “Use Standards”, Division 4, “industrial”, Section 28-210, “Light manufacturing”, of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

**Sec. 28-210. Light manufacturing.**

(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		P		P				
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN
			D	U	M	C			100	200	300	400	500		
			C	C	L	L	L						P		

(b) *Definition.* "Light manufacturing:" Establishments engaged in the design, assembly, finishing, processing, and packaging of products without the processing of raw materials; for example: bottling plants, welding shops, and vehicle assembly establishments. Light manufacturing may also include aerospace and defense related research and manufacturing such as the fabrication, design, development, testing production, assembly, operation, processing, inspection, repair, testing, maintenance, refurbishment, or integration of aircraft, spacecraft, satellites, missiles, rockets, unmanned aerial vehicles (UAVs/drones), defense systems, or related parts, components, subsystems, accessories, attachments, materials, and supporting equipment, systems, and tooling.

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

- (1) In the Light Industrial Services and Warehousing (M-1) zoning district, manufacturing:
  - a. A conditional use permit shall be required when the future land use designation is not industrial.
  - b. Minimum lot size: One (1) acre.
  - c. Manufacturing, assembly and fabrication activities shall be located no closer than seventy-five (75) feet from the property lines of the residentially zoned properties.
- (2) In the Downtown Mixed-Use (DMU) zoning district, light manufacturing:
  - a. Shall be processed as a conditional use permit for any use which the Administrator or designee believes may have a greater impact on the surrounding area or may not be compatible with the proposed site or surrounding community.
  - b. Shall not allow any accessory office, accessory commercial outlet and/or accessory restaurant to exceed more than twenty-five (25) percent of the gross floor area of the principle building, or if no building is on-site, such supporting uses shall be no larger than three thousand (3,000) square feet except by conditional use.

- c. Supporting commercial and/or restaurant uses shall be located within the front area of the facility along the primary roadway.
  - d. Shall require additional buffering between industrial uses and residentially used or designated lands at the discretion of the Administrator.
  - e. Shall not allow demolition debris sites.
  - f. Shall not allow junkyards and salvage yards or sites.
- (3) In the Urban Mixed-Use (UMU) zoning district, light manufacturing must be on property with an approved light manufacturing 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.
- (d) *Standards for conditional uses.* These uses require public hearings.
- (1) In the Downtown Mixed-Use (DMU) Downtown and Uptown sub-districts, Light Manufacturing shall meet the standards in (c)(2) above, and may be approved by obtaining a conditional use permit.

**SECTION 6. 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 7. 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 8. 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 9. 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.**

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**Andrew Connors, Mayor**

**ATTEST:**

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**Wanda F. Wells, City Clerk**

## City of Titusville, Florida Business Impact Estimate

*This form should be included in the City Council agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Titusville website by the time notice of the proposed ordinance is published, excluding the exceptions provided in 166.041(4), Florida Statutes.*

**AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATING TO USES WITHIN THE PLANNED INDUSTRIAL DEVELOPMENT (PID) ZONING DISTRICT TO ALLOW CHILDCARE FACILITIES AS A LIMITED USE AND STAND ALONE PARKING STRUCTURES AS A LIMITED USE AND TO EXPAND THE DEFINITION OF LIGHT MANUFACTURING TO INCLUDE AEROSPACE AND DEFENSE RELATED RESEARCH AND MANUFACTURING BY AMENDING SECTIONS 28-54 "USE TABLE"; 28-110 "CHILDCARE FACILITY"; 28-154 "PARKING STRUCTURES" AND 28-210 "LIGHT MANUFACTURING"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City of Titusville is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the county;
- c. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
- d. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- e. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Titusville hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):  
 The ordinance expands the definition of light manufacturing to specifically include the aerospace industry. The ordinance also eliminates the public hearing requirement for a childcare facility in the PID zoning district under certain circumstances. Finally, the ordinance allows structured parking in the PID zoning as a primary use.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Titusville, if any:  
 The definitions will increase economic development opportunities in areas zoned for light manufacturing.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:  
 There will be no additional cost to businesses.

4. Additional information the governing body deems useful (if any):

Reviewed  
5/15/26  
PT

## CITY OF TITUSVILLE NOTICE OF PUBLIC HEARINGS FOR PROPOSED ENACTMENT OF TITUSVILLE CITY ORDINANCE

**PLEASE TAKE NOTICE** that the City Council of the City of Titusville, Florida will hold public hearings to hear interested persons with regard to the following ordinance. The first public hearing for the proposed ordinance is scheduled for **Tuesday, May 26, 2026**. The second and final public hearing for the proposed ordinance is scheduled for **Tuesday, June 9, 2026**. The public hearings will be held in the Council Chamber on the second floor of City Hall, 555 South Washington Avenue, Titusville, Florida 32796, **commencing at 6:30 p.m.**

**AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATING TO USES WITHIN THE PLANNED INDUSTRIAL DEVELOPMENT (PID) ZONING DISTRICT TO ALLOW CHILDCARE FACILITIES AS A LIMITED USE AND STAND ALONE PARKING STRUCTURES AS A LIMITED USE AND TO EXPAND THE DEFINITION OF LIGHT MANUFACTURING TO INCLUDE AEROSPACE AND DEFENSE RELATED RESEARCH AND MANUFACTURING BY AMENDING SECTIONS 28-54 "USE TABLE"; 28-110 "CHILDCARE FACILITY"; 28-154 "PARKING STRUCTURES" AND 28-210 "LIGHT MANUFACTURING"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.**

**PLEASE ALSO TAKE NOTICE** that the City of Titusville Planning and Zoning Commission, the Local Planning Agency, will hold a public hearing on **Wednesday, June 3, 2026**, at a meeting **commencing at 6:00 p.m.**, to hear interested persons with regard to these matters for recommendation to the City Council. This meeting and the public hearings will be held in the Council Chamber on the second floor of City Hall, 555 South Washington Avenue, Titusville, Florida 32796.

The proposed ordinance may be inspected by the public at the City of Titusville City Clerk's Office. All interested parties are hereby advised that they may appear at said meetings and public hearings and be heard with respect to said ordinance.

Any person who decides to appeal any decision of the Planning and Zoning Commission or the City Council with respect to any matter being considered at these meetings will 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 request that the physically handicapped person desires to attend the meeting to the City Clerk's Office.

Wanda F. Wells, MMC, City Clerk, City of Titusville,  
555 South Washington Avenue, Post Office,  
Box 2806, Titusville, Florida 32781-2806,  
Phone 321-567-3686, Fax 321-383-5704

**CITY OF TITUSVILLE  
NOTICE OF PUBLIC HEARINGS  
FOR PROPOSED ENACTMENT OF  
TITUSVILLE CITY ORDINANCE**

*Florida Today.  
Reviewed  
5/15/26  
PT.*

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Wanda F. Wells, MMC, City Clerk, City of Titusville,  
555 South Washington Avenue, Post Office,  
Box 2806, Titusville, Florida 32781-2806,  
Phone 321-567-3686, Fax 321-383-5704

City of Titusville  
"Gateway to Nature and Space"

REPORT

**To:** Members of the City Council  
**From:** Thomas Abbate, City Manager  
**Subject:** **Resolution No. 12-2026 - Right-of-Way Vacation (ROW)  
Application No. 1-2026 Calle Corto/Avenida Real**  
**Department/Office:** Planning

**Recommended Action:**

Adopt Resolution No. 12-2026 vacating the public right-of-way described in ROW Application No. 1-2026 Calle Corto/Avenida Real.

**On May 6, 2026, the Planning and Zoning Commission recommended approval, 7.0.**

**Summary Explanation & Background:**

The applicant is requesting to vacate a portion of the public right-of-way (ROW) of Avenida Real. The public right-of-way is located at the southern terminus of Calle Corto, generally located north of Cheney Highway (State Road 50), east of South Street (State Road 405), and south of Foley Road. Avenida Real is currently unimproved and is not utilized for access by the adjacent properties to the south and east. The request to vacate the right-of-way includes an area 50.00 feet in width by 188.43 feet in length, and totals approximately 9,421.5± square feet of area.

**On May 6, 2026, the Planning and Zoning Commission recommended approval, 7.0.**

**Alternatives:**

- Adopt the resolution with conditions.
- Do not adopt the resolution.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

N/A