CITY OF TITUSVILLE

HISTORIC PRESERVATION BOARD

AGENDA

Regular Meeting

February 2, 2026 - 1:00 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. **ROLL CALL**
3. **DETERMINATION OF A QUORUM**
4. **APPROVAL OF MINUTES**
   A. **Minutes January 5, 2026**
   Approve Minutes
5. **QUASI-JUDICIAL CONFIRMATION PROCEDURES**
6. **CONSENT AGENDA**
7. **OLD BUSINESS**
   A. **Mid Century Modern Structures**

As the Board desires.

B. **Historic Preservation Ordinance**
As the Board Desires

8. NEW BUSINESS

A. **Planning Annual HPB Workshop**
As the Board Desires

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

A. **North Brevard Historical Society and Museum Event**
Attend to support the North Brevard Historical Society and Museum

B. **City Attorney**

C. **Chairman**

D. **Members**

11. ADJOURNMENT

Any person who decides to appeal any decision of the Historic Preservation Board 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 Historic Preservation Board

From: Bradley Parrish, Community Development Director

Subject: **Minutes January 5, 2026**

Department/Office: Planning

Recommended Action:
Approve Minutes

Summary Explanation & Background:
Minutes January 5, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:
1. 01.05.26 Minutes Draft

The Historic Preservation Board (HPB) of the City of Titusville, Florida met in regular session at City Hall in the Council Chamber, located at 555 South Washington Avenue, on Monday January 5, 2026 at 1:00 p.m.

XXX

Chairman Kiesel called the meeting to order at 1:00 p.m. Present were, Vice Chairman Petyk, Secretary Adams, Member Shifalo, Member Gaetjens, Member Jonas, Member Foster and Alternate Member Crofton. Alternate Member Davis was absent. Also attending were Redevelopment Planner Sue Williams, Planner Tabitha Armstrong and Recording Secretary Laurie Dargie.

XXX

Member Foster motioned to approve the regular minutes from the December 1, 2025 meeting as presented. Member Secretary Adams seconded. There was a unanimous voice vote in favor.

XXX

Old Business

Mid-Century Modern Structures
Chairman Kiesel provided a brief overview of what the Historic Preservation Board members reviewed at the previous meeting.

The Historic Preservation Board members went over each of the new properties in the agenda packet to decide whether to pursue further review of the properties for consideration of being an example of Mid-Century Modern structures.

All the properties in the agenda packet were noted as an example of Mid-Century Modern structures to further pursue as examples of Mid-Century Modern. The Historic Preservation Board members had some discussion regarding some of the properties.

Chairman Kiesel suggested that the properties that were discussed at the December 1, 2025 meeting and the properties from today's meeting be combined on one list and be reviewed one last time at the February 2, 2026 Historic Preservation Board meeting. Chairman Kiesel said that if there are any additional properties that any of the members would like to see added to the list, to please provide the information to Ms. Williams. Chairman Kiesel said during the review the board members can decide what the next step will be.

The Historic Preservation Board members had some discussion relating to their goal and intent of the Mid-Century Modern project. Chairman Kiesel said one goal one be to pursue a grant opportunity in order to have a survey done for Mid-Century Modern structures.

Member Shifalo said she would like some help as to how to search the public master site files. Member Shifalo also spoke about the reports that she found and provided as a resource for the Historic Preservation Board members to review during this project. Chairman Kiesel said he will help with researching the Florida's Mid-Century Modern Architecture study from the University of Florida.

DRAFT

The Historic Preservation Board members wanted to somehow get community input and feedback regarding Mid-Century Modern homes that would have historical significance.

Redevelopment Planner Sue Williams said she has a contact with Senior Living that she will reach out to regarding getting some public input.

Member Shifalo said that the Mayor's Ball guest speak Kelly DeFazio grew up in Titusville and went into the space program. Member Shifalo said she might be a good speaker.

Member Shifalo said she will also continue to speak with the Space Museum to see if there might be some stories from this era.

Chairman Kiesel suggested getting into contact with the people who produced the reports that Member Shifalo provided, as they might be potential expert speakers on Mid-Century Modern.

Secretary Adams suggested that Charlie Mars might be a potential contact person.

XXX

Petitions & Request

Malinda Villain of Titusville, Florida came to speak to the Historic Preservation Board about the Indian River City (IRC) community in hopes of getting the same interest and focus as the Joynerville area did from the Historic Preservation Board. Ms. Villain provided information to the Historic Preservation Board members. The Historic Preservation Board members suggested that Ms. Villain invite her neighbors to come to the next Historic Preservation Board meeting, to bring her research materials regarding the neighborhood to them and locally designate her house and to get her neighbors to get their properties locally designated and to potentially become a Historic District in order to protect the neighborhood.

XXX

Reports

Member Foster asked for an update regarding the Pritchard House maintenance. Ms. Williams said she needs interior photos of the Pritchard House to be provided to her.

Member Foster said there will be an Arbor Day event at the Pritchard House on January 16, 2026 at 11:00am. Member Foster said that there will be additional events celebrating the 250th year of the USA, such as a July 4th Parade.

The Historic Preservation Board members would like Ms. Williams to let them know what City Council meeting the Historic Preservation Ordinance will be heard. Ms. Williams will provide that date once she knows what it is.

XXX

Adjournment 2:05pm

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board

From: Sue Williams, Redevelopment Planner

Subject: **Mid Century Modern Structures**

Department/Office: Community Development

Recommended Action:
As the Board desires.

Summary Explanation & Background:
At the September 2, 2025, Historic Preservation Board (HPB) meeting, Member Shifalo provided an oral presentation on Mid-Century Modern structures and the space industry in Titusville for discussion at the October 6, 2025 HPB meeting. At the October 6, 2025, Historic Preservation Board (HPB) meeting, Member Shifalo presented information and materials related to Titusville's mid-century modern architectural resources. Chairman Kiesel outlined several key action points for the board's consideration:

- The HPB could begin by researching Titusville's housing stock to identify mid-century modern structures and explore the possibility of creating potential districts or overlay areas where such homes are clustered.
- Recognition could be pursued for notable mid-century modern structures without formal historic designation, as a way to build awareness.
- The Board could seek input or consultation from an individual with specialized expertise in mid-century modern architecture.
- Opportunities should be monitored for grant funding to support detailed research and documentation of mid-century modern resources.
- The HPB may consider identifying a well-preserved example of mid-century modern architecture and initiating the local designation process, contingent upon owner interest.

Chairman Kiesel said the next step is for the Historic Preservation Board members to research and review the surveys and research properties to see what is in Titusville. Chairman Kiesel asked that the members come prepared with their findings to the November 3, 2025 Historic Preservation Board meeting. The Historic Preservation Board members had discussion regarding some of the properties on the list that Member Shifalo provided at the November 3, 2025, HPB meeting. Chairman Kiesel volunteered to thoroughly go over the list of properties that Member Shifalo provided.

The HPB Board reviewed the list at the December 1, 2025, meeting. At the January 5, 2026, HPB meeting, the Board added more possible subject properties. Attached is the combined list for the Historic Preservation Board to review at the February 2, 2026, Historic Preservation Board meeting or workshop.

There was a recommendation for each Board Member to review this list and each Board Member to choose one (1) residential and one (1) commercial property and bring those recommendations to the February HPB meeting for discussion.

Alternatives:
N/A

Item Budgeted:
yes

Source/Use of Funds/Budget Book Page:
Historic Preservation Board budget.

Strategic Plan:
This action addresses Goal 5.c by expanding communication tools to increase awareness of civic functions.

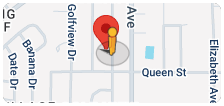
Strategic Plan Impact:

This initiative advances the City's long-term goals related to community identity, cultural preservation, quality of life, and sustainable planning by documenting and celebrating an important architectural and historical period unique to Titusville. The phased approach, beginning with research, voluntary recognition, and community education allows the City to build awareness and consensus while remaining property-owner focused.

ATTACHMENTS:
1. MCM Project Property Files
2. MCM Project Property Files 2
3. MCM Project Property Files 3



Image capture: May 2011 © 2025 Google



REAL PROPERTY DETAILS
Account 2204772 - Roll Year 2025

Owners	CELORIO, OMAR MARTINEZ; CAJIGA, IRAIDA RUISANCHEZ
Mailing Address	1450 THORNTON AVE TITUSVILLE FL 32780
Site Address	1450 THORNTON AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-66
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 66



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$197,100	$196,930	$196,960
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$145,690	$141,590	$137,470
Assessed Value School	$145,690	$141,590	$137,470
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$94,968	$91,590	$87,470
Taxable Value School	$120,690	$116,590	$112,470

SALES / TRANSFERS

Date	Price	Type	Instrument
06/14/2018	$159,900	WD	8190/0543
01/30/1996	--	WD	3536/1372
01/02/1972	$16,500	--	1219/0342

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR , BRICK
Frame:	MASNRYCONC
Roof:	ROLL COMPOSITION
Roof Structure:	HIP/GABLE

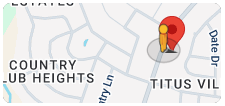
Details	
Year Built	1958
Story Height	8
Floors	1
Residential Units	1
Commercial Units	

Sub-Areas	
Base Area (1st)	1,596
Carport	441
Open Porch	28
Open Porch	210
Open Porch	16
Utility Room	336
Total Base Area	1,596
Total Sub Area	2,627

Extra Features
No Data Found



Image capture: Feb 2021 © 2025 Google



REAL PROPERTY DETAILS
Account 2204361 - Roll Year 2025

Owners	PETER & SUZANNE DAVISON TRUST
Mailing Address	4090 OLD SETTLEMENT RD MERRITT ISLAND FL 32952
Site Address	1501 S PARK AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-BL-12-3
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.76
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0006/0070
Subdivision	WHISPERING HILLS GOLF ESTATES
Land Description	WHISPERING HILLS GOLF ESTATES N'LY 1/2 OF LOT 3, N'LY 15 FT OF S 1/2 OF LOT 3, LOTS 4, 5 & S'LY 1/2 OF LOT 6 BLK 12 & PT OF GOLF COURSE TRACT AS DESC IN DB 391 PG 21



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$402,250	$389,900	$368,310
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$402,250	$389,900	$368,310
Assessed Value School	$402,250	$389,900	$368,310
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$402,250	$389,900	$368,310
Taxable Value School	$402,250	$389,900	$368,310

SALES / TRANSFERS

Date	Price	Type	Instrument
02/28/2023	--	WD	9728/0383
02/26/2021	$385,000	TD	9036/0239
12/20/2018	--	WD	8338/0358
02/17/2006	$330,000	WD	5607/0633
01/07/1986	$100,000	WD	2663/2131
05/11/1984	--	WD	2509/1115

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

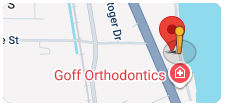
Details	
Year Built	1955
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	2,130
Garage	575
Open Porch	28
Total Base Area	2,130
Total Sub Area	2,733

Extra Features	
Fireplace	2
Covered Patio	350
Pool - Residential	1
All Screen - 1 Story	2,505
Recreation Room	273
Pool Deck	1,705



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2205930 - Roll Year 2025

Owners	HARGENS, RHONDA K; HARGENS, HARRY W,JR
Mailing Address	1600 RIVERSIDE DR TITUSVILLE FL 32780
Site Address	1600 RIVERSIDE DR TITUSVILLE FL 32780
Parcel ID	22-35-10-03-A-1
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	1.00
Site Code	0114 - RIVER ACCESS
Plat Book/Page	0002/0014
Subdivision	RIVERSIDE PARK
Land Description	RIVERSIDE PARK NORTH 69.19 OF LOT 1 & PT OF LOT 3 BLK A & 10 FT ALLEY ON N ALL LYING E OF US NO 1 TO RIVER & PART OF RIVER BOTTOM TO NEW BULKHEAD AS DES IN IIF DEED NO 24736 DESC IN ORB 8258 PG 1368



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$480,720	$483,750	$475,920
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$304,830	$296,240	$287,620
Assessed Value School	$304,830	$296,240	$287,620
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$254,108	$246,240	$237,620
Taxable Value School	$279,830	$271,240	$262,620

SALES / TRANSFERS

Date	Price	Type	Instrument
09/07/2018	$357,000	WD	8258/1368
11/02/2017	$420,000	WD	8019/2566
02/01/1991	--	PT	3108/4932
02/01/1991	--	PT	3108/4928

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1963
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,896
Garage	396
Open Porch	25
Open Porch	273
Open Porch	16
Utility Room	290
Total Base Area	1,896
Total Sub Area	2,896

Extra Features	
Pool - Residential	1
Pool Deck	88

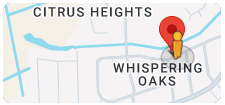
Google Maps

1610 Smith Dr

1616 N Smith Dr



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2202054 - Roll Year 2025

Owners	HULL, LORI
Mailing Address	1616 SMITH DR TITUSVILLE FL 32780
Site Address	1616 N SMITH DR TITUSVILLE FL 32780
Parcel ID	22-35-04-77-A-12
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL SNCO - SENIOR - COUNTY SNMU - SENIOR - MUNICIPAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0104
Subdivision	WHISPERING OAKS 2ND SEC
Land Description	WHISPERING OAKS 2ND SEC LOT 12 BLK A



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$181,450	$178,740	$181,280
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$122,890	$119,430	$115,960
Assessed Value School	$122,890	$119,430	$115,960
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$50,000	$0	$0
Taxable Value Non-School	$72,168	$69,430	$65,960
Taxable Value School	$97,890	$94,430	$90,960

SALES / TRANSFERS

Date	Price	Type	Instrument
11/23/2021	$190,000	WD	9342/0087
05/26/2015	$34,000	WD	7383/0165
02/11/2015	--	CT	7300/2471
11/30/2001	$54,900	WD	4475/1499
07/10/2000	$21,300	WD	4189/2236
02/25/2000	--	CT	4136/0411
01/30/1995	$45,000	WD	3452/3282
09/29/1989	$39,000	WD	3020/3166
06/26/1981	$32,300	WD	2310/1055
04/03/1981	--	PR	2293/0945

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

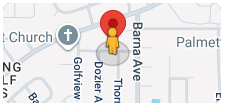
Details	
Year Built	1958
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	960
Garage	261
Open Porch	56
Utility Room	96
Total Base Area	960
Total Sub Area	1,373

Extra Features
No Data Found



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2204793 - Roll Year 2025

Owners	DAVIS, JOHN FREDERICK
Mailing Address	1760 DIANE DR TITUSVILLE FL 32780
Site Address	1760 DIANE DR TITUSVILLE FL 32780
Parcel ID	22-35-09-07-*-11
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.43
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0139
Subdivision	COUNTRY CLUB HILLS RESUBD
Land Description	COUNTRY CLUB HILLS RESUBD LOT 11 & W 60 FT OF LOT 12 EXC N 15 FT OF E 10 FT OF W 60 FT LOT 12



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$270,590	$268,870	$262,250
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$270,590	$268,870	$262,250
Assessed Value School	$270,590	$268,870	$262,250
Homestead Exemption	$25,000	$25,000	$0
Additional Homestead	$25,722	$25,000	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$219,868	$218,870	$262,250
Taxable Value School	$245,590	$243,870	$262,250

SALES / TRANSFERS

Date	Price	Type	Instrument
02/03/2022	$309,000	WD	9417/0851
07/31/2002	$131,500	WD	4655/1976
03/07/1988	$95,500	WD	2887/0646
11/09/1984	$85,000	WD	2555/0468
02/01/1973	$42,000	--	1320/0568

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

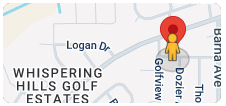
Details	
Year Built	1959
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,913
Basement	664
Carport	400
Open Porch	35
Total Base Area	1,913
Total Sub Area	3,012

Extra Features	
Pool Deck	1,403
Outbuilding	300
Pool - Residential	1



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2204722 - Roll Year 2025

Owners	SIGMORE, LEIGH H
Mailing Address	1806 DIANE DR TITUSVILLE FL 32780
Site Address	1806 DIANE DR TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-7
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.34
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 7 & W 35 FT OF LOT 8



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$240,940	$247,820	$265,690
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$230,720	$209,750	$190,690
Assessed Value School	$240,940	$247,820	$265,690
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$230,720	$209,750	$190,690
Taxable Value School	$240,940	$247,820	$265,690

SALES / TRANSFERS

Date	Price	Type	Instrument
08/10/2016	--	PR	7768/2404
09/01/1970	$23,500	--	1141/0590

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	FLAT/SHED

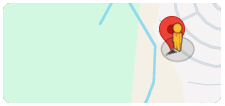
Details	
Year Built	1958
Story Height	8
Floors	2
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,508
Base Area (2nd)	648
Enclosed Por	624
Open Porch	310
Open Porch	72
Total Base Area	2,156
Total Sub Area	3,162

Extra Features	
All Screen - 1 Story	1,025
Carport	520
Pool Deck	635
Pool - Residential	1



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2203503 - Roll Year 2025

Owners	BURROWES, GREG
Mailing Address	8825 BAY VILLA CT ORLANDO FL 32836
Site Address	2779 PINE RIDGE DR TITUSVILLE FL 32780
Parcel ID	22-35-08-HY-2-44
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0017/0087
Subdivision	COUNTRY CLUB HEIGHTS 4TH ADDN
Land Description	COUNTRY CLUB HEIGHTS 4TH ADDN LOT 44 BLK 2



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$208,280	$202,860	$187,670
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$208,280	$202,860	$187,240
Assessed Value School	$208,280	$202,860	$187,670
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$208,280	$202,860	$187,240
Taxable Value School	$208,280	$202,860	$187,670

SALES / TRANSFERS

Date	Price	Type	Instrument
10/07/2025	$205,000	WD	10451/2714
04/16/2021	--	WD	9103/0565
09/02/2009	$95,000	WD	6029/1023
10/09/2006	$32,000	QC	5709/2668
08/04/2006	$100,000	WD	5684/3914
09/30/1991	$53,000	WD	3150/1908
06/01/1990	--	PT	3064/4548
01/11/1988	$58,000	WD	2873/0783
01/01/1974	$24,000	--	1415/0639

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	ENAMEL METAL
Roof Structure:	HIP/GABLE

Details	
Year Built	1964
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,424
Enclosed Por	182
Garage	400
Utility Room	72
Utility Room	36
Total Base Area	1,424
Total Sub Area	2,114

Extra Features	
Enclosed Room	192

Google Maps

Titusville, Florida
Google Street View
Apr 2025 See more dates



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REAL PROPERTY DETAILS
Account 2206616 - Roll Year 2025

Owners	PROSPER TITUSVILLE LLC
Mailing Address	405 GOLFWAY WEST DR ST AUGUSTINE FL 32095
Site Address	2825 S WASHINGTON AVE UNIT 1 TITUSVILLE FL 32780
Parcel ID	22-35-15-01-B-8
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0355 - HIGH RISE APARTMENTS - 4 STORIES AND UP
Total Acres	5.02
Site Code	0101 - U S 1 TO RIVER
Plat Book/Page	--
Subdivision	DELESPINE GRANT BOYES SUBD
Land Description	DELESPINE GRANT BOYES SUBD S 85 FT OF LOT 8,ALL OF LOTS 9,10,11,12 BLK B & LOT 1 & CLOSED ST ON N BLK 1 OF PB 1 PG 163 EXC HWY R/W



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$22,660,320	$24,788,640	$1,953,590
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$22,660,320	$24,788,640	$1,827,190
Assessed Value School	$22,660,320	$24,788,640	$1,953,590
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$22,660,320	$24,788,640	$1,827,190
Taxable Value School	$22,660,320	$24,788,640	$1,953,590

SALES / TRANSFERS

Date	Price	Type	Instrument
04/06/2023	$4,189,500	WD	9762/2727
11/22/2022	$700,000	WD	9664/1403
06/11/2020	$1,833,500	WD	8769/1046
08/29/2018	$14,000,000	WD	8253/0703
05/10/2017	$983,000	WD	7888/2929
04/28/2005	$11,660,000	WD	5461/8578
05/30/1996	$2,650,000	WD	3570/4058
08/01/1976	--	QC	1648/0191

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0355 - HIGH RISE APARTMENTS - 4 STORIES AND UP

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	PRE-STRS. CONC.

Details	
Year Built	1965
Story Height	9
Floors	6
Residential Units	186
Commercial Units	

Sub-Areas	
Base Area (1st)	33,607
Base Area (2nd)	28,248
Base Area (3rd)	28,248
Base Area (4th)	28,248
Base Area (5th)	28,248
Base Area (6th)	28,248
Basement	2,900
Carport	520
Open Porch	15,633
Utility Room	741
Total Base Area	174,847
Total Sub Area	194,641

Extra Features	
Light Poles	28
Wall - Concrete - Block	198
Pool - Commercial	1,384
Paving - Concrete	9,346
Paving - Stone	7,937
Wall - Concrete - Block	438
Fence - Vinyl 4'	357
Paving - Asphalt	95,784
Elevator Stops	8
Sheet Piling - Concrete	530
Fence - Chain Link 4'	160
Elevator	2

Extra Features	
Fence - Vinyl 6'	214
Fence - Vinyl 6'	14
Wall - Concrete - Stucco	468



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REAL PROPERTY DETAILS
Account 2207631 - Roll Year 2025

Owners	TURCOTTE, MICHAEL D
Mailing Address	3502 NELSON PL TITUSVILLE FL 32780
Site Address	3502 NELSON PL TITUSVILLE FL 32780
Parcel ID	22-35-16-IC-8-13
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.27
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0017/0144
Subdivision	ROYAL OAK GOLF & COUNTRY CLUB SEC 1
Land Description	ROYAL OAK GOLF & COUNTRY CLUB SEC 1 LOT 13 BLK 8



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$273,780	$274,290	$269,400
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$273,780	$274,290	$269,400
Assessed Value School	$273,780	$274,290	$269,400
Homestead Exemption	$25,000	$25,000	$0
Additional Homestead	$25,722	$25,000	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$223,058	$224,290	$269,400
Taxable Value School	$248,780	$249,290	$269,400

SALES / TRANSFERS

Date	Price	Type	Instrument
07/21/2023	$425,000	WD	9844/1094
08/27/2022	--	DC	9624/0500
11/30/1992	--	WD	3247/2037
12/13/1965	$5,700	WD	0833/1042

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

Details	
Year Built	1966
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	2,678
Garage	506
Open Porch	144
Total Base Area	2,678
Total Sub Area	3,328

Extra Features	
Fireplace	1



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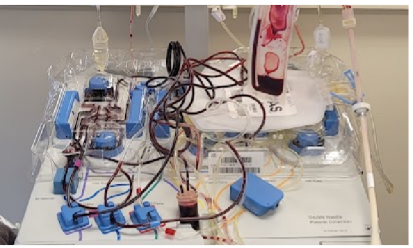

Washington Plaza

4.3 ★★★★½ (121)

Shopping mall · ♿

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3880 S Washington Ave, Titusville, FL 32780

REAL PROPERTY DETAILS
Account 2212001 - Roll Year 2025

Owners	13 ASSOCIATES LLC
Mailing Address	181 S FRANKLIN AVE, STE 607 VALLEY STREAM NY 11581
Site Address	3880 S WASHINGTON AVE TITUSVILLE FL 32780
Parcel ID	22-35-22-02-1-1
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	1810 - OFFICE BUILDING - MULTI TENANT - 2 OR MORE STORI
Total Acres	1.58
Site Code	0300 - U S 1
Plat Book/Page	0005/0012
Subdivision	DELESPINE COURTS SEC 2
Land Description	DELESPINE COURTS SEC 2 LOTS 1 TO 10 LYING W OF HWY BLK 1



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$2,095,700	$2,087,160	$1,960,680
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$2,095,700	$2,087,160	$1,960,680
Assessed Value School	$2,095,700	$2,087,160	$1,960,680
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$2,095,700	$2,087,160	$1,960,680
Taxable Value School	$2,095,700	$2,087,160	$1,960,680

SALES / TRANSFERS

Date	Price	Type	Instrument
04/14/2000	$1,050,000	WD	4150/2357
01/30/1994	--	WD	3366/0304
05/24/1988	$1,000	CT	2909/1380
12/01/1979	$700,000	--	2212/1327
03/30/1973	--	QC	1329/0706

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1810 - OFFICE BUILDING - MULTI TENANT - 2 OR MORE STORIES

Materials	
Exterior Wall:	STUCCO , THERMAL GLASS
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	PRE-STRS. CONC.

Details	
Year Built	1966
Story Height	12
Floors	2
Residential Units	0
Commercial Units	17

Sub-Areas	
Base Area (1st)	20,786
Base Area (2nd)	19,166
Open Porch	4,598
Total Base Area	39,952
Total Sub Area	44,550

Extra Features	
Elevator	1
Paving - Asphalt	24,668



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REAL PROPERTY DETAILS
Account 2212353 - Roll Year 2025

Owners	DELGADO, BRANDON
Mailing Address	4185 VANGUARD AVE TITUSVILLE FL 32780
Site Address	4185 VANGUARD AVE TITUSVILLE FL 32780
Parcel ID	22-35-22-27-14-3
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.24
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0036
Subdivision	INDIAN RIVER HIGHLANDS
Land Description	INDIAN RIVER HIGHLANDS LOTS 3,4 BLK 14



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$143,260	$145,610	$164,720
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$138,580	$125,990	$114,540
Assessed Value School	$143,260	$145,610	$164,720
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$138,580	$125,990	$114,540
Taxable Value School	$143,260	$145,610	$164,720

SALES / TRANSFERS

Date	Price	Type	Instrument
08/18/2020	$139,900	WD	8830/2555

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

Details	
Year Built	1958
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,370
Open Porch	24
Open Porch	34
Total Base Area	1,370
Total Sub Area	1,428

Extra Features
No Data Found



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REAL PROPERTY DETAILS
Account 2212347 - Roll Year 2025

Owners	EXLINE, CARL E JR
Mailing Address	PO BOX 236051 COCOA FL 32923
Site Address	4265 VANGUARD AVE TITUSVILLE FL 32780 4275 VANGUARD AVE TITUSVILLE FL 32780
Parcel ID	22-35-22-27-13-2
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0820 - DUPLEX
Total Acres	0.28
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0036
Subdivision	INDIAN RIVER HIGHLANDS
Land Description	INDIAN RIVER HIGHLANDS LOTS 2 TO 5, EX S 35 FT OF LOT 2 & N 36 FT OF LOT 5 BLK 13



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$168,000	$168,000	$134,400
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$120,650	$109,690	$99,720
Assessed Value School	$168,000	$168,000	$134,400
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$120,650	$109,690	$99,720
Taxable Value School	$168,000	$168,000	$134,400

SALES / TRANSFERS

Date	Price	Type	Instrument
12/23/2003	$76,500	AG	5173/3931
12/23/2003	--	WD	5206/0722
12/03/2003	--	QC	5136/1738

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0820 - DUPLEX

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

Details	
Year Built	1964
Story Height	8
Floors	1
Residential Units	2
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,534
Open Porch	32
Total Base Area	1,534
Total Sub Area	1,566

Extra Features	
Carport	400

Google Maps

Titusville, Florida

19 N Washington Ave



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REAL PROPERTY DETAILS
Account 2110114 - Roll Year 2025

Owners	INDIAN RIVER LODGE NO 90 F & AM
Mailing Address	PO BOX 465 TITUSVILLE FL 32781
Site Address	19 N WASHINGTON AVE TITUSVILLE FL 32796
Parcel ID	21-35-34-00-511
Taxing District	14A0 - TITUSVILLE
Exemptions	EXCB - FRATERNAL ORGANIZATION CLUBHOUSE
Property Use	7700 - CLUBS, LODGES, AND UNION HALLS
Total Acres	0.73
Site Code	0300 - U S 1
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF LOT 2 AS DES IN DB 369 PG 453, ORB 4151 PG 3090 PAR 530



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$314,030	$322,090	$321,360
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$314,030	$322,090	$321,360
Assessed Value School	$314,030	$322,090	$321,360
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$314,030	$322,090	$321,360
Taxable Value Non-School	$0	$0	$0
Taxable Value School	$0	$0	$0

SALES / TRANSFERS

Date	Price	Type	Instrument
No Data Found			

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 7700 - CLUBS, LODGES, AND UNION HALLS

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL , BU-TG/MMBRN
Roof Structure:	WOOD TRUSS

Details	
Year Built	1950
Story Height	10
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	4,560
Utility Room	120
Total Base Area	4,560
Total Sub Area	4,680

Extra Features	
Covered Patio	480
Paving - Asphalt	8,000
Paving - Concrete	513



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REAL PROPERTY DETAILS
Account 2108800 - Roll Year 2025

Owners	BADER, ROBERT R; BADER, STEPHANIE M
Mailing Address	38 FAIRGLEN DR TITUSVILLE FL 32796
Site Address	38 FAIRGLEN DR TITUSVILLE FL 32796
Parcel ID	21-35-32-55-*-10
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	1.10
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0016/0140
Subdivision	FAIRGLEN SUBD
Land Description	FAIRGLEN SUBD LOT 10 & PART OF SW 1/4 AS DESC IN ORB 952 PG 1047 PAR 513



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$546,920	$547,900	$510,100
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$546,920	$547,900	$510,100
Assessed Value School	$546,920	$547,900	$510,100
Homestead Exemption	$25,000	$25,000	$0
Additional Homestead	$25,722	$25,000	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$496,198	$497,900	$510,100
Taxable Value School	$521,920	$522,900	$510,100

SALES / TRANSFERS

Date	Price	Type	Instrument
06/10/2022	$600,000	WD	9530/2539
10/30/2009	$146,000	WD	6074/2024
10/06/2009	--	CT	6038/2476
11/23/2004	$320,000	WD	5391/2058
06/15/2004	$300,000	WD	5321/5292
01/16/2004	--	QC	5201/0957
12/01/1997	$159,900	02	3760/1198
10/01/1996	$212,600	CT	3609/0492
10/01/1993	$182,500	NN	3330/0017
07/01/1993	--	PT	3330/0015
12/01/1992	--	PT	3255/4619
04/01/1988	$230,000	PT	2894/1852
02/28/1983	$180,000	PT	2414/0344
04/10/1980	--	WD	2229/2630
11/28/1962	$4,200	WD	0575/0540

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR , WALLCOVL
Frame:	MASNRYCONC , WOOD FRAME
Roof:	ROLL COMPOSITION
Roof Structure:	HIP/GABLE

Details	
Year Built	1964
Story Height	8
Floors	2
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	2,908
Base Area (2nd)	1,208
Garage	658
Open Porch	132
Open Porch	162

Extra Features	
Outbuilding	294
Fireplace	1
Pool - Residential	1
Pool Deck	995
All Screen - 1 Story	1,643

Sub-Areas	
Open Porch	1,261
Utility Room	56
Utility Room	120
Total Base Area	4,116
Total Sub Area	6,505

Extra Features	
Enclosed Room	592



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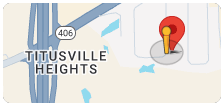

REAL PROPERTY DETAILS
Account 2108804 - Roll Year 2025

Owners	RUNYAN, DEIDRE S; LOESEL, HOLLY D
Mailing Address	56 FAIRGLEN DR TITUSVILLE FL 32796
Site Address	56 FAIRGLEN DR TITUSVILLE FL 32796
Parcel ID	21-35-32-55-*-14
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.45
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0016/0140
Subdivision	FAIRGLEN SUBD
Land Description	FAIRGLEN SUBD LOT 14



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$265,110	$268,320	$258,490
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$265,110	$251,080	$228,260
Assessed Value School	$265,110	$268,320	$258,490
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$265,110	$251,080	$228,260
Taxable Value School	$265,110	$268,320	$258,490

SALES / TRANSFERS

Date	Price	Type	Instrument
08/21/2020	$200,000	WD	8837/2024
06/09/2004	$165,000	WD	5320/8113
09/30/1997	$106,000	WD	3709/4887
09/30/1997	$68,000	WD	3709/2869
08/01/1989	--	QC	3011/0373
02/01/1989	--	QC	2982/0724
01/01/1988	$121,000	WD	2877/0965

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1967
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	2,368
Garage	650
Open Porch	24
Open Porch	170
Open Porch	16
Total Base Area	2,368
Total Sub Area	3,228

Extra Features	
All Screen - 1 Story	1,280
Pool - Residential	1
Pool Deck	830



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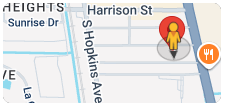


REAL PROPERTY DETAILS
Account 2206816 - Roll Year 2025

Owners	PORTA, ROBERT J; PORTA, ANN M TRUSTEES
Mailing Address	8094 WINDOVER WAY TITUSVILLE FL 32780
Site Address	125 ALHAMBRA ST TITUSVILLE FL 32780
Parcel ID	22-35-15-12-*-1.02
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.16
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0007/0046
Subdivision	ALHAMBRA VILLAS, REPLAT OF PT OF
Land Description	ALHAMBRA VILLAS, REPLAT OF PT OF PART AS DES IN DB 341 PG 59



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$104,580	$100,550	$114,550
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$75,690	$68,810	$62,560
Assessed Value School	$104,580	$100,550	$114,550
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$75,690	$68,810	$62,560
Taxable Value School	$104,580	$100,550	$114,550

SALES / TRANSFERS

Date	Price	Type	Instrument
12/01/1995	--	TD	3531/2554
11/08/1982	$35,000	WD	2395/0756
01/01/1980	$29,900	--	2213/0100
02/28/1977	$14,500	--	1721/0673
04/25/1974	$10,000	WD	1438/0216

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	BRD/LAP SIDING
Frame:	WOOD FRAME
Roof:	BU-TG/MMBRN
Roof Structure:	FLAT/SHED

Details	
Year Built	1949
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	806
Enclosed Por	245
Utility Room	322
Total Base Area	806
Total Sub Area	1,373

Extra Features
No Data Found



Image capture: May 2011 © 2026 Google



REAL PROPERTY DETAILS
Account 2213090 - Roll Year 2025

Owners	STRIPP, MICHELLE
Mailing Address	370 KNOX MC RAE DRIVE TITUSVILLE FL 32780
Site Address	370 KNOX MC RAE DR TITUSVILLE FL 32780
Parcel ID	22-35-22-75-65-9.03
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.27
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0004/0012
Subdivision	INDIAN RIVER CITY, REVISED PLAT OF
Land Description	INDIAN RIVER CITY, REVISED PLAT OF PART OF LOT 9 AS DES IN ORB 176 PG 620 BLK 65



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$133,180	$135,260	$143,920
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$47,160	$45,840	$44,510
Assessed Value School	$47,160	$45,840	$44,510
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$22,160	$20,840	$19,510
Taxable Value School	$22,160	$20,840	$19,510

SALES / TRANSFERS

Date	Price	Type	Instrument
09/05/2003	$70,000	WD	5050/2040
12/27/2001	$56,500	WD	4497/2761
04/30/1997	$35,000	WD	3665/2057
02/11/1986	--	QC	2689/1561

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ENAMEL METAL
Roof Structure:	HIP/GABLE

Details	
Year Built	1962
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	884
Carport	264
Enclosed Por	128
Open Porch	48
Open Porch	64
Utility Room	96
Total Base Area	884
Total Sub Area	1,484

Extra Features
No Data Found



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2212359 - Roll Year 2025

Owners	SCOTT, STEVEN L
Mailing Address	514 DELESPINE AVE TITUSVILLE FL 32780
Site Address	514 DELESPINE AVE TITUSVILLE FL 32780
Parcel ID	22-35-22-27-15-1
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.25
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0036
Subdivision	INDIAN RIVER HIGHLANDS
Land Description	INDIAN RIVER HIGHLANDS LOTS 1, 2 BLK 15



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$168,760	$169,750	$159,930
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$61,590	$59,860	$58,120
Assessed Value School	$61,590	$59,860	$58,120
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$11,590	$9,860	$8,120
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$25,000	$25,000	$25,000
Taxable Value School	$36,590	$34,860	$33,120

SALES / TRANSFERS

Date	Price	Type	Instrument
12/11/2013	$20,000	WD	7031/1412
08/28/2013	--	WD	6982/1494
08/02/2013	--	CT	6943/1667
08/04/2004	--	QC	5346/3098
03/09/1984	$49,500	WD	2494/1491
05/01/1979	$30,000	--	2043/0389
10/01/1977	--	QC	1796/0325

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

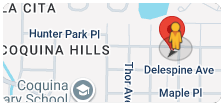
Details	
Year Built	1963
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,464
Garage	280
Utility Room	112
Total Base Area	1,464
Total Sub Area	1,856

Extra Features
No Data Found



Image capture: May 2011 © 2025 Google



REAL PROPERTY DETAILS
Account 2212341 - Roll Year 2025

Owners	HUNLEY, TERESA JASPERS
Mailing Address	605 OLEANDER PL TITUSVILLE FL 32780
Site Address	605 OLEANDER PL TITUSVILLE FL 32780
Parcel ID	22-35-22-27-11-11
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.24
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0036
Subdivision	INDIAN RIVER HIGHLANDS
Land Description	INDIAN RIVER HIGHLANDS LOTS 11,12 BLK 11



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$133,150	$135,490	$154,650
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$52,770	$51,290	$49,800
Assessed Value School	$52,770	$51,290	$49,800
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$2,770	$1,290	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$25,000	$25,000	$24,800
Taxable Value School	$27,770	$26,290	$24,800

SALES / TRANSFERS

Date	Price	Type	Instrument
08/01/2012	--	QC	6715/2726
06/01/1978	--	--	1892/0529

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	VINYL/ALUMINUM
Frame:	WOOD FRAME
Roof:	ROLL COMPOSITION
Roof Structure:	IRREGULAR

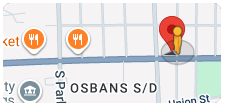
Details	
Year Built	1959
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	912
Carport	368
Utility Room	108
Total Base Area	912
Total Sub Area	1,388

Extra Features	
Enclosed Room	336



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2200544 - Roll Year 2025

Owners	G & B MANAGEMENT SERVICES INC
Mailing Address	402 BAY RIDGE PKWY, #24 BROOKLYN NY 11209
Site Address	624 WAGER AVE TITUSVILLE FL 32796
Parcel ID	22-35-03-03-31-9
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.33
Site Code	0330 - SR405-COLUMBIA/SOUTH
Plat Book/Page	0001/0008
Subdivision	TITUSVILLE
Land Description	TITUSVILLE LOTS 9,12 BLK 31



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$93,280	$95,950	$117,740
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$93,280	$86,470	$78,610
Assessed Value School	$93,280	$95,950	$117,740
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$93,280	$86,470	$78,610
Taxable Value School	$93,280	$95,950	$117,740

SALES / TRANSFERS

Date	Price	Type	Instrument
04/13/2017	$39,000	WD	7868/2277
02/05/2007	--	QC	5874/4049
01/31/2007	--	QC	5745/1055
12/03/2004	$44,300	QC	5410/0369
08/31/2004	$25,000	CT	5356/0880
05/01/1998	--	TD	3851/3198
05/06/1960	--	WD	0679/0075

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1957
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,085
Carport	286
Open Porch	28
Open Porch	27
Utility Room	72
Total Base Area	1,085
Total Sub Area	1,498

Extra Features	
Fireplace	1
Garage Detached	576

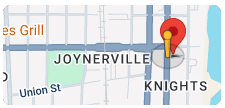
Google Maps

701 U.S. Rte 1

701 S Washington Ave



Image capture: Apr 2025 © 2025 Google



REAL PROPERTY DETAILS
Account 2200664 - Roll Year 2025

Owners	LOUGHMAN LAKE LODGE HOLDINGS LLC
Mailing Address	4061 CYPRESS BND GENEVA FL 32732
Site Address	701 S WASHINGTON AVE TITUSVILLE FL 32780
Parcel ID	22-35-03-50-*-4.01
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP
Total Acres	0.44
Site Code	0300 - U S 1
Plat Book/Page	0001/0132
Subdivision	JOYNERVILLE ADDN TO TITUSVILLE
Land Description	JOYNERVILLE ADDN TO TITUSVILLE W 100 FT OF LOT 4 & W 107.7 FT OF LOT 5



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$154,710	$147,340	$140,340
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$154,710	$147,340	$140,340
Assessed Value School	$154,710	$147,340	$140,340
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$154,710	$147,340	$140,340
Taxable Value School	$154,710	$147,340	$140,340

SALES / TRANSFERS

Date	Price	Type	Instrument
09/21/2020	--	QC	8863/1809
12/30/2019	--	DC	8686/1726
05/11/2017	--	QC	7887/2018
08/23/2013	--	QC	6976/0588
12/16/2004	--	QC	5397/3139
09/19/2003	--	QC	5060/3951
09/20/2002	$80,000	WD	4690/0501
12/05/1985	$75,000	WD	2656/0062
06/04/1980	--	WD	2252/2908
12/30/1974	--	WD	1503/0210

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP

Materials	
Exterior Wall:	PAINTED EXTERIOR , WALLCOVA
Frame:	MASNRYCONC , METALFRAME
Roof:	BU-TG/MMBRN
Roof Structure:	WOOD TRUSS

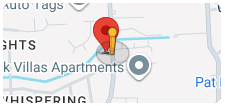
Details	
Year Built	1948
Story Height	10
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	2,759
Total Base Area	2,759
Total Sub Area	2,759

Extra Features	
Paving - Asphalt	9,432
Covered Patio	346



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2202043 - Roll Year 2025

Owners	WILLIAM S WILKENS REVOCABLE TRUST
Mailing Address	920 S PARK AVE TITUSVILLE FL 32780
Site Address	920 S PARK AVE TITUSVILLE FL 32780
Parcel ID	22-35-04-77-A-1
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL WDWH - WIDOWER'S EXEMPTION FOR HUSBAND
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.35
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0104
Subdivision	WHISPERING OAKS 2ND SEC
Land Description	WHISPERING OAKS 2ND SEC LOT 1 BLK A



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$136,620	$138,360	$141,910
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$45,790	$44,500	$43,210
Assessed Value School	$45,790	$44,500	$43,210
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$5,000	$5,000	$5,000
Taxable Value Non-School	$15,790	$14,500	$13,210
Taxable Value School	$15,790	$14,500	$13,210

SALES / TRANSFERS

Date	Price	Type	Instrument
05/15/2019	--	WD	8440/1892
10/23/2018	--	DC	8308/0424
04/20/2005	$94,500	WD	5459/3358
07/18/2000	--	QC	4193/2213
09/30/1997	$40,000	WD	3710/4485
09/30/1988	$46,500	WD	2947/0958
02/01/1980	$23,300	--	2221/2324

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	FLAT/SHED

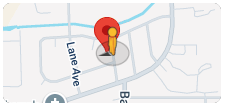
Details	
Year Built	1958
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	984
Garage	399
Open Porch	56
Total Base Area	984
Total Sub Area	1,439

Extra Features	
Carport	231



Image capture: May 2011 © 2025 Google



REAL PROPERTY DETAILS
Account 2202097 - Roll Year 2025

Owners	MC FARLAND, KATHRYN ANN
Mailing Address	1012 ROSELLA LANE TITUSVILLE FL 32780
Site Address	1012 ROSELLA LN TITUSVILLE FL 32780
Parcel ID	22-35-04-77-F-2
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.27
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0104
Subdivision	WHISPERING OAKS 2ND SEC
Land Description	WHISPERING OAKS 2ND SEC LOT 2 BLK F



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$91,020	$91,930	$114,650
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$35,900	$34,890	$33,880
Assessed Value School	$35,900	$34,890	$33,880
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$10,900	$9,890	$8,880
Taxable Value School	$10,900	$9,890	$8,880

SALES / TRANSFERS

Date	Price	Type	Instrument
08/19/2004	--	QC	5356/0909

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	FLAT/SHED

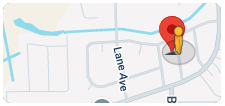
Details	
Year Built	1959
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	960
Carport	240
Open Porch	24
Open Porch	56
Utility Room	96
Total Base Area	960
Total Sub Area	1,376

Extra Features
No Data Found



Image capture: May 2011 © 2025 Google



REAL PROPERTY DETAILS
Account 2202084 - Roll Year 2025

Owners	SHEA, ERICA; REGAN, ANDREW
Mailing Address	15 ARLINGTON ST LEOMINSTER MA 01453
Site Address	1012 TUDOR LN TITUSVILLE FL 32780
Parcel ID	22-35-04-77-D-5
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0104
Subdivision	WHISPERING OAKS 2ND SEC
Land Description	WHISPERING OAKS 2ND SEC LOT 5 BLK D



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$148,520	$152,530	$171,700
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$148,520	$152,530	$171,700
Assessed Value School	$148,520	$152,530	$171,700
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$148,520	$152,530	$171,700
Taxable Value School	$148,520	$152,530	$171,700

SALES / TRANSFERS

Date	Price	Type	Instrument
07/03/2025	$249,000	WD	10375/1913
02/20/2025	--	WD	10268/0991
11/26/2021	$220,000	WD	9341/2954
05/30/1999	$35,000	WD	4014/2923
10/30/1992	$55,000	WD	3241/4876
11/30/1988	--	QC	2917/1757
09/02/1986	--	QC	2730/1418
02/01/1979	$19,000	--	2003/0117

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	FLAT/SHED

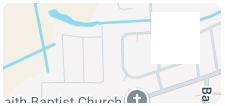
Details	
Year Built	1958
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	984
Enclosed Por	221
Open Porch	132
Utility Room	102
Total Base Area	984
Total Sub Area	1,439

Extra Features	
Pool - Residential	1
Pool Deck	464



Image capture: Dec 2025 © 2026 Google



REAL PROPERTY DETAILS
Account 2201897 - Roll Year 2025

Owners	SUMMERHILL, JAMES J; SUMMERHILL, JACOB
Mailing Address	1116 GLENWAY CT TITUSVILLE FL 32780
Site Address	1116 GLENWAY CT TITUSVILLE FL 32780
Parcel ID	22-35-04-52-D-3
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.37
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0101
Subdivision	WHISPERING OAKS
Land Description	WHISPERING OAKS LOT 3 BLK D



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$137,970	$139,640	$166,310
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$84,720	$82,340	$79,950
Assessed Value School	$84,720	$82,340	$79,950
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$33,998	$32,340	$29,950
Taxable Value School	$59,720	$57,340	$54,950

SALES / TRANSFERS

Date	Price	Type	Instrument
10/31/2017	--	WD	8020/2853
06/01/1998	--	QC	3863/2153
10/01/1985	--	WD	2642/2908
10/01/1979	$6,400	--	2100/0662
05/01/1978	--	QC	1888/0608

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ROLL COMPOSITION
Roof Structure:	HIP/GABLE

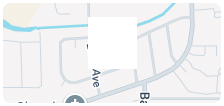
Details	
Year Built	1959
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,840
Enclosed Por	160
Open Porch	184
Screen Porch	160
Utility Room	80
Total Base Area	1,840
Total Sub Area	2,424

Extra Features	
Outbuilding	144



Image capture: Dec 2025 © 2026 Google



REAL PROPERTY DETAILS
Account 2201896 - Roll Year 2025

Owners	LECKRON, JOHN L; LECKRON, NANCY J
Mailing Address	2270 OLD DIXIE HWY TITUSVILLE FL 32796
Site Address	1122 GLENWAY CT TITUSVILLE FL 32780
Parcel ID	22-35-04-52-D-2
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0101
Subdivision	WHISPERING OAKS
Land Description	WHISPERING OAKS LOT 2 BLK D & LOT 5 BLK F IN PB 12 PG 104



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$94,420	$95,400	$117,390
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$70,540	$64,130	$58,300
Assessed Value School	$94,420	$95,400	$117,390
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$70,540	$64,130	$58,300
Taxable Value School	$94,420	$95,400	$117,390

SALES / TRANSFERS

Date	Price	Type	Instrument
04/03/2009	$34,000	WD	5959/1613
02/29/2008	--	CT	5847/7230
01/27/2006	--	QC	5601/8530
10/31/2003	$60,000	WD	5123/3490
04/14/2003	$41,000	WD	4882/2464
01/01/1994	--	PT	3359/0884
08/01/1980	$100,000	--	2250/0521
07/01/1980	$25,000	--	2241/2749
04/01/1977	--	--	1735/0476

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

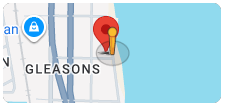
Details	
Year Built	1959
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	960
Carport	273
Open Porch	24
Utility Room	91
Total Base Area	960
Total Sub Area	1,348

Extra Features
No Data Found



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2201062 - Roll Year 2025

Owners	GEARHARDT, JOEL PETER; GEARHARDT, CYNTHIA HOLLY
Mailing Address	1136 RIVERSIDE DR TITUSVILLE FL 32780
Site Address	1136 RIVERSIDE DR TITUSVILLE FL 32780
Parcel ID	22-35-03-55-7-9
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.96
Site Code	0114 - RIVER ACCESS
Plat Book/Page	0001/0087
Subdivision	GLEASONS ADDN TO TITUSVILLE
Land Description	GLEASONS ADDN TO TITUSVILLE LOTS 9,10 AS DES IN ORB 696 PG 1027 & ALSO RIVER BOTTOM 300 FT MOL E OF LOT 10 AS DES IN DB 354 PG 581 BLK 7



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$609,710	$684,440	$629,640
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$609,710	$271,900	$263,990
Assessed Value School	$609,710	$271,900	$263,990
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$558,988	$221,900	$213,990
Taxable Value School	$584,710	$246,900	$238,990

SALES / TRANSFERS

Date	Price	Type	Instrument
01/31/2024	$640,000	WD	9981/2662
03/09/2015	--	QC	7317/1297
12/22/2014	$268,000	WD	7271/1822
12/22/2014	--	QC	7310/1499
05/01/2014	--	WD	7132/2152
06/09/1964	$38,000	WD	0696/1027

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO , STONE
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

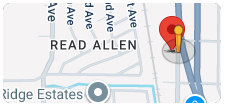
Details	
Year Built	1957
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	336
Base Area (1st)	2,510
Enclosed Por	238
Garage	418
Open Porch	76
Utility Room	140
Total Base Area	2,846
Total Sub Area	3,718

Extra Features	
Wood Deck	192
Fireplace	1
Dock	404
Synthetic Deck	84



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2201108 - Roll Year 2025

Owners	BELLA REGGIO LLC
Mailing Address	2800 S ORANGE BLOSSOM TRL ORLANDO FL 32805
Site Address	1210 S HOPKINS AVE UNIT A TITUSVILLE FL 32780 1210 S HOPKINS AVE UNIT B TITUSVILLE FL 32780
Parcel ID	22-35-03-56-11-15
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP
Total Acres	0.63
Site Code	0302 - HOPKINS STREET
Plat Book/Page	0002/0008
Subdivision	GLEASONS ADDN TO TITUSVILLE, RESUBD
Land Description	GLEASONS ADDN TO TITUSVILLE, RESUBD LOTS 15,16,17,18 BLK 11



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$136,700	$116,060	$105,510
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$127,660	$116,060	$105,510
Assessed Value School	$136,700	$116,060	$105,510
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$127,660	$116,060	$105,510
Taxable Value School	$136,700	$116,060	$105,510

SALES / TRANSFERS

Date	Price	Type	Instrument
06/22/2017	--	CT	7923/1083
01/27/2005	$151,500	WD	5416/4826
06/02/2003	$125,000	WD	4953/0878
02/22/2003	$95,000	QC	4829/0710
11/04/1999	$98,000	QC	4087/3036
05/01/1998	$48,100	01	3851/2060
03/01/1995	$60,000	08	3463/0935
03/01/1995	$30,000	08	3463/0933
03/01/1995	$30,000	08	3463/0931
03/01/1995	$30,000	08	3463/0929
05/01/1980	--	--	2236/1717
09/01/1979	--	--	2097/2185

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP

Materials	
Exterior Wall:	PAINTED EXTERIOR , STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	WOOD TRUSS

Details	
Year Built	1962
Story Height	14
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	1,344
Carport	640
Open Porch	112
Total Base Area	1,344
Total Sub Area	2,096

Extra Features	
Paving - Concrete	4,307

PROPERTY DATA CARD #2

Building Use: 2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP

Materials	
Exterior Wall:	PAINTED EXTERIOR , STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	WOOD TRUSS

Details	
Year Built	1966
Story Height	12
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	2,080
Total Base Area	2,080
Total Sub Area	2,080

Extra Features
No Data Found

Google Maps

1254 Edison Ave

1231 S Hopkins Ave

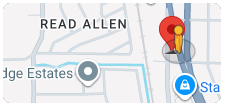
Titusville, Florida

Google Street View

Apr 2025 See more dates



Image capture: Apr 2025 © 2025 Google



REAL PROPERTY DETAILS
Account 2201100 - Roll Year 2025

Owners	WK CYCLES LLC
Mailing Address	4135 FOX LAKE RD TITUSVILLE FL 32796
Site Address	1231 S HOPKINS AVE TITUSVILLE FL 32780
Parcel ID	22-35-03-56-10-2
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	2730 - USED AUTOMOBILE SALES
Total Acres	0.41
Site Code	0300 - U S 1
Plat Book/Page	0002/0008
Subdivision	GLEASONS ADDN TO TITUSVILLE, RESUBD
Land Description	GLEASONS ADDN TO TITUSVILLE, RESUBD LOTS 2,3,4,5 EX R/W BLK 10



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$156,270	$154,830	$142,630
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$156,270	$154,830	$142,630
Assessed Value School	$156,270	$154,830	$142,630
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$156,270	$154,830	$142,630
Taxable Value School	$156,270	$154,830	$142,630

SALES / TRANSFERS

Date	Price	Type	Instrument
07/11/2025	--	QC	10381/1783
01/28/1987	$50,000	WD	2770/2418
01/10/1983	$130,000	WD	2405/2095
03/09/1981	$80,000	WD	2293/2496

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP

Materials	
Exterior Wall:	PAINTED EXTERIOR , VINYL/ALUMINUM
Frame:	MASNRYCONC
Roof:	ROLL COMPOSITION
Roof Structure:	BAR JOIST RIGID

Details	
Year Built	1965
Story Height	11
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	2,411
Carport	691
Open Porch	212
Total Base Area	2,411
Total Sub Area	3,314

Extra Features	
Paving - Asphalt	7,025
Light Poles	1
Light Poles	1
Paving - Concrete	8,251



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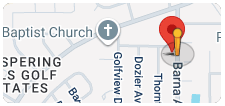


REAL PROPERTY DETAILS
Account 2204725 - Roll Year 2025

Owners	GARZA, ROBERT D
Mailing Address	1300 BARNA AVE TITUSVILLE FL 32780
Site Address	1300 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-17
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 17



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$262,580	$266,640	$259,130
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$198,840	$193,240	$187,620
Assessed Value School	$198,840	$193,240	$187,620
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$148,118	$143,240	$137,620
Taxable Value School	$173,840	$168,240	$162,620

SALES / TRANSFERS

Date	Price	Type	Instrument
08/01/2018	$200,000	WD	8239/1762
02/09/2018	$135,000	WD	8097/0157
02/09/2018	$89,000	WD	8092/0259
05/08/2017	--	QC	7895/2240
03/04/2015	--	QC	7314/0252
01/26/2012	--	QC	6549/0423
01/26/2012	--	QC	6526/1818
11/14/2011	$85,000	WD	6490/1120
06/28/2011	$199,600	WD	6417/2440
05/11/2007	$199,000	WD	5778/4866
09/30/1998	$59,900	WD	3904/0614
04/16/1987	--	CT	2793/0693
10/11/1982	--	QC	2412/1277
05/14/1974	$28,500	WD	1453/0772

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	ROLL COMPOSITION
Roof Structure:	HIP/GABLE

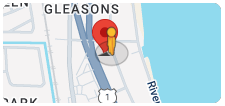
Details	
Year Built	1957
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	2,410
Enclosed Por	130
Open Porch	40
Total Base Area	2,410
Total Sub Area	2,580

Extra Features	
Patio - Concrete	199
Pool - Residential	1
All Screen - 1 Story	1,120
Pool Deck	728



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2205986 - Roll Year 2025

Owners	BROWN, MILLARD BERTRAND
Mailing Address	1308 INDIAN RIVER AVE TITUSVILLE FL 32780
Site Address	1308 INDIAN RIVER AVE TITUSVILLE FL 32780
Parcel ID	22-35-10-25-4-24
Taxing District	14A0 - TITUSVILLE
Exemptions	DICV - DISABILITY - CIVILIAN HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.15
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0005/0016
Subdivision	BAYVIEW MANOR
Land Description	BAYVIEW MANOR LOT 24 BLK 4



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$122,030	$123,780	$129,580
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$54,680	$53,140	$51,600
Assessed Value School	$54,680	$53,140	$51,600
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$4,680	$3,140	$1,600
Other Exemptions	$5,000	$5,000	$5,000
Taxable Value Non-School	$20,000	$20,000	$20,000
Taxable Value School	$24,680	$23,140	$21,600

SALES / TRANSFERS

Date	Price	Type	Instrument
12/07/2011	--	QC	6509/0545
03/04/2010	--	QC	6143/2454
03/30/1991	$37,800	WD	3116/1053
05/30/1990	--	WD	3067/0153
08/01/1971	$125,000	--	1188/0934

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	FLAT/SHED

Details	
Year Built	1954
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,128
Carport	286
Enclosed Por	90
Total Base Area	1,128
Total Sub Area	1,504

Extra Features
No Data Found



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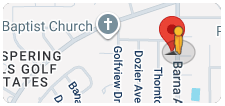


REAL PROPERTY DETAILS
Account 2204736 - Roll Year 2025

Owners	BALLARD, DAVID O; BALLARD, JULIA
Mailing Address	1320 BARNA AVE TITUSVILLE FL 32780
Site Address	1320 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-28
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 28



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$110,440	$111,680	$127,440
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$25,050	$24,350	$23,650
Assessed Value School	$25,050	$24,350	$23,650
Homestead Exemption	$25,000	$24,350	$23,650
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$50	$0	$0
Taxable Value School	$50	$0	$0

SALES / TRANSFERS

Date	Price	Type	Instrument
11/16/1983	$37,000	WD	2468/2959
12/01/1972	$15,000	--	1304/0276

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

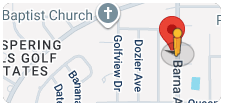
Details	
Year Built	1957
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,180
Carport	318
Utility Room	72
Total Base Area	1,180
Total Sub Area	1,570

Extra Features
No Data Found



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2204748 - Roll Year 2025

Owners	THOMPSON, NATHAN M,JR; THOMPSON, JUANITA SUE ECKELS
Mailing Address	1360 BARNA AVE TITUSVILLE FL 32780
Site Address	1360 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-40
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 40



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$166,410	$164,620	$165,590
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$127,440	$123,850	$120,250
Assessed Value School	$127,440	$123,850	$120,250
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$76,718	$73,850	$70,250
Taxable Value School	$102,440	$98,850	$95,250

SALES / TRANSFERS

Date	Price	Type	Instrument
04/24/2019	$144,000	WD	8425/1286
07/03/2018	$85,000	CT	8205/0913
11/23/2015	$84,500	WD	7526/2414
11/13/2014	--	CT	7246/2865
04/16/2014	$23,000	WD	7350/2946
08/12/2003	$67,000	WD	5021/1020
11/07/1989	$43,000	WD	3027/2767
07/01/1979	$28,700	--	2083/0417
08/01/1977	$176,000	--	1780/0736

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ROLL COMPOSITION
Roof Structure:	FLAT/SHED

Details	
Year Built	1957
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,188
Carport	310
Open Porch	56
Utility Room	80
Total Base Area	1,188
Total Sub Area	1,634

Extra Features	
Outbuilding	192
Screen Enclosure	136



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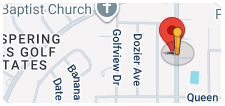


REAL PROPERTY DETAILS
Account 2204749 - Roll Year 2025

Owners	WILLIAMS, HELEN
Mailing Address	1380 BARNA AVE TITUSVILLE FL 32780
Site Address	1380 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-41
Taxing District	14A0 - TITUSVILLE
Exemptions	DIML - DISABILITY - MILITARY HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 41



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$129,290	$131,450	$149,550
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$37,630	$36,570	$35,510
Assessed Value School	$37,630	$36,570	$35,510
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$5,000	$5,000	$5,000
Taxable Value Non-School	$7,630	$6,570	$5,510
Taxable Value School	$7,630	$6,570	$5,510

SALES / TRANSFERS

Date	Price	Type	Instrument
08/01/1991	$4,000	QC	3148/0302
10/10/1984	--	QC	2547/2878
01/01/1974	$19,300	--	1414/0928

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	FLAT/SHED

Details	
Year Built	1956
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,104
Carport	456
Open Porch	144
Utility Room	120
Total Base Area	1,104
Total Sub Area	1,824

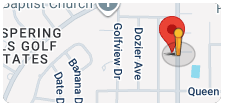
Extra Features	
Outbuilding	300

1418 Barna Ave

Should be 1400 Barna Avenue (Google mistake?)



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2204758 - Roll Year 2025

Owners	JACKSON, CARLOS; ROSE, DIANE
Mailing Address	1400 BARNA AVE TITUSVILLE FL 32780
Site Address	1400 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-52
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 52



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$288,220	$286,940	$252,590
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$288,220	$277,840	$252,590
Assessed Value School	$288,220	$286,940	$252,590
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$288,220	$277,840	$252,590
Taxable Value School	$288,220	$286,940	$252,590

SALES / TRANSFERS

Date	Price	Type	Instrument
05/26/2022	$310,000	WD	9524/2477
08/20/2021	$95,000	WD	9243/2232
08/21/2020	$61,000	XD	8839/0251
06/24/2002	--	QC	4671/1592
07/30/1992	$64,900	WD	3219/1425
03/30/1987	$32,000	WD	2793/2715

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO , BRICK
Frame:	MASNRYCONC
Roof:	ROLL COMPOSITION
Roof Structure:	HIP/GABLE

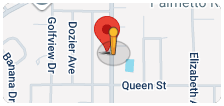
Details	
Year Built	1957
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,909
Garage	348
Open Porch	195
Open Porch	191
Total Base Area	1,909
Total Sub Area	2,643

Extra Features
No Data Found



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2204759 - Roll Year 2025

Owners	MOON, BELINDA; MOON, FAY F
Mailing Address	1420 BARNA AVE TITUSVILLE FL 32780
Site Address	1420 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-53
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 53



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$139,150	$141,600	$160,710
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$127,460	$115,880	$59,990
Assessed Value School	$139,150	$141,600	$99,350
Homestead Exemption	$0	$0	$19,000
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$127,460	$115,880	$40,990
Taxable Value School	$139,150	$141,600	$80,350

SALES / TRANSFERS

Date	Price	Type	Instrument
02/12/2025	--	PB	10265/0328
11/17/2023	--	DC	10087/1968
12/01/1992	--	QC	3252/1467
08/01/1978	$32,500	--	1931/0048
12/01/1977	$275,000	--	1825/0129
02/01/1974	$245,000	--	1419/0106

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

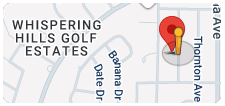
Details	
Year Built	1960
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,232
Carport	464
Enclosed Por	160
Utility Room	108
Total Base Area	1,232
Total Sub Area	1,964

Extra Features	
Patio - Concrete	428



Image capture: May 2011 © 2025 Google



REAL PROPERTY DETAILS
Account 2204765 - Roll Year 2025

Owners	ARNOLD, JAMES ALAN
Mailing Address	1420 DOZIER AVE TITUSVILLE FL 32780
Site Address	1420 DOZIER AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-59
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL WDWH - WIDOWER'S EXEMPTION FOR HUSBAND
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.25
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 59 & N 25 FT OF LOT 68



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$152,170	$154,070	$173,370
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$47,400	$46,070	$44,730
Assessed Value School	$47,400	$46,070	$44,730
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$5,000	$5,000	$5,000
Taxable Value Non-School	$17,400	$16,070	$14,730
Taxable Value School	$17,400	$16,070	$14,730

SALES / TRANSFERS

Date	Price	Type	Instrument
04/05/2017	--	DC	9870/2254
08/31/1989	$59,000	WD	3015/2616
12/01/1968	$24,400	--	1057/0017

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ROLL COMPOSITION
Roof Structure:	HIP/GABLE

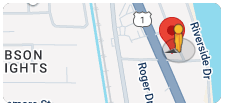
Details	
Year Built	1957
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,938
Carport	548
Screen Porch	320
Utility Room	64
Total Base Area	1,938
Total Sub Area	2,870

Extra Features	
Patio - Concrete	320
Fireplace	1



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2206018 - Roll Year 2025

Owners	FIORILLO, TERESA
Mailing Address	1420 INDIAN RIVER AVE TITUSVILLE FL 32780
Site Address	1420 INDIAN RIVER AVE TITUSVILLE FL 32780
Parcel ID	22-35-10-25-6-8
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.13
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0005/0016
Subdivision	BAYVIEW MANOR
Land Description	BAYVIEW MANOR N 5 FT OF LOT 7 & ALL LOT 8 BLK 6



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$123,050	$124,190	$120,890
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$79,260	$77,030	$74,790
Assessed Value School	$79,260	$77,030	$74,790
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$24,790
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$28,538	$27,030	$25,000
Taxable Value School	$54,260	$52,030	$49,790

SALES / TRANSFERS

Date	Price	Type	Instrument
02/15/2021	--	QC	9017/0963
10/30/1996	$57,900	WD	3616/3632
04/30/1993	$52,500	WD	3280/3006
02/01/1979	$32,000	--	2007/0478
02/01/1978	--	QC	1848/0651
05/01/1974	$1,000	--	1445/0404

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ENAMEL METAL
Roof Structure:	HIP/GABLE

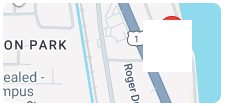
Details	
Year Built	1958
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,050
Enclosed Por	214
Open Porch	84
Utility Room	72
Total Base Area	1,050
Total Sub Area	1,420

Extra Features
No Data Found



Image capture: Dec 2025 © 2026 Google



REAL PROPERTY DETAILS
Account 2206001 - Roll Year 2025

Owners	JORDAN, RICHARD A
Mailing Address	1431 INDIAN RIVER AVE TITUSVILLE FL 32780
Site Address	1431 INDIAN RIVER AVE TITUSVILLE FL 32780
Parcel ID	22-35-10-25-5-17
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.53
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0005/0016
Subdivision	BAYVIEW MANOR
Land Description	BAYVIEW MANOR LOTS 17, 18 & 19 BLK 5 EXC ORB 1063 PG 315



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$315,880	$316,170	$284,230
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$315,880	$312,650	$284,230
Assessed Value School	$315,880	$316,170	$284,230
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$315,880	$312,650	$284,230
Taxable Value School	$315,880	$316,170	$284,230

SALES / TRANSFERS

Date	Price	Type	Instrument
01/31/2022	$300,000	WD	9404/2950
01/15/2007	--	QC	5743/8491
04/03/2006	$240,000	WD	5627/2679
05/03/2000	--	TD	4163/0335
12/30/1996	$80,000	WD	3626/1641
06/01/1975	$46,500	PT	1544/0168

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

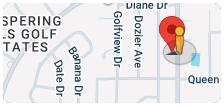
Details	
Year Built	1953
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,632
Garage	300
Open Porch	65
Total Base Area	1,632
Total Sub Area	1,997

Extra Features	
Enclosed Room	150
Fireplace	1
Enclosed Room	200



Image capture: Mar 2022 © 2025 Google



REAL PROPERTY DETAILS
Account 2204769 - Roll Year 2025

Owners	HENDERSON, TUAN H; HENDERSON, MON
Mailing Address	1440 BARNA AVE TITUSVILLE FL 32780
Site Address	1440 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-63
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL WDWW - WIDOW'S EXEMPTION FOR WIFE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 63



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$161,150	$164,410	$171,540
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$117,780	$114,470	$111,140
Assessed Value School	$117,780	$114,470	$111,140
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$5,000	$5,000	$5,000
Taxable Value Non-School	$62,058	$59,470	$56,140
Taxable Value School	$87,780	$84,470	$81,140

SALES / TRANSFERS

Date	Price	Type	Instrument
11/22/2019	$134,000	WD	8599/1505
03/10/2018	--	DC	8599/1500
02/28/1994	$43,100	WD	3366/1648
07/02/1982	--	WD	2378/0071
01/01/1973	$18,400	--	1307/0986

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ROLL COMPOSITION
Roof Structure:	HIP/GABLE

Details	
Year Built	1960
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,320
Enclosed Por	448
Utility Room	80
Total Base Area	1,320
Total Sub Area	1,848

Extra Features	
Enclosed Room	697

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board

From: Bradley Parrish, Community Development Director

Subject: **Historic Preservation Ordinance**

Department/Office: Community Development

Recommended Action:
As the Board Desires

Summary Explanation & Background:

At the September 2, 2025, Historic Preservation Board (HPB) meeting, the Board held an in-depth discussion on preservation priorities, potential ordinance updates, and expanded local recognition of historic structures. Chairman Kiesel emphasized the importance of the City of Titusville supporting historic preservation initiatives. Chairman Kiesel recommended updating or amending the City's ordinance to align with Senate Bill 582, which strengthens local historic preservation authority. Chairman Kiesel asked whether the HPB could play a larger role in reviewing demolitions of historic structures. Mr. Parrish responded that this would require a change to the ordinance. Chairman Kiesel requested further discussion on this issue at future meetings.

The enclosed memo from the City's Historic Preservation Officer (HPO), Pat Tyjeski, provides an overview of the City's historic property demolition provisions, a peer review analysis, and suggestions for updating Titusville's historic preservation regulations to improve the monitoring and management of building demolitions within the City.

On December 1, 2025, the Board recommended the report from Historic Preservation Officer Pat Tyjeski with her stated recommendations and flow-chart be forwarded to City Council for consideration. The City Council accepted the Historic Preservation Board's recommendation to adopt an amendment to the City's Historic Preservation ordinance as recommended in the Historic Preservation Officer's Report. The motion also included direction to notify the property owners (approximately 150) of historic structures to request feedback on a draft ordinance.

The purpose of this agenda item is to obtain input from the Historic Preservation Board regarding key policy parameters of the proposed ordinance prior to further refinement.

Board members are requested to review the example ordinances included in the agenda materials and be prepared to provide feedback on the following considerations:

- Whether the ordinance should apply exclusively to properties identified in the City's historic preservation surveys
- Whether demolition review and delay should be administered through the existing Certificate of Appropriateness (COA) process or through an alternative review mechanism
- Whether applicants should be responsible for the cost of documenting historic resources prior to demolition
- Appropriate duration for a demolition delay period, noting City Council's direction that demolition permits may be delayed but not denied

Board discussion and guidance on these parameters will assist staff in finalizing a draft ordinance that aligns with Council direction and local historic preservation objectives.

Alternatives:
N/A

Item Budgeted:
Yes

Source/Use of Funds/Budget Book Page:
Historic Presrvataion Board budget

Strategic Plan:
Goal 1.f to encourage a vibrant downtown
Goal 2.b to continue partnerships and coordination with public

Strategic Plan Impact:
Expanded HPB review of demolitions ensures significant historic structures are preserved or properly documented.
Builds trust with residents and historic property owners by demonstrating the City's commitment to safeguarding cultural heritage and neighborhoods such as Joynerville. .
Protecting historic assets supports tourism, encourages reinvestment in older buildings, and sustains the appeal of the downtown district as a destination for visitors and residents.
Aligning City ordinances with Senate Bill 582 and enhancing HPB's role in demolition review modernizes the City's preservation framework, ensuring stronger local control and more proactive preservation planning.

ATTACHMENTS:

1. memo and Demolition Procss
2. Memo - Demolition Process_v2 (1)
3. Memo from Brad 1.14.2026 parameters to consider
4. City Council Summary of Action 1.13.2026
5. SB 582 (3)
6. Law (2)
7. Bill Analysis (2)

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Members of the City Council

From: Thomas Abbate, City Manager

Subject: **Historic Preservation Ordinance**

Department/Office: Community Development

Recommended Action:
Accept the Historic Preservation Board's recommendation to adopt an amendment to the City's Historic Preservation Ordinance as recommended in the Historic Preservation Officer's report.

Summary Explanation & Background:

At the September 2, 2025, Historic Preservation Board (HPB) meeting, the Board held an in-depth discussion on preservation priorities, potential ordinance updates, and expanded local recognition of historic structures. Chairman Kiesel emphasized the importance of the City of Titusville supporting historic preservation initiatives. Chairman Kiesel recommended updating or amending the City's ordinance to align with Senate Bill 582, which strengthens local historic preservation authority. Chairman Kiesel asked whether the HPB could play a larger role in reviewing demolitions of historic structures. Mr. Parrish responded that this would require a change to the ordinance. Chairman Kiesel requested further discussion on this issue at future meetings.

The enclosed memo from the City's Historic Preservation Officer (HPO), Pat Tyjeski, provides an overview of the City's historic property demolition provisions, a peer review analysis, and suggestions for updating Titusville's historic preservation regulations to improve the monitoring and management of building demolitions within the City.

On December 1, 2025, the Board recommended the report from Historic Preservation Officer Pat Tyjeski with her stated recommendations and flow-chart be forwarded to City Council for consideration.

Alternatives:
N/A

Item Budgeted:
Yes

Source/Use of Funds/Budget Book Page:
Historic Preservation Board Budget

Strategic Plan:
Goal 1. to Encourage a vibrant downtown
Goal 2.b to continue partnerships and coordination with public and nonprofit entities

Strategic Plan Impact:
Expanded HPB review of demolitions ensures significant historic structures are preserved or properly documented.
Builds trust with residents and historic property owners by demonstrating the City's commitment to safeguarding cultural heritage and neighborhoods such as Joynerville. .
Protecting historic assets supports tourism, encourages reinvestment in older buildings, and sustains the appeal of the downtown district as a destination for visitors and residents.
Aligning City ordinances with Senate Bill 582 and enhancing HPB's role in demolition review modernizes the City's preservation framework, ensuring stronger local control and more proactive preservation planning.

ATTACHMENTS:
1. Memo - Demolition Process_v2

To: Historic Preservation Board, City of Titusville

From: Pat Tyjeski, AICP, Historic Preservation Officer

CC: Megan Barrow, AICP, Planning Project Manager

Date: November 14, 2025

Reference: Demolition of historic structures

As requested during the Historic Preservation Board's (HPB) November 3, 2025, meeting, this memo provides an overview of the City's historic property demolition provisions, includes a peer review analysis, and offers suggestions for updating Titusville's historic preservation regulations to improve the monitoring and management of building demolitions within the City.

At previous HPB meetings, the Board identified the frequency of demolitions involving buildings with preservation potential as a concern, particularly those occurring without HPB review. Residents have raised similar concerns, especially regarding properties along Indian River Drive. Because preservation is part of the HPB's mission, the Board feels compelled to discuss these issues with City Council and consider amendments to the City Code's preservation regulations.

PROTECTION LEVELS

To have efficient and effective conversations about modifying the historic preservation ordinance, it is vital for all stakeholders (board, city staff, elected officials, and community members) to understand the following terms and protection levels. These distinctions are essential to ensure consistent interpretation and enforcement of preservation standards.

- HISTORIC. Whenever the word "historic" is used to refer to a structure or site, it is important to refer to the definition included in Section 29-114 of the City's Land Development Regulations.

  > *Historic site. A site, structure, building or object meeting one (1) or more of the criteria specified herein* ***and designated as such by the City Council****.*

  The definition specifies that the site/structure must be designated as such by City Council to be deemed "historic." There is a common misconception that any structure that is 50 years old or older becomes "historic." This idea may come from the criteria used to survey properties for inclusion in the Florida Master Site File (discussed below).

- CERTIFICATE OF APPROPRIATENESS. Defined in the LDRs as the "permit, which is required by the Historic Preservation Board prior to any action," this permit is required for any alteration, relocation, or demolition of a structure, object, or landscape feature **designated by the City as a historic resource**. The certificates are reviewed and approved administratively if the alteration is minor and require HPB review if they are major (defined in the LDRs). Demolitions are deemed "major" and require HPB review.
- FLORIDA MASTER SITE FILE: The Florida Master Site File is the state's official **inventory** of historical and cultural resources. The criteria for recording a resource on the Florida Master Site File are that it be adequately documented with a State Site Form and that it be approximately 50 years of age or older. In some cases, resources less than 50 years of age may be included in the Site File inventory for planning purposes or for possessing other historical or significance attributes. The Site File is an inventory and not a state historic register. Therefore, there is no historical significance requirement for inclusion in the Site File, although many included properties do possess special significance.
- SURVEYED SITE. Being "surveyed" means a site has been investigated by archaeologists or architectural historians to identify and document the resource. The findings of the survey are recorded on a form provided by the state and submitted to the Master Site File office. The survey forms used to document the resource include questions related to location, ownership, past alterations, date of construction, and building characteristics, and provide a section where the surveyor offers an *opinion* of significance (whether the resource is eligible for inclusion in the National Register of Historic Places individually or as a contributing resource. Occasionally, the State Historic Preservation Officer will also provide an opinion, but this is not always done. Being surveyed does not create any official status or afford any protection. Like any research report, a historic survey is subject to changes or updates and serves to inform board decisions on official designations or Certificates of Appropriateness.
- DESIGNATED SITE: There are three levels of designation –National Landmark, National Register, and Local Register.
    - National Landmark: Reserved for sites of exceptional national significance. There are approximately 2,600 properties designated as National Historic Landmarks. Examples of National Landmarks in Brevard County include the Cape Canaveral Lighthouse, Launch Complex 39, Harry T. & Harriette V. Moore Memorial Park in Mims, and the Windover Archaeological Site. There are no National Landmarks within the City limits.
    - National Register of Historic Places. The Nation's official listing of prehistoric and historic properties worthy of preservation. The list, which currently includes about 98,000 properties including districts, buildings, objects, and sites, is maintained by the National Park Service in partnership with federal, state, and local offices. The federal program relies on local communities to protect these resources through local designation. **National Register structures that are not locally designated are not protected from alteration or demolition**. Protection only comes into play when sites accept state or federal financial assistance. Examples of local sites included in the National Register include the Prichard House, St. Gabriel's Episcopal Church, LaGrange Church

and Cemetery, the Wager House, Judge Robbins House, and the Spell House. The City also has a National Register Historic District.

  - Local Register: A site or district that has been officially designated as such by the City Council. Local designation offers the highest level of protection from demolition or alterations, because the rules are codified in the land development regulations. The City currently has 11 locally designated structures. To be designated, the site, object, or district has to meet certain criteria listed in Section 29-116 of the LDRs. They generally include association with events or persons that are significant in the history of the city, possess quality of design and construction, may yield important historical or archaeological information, are already designated in the National Register, or are part of, or related to, a landscape, park, environmental feature or other distinctive area.

- CONTRIBUTING SITE. Refers to structures in a historic district which contribute to the district's significance. In Titusville, contributing structures become *local historic resources* when the historic district is established and the contributing structures are identified (even if they have not been individually designated). Therefore, they are subject to the provisions of the historic preservation code.

LOCAL PROTECTION

As noted above, the highest level of protection for historic resources is the local historic preservation ordinance. The City of Titusville Land Development Regulations include a chapter with provisions intended to protect local historic resources. When it comes to demolitions, the code regulates the following:

- A Certificate of Appropriateness is required before the demolition permit can be approved.
- The Historic Preservation Board reviews the application based on the criteria contained in Section 29-119(m), which includes:
  - Is the structure of such interest or quality that it would reasonably meet national, state, regional or local criteria for designation as a significant historic or architectural site or structure?
  - Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
  - Is the structure one of the last remaining examples of its kind in the City, county or region?
  - Does the structure contribute significantly to the historic character of a designated district?
  - Would retention of the structure promote the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?
  - Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?
- If the demolition is approved, the Board may impose conditions such as:

  - Encouraging the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties.
  - Requiring, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.
- A board's denial to grant a certificate of appropriateness has to be supported by a written statement describing the public interest that the Board seeks to preserve.

Some jurisdictions require a delay before a demolition permit is approved. The reason for the delay is to allow time to find alternative solutions to save the building from demolition.

UNLAWFUL DEMOLITION

Senate Bill 582 (HB 717), which was recently signed by the governor, "authorizes code enforcement boards or special magistrates to impose an enhanced fine for the knowing and willful demolition of a structure individually listed on the National Register of Historic Places or is a contributing resource to a National Register-listed district. The enhanced fine may not exceed 20 percent of the fair market value of the property, as determined by the property appraiser." The city should consider implementing this bill.

DEMOLITION BY NEGLECT

There are two sections in the code that address issues with properties becoming so deteriorated that the demolition becomes a public safety issue.

Section 29-119(m)(5) states, "*A property owner shall not permit a structure with a Historic Designation to fall into a state of disrepair that may result in the deterioration of exterior appearance or architectural features so as to produce, in the judgment of the Historic Preservation Board, a detrimental effect upon the life and character of the structure in question. If the Historic Preservation Board finds a designated historic structure has been deliberately neglected, the Historic Preservation Board may refer the property to the Department of Building and Code Enforcement for immediate attention and may be subject to code violation fines in addition to the penalties in accordance with this article*."

This provision only works if it is actively put into practice. The City may want to consider a code enforcement program to check on certain structures (a list to be determined by the Board) to ensure they are properly maintained.

Once a property gets to a deteriorated state, it is very difficult to deny a demolition permit. If the City's Building Official determines that a designated or contributing structure is unsafe pursuant to the Florida Building Code, the official notifies the Historic Preservation Officer and considers input from the HPB. However, if no solution is found, the official issues the permit.

The code also addresses undue economic hardship. It may be considered after an application for approval to demolish a structure has been denied by the Historic Preservation Board. The owner is required to submit a list of documents to the Historic Preservation Board for consideration. The list includes items such as property values, repair estimates, appraisals, etc.

UNPROTECTED STRUCTURES

Structures that are not individually designated or designated as contributing to a district are not currently protected from alterations or demolition. That means the HPB does not get involved in reviewing demolition permits or structures that are not designated but have the potential to be. The process to designate individual structures in Titusville and most Florida jurisdictions is voluntary. Some jurisdictions require a majority vote if the owner(s) do not consent to the designation.

One potential action to prevent the destruction of properties that have potential for designation would be to review the Florida Master Site Files that have been completed, identify the sites that have been noted as potentially eligible for designation (individually or as part of a district), invite those property owners to learn about the benefits of historic preservation, and encourage them to apply for designation. Similarly, the HPB could identify areas with potential for district creation and invite those property owners to learn about district designation.

While the Titusville code does not specify a requirement for concentration of contributing structures for the creation of historic districts, the Florida Division of Historic Resources defines "district" as possessing "a significant *concentration*, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."

PEER REVIEW

A review of historic preservation ordinances and procedures in peer cities throughout Florida found that demolition review is typically limited to official historic districts and individually designated buildings. However, several jurisdictions have additional formal and informal processes that achieve wider monitoring of demolitions. See attached table with excerpts from various jurisdictions in Florida. The following are some highlights:

- Most jurisdictions may deny demolition of designated or contributing structures if historic significance remains or hardship is unproven.
- A delay is common, ranging from 6 months to 180 days, with some jurisdictions leaving that decision to the board. The purpose of the delay is to find alternatives to demolition.
- Several jurisdictions require proof that once the demolition is completed, the site will be redeveloped.
- Some communities task the HPO (staff) with reviewing demolition applications of properties that are not designated but have been surveyed.
- Not very common, but some historic preservation boards maintain a list of potential designations.

If Titusville decides to move forward with changes in how demolition requests are processed, it is important that those options be clearly spelled out in the code for legal protection and effectiveness.

SUGGESTED CHANGES

The City of Titusville should consider the following actions:

A. Regularly update the Florida Master Site Files to ensure properties that become 50 years old are evaluated and, if deemed necessary, included in the FMSF.

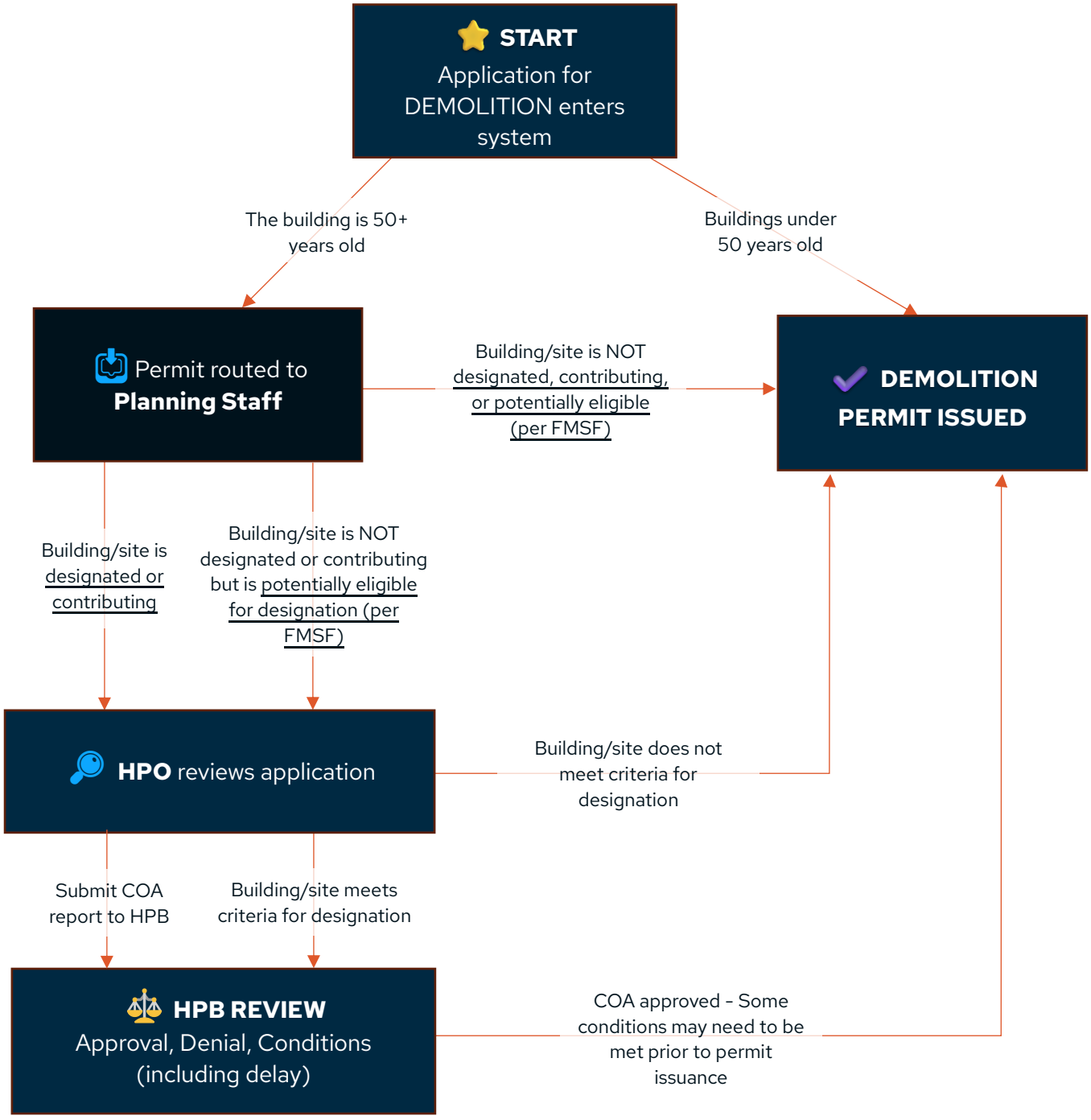
B. Based on the eligibility section of the current FMSFs, create a list of properties with potential for historic designation (individually or as part of a district) and proactively encourage owners to apply.

C. Use both the designated and potential designation lists to guide code enforcement and prevent deterioration of historic resources.

D. Amend the Land Development Regulations to:

   1. Include a time delay for demolition permits to allow exploration of preservation alternatives.
   2. Ensure the demolition permit is not issued until the applicant has complied with the conditions of the approval, which may include documenting the site, engaging a salvage company, and developing plans for redevelopment of the site.
   3. Require Planning staff review of demolition permits for buildings that are 50 years old or older to determine if they have been surveyed in the past (Florida Master Site File). If the eligibility section notes potential for designation (individually or as part of a district), the application should be referred to the HPO to verify that potential. If the property still maintains the potential for designation, the application should be referred to the HPB for review.
   4. Start enforcing the new statutory provision related to fines for the unlawful demolition of structures listed in the National Register or within a National Register District.

SUGGESTED DEMOLITION PERMIT FLOW CHART



FLORIDA STATUTES – EXCERPTS

553.79 Permits; applications; issuance; inspections.–

(25)(a) A local law, ordinance, or regulation may not prohibit or otherwise restrict the ability of a private property owner to obtain a building permit to demolish his or her single-family residential structure located in a **coastal high-hazard area, moderate flood zone, or special flood hazard area** according to a Flood Insurance Rate Map issued by the Federal Emergency Management Agency for the purpose of participating in the National Flood Insurance Program if the lowest finished floor elevation of such structure is at or below base flood elevation as established by the Florida Building Code or a higher base flood elevation as may be required by local ordinance, whichever is higher, provided that such permit otherwise complies with all applicable Florida Building Code, Florida Fire Prevention Code, and Life Safety Code requirements, or local amendments thereto.

(b) An application for a demolition permit sought under this subsection may only be reviewed administratively for compliance with the Florida Building Code, the Florida Fire Prevention Code, and the Life Safety Code, or local amendments thereto, and any regulations applicable to a similarly situated parcel. Applications may not be subject to any additional local land development regulations or public hearings. A local government may not penalize a private property owner for a demolition that is in compliance with the demolition permit.

(c) If a single-family residential structure is demolished pursuant to a demolition permit, a local government may not impose additional regulatory or building requirements on the new single-family residential structure constructed on the site of the demolished structure which would not otherwise be applicable to a similarly situated vacant parcel.

(d) This subsection **does not apply** to any of the following:

1. A structure designated on the National Register of Historic Places.

2. A privately owned single-family residential structure designated historic by a local, state, or federal governmental agency on or before January 1, 2022.

3. A privately owned single-family residential structure designated historic after January 1, 2022, by a local, state, or federal governmental agency with the consent of its owner.

Section 162.09. Administrative fines; costs of repair; liens.–

(2)(e) For the demolition of a building or structure that is individually listed in the National Register of Historic Places as defined in s. 267.021 or is a contributing resource to a National Register-listed district, a code enforcement board or special magistrate may impose a fine that exceeds the limits of this subsection if the code enforcement board or special magistrate finds, based on competent substantial evidence, that the demolition of the building or structure was knowing and willful and was not permitted or the result of a natural disaster. A fine imposed pursuant to this paragraph may not exceed 20 percent of the fair or just market valuation of the property before demolition of the building or structure, as determined by the property appraiser.

PEER REVIEW

City/County	Scope	Relevant Definitions	Can Deny/Delay Demolition?	Mitigation/Conditions Required
St. Augustine https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=PTIICOOR_CH28ZO_ARTIIADEN_DIV3HIARREBO_S28-89CRCEOPAPREDEPADERE	Demolition of **historic or regulated structures** (see definitions) require review by the HARB to confirm that the demolition will not negatively affect the historic integrity of the city. The Board also reviews demolition requests of primary structures within the historic preservation zoning districts and National Register districts for potential designation as an historic landmarks. The board may deny a request for demolition of a building that meets the definition of **exceptional significance**, is a **contributing property** in a National Register Historic District, or a property that is **individually listed** in the National Register For buildings of exceptional historic significance, the applicant bears the burden of proof. The HARB may require an assessment of the building's structural soundness and potential for continued use. If the applicant claims undue economic hardship, they must provide detailed financial and property information. The HARB may also **recommend** local Landmark status for a property proposed for demolition but determined to be of exceptional significance	**Exceptional significance** means buildings or structures that are National or Local Landmarks, listed individually on the National Register of Historic Places, original Colonial buildings and other buildings and structures that meet the criteria for the National Register of Historic Places or Local Landmarks. **Historic structure** as defined for demolition and partial demolition purposes is a structure that is 50 years old or older, **or** in a locally established historic preservation district, **or** individually listed as historic locally or nationally, **or** a contributing property in a designated National Register District, **or** a potentially contributing property surveyed, but not recognized or not in a designated National Register District. **Regulated structure** is a building or a part of a building that is the subject of a partial demolition and that is not located in the city's historic preservation districts but meets the following criteria of a historic structure: it is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.	Yes, if exceptional significance, detrimental to character, and no undue hardship / Yes, 12 months with possibility for extension up to 24	HARB may require mitigation measures as conditions of approval, including: • **Salvage and preservation** of significant architectural elements for reuse. • **Archival recording** of the structure before demolition (e.g., photographs, measured drawings). • **Incorporation of rehabilitation or replacement plans** in the same application to ensure compatible redevelopment.
Miami https://library.municode.com/fl/miami/codes/code_of_ordinances?nodeId=PTIITHCO_CH23HIPR_ARTIHIPR_S23-6.2CEAP	Board review required for demolition within a designated historic site **or** historic district **or** for thematically related historic resources within a multiple property designation. The board may deny the request or issue a special certificate of appropriateness with a **deferred effective date** of up to 6 months. No decision of the board shall result in an unreasonable or undue economic hardship for the owner. No mention of surveyed structures or 50+.	***Locally designated historic resource***. Any archaeological site or zone; individual building; structure, object, landscape feature, historic district, or multiple property designation that has been approved for designation by the city's HEPB, as prescribed by the provisions of this chapter, and shown in the historic and environmental preservation atlas.	Yes / Yes (12–18 months)	Specific requirements for new structures on the site of a demolished historic structure. The board has full discretion as to the exact level of demolition and reconstruction is required.
Miami Beach https://codehub.gridics.com/us/fl/miami-beach#/9e0e1745-d120-4fe6-8933-4a21c038e54d/e14ad8dc-2654-4d87-b391-697cd35945fc/04c1663e-3565-4292-ac60-b9ca450844d8	The Board may issue **or deny** certificates of appropriateness for demolition of structures individually designated or located within a historic district The code exempts city-owned buildings and other improvements on city-owned property and public rights-of-way, for which properties the board shall serve as advisor to the city commission. The board may delay demolition for a fixed period of time, not to exceed six months. The historic preservation board, city manager, planning board, city commission, of the property owner may request the HPB to instruct the planning department to prepare a designation report and implement interim procedures for demolition permits.	***Historic site*** means a site which has been designated an historic site **or** which is designated as a historic site in the historic properties database. ***Historic properties database*** means a list maintained by the city containing the names, addresses and relevant historic data regarding structures designated as historic, buildings located in a historic district (contributing or noncontributing). The database may be updated, amended and revised by the HPB. ***Historically significant property*** means a building, structure, improvement or site which **has not** been designated historic and is not located in a historic district, but meets the requirements for historic designation.	Yes / Yes, HPB to establish duration not to exceed 6 months	The board determines, on a case-by-case basis, whether the replication of an original contributing structure is warranted. There is a presumption that a contributing building that is demolished without obtaining a certificate of appropriateness from the board shall be replicated. The board shall have full discretion as to the exact level of demolition and reconstruction required. If the demolition is approved, the applicant is required to have a permit for new construction on the site and to recycle all debris associated with the demolition. The board may also require a marker on the property which provides the historic background of the structure.
Tampa https://library.municode.com/fl/tampa/codes/code_of_ordinances?nodeId=COOR_CH27ZOLADE_ARTIIADGEPR_DIV4HIDIDERECEAPVAPR_SD2ARRECOO	Tampa has two different boards (Barrio Latino Commission and the Architectural Review Commission). The BLC reviews the demolition of a **landmark, a building or structure on a landmark site, or a contributing building or structure located in the Ybor City Historic District**. The ARC reviews demolitions of locally designated landmarks, landmark sites, property in a multiple property designation, historic conservation overlay district or historic district. For noncontributing structures located in historic districts, a certificate of appropriateness must be approved by the BLC or ARC administrator.	**HPC Workplan**. The HPC, on an annual basis or more often if deemed necessary, shall update the list of properties for inclusion in its workplan and submit to the city council for approval at a hearing. The purpose of the workplan is to identify those properties that require further study and investigation of their architectural or historical significance for possible landmark designation. **Historic property**: A building, site, structure, or object that was constructed or achieved its significance over fifty (50) years	Yes / Not specified	When the BLC approves a demolition, the applicant must allow access to the property and provide, at their own expense, a scaled footprint drawing, exterior photographs, a brief history of the building, and a salvage inventory with a reuse or removal plan and proof of advertised salvage, with all salvage completed before demolition or the site cleared within one week. A finding by Code Enforcement of an irreparable or irreversible violation precludes consideration of a COA for

City/County	Scope	Relevant Definitions	Can Deny/Delay Demolition?	Mitigation/Conditions Required
TLODEHIDI_S27-116APCEAPDEREPRDEHISTADNODESTDEREDERECRDENEPRRE	For properties that are 50 years or older, the HPC administrator reviews the request and determines whether the building is on the National Register, meets the criteria for listing, or is identified as contributing to a local or national district, or is listed on the HPC's workplan. If it meets the criteria, the application is sent to the HPC, which may request the city council to take emergency action. The city council shall determine whether to set a public hearing for local designation. In the event the applicant or property owner denies the city access to the property for the purpose of preparing the required report and analysis, the city council may extend the stay until the applicant or property owner allows such access. If the city council determines that the building meets the criteria for designation, the council shall commence the designation process.	earlier, even if additional structures were added within the past fifty (50) years, so long as the added structures were consistent with and contributed to the overall historic character of the building, site, structure, or object. **Landmark**: A building, site, structure, or object that has achieved significance as established by the criteria of the National Register of Historic Places, that has been recommended for designation by the HPC and designated by the city.		new construction involving the same land for 2 years. A subsequent structure or building erected on the same land or portion thereof shall be identical in architectural style and materials to the structure or building that was damaged.
Orlando https://library.municode.com/fl/orlando/codes/code_of_ordinances?nodeId=TITIICICO_CH65OFBOPR_PT7HIDIHILA_7BCR_S65.730CRDE	The HPB reviews demolition of Historic Landmarks or structures in an HP Overlay district. Not stated in the code: HP Officer reviews all demolition permits citywide and can recommend mitigation conditions for properties that are not identified as a historic resource or within a historic district. Mitigation can include relocating the structure to just documenting it before demolition. Related to involuntary designations: Unless all owners of the proposed landmark provide express written consent to a designation, a two-thirds vote is required for a designation.	**Historic Landmark**: Any site, building, or structure of particular historic or aesthetic significance to the City, the state or the nation. Landmarks include sites, buildings or structures where cultural, political, spiritual, economic, social or artistic history of the community, state or nation is reflected or exemplified or which are identified with historic personages or with important events in local, state or national history, or which embody the distinguishing characteristics of an architectural specimen, inherently valuable for a representation of a period, style, or method of construction, or a notable work of construction, or a notable work by a master designer or architect.	Yes / Yes (180 days, may be extended for an additional 180)	Following recommendation of demolition, the applicant is required to obtain a building permit for new development based on standards set forth in the code, **prior to receiving a demolition permit**, except for demolition of non-contributing and non-landmarked structures within the Downtown Historic District. In those cases, the Historic Preservation Board may impose additional conditions for post-demolition improvements to the site to mitigate impacts from the demolition, including lighting, landscaping, security features, and storage.
Key West https://library.municode.com/FL/Key_West/CODES/Code_of_Ordinances?nodeId=SPBLADERE_CH102HIPR_ARTIVCEAP_DIV3DE	The historic architectural review commission shall only issue a certificate of appropriateness for demolition of a **historic but non-contributing, non-historic or non-contributing building or structure located in a designated historic zoning district**, after conclusion of one regular historic architectural review commission meeting. The historic architectural review commission shall only issue a certificate of appropriateness for demolition of a **historic and contributing or contributing building or structure located in a designated historic zoning district, or that is a contributing building or structure that is outside of the historic district** except after conclusion of two regular historic architectural review commission meetings regarding the application, which shall be at least 14 days apart. The historic architectural review commission's refusal to grant a certificate of appropriateness requested by a property owner for the purpose of demolition will be supported by a written statement describing the public interest that the historic architectural review commission seeks to preserve.	**Historic building** means any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.	Yes / Yes (3 months in non-contributing, 6 months if contributing)	The commission may, with the consent of the property owner, request that the owner, at the owner's expense, salvage and preserve specified items for reuse in the restoration of other historic properties; request that the Historic Florida Keys Foundation or the owner, at the owner's expense, record the architectural details for archival purposes prior to demolition.
Winter Park https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH58LADECO_ARTVIIIHIPR_DIV4CERE_S58-479GUDESICHDEPRPRWIHIDI	The HPB reviews applications for demolition of **designated** historic landmarks, historic resources, contributing and noncontributing resources within historic districts, city-owned historic properties and sites, and historic properties for which the city has received a facade or preservation easement. The HPB also reviews requests for demolition of structures identified in the historic survey as **potential NRHP candidates**. 90-day review period. The purpose of the review is to encourage alternatives to demolition. Staff reviews properties included in the **Florida Master Site File** and notifies the HPB. 90-day review period.	**Designated property** (or designated properties) means a property or properties that have been designated as historic landmark(s) or historic resource(s) under division 3 of this article VIII. **Historic landmark** means buildings, structures, or sites of specific and exceptional historic or aesthetic significance to the city, state or nation. Historic landmarks may be associated with historic personages or events or embody exceptional architecture, or may be the work of a master designer or architect.	Yes / Yes, 12 months for designated; 90 days for surveyed properties.	As part of the review, the HPB may consider If there are plans for reuse of the site.

City/County	Scope	Relevant Definitions	Can Deny/Delay Demolition?	Mitigation/Conditions Required
	A due diligence assessment must be completed and submitted as part of the application. The HPB may require architectural drawings, financial plans or other information regarding any proposed new construction and may approve, approve with conditions, or deny an application. The board may approve the demolition with a deferred date of up to 12 months.	**Historic resource** means any prehistoric or historic site, building, structure, landscape feature, improvement, or archaeological site that is of historical, architectural or archaeological value.		
Sarasota County https://library.municode.com/fl/sarasota_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH66HIPR_ARTIVHIREDE_S66-117CEAP	Director can designate : "If a Historic Resource identified through the development review process or by a County-authorized survey satisfies the above criteria, the Director shall declare it to be significant by issuing a written notice to the applicant or owner, describing the location of the resource, providing a summary of the basis for the determination and indicating the right to appeal. "	**Historic Resource** means a building, structure, site, object or other real or personal property over fifty years of age which may possess historic, architectural or archaeological value. **Historic Property** means a Historic Resource which has been designated and listed on the Sarasota County Register of Historic Places ... and for the purposes of Article V, also means those Historic Resources that have been formally designated and listed on a local municipal register ...	Yes / Yes (1 year)	Appears to apply to designated or districts. Notably, the Director can designate and the property owner has to respond/appeal.
Coral Gables https://codehub.gridics.com/us/fl/coral-gables#/c1f4f4d0-bc9b-4ce7-9858-ad5e499b7cbb/f9e089d8-71cf-4c2c-b6fb-aa7cd0e79b24/a0e15b2c-1593-4084-9504-52c3237968c6	The Board reviews requests to demolish structures **designated an historic landmark or historic landmark district**. Unless otherwise specified, demolitions of **non-contributing structures or properties within historical landmark districts** are reviewed and approved by the Historic Preservation Board and/or Historical Resources Department. Demolition permits for **non-designated structures** are approved by the HPO, who may require HPB review if the structure is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. Independent analysis by a consultant may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include property appraisals; archeological assessments; and historic assessments.	**Historic landmark** means any site, building, structure, landscape feature, improvement, or archaeological site, which property has been designated as an historic landmark pursuant to procedures described in Article 8.	Yes / Yes, to be set by the HPB	The Board may require architectural drawings of any proposed new construction and may require that no building permit be issued for the demolition of said structure until a building permit for the construction of a new building has been issued The Board may require at the owner's expense, salvage and preservation of specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties. The Board may also require, at the owner's expense, the recording of the improvement for archival purposes prior to demolition.
St. Petersburg https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.30.070HIARPROV	The City shall **discourage** the demolition of historic resources which are listed or eligible for listing on the NRHP or the local register. No COA for demolition shall be issued by the city until the applicant has demonstrated that there is no reasonable beneficial use of the property or the applicant cannot receive a reasonable return on a commercial or income-producing property. May still approve it if the property no longer contributes or retains significance, or the demolition is necessary to achieve the purposes of a community redevelopment plan or the Comprehensive Plan. The POD shall delay for 30 days the processing of a site plan application that involves the demolition of a property which is **potentially eligible** for designation as an individual local landmark and which is identified as such in the property records and planning and permitting database. Notices are sent to the commission and interested citizens. The **City Council** may call a special meeting to review a threat to property that has **not yet been designated** by the City. The POD may issue a temporary stop work order for a maximum of 15 days or until Council conducts the special meeting or discusses the property at a regular City Council session within that period. The Council may request that a stop work order be issued for up to 120 days to provide time to negotiate with the property owner to remove the threat to the property.		Yes (Council may set a 120-day delay for non-designated properties).	The Commission may condition any demolition approval upon the receipt of plans and building permits for any new structure and submission of evidence of financing in order to ensure that the site does not remain vacant after demolition. The Commission may, at the owner's expense, require the recording of the property for archival purposes prior to demolition.

Inspire
PLACEMAKING COLLECTIVE

To: Historic Preservation Board, City of Titusville

From: Pat Tyjeski, AICP, Historic Preservation Officer

CC: Megan Barrow, AICP, Planning Project Manager

Date: November 14, 2025

Reference: Demolition of historic structures

As requested during the Historic Preservation Board's (HPB) November 3, 2025, meeting, this memo provides an overview of the City's historic property demolition provisions, includes a peer review analysis, and offers suggestions for updating Titusville's historic preservation regulations to improve the monitoring and management of building demolitions within the City.

At previous HPB meetings, the Board identified the frequency of demolitions involving buildings with preservation potential as a concern, particularly those occurring without HPB review. Residents have raised similar concerns, especially regarding properties along Indian River Drive. Because preservation is part of the HPB's mission, the Board feels compelled to discuss these issues with City Council and consider amendments to the City Code's preservation regulations.

PROTECTION LEVELS

To have efficient and effective conversations about modifying the historic preservation ordinance, it is vital for all stakeholders (board, city staff, elected officials, and community members) to understand the following terms and protection levels. These distinctions are essential to ensure consistent interpretation and enforcement of preservation standards.

- HISTORIC. Whenever the word "historic" is used to refer to a structure or site, it is important to refer to the definition included in Section 29-114 of the City's Land Development Regulations.

  > *Historic site. A site, structure, building or object meeting one (1) or more of the criteria specified herein* ***and designated as such by the City Council****.*

  The definition specifies that the site/structure must be designated as such by City Council to be deemed "historic." There is a common misconception that any structure that is 50 years old or older becomes "historic." This idea may come from the criteria used to survey properties for inclusion in the Florida Master Site File (discussed below).

- CERTIFICATE OF APPROPRIATENESS. Defined in the LDRs as the "permit, which is required by the Historic Preservation Board prior to any action," this permit is required for any alteration, relocation, or demolition of a structure, object, or landscape feature **designated by the City as a historic resource**. The certificates are reviewed and approved administratively if the alteration is minor and require HPB review if they are major (defined in the LDRs). Demolitions are deemed "major" and require HPB review.
- FLORIDA MASTER SITE FILE: The Florida Master Site File is the state's official **inventory** of historical and cultural resources. The criteria for recording a resource on the Florida Master Site File are that it be adequately documented with a State Site Form and that it be approximately 50 years of age or older. In some cases, resources less than 50 years of age may be included in the Site File inventory for planning purposes or for possessing other historical or significance attributes. The Site File is an inventory and not a state historic register. Therefore, there is no historical significance requirement for inclusion in the Site File, although many included properties do possess special significance.
- SURVEYED SITE. Being "surveyed" means a site has been investigated by archaeologists or architectural historians to identify and document the resource. The findings of the survey are recorded on a form provided by the state and submitted to the Master Site File office. The survey forms used to document the resource include questions related to location, ownership, past alterations, date of construction, and building characteristics, and provide a section where the surveyor offers an *opinion* of significance (whether the resource is eligible for inclusion in the National Register of Historic Places individually or as a contributing resource. Occasionally, the State Historic Preservation Officer will also provide an opinion, but this is not always done. Being surveyed does not create any official status or afford any protection. Like any research report, a historic survey is subject to changes or updates and serves to inform board decisions on official designations or Certificates of Appropriateness.
- DESIGNATED SITE: There are three levels of designation –National Landmark, National Register, and Local Register.
    - National Landmark: Reserved for sites of exceptional national significance. There are approximately 2,600 properties designated as National Historic Landmarks. Examples of National Landmarks in Brevard County include the Cape Canaveral Lighthouse, Launch Complex 39, Harry T. & Harriette V. Moore Memorial Park in Mims, and the Windover Archaeological Site. There are no National Landmarks within the City limits.
    - National Register of Historic Places. The Nation's official listing of prehistoric and historic properties worthy of preservation. The list, which currently includes about 98,000 properties including districts, buildings, objects, and sites, is maintained by the National Park Service in partnership with federal, state, and local offices. The federal program relies on local communities to protect these resources through local designation. **National Register structures that are not locally designated are not protected from alteration or demolition**. Protection only comes into play when sites accept state or federal financial assistance. Examples of local sites included in the National Register include the Prichard House, St. Gabriel's Episcopal Church, LaGrange Church

and Cemetery, the Wager House, Judge Robbins House, and the Spell House. The City also has a National Register Historic District.

  - Local Register: A site or district that has been officially designated as such by the City Council. Local designation offers the highest level of protection from demolition or alterations, because the rules are codified in the land development regulations. The City currently has 11 locally designated structures. To be designated, the site, object, or district has to meet certain criteria listed in Section 29-116 of the LDRs. They generally include association with events or persons that are significant in the history of the city, possess quality of design and construction, may yield important historical or archaeological information, are already designated in the National Register, or are part of, or related to, a landscape, park, environmental feature or other distinctive area.

- CONTRIBUTING SITE. Refers to structures in a historic district which contribute to the district's significance. In Titusville, contributing structures become *local historic resources* when the historic district is established and the contributing structures are identified (even if they have not been individually designated). Therefore, they are subject to the provisions of the historic preservation code.

LOCAL PROTECTION

As noted above, the highest level of protection for historic resources is the local historic preservation ordinance. The City of Titusville Land Development Regulations include a chapter with provisions intended to protect local historic resources. When it comes to demolitions, the code regulates the following:

- A Certificate of Appropriateness is required before the demolition permit can be approved.
- The Historic Preservation Board reviews the application based on the criteria contained in Section 29-119(m), which includes:
  - Is the structure of such interest or quality that it would reasonably meet national, state, regional or local criteria for designation as a significant historic or architectural site or structure?
  - Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
  - Is the structure one of the last remaining examples of its kind in the City, county or region?
  - Does the structure contribute significantly to the historic character of a designated district?
  - Would retention of the structure promote the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?
  - Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?
- If the demolition is approved, the Board may impose conditions such as:

  - Encouraging the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties.
  - Requiring, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.
- A board's denial to grant a certificate of appropriateness has to be supported by a written statement describing the public interest that the Board seeks to preserve.

Some jurisdictions require a delay before a demolition permit is approved. The reason for the delay is to allow time to find alternative solutions to save the building from demolition.

UNLAWFUL DEMOLITION

Senate Bill 582 (HB 717), which was recently signed by the governor, "authorizes code enforcement boards or special magistrates to impose an enhanced fine for the knowing and willful demolition of a structure individually listed on the National Register of Historic Places or is a contributing resource to a National Register-listed district. The enhanced fine may not exceed 20 percent of the fair market value of the property, as determined by the property appraiser." The city should consider implementing this bill.

DEMOLITION BY NEGLECT

There are two sections in the code that address issues with properties becoming so deteriorated that the demolition becomes a public safety issue.

Section 29-119(m)(5) states, "*A property owner shall not permit a structure with a Historic Designation to fall into a state of disrepair that may result in the deterioration of exterior appearance or architectural features so as to produce, in the judgment of the Historic Preservation Board, a detrimental effect upon the life and character of the structure in question. If the Historic Preservation Board finds a designated historic structure has been deliberately neglected, the Historic Preservation Board may refer the property to the Department of Building and Code Enforcement for immediate attention and may be subject to code violation fines in addition to the penalties in accordance with this article*."

This provision only works if it is actively put into practice. The City may want to consider a code enforcement program to check on certain structures (a list to be determined by the Board) to ensure they are properly maintained.

Once a property gets to a deteriorated state, it is very difficult to deny a demolition permit. If the City's Building Official determines that a designated or contributing structure is unsafe pursuant to the Florida Building Code, the official notifies the Historic Preservation Officer and considers input from the HPB. However, if no solution is found, the official issues the permit.

The code also addresses undue economic hardship. It may be considered after an application for approval to demolish a structure has been denied by the Historic Preservation Board. The owner is required to submit a list of documents to the Historic Preservation Board for consideration. The list includes items such as property values, repair estimates, appraisals, etc.

UNPROTECTED STRUCTURES

Structures that are not individually designated or designated as contributing to a district are not currently protected from alterations or demolition. That means the HPB does not get involved in reviewing demolition permits or structures that are not designated but have the potential to be. The process to designate individual structures in Titusville and most Florida jurisdictions is voluntary. Some jurisdictions require a majority vote if the owner(s) do not consent to the designation.

One potential action to prevent the destruction of properties that have potential for designation would be to review the Florida Master Site Files that have been completed, identify the sites that have been noted as potentially eligible for designation (individually or as part of a district), invite those property owners to learn about the benefits of historic preservation, and encourage them to apply for designation. Similarly, the HPB could identify areas with potential for district creation and invite those property owners to learn about district designation.

While the Titusville code does not specify a requirement for concentration of contributing structures for the creation of historic districts, the Florida Division of Historic Resources defines "district" as possessing "a significant *concentration*, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."

PEER REVIEW

A review of historic preservation ordinances and procedures in peer cities throughout Florida found that demolition review is typically limited to official historic districts and individually designated buildings. However, several jurisdictions have additional formal and informal processes that achieve wider monitoring of demolitions. See attached table with excerpts from various jurisdictions in Florida. The following are some highlights:

- Most jurisdictions may deny demolition of designated or contributing structures if historic significance remains or hardship is unproven.
- A delay is common, ranging from 6 months to 180 days, with some jurisdictions leaving that decision to the board. The purpose of the delay is to find alternatives to demolition.
- Several jurisdictions require proof that once the demolition is completed, the site will be redeveloped.
- Some communities task the HPO (staff) with reviewing demolition applications of properties that are not designated but have been surveyed.
- Not very common, but some historic preservation boards maintain a list of potential designations.

If Titusville decides to move forward with changes in how demolition requests are processed, it is important that those options be clearly spelled out in the code for legal protection and effectiveness.

SUGGESTED CHANGES

The City of Titusville should consider the following actions:

A. Regularly update the Florida Master Site Files to ensure properties that become 50 years old are evaluated and, if deemed necessary, included in the FMSF.

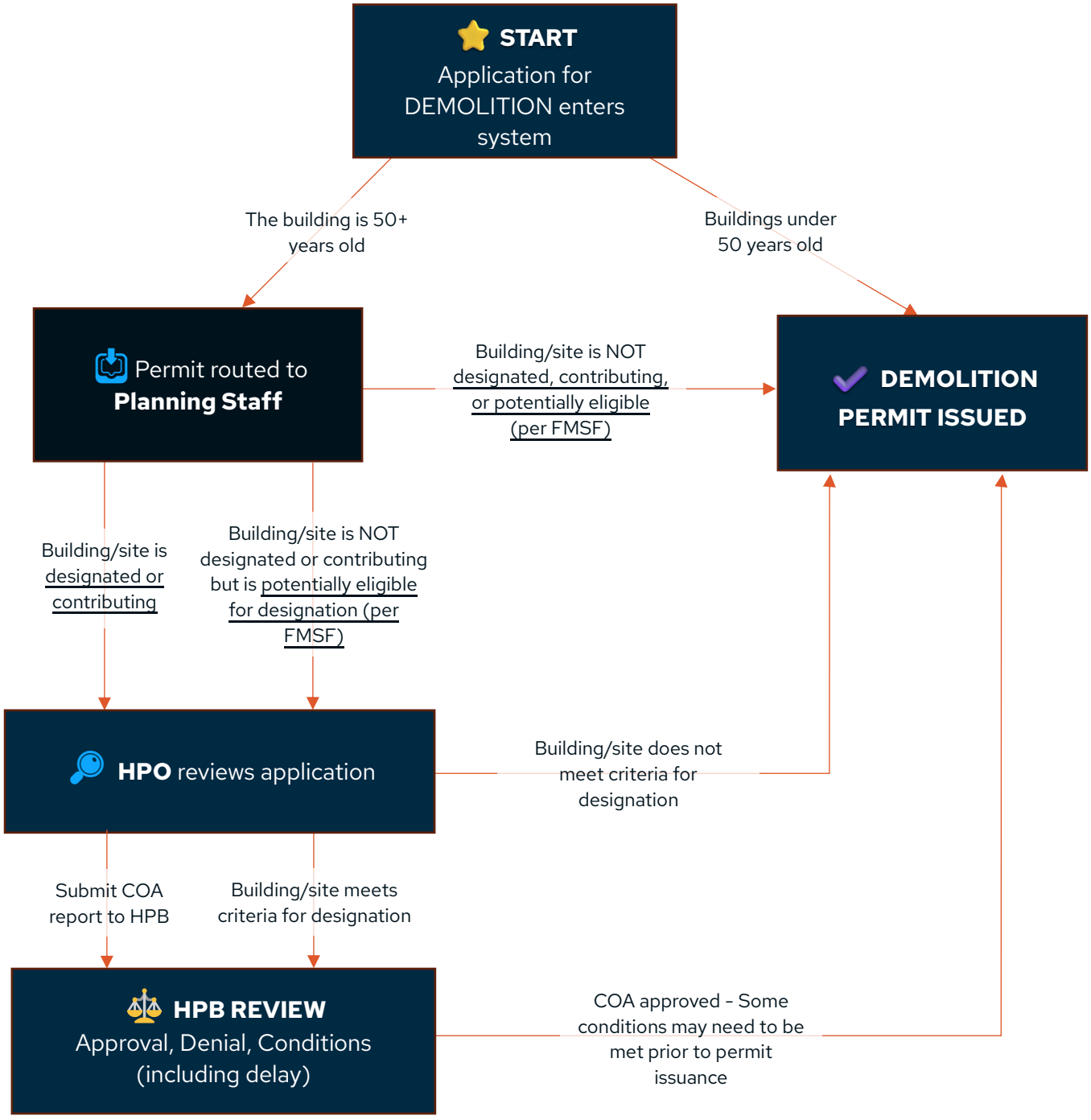
B. Based on the eligibility section of the current FMSFs, create a list of properties with potential for historic designation (individually or as part of a district) and proactively encourage owners to apply.

C. Use both the designated and potential designation lists to guide code enforcement and prevent deterioration of historic resources.

D. Amend the Land Development Regulations to:

   1. Include a time delay for demolition permits to allow exploration of preservation alternatives.
   2. Ensure the demolition permit is not issued until the applicant has complied with the conditions of the approval, which may include documenting the site, engaging a salvage company, and developing plans for redevelopment of the site.
   3. Require Planning staff review of demolition permits for buildings that are 50 years old or older to determine if they have been surveyed in the past (Florida Master Site File). If the eligibility section notes potential for designation (individually or as part of a district), the application should be referred to the HPO to verify that potential. If the property still maintains the potential for designation, the application should be referred to the HPB for review.
   4. Start enforcing the new statutory provision related to fines for the unlawful demolition of structures listed in the National Register or within a National Register District.

SUGGESTED DEMOLITION PERMIT FLOW CHART



FLORIDA STATUTES – EXCERPTS

553.79 Permits; applications; issuance; inspections.–

(25)(a) A local law, ordinance, or regulation may not prohibit or otherwise restrict the ability of a private property owner to obtain a building permit to demolish his or her single-family residential structure located in a **coastal high-hazard area, moderate flood zone, or special flood hazard area** according to a Flood Insurance Rate Map issued by the Federal Emergency Management Agency for the purpose of participating in the National Flood Insurance Program if the lowest finished floor elevation of such structure is at or below base flood elevation as established by the Florida Building Code or a higher base flood elevation as may be required by local ordinance, whichever is higher, provided that such permit otherwise complies with all applicable Florida Building Code, Florida Fire Prevention Code, and Life Safety Code requirements, or local amendments thereto.

(b) An application for a demolition permit sought under this subsection may only be reviewed administratively for compliance with the Florida Building Code, the Florida Fire Prevention Code, and the Life Safety Code, or local amendments thereto, and any regulations applicable to a similarly situated parcel. Applications may not be subject to any additional local land development regulations or public hearings. A local government may not penalize a private property owner for a demolition that is in compliance with the demolition permit.

(c) If a single-family residential structure is demolished pursuant to a demolition permit, a local government may not impose additional regulatory or building requirements on the new single-family residential structure constructed on the site of the demolished structure which would not otherwise be applicable to a similarly situated vacant parcel.

(d) This subsection **does not apply** to any of the following:

1. A structure designated on the National Register of Historic Places.

2. A privately owned single-family residential structure designated historic by a local, state, or federal governmental agency on or before January 1, 2022.

3. A privately owned single-family residential structure designated historic after January 1, 2022, by a local, state, or federal governmental agency with the consent of its owner.

Section 162.09. Administrative fines; costs of repair; liens.–

(2)(e) For the demolition of a building or structure that is individually listed in the National Register of Historic Places as defined in s. 267.021 or is a contributing resource to a National Register-listed district, a code enforcement board or special magistrate may impose a fine that exceeds the limits of this subsection if the code enforcement board or special magistrate finds, based on competent substantial evidence, that the demolition of the building or structure was knowing and willful and was not permitted or the result of a natural disaster. A fine imposed pursuant to this paragraph may not exceed 20 percent of the fair or just market valuation of the property before demolition of the building or structure, as determined by the property appraiser.

PEER REVIEW

City/County	Scope	Relevant Definitions	Can Deny/Delay Demolition?	Mitigation/Conditions Required
St. Augustine https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=PTIICOOR_CH28ZO_ARTIIADEN_DIV3HIARREBO_S28-89CRCEOPAPREDEPADERE	Demolition of **historic or regulated structures** (see definitions) require review by the HARB to confirm that the demolition will not negatively affect the historic integrity of the city. The Board also reviews demolition requests of primary structures within the historic preservation zoning districts and National Register districts for potential designation as an historic landmarks. The board may deny a request for demolition of a building that meets the definition of **exceptional significance**, is a **contributing property** in a National Register Historic District, or a property that is **individually listed** in the National Register For buildings of exceptional historic significance, the applicant bears the burden of proof. The HARB may require an assessment of the building's structural soundness and potential for continued use. If the applicant claims undue economic hardship, they must provide detailed financial and property information. The HARB may also **recommend** local Landmark status for a property proposed for demolition but determined to be of exceptional significance	**Exceptional significance** means buildings or structures that are National or Local Landmarks, listed individually on the National Register of Historic Places, original Colonial buildings and other buildings and structures that meet the criteria for the National Register of Historic Places or Local Landmarks. **Historic structure** as defined for demolition and partial demolition purposes is a structure that is 50 years old or older, **or** in a locally established historic preservation district, **or** individually listed as historic locally or nationally, **or** a contributing property in a designated National Register District, **or** a potentially contributing property surveyed, but not recognized or not in a designated National Register District. **Regulated structure** is a building or a part of a building that is the subject of a partial demolition and that is not located in the city's historic preservation districts but meets the following criteria of a historic structure: it is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.	Yes, if exceptional significance, detrimental to character, and no undue hardship / Yes, 12 months with possibility for extension up to 24	HARB may require mitigation measures as conditions of approval, including: • **Salvage and preservation** of significant architectural elements for reuse. • **Archival recording** of the structure before demolition (e.g., photographs, measured drawings). • **Incorporation of rehabilitation or replacement plans** in the same application to ensure compatible redevelopment.
Miami https://library.municode.com/fl/miami/codes/code_of_ordinances?nodeId=PTIITHCO_CH23HIPR_ARTIHIPR_S23-6.2CEAP	Board review required for demolition within a designated historic site **or** historic district **or** for thematically related historic resources within a multiple property designation. The board may deny the request or issue a special certificate of appropriateness with a **deferred effective date** of up to 6 months. No decision of the board shall result in an unreasonable or undue economic hardship for the owner. No mention of surveyed structures or 50+.	***Locally designated historic resource***. Any archaeological site or zone; individual building; structure, object, landscape feature, historic district, or multiple property designation that has been approved for designation by the city's HEPB, as prescribed by the provisions of this chapter, and shown in the historic and environmental preservation atlas.	Yes / Yes (12–18 months)	Specific requirements for new structures on the site of a demolished historic structure. The board has full discretion as to the exact level of demolition and reconstruction is required.
Miami Beach https://codehub.gridics.com/us/fl/miami-beach#/9e0e1745-d120-4fe6-8933-4a21c038e54d/e14ad8dc-2654-4d87-b391-697cd35945fc/04c1663e-3565-4292-ac60-b9ca450844d8	The Board may issue **or deny** certificates of appropriateness for demolition of structures individually designated or located within a historic district The code exempts city-owned buildings and other improvements on city-owned property and public rights-of-way, for which properties the board shall serve as advisor to the city commission. The board may delay demolition for a fixed period of time, not to exceed six months. The historic preservation board, city manager, planning board, city commission, of the property owner may request the HPB to instruct the planning department to prepare a designation report and implement interim procedures for demolition permits.	***Historic site*** means a site which has been designated an historic site **or** which is designated as a historic site in the historic properties database. ***Historic properties database*** means a list maintained by the city containing the names, addresses and relevant historic data regarding structures designated as historic, buildings located in a historic district (contributing or noncontributing). The database may be updated, amended and revised by the HPB. ***Historically significant property*** means a building, structure, improvement or site which **has not** been designated historic and is not located in a historic district, but meets the requirements for historic designation.	Yes / Yes, HPB to establish duration not to exceed 6 months	The board determines, on a case-by-case basis, whether the replication of an original contributing structure is warranted. There is a presumption that a contributing building that is demolished without obtaining a certificate of appropriateness from the board shall be replicated. The board shall have full discretion as to the exact level of demolition and reconstruction required. If the demolition is approved, the applicant is required to have a permit for new construction on the site and to recycle all debris associated with the demolition. The board may also require a marker on the property which provides the historic background of the structure.
Tampa https://library.municode.com/fl/tampa/codes/code_of_ordinances?nodeId=COOR_CH27ZOLADE_ARTIIADGEPR_DIV4HIDIDERECEAPVAPR_SD2ARRECOO	Tampa has two different boards (Barrio Latino Commission and the Architectural Review Commission). The BLC reviews the demolition of a **landmark, a building or structure on a landmark site, or a contributing building or structure located in the Ybor City Historic District**. The ARC reviews demolitions of locally designated landmarks, landmark sites, property in a multiple property designation, historic conservation overlay district or historic district. For noncontributing structures located in historic districts, a certificate of appropriateness must be approved by the BLC or ARC administrator.	**HPC Workplan**. The HPC, on an annual basis or more often if deemed necessary, shall update the list of properties for inclusion in its workplan and submit to the city council for approval at a hearing. The purpose of the workplan is to identify those properties that require further study and investigation of their architectural or historical significance for possible landmark designation. **Historic property**: A building, site, structure, or object that was constructed or achieved its significance over fifty (50) years	Yes / Not specified	When the BLC approves a demolition, the applicant must allow access to the property and provide, at their own expense, a scaled footprint drawing, exterior photographs, a brief history of the building, and a salvage inventory with a reuse or removal plan and proof of advertised salvage, with all salvage completed before demolition or the site cleared within one week. A finding by Code Enforcement of an irreparable or irreversible violation precludes consideration of a COA for

City/County	Scope	Relevant Definitions	Can Deny/Delay Demolition?	Mitigation/Conditions Required
TLODEHIDI_S27-116APCEAPDEREPRDEHISTADNODESTDEREDERECRDENEPRRE	For properties that are 50 years or older, the HPC administrator reviews the request and determines whether the building is on the National Register, meets the criteria for listing, or is identified as contributing to a local or national district, or is listed on the HPC's workplan. If it meets the criteria, the application is sent to the HPC, which may request the city council to take emergency action. The city council shall determine whether to set a public hearing for local designation. In the event the applicant or property owner denies the city access to the property for the purpose of preparing the required report and analysis, the city council may extend the stay until the applicant or property owner allows such access. If the city council determines that the building meets the criteria for designation, the council shall commence the designation process.	earlier, even if additional structures were added within the past fifty (50) years, so long as the added structures were consistent with and contributed to the overall historic character of the building, site, structure, or object. **Landmark**: A building, site, structure, or object that has achieved significance as established by the criteria of the National Register of Historic Places, that has been recommended for designation by the HPC and designated by the city.		new construction involving the same land for 2 years. A subsequent structure or building erected on the same land or portion thereof shall be identical in architectural style and materials to the structure or building that was damaged.
Orlando https://library.municode.com/fl/orlando/codes/code_of_ordinances?nodeId=TITIICICO_CH65OFBOPR_PT7HIDIHILA_7BCR_S65.730CRDE	The HPB reviews demolition of Historic Landmarks or structures in an HP Overlay district. Not stated in the code: HP Officer reviews all demolition permits citywide and can recommend mitigation conditions for properties that are not identified as a historic resource or within a historic district. Mitigation can include relocating the structure to just documenting it before demolition. Related to involuntary designations: Unless all owners of the proposed landmark provide express written consent to a designation, a two-thirds vote is required for a designation.	**Historic Landmark**: Any site, building, or structure of particular historic or aesthetic significance to the City, the state or the nation. Landmarks include sites, buildings or structures where cultural, political, spiritual, economic, social or artistic history of the community, state or nation is reflected or exemplified or which are identified with historic personages or with important events in local, state or national history, or which embody the distinguishing characteristics of an architectural specimen, inherently valuable for a representation of a period, style, or method of construction, or a notable work of construction, or a notable work by a master designer or architect.	Yes / Yes (180 days, may be extended for an additional 180)	Following recommendation of demolition, the applicant is required to obtain a building permit for new development based on standards set forth in the code, **prior to receiving a demolition permit**, except for demolition of non-contributing and non-landmarked structures within the Downtown Historic District. In those cases, the Historic Preservation Board may impose additional conditions for post-demolition improvements to the site to mitigate impacts from the demolition, including lighting, landscaping, security features, and storage.
Key West https://library.municode.com/FL/Key_West/CODES/Code_of_Ordinances?nodeId=SPBLADERE_CH102HIPR_ARTIVCEAP_DIV3DE	The historic architectural review commission shall only issue a certificate of appropriateness for demolition of a **historic but non-contributing, non-historic or non-contributing building or structure located in a designated historic zoning district**, after conclusion of one regular historic architectural review commission meeting. The historic architectural review commission shall only issue a certificate of appropriateness for demolition of a **historic and contributing or contributing building or structure located in a designated historic zoning district, or that is a contributing building or structure that is outside of the historic district** except after conclusion of two regular historic architectural review commission meetings regarding the application, which shall be at least 14 days apart. The historic architectural review commission's refusal to grant a certificate of appropriateness requested by a property owner for the purpose of demolition will be supported by a written statement describing the public interest that the historic architectural review commission seeks to preserve.	**Historic building** means any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.	Yes / Yes (3 months in non-contributing, 6 months if contributing)	The commission may, with the consent of the property owner, request that the owner, at the owner's expense, salvage and preserve specified items for reuse in the restoration of other historic properties; request that the Historic Florida Keys Foundation or the owner, at the owner's expense, record the architectural details for archival purposes prior to demolition.
Winter Park https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH58LADECO_ARTVIIIHIPR_DIV4CERE_S58-479GUDESICHDEPRPRWIHIDI	The HPB reviews applications for demolition of **designated** historic landmarks, historic resources, contributing and noncontributing resources within historic districts, city-owned historic properties and sites, and historic properties for which the city has received a facade or preservation easement. The HPB also reviews requests for demolition of structures identified in the historic survey as **potential NRHP candidates**. 90-day review period. The purpose of the review is to encourage alternatives to demolition. Staff reviews properties included in the **Florida Master Site File** and notifies the HPB. 90-day review period.	**Designated property** (or designated properties) means a property or properties that have been designated as historic landmark(s) or historic resource(s) under division 3 of this article VIII. **Historic landmark** means buildings, structures, or sites of specific and exceptional historic or aesthetic significance to the city, state or nation. Historic landmarks may be associated with historic personages or events or embody exceptional architecture, or may be the work of a master designer or architect.	Yes / Yes, 12 months for designated; 90 days for surveyed properties.	As part of the review, the HPB may consider If there are plans for reuse of the site.

City/County	Scope	Relevant Definitions	Can Deny/Delay Demolition?	Mitigation/Conditions Required
	A due diligence assessment must be completed and submitted as part of the application. The HPB may require architectural drawings, financial plans or other information regarding any proposed new construction and may approve, approve with conditions, or deny an application. The board may approve the demolition with a deferred date of up to 12 months.	**Historic resource** means any prehistoric or historic site, building, structure, landscape feature, improvement, or archaeological site that is of historical, architectural or archaeological value.		
Sarasota County https://library.municode.com/fl/sarasota_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH66HIPR_ARTIVHIREDE_S66-117CEAP	Director can designate : "If a Historic Resource identified through the development review process or by a County-authorized survey satisfies the above criteria, the Director shall declare it to be significant by issuing a written notice to the applicant or owner, describing the location of the resource, providing a summary of the basis for the determination and indicating the right to appeal. "	**Historic Resource** means a building, structure, site, object or other real or personal property over fifty years of age which may possess historic, architectural or archaeological value. **Historic Property** means a Historic Resource which has been designated and listed on the Sarasota County Register of Historic Places ... and for the purposes of Article V, also means those Historic Resources that have been formally designated and listed on a local municipal register ...	Yes / Yes (1 year)	Appears to apply to designated or districts. Notably, the Director can designate and the property owner has to respond/appeal.
Coral Gables https://codehub.gridics.com/us/fl/coral-gables#/c1f4f4d0-bc9b-4ce7-9858-ad5e499b7cbb/f9e089d8-71cf-4c2c-b6fb-aa7cd0e79b24/a0e15b2c-1593-4084-9504-52c3237968c6	The Board reviews requests to demolish structures **designated an historic landmark or historic landmark district**. Unless otherwise specified, demolitions of **non-contributing structures or properties within historical landmark districts** are reviewed and approved by the Historic Preservation Board and/or Historical Resources Department. Demolition permits for **non-designated structures** are approved by the HPO, who may require HPB review if the structure is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. Independent analysis by a consultant may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include property appraisals; archeological assessments; and historic assessments.	**Historic landmark** means any site, building, structure, landscape feature, improvement, or archaeological site, which property has been designated as an historic landmark pursuant to procedures described in Article 8.	Yes / Yes, to be set by the HPB	The Board may require architectural drawings of any proposed new construction and may require that no building permit be issued for the demolition of said structure until a building permit for the construction of a new building has been issued The Board may require at the owner's expense, salvage and preservation of specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties. The Board may also require, at the owner's expense, the recording of the improvement for archival purposes prior to demolition.
St. Petersburg https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.30.070HIARPROV	The City shall **discourage** the demolition of historic resources which are listed or eligible for listing on the NRHP or the local register. No COA for demolition shall be issued by the city until the applicant has demonstrated that there is no reasonable beneficial use of the property or the applicant cannot receive a reasonable return on a commercial or income-producing property. May still approve it if the property no longer contributes or retains significance, or the demolition is necessary to achieve the purposes of a community redevelopment plan or the Comprehensive Plan. The POD shall delay for 30 days the processing of a site plan application that involves the demolition of a property which is **potentially eligible** for designation as an individual local landmark and which is identified as such in the property records and planning and permitting database. Notices are sent to the commission and interested citizens. The **City Council** may call a special meeting to review a threat to property that has **not yet been designated** by the City. The POD may issue a temporary stop work order for a maximum of 15 days or until Council conducts the special meeting or discusses the property at a regular City Council session within that period. The Council may request that a stop work order be issued for up to 120 days to provide time to negotiate with the property owner to remove the threat to the property.		Yes (Council may set a 120-day delay for non-designated properties).	The Commission may condition any demolition approval upon the receipt of plans and building permits for any new structure and submission of evidence of financing in order to ensure that the site does not remain vacant after demolition. The Commission may, at the owner's expense, require the recording of the property for archival purposes prior to demolition.

Historic Board Members;
The City Council directed the staff to draft the demolition ordinance and then notify the property owners identified on the historic preservation surveys. This item will be on your next agenda to discuss the parameters of the ordinance. Please review the example ordinances in the enclosed report and come with any suggestions. Here are some parameters to consider.

- Should the ordinance apply only to those properties identified on the surveys?
- Should the delay be processed through the City's Certificate of Appropriate (COA) process or some other process?
- Should the applicant pay for the cost of documenting the historic resource prior to demolition?
- One parameter that the Council heard and agreed to was the demolition permit cannot be denied… only delayed. How long should the demolition be delayed?

Brad Parrish
Community Development Department | City of Titusville, FL
321.567.3776



CITY OF TITUSVILLE
CITY COUNCIL SUMMARY OF ACTION

Regular Meeting
January 13, 2026 - 6:30 PM
Council Chamber at City Hall
555 South Washington Avenue, Titusville, FL 32796

Any person who decides to appeal any decision of the City Council 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.

Applicants for land use and zoning related items are advised that the resumes of staff members who prepare applicable staff reports are on file in the City Clerk's Office.

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.

1. CALL TO ORDER

2. INVOCATION

A. **Invocation**

Chaplain Brienne Robertson from the Titusville Fire Department will give the invocation.

No action.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. **Minutes**

Approve the minutes of the regular City Council meeting on November 25, 2025 (6:30 p.m.) and special City Council meeting on December 2, 2025.

Approved as submitted.

5. SPECIAL RECOGNITIONS & PRESENTATIONS

A. **Employee of the Month - January 2026**

Recognize the Employee of the Month for January 2026. No action is requested.

No action.

6. BOARDS AND COMMISSIONS

A. **Historic Preservation Ordinance**

Accept the Historic Preservation Board's recommendation to adopt an amendment to the City's Historic Preservation Ordinance as recommended in the Historic Preservation Officer's report.

Accepted the Historic Preservation Board's recommendation to adopt an amendment to the City's Historic Preservation ordinance as recommended in the Historic Preservation Officer's Report. The motion also included to notify the property owners (approximately 150) of historic structures to request feedback on the drafted ordinance.

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)

Member Moscoso recommended a change on the format of the upcoming Stormwater Management Workshop led by the Public Works and Community Development Departments. Member Moscoso and Member Stoeckel requested citizens have an opportunity to provide input.

Mayor Connors requested staff follow up on comments made by a citizen regarding issues with the red lights located on Barna Avenue/State Road 50 and Barna Avenue/Knox McRae Drive. The citizen expressed concern of tractor trailer trucks bypassing the red lights and driving on residential roads located in the Oaktrails at Meadowridge Subdivision.

No additional action items.

8. CONSENT AGENDA

A. **Purchase of Fire Engine and Associated Tools and Equipment**

Approve the purchase of a new 2026 Pierce stock engine from Ten-8 Fire Equipment Inc. and associated tools and equipment for a total purchase price not to exceed $1,300,000.

Approved in accordance with recommendations.

B. **Budget Amendment Associated with Department of Financial Services Grant**

Approve a budget amendment and authorize the City Manager to sign and execute the associated grant agreement.

Approved in accordance with recommendations.

C. **Continuing Contract CO23Q006 Task Order 9 with AECOM Inc. for Broad Street Design**

Approve the Continuing Consultant Contract CO23Q006 Task Order 9 with AECOM Technologies Inc. in the amount of $440,825 to provide Consulting and Design Services for the Broad Street Streetscape project and authorize the City Manager to execute the task order and approve the associated budget amendment.

Approved in accordance with recommendations.

D. **Lease of Multi-Functional Copiers**

Approve extension of a 5-year lease and maintenance of the City's current multi-functional copiers at an estimated $40,700 annually and authorize the City Manager to execute all required agreement documents and City staff to issue the necessary purchase orders.

Approved in accordance with recommendations.

E. **Johnson Controls Building Solutions, LLC Annual Service Agreement**

Approve the maintenance agreement in the amount of $64,575.00 annually to Johnson Controls Building Solutions, LLC for the maintenance of the HVAC system at the Police Department and authorize staff to execute necessary purchase order and service maintenance documents.

Approved in accordance with recommendations.

F. **Termination and Release of Easement and Bill of Sale**

Accept the Termination and Release of Easement and Bill of Sale.

Approved in accordance with recommendations.

G. **Increase Annual Authorized Amount for Utility Contractors**

Approve an increase of $375,000 to the annual authorized amount for the construction of various utility maintenance and improvement projects under contract CN24P020/LR on an as-needed basis of an annual amount not to exceed $875,000 for this fiscal year.

Approved in accordance with recommendations.

H. **Replacement of secondary internet source for Police Department**

Approve replacement of the current internet connection with service provided by Smart City Metro of Lake Buena Vista, Florida in a cost not to exceed $899.00 per month for a three-year term, for a total cost of $32,364 subject to approval of final terms and conditions by the City Manager and City Attorney, and to execute the resulting service order.

Approved in accordance with recommendations.

I. **Master Services Agreement with Swiftgov**

Approve the master services agreement, which includes a base amount of $3,000/month with Quantum Partners, LLC, a Florida limited liability company d/b/a Swiftgov to deploy artificial intelligence (AI) technology and software solutions to support planning, zoning, landscaping, building, and development related reviews of permits and site plans.

Approved in accordance with recommendations.

9. ORDINANCES – SECOND READING, PUBLIC HEARING AND RELATED ACTION

THE FOLLOWING ITEMS ARE SUBJECT TO QUASI-JUDICIAL RULES OF PROCEDURE. ANYONE WISHING TO SPEAK ON AN ITEM MUST FIRST COMPLETE AN AGENDA SIGN-UP CARD AND SIGN THE OATH CONTAINED THEREON. THOSE SPEAKING IN FAVOR OF A REQUEST WILL BE HEARD FIRST. IF YOU HAVE PHOTOGRAPHS, SKETCHES, OR DOCUMENTS THAT YOU DESIRE FOR CITY COUNCIL TO CONSIDER, THEY MUST BE SUBMITTED INTO EVIDENCE AND WILL BE RETAINED BY THE CITY. SUBMIT THESE EXHIBITS TO THE CITY CLERK.

A. **Tranquility Development Agreement (DA) Application No. 1-2025 Fifth Amendment**

On January 6, 2026, the applicant withdrew this item from the agenda.
Withdrawn from the agenda at the request of the applicant.

10. ORDINANCES - FIRST READING

A. **Ordinance No. 1-2026 amending Chapter 15 Pensions and Retirement, Article III Police Officers' and Firefighters' Pension Plan**

Conduct the First Reading of Ordinance No. 1-2026 amending Chapter 15 Pensions and Retirement, Article III Police Officers' and Firefighters' Pension Plan, of the Code of Ordinances of the City of Titusville; Providing For A Change in the types of Incentive Pay Pursuant to the Collective Bargaining Agreement; Amending Section 15-233 Deferred Retirement Option Plan.
Read by title only. The public hearing was scheduled for the regular City Council meeting on January 29, 2026 at 6:30 p.m.

B. Ordinance No. 2-2026 Amending Chapter 15, Pensions and Retirement, Article II, General Employees' Pension Plan

Conduct the First Reading of Ordinance No. 2-2026 amending Chapter 15, Pensions and Retirement, Article II, General Employees' Pension Plan, of the Code of Ordinances of the City of Titusville; amending Division 5, Section 15-110, Deferred Retirement Option Plan.
Read by title only. The public hearing was scheduled for the regular City Council meeting on January 29, 2026 at 6:30 p.m.

11. OLD BUSINESS

12. NEW BUSINESS

A. **Schools in the Urban Village (UV) Zoning District**

Schedule the public hearings to adopt the ordinance.
Approved not scheduling the public hearings to adopt the ordinance.

B. **Christian Court Townhomes - Preliminary Plat**

Approve the Preliminary Plat for Christian Court Townhomes.

At their meeting on January 7, 2026, the Planning and Zoning Commission recommended approval, 7-0. A request was made to the applicant to explore and consider putting in a hammerhead turnaround on the dead end street that abuts Tracts K and L or Lots 43 and 42 on the provided preliminary plat.

Rescheduled to the regular City Council meeting on January 29, 2026 at 6:30 p.m. as requested by the applicant.

Please note the regular City Council meeting on January 27, 2026 (6:30 p.m.) was rescheduled to January 29, 2026 (6:30 p.m.) at a previous City Council meeting.

13. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)
No action.

14. MAYOR AND COUNCIL REPORTS

A. **Mayor's Report**

The Mayor will provide his individual report.
Mayor Connors provided his individual report.

Request council approval to renew Civilian Military Council Membership for 2026 in the amount of $525.00.
Approved as requested by Mayor Connors.

Request council approval to attend 2026 Brevard Days at the Capitol from February 3-4, 2026 in Tallahassee, FL at a total cost of $600.00.
Approved as requested by Mayor Connors.

B. **Council Reports**

Council Members will provide their individual reports.
Council provided their individual reports.

Member Stoeckel requested staff provide an update on the flooding in the Brookshire Subdivision. Staff will review her request.

Member Stoeckel discussed the upcoming Strategic Planning Meeting (Council Retreat) in regard to format, meeting date, etc. Mayor Connors requested staff reach out to City Council individually to request their availability for the meeting.

15. CITY MANAGER'S REPORT

A. **City Manager's Report**

The City Manager's Report is included in the agenda packet.
City Manager Abbate provided his written report.

All items were informational only. No action.

16. CITY ATTORNEY'S REPORT
No action.

SB 582 – Unlawful Demolition of Historic Structures

What the Law Does

- Authorizes local code enforcement boards or special magistrates to impose higher fines for illegal demolition.
- Applies specifically to properties listed on the National Register of Historic Places or contributing structures in registered districts.
- Fines may exceed usual statutory limits but cannot surpass **20% of the property's market value** before demolition.
- Demolition must be **willful, knowing, and not due to a natural disaster** to qualify for the enhanced penalty.

Effective Date: July 1, 2025

SB 582 – Implications for Local Governments

- Encourages **stricter protection of historic resources**.
- Requires local boards/magistrates to **assess valuation and intent**, demanding more comprehensive enforcement and legal diligence.
- Empowers localities with a **stronger deterrent** against unauthorized demolition, aligning with preservation goals.

SB 582 - Administrative & Planning Toolbox

- Tool to help preserve historic buildings from "demolition by neglect."
- Application:
  - Only applies to National Historic Register, i.e. Secretary of the Interior Standards and Guidelines, National Historic Preservation Act of 1966 qualified and registered sites.
  - Listing on Florida Master File Site ***IS NOT*** the same.
  - Should check the designation of all properties you want to protect
- Should establish guidelines with Building Department on Demolition Permit reviews for historic structures, either by SOP or ordinance.
- Maintain database (Excel or GIS) of all historic sites. Review and update with property appraiser data annually.
- Review Code Enforcement and Fines portions of your code
  - Some codes have "maximum limits" and may need amendment
  - Anchor a "maximum penalty" clause in Land Use Element or Historic Preservation Element
  - Consider establishing regular review periods of condition in order to demonstrate "willful" and "knowing"
  - Leverage other tools, i.e. tax credits, etc.

Additional Bills to Note

Some will be covered more in-depth in future a webinars or at conference

An act relating to unlawful demolition of historical buildings and structures; amending s. 162.09, F.S.; authorizing a code enforcement board or special magistrate to impose a fine that exceeds certain limits for the unlawful demolition of certain historical buildings or structures under certain circumstances; providing that such fine may not exceed a certain percentage of just market valuation; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Paragraph (e) is added to subsection (2) of section 162.09, Florida Statutes, to read:

162.09 Administrative fines; costs of repair; liens.—

(2)

(e) For the demolition of a building or structure that is individually listed in the National Register of Historic Places as defined in s. 267.021 or is a contributing resource to a National Register-listed district, a code enforcement board or special magistrate may impose a fine that exceeds the limits of this subsection if the code enforcement board or special magistrate finds, based on competent substantial evidence, that the demolition of the building or structure was knowing and willful and was not permitted or the result of a natural disaster. A fine imposed pursuant to this paragraph may not exceed 20 percent of the fair or just market valuation of the property before demolition of the building or structure, as

determined by the property appraiser.

Section 2. This act shall take effect July 1, 2025.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

CHAPTER 2025-87

Senate Bill No. 582

An act relating to unlawful demolition of historical buildings and structures; amending s. 162.09, F.S.; authorizing a code enforcement board or special magistrate to impose a fine that exceeds certain limits for the unlawful demolition of certain historical buildings or structures under certain circumstances; providing that such fine may not exceed a certain percentage of just market valuation; providing an effective date.

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Section 2. This act shall take effect July 1, 2025.

Approved by the Governor May 23, 2025.

Filed in Office Secretary of State May 23, 2025.

The Florida Senate

BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Rules

BILL:	SB 582
INTRODUCER:	Senator Leek
SUBJECT:	Unlawful Demolition of Historical Buildings and Structures
DATE:	March 31, 2025
REVISED:	

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Shuler	Fleming	CA	**Favorable**
2.	McVaney	McVaney	GO	**Favorable**
3.	Shuler	Yeatman	RC	**Favorable**

I. Summary:

SB 582 authorizes a code enforcement board or special magistrate to impose increased fines for the demolition of a structure listed on the National Register of Historic Places. To impose the fine, the demolition of the historic structure must have been knowing and willful, not permitted, and not the result of a natural disaster.

The bill is not expected to have a significant impact on state and local government revenues and expenditures.

The bill takes effect July 1, 2025.

II. Present Situation:

County and Municipal Code Enforcement

Code enforcement is a function of local government and affects people's daily lives. Its purpose is to enhance the quality of life and economy of local government by protecting the health, safety, and welfare of the community.[1] Chapters 125, 162, and 166 of the Florida Statutes[2] provide counties and municipalities with a mechanism to enforce their codes and ordinances. These statutes provide non-binding, permissible code enforcement mechanisms that may be used by local governments in any combination they choose, and they may enforce their codes by any other means.[3]

[1] Section 162.02, F.S.

[2] Chapter 125, Part II, F.S. (county self-government), ch. 162, Part I, F.S. (the Code Enforcement Boards Act), ch. 162, Part II, F.S. (supplemental procedures for county or municipal code or ordinance enforcement procedures), and s. 166.0415, F.S. (city ordinance enforcement).

[3] Sections 125.69(4)(k), 162.13, 162.21(8), and 166.0415(7), F.S.

Code Enforcement Boards Act (Part I, Ch. 162, F.S.)

The Local Government Code Enforcement Boards Act (Act), located in Part I of ch. 162, F.S., allows each county and municipality to create by ordinance one or more local government code enforcement boards.[4] A code enforcement board is an administrative board made up of members appointed by the governing body of a county or municipality with the authority to hold hearings and impose administrative fines and other noncriminal penalties for violations of county or municipal codes or ordinances.[5] Members of the enforcement boards[6] must be residents of the respective municipality or county and, whenever possible, must include an architect, a businessperson, an engineer, a general contractor, a subcontractor, and a realtor.[7]

Code enforcement boards have the power to:
- Adopt rules for the conduct of its hearings;
- Subpoena alleged violators, witnesses, and evidence to its hearings;
- Take testimony under oath; and
- Issue orders that have the force of law to command steps necessary to bring a violation into compliance.[8]

Section 162.06, F.S., establishes the procedures for local governments to address violations of various codes using a code enforcement board. It begins with the county or municipal code inspector[9] who initiates code enforcement procedures by notifying the violator and giving him or her reasonable time to correct the violation.[10] If the violation continues to exist after such time period as specified by the code inspector,[11] then the inspector will notify the code enforcement board and request a hearing.[12]

In each case heard before a code enforcement board, the case is presented, and testimony is taken, from both the code inspector and alleged violator.[13] At the conclusion of the hearing, the board issues findings of fact and provides an order stating the proper relief granted.[14] All final administrative orders of the code enforcement board may be appealed to the circuit court 30 days after execution of the order.[15]

[4] Section 162.03, F.S.
[5] Sections 162.02 and 162.05(1), F.S.
[6] Code enforcement boards are either five-member or seven-member boards. If a local government has a population over 5,000 persons, the board must be a seven-member board. Section 162.05, F.S.
[7] Section 162.05(2), F.S.
[8] Section 162.08, F.S.
[9] Section 162.04(2), F.S., defines the term "code inspector" to mean "any authorized agent or employee of the county or municipality whose duty it is to assure code compliance."
[10] Section 162.06(2), F.S.
[11] The code inspector does not need to provide the violator reasonable time to remedy the violation if it is a repeat violation; the violation presents a serious threat to the public health, safety, and welfare; or the violation is irreparable or irreversible in nature. Sections. 162.06(3) and (4), F.S.
[12] Section 162.06(2), F.S. A hearing may also be called by written notice signed by at least three members of a seven-member enforcement board or signed by at least two members of a five-member enforcement board. Section 162.07(1), F.S.
[13] Section 162.07(2)-(3), F.S.
[14] Section 162.07(4), F.S.
[15] Section 162.11, F.S.

As an alternative to a code enforcement board, the Act allows counties and municipalities to adopt an alternate code enforcement system that gives code enforcement officials or special magistrates the authority to hold hearings and assess fines against violators of respective codes or ordinances.[16] Each of these methods are offered by statute as devices to be used at the local governments' discretion, but a local government may use any method they choose to enforce codes and ordinances.[17]

Administrative Fines for Code Enforcement Violations

A code enforcement board may, upon notification by the code inspector that repairs have not been completed by a specified date or upon finding that repeat violations have occurred, order violators to pay a fine for each day of the continued violation.[18] If the violation presents a serious threat to the public health, safety, and welfare, the code enforcement board must notify the local governing body, which may make all reasonable repairs to bring the property in compliance and charge the violator the reasonable cost of those repairs in addition to the fine imposed.[19] If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine.[20]

Administrative fines may not exceed $250 per day for a first violation and may not exceed $500 per day for a repeat violation.[21] If the board finds the violation is irreparable or irreversible in nature, the board may impose a fine of up to $5,000.[22] When determining the amount of the fine, the board may consider the following factors:

- The gravity of the violation.
- Any actions taken by the violator to correct the violation.
- Any previous violations committed by the violator.[23]

A code enforcement board may choose to reduce the amount of the fine initially imposed.[24]

A county or municipality with a population of 50,000 or greater may adopt, by a majority vote plus one of the entire governing body, an ordinance that allows code enforcement boards or special magistrates to impose fines in excess of the above limits.[25] The ordinance may provide for fines of up to $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special

[16] Section 162.03, F.S.
[17] The Attorney General has opined that "once a municipality has adopted the procedures of Chapter 162, Florida Statutes, to enforce its municipal codes and ordinances, it may not alter or amend those statutorily prescribed procedures but must utilize them as they are set forth in the statutes." Op. Att'y Gen. 2000-53 (2000). A local government may, however, maintain a ch. 162, F.S., code enforcement board and still decide to enforce a particular violation by bringing a charge in county court, or any other means provided by law. *Goodman v. Cnty. Court in Broward Cnty., Fla.* 711 So. 2d 587 (Fla 4th DCA 1998).
[18] Section 162.09(1), F.S.
[19] *Id.*
[20] *Id.*
[21] Section 162.09(2)(a), F.S.
[22] *Id.*
[23] Section 162.09(2)(b), F.S.
[24] Section 162.09(2)(c), F.S.
[25] Section 162.09(2)(d), F.S.

magistrate finds the violation to be irreparable or irreversible in nature.[26] In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs.[27] Any ordinance imposing such fines must include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines.[28]

A certified copy of an order imposing a fine, including any repair costs incurred by the local government, may be recorded in the public records and constitutes a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.[29] Upon petition to the circuit court, the order is enforceable in the same manner as a court judgment, including execution and levy against the personal property of the violator, but such order cannot be deemed to be a court judgment except for enforcement purposes.[30] A lien arising from such a fine runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered.[31]

National Register of Historic Places

The National Register of Historic Places,[32] under the National Park Service is the official list of the Nation's historic places worthy of preservation is "part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources."[33] The program reviews property nominations and lists eligible properties in the National Register; offers guidance on evaluating, documenting, and listing historic places; and helps qualified historic properties receive preservation benefits and incentives.[34]

In Florida, there are more than 1,700 properties and districts listed on the National Register.[35] Nominations for those properties must be submitted to the National Park Service through the Florida Department of State's Division of Resources, following a review and recommendation by the Florida National Register Review Board.[36] Listing in the National Register does not, in itself, impose any obligation on the property owner, or restrict the owner's basic right to use and dispose of the property as he or she sees fit, but does encourage the preservation of significant historic resources.[37]

[26] *Id.*
[27] *Id.*
[28] *Id.*
[29] Section 162.09(3), F.S.
[30] *Id.*
[31] *Id.*
[32] 54 U.S.C. ch. 3021.
[33] U.S. Department of the Interior, National Park Service, National Register of Historic Places, *What is the National Register of Historic Places?*, https://www.nps.gov/subjects/nationalregister/what-is-the-national-register.htm (last visited Mar. 21, 2025).
[34] *Id.*
[35] Fla. Dep't of State, *National Register of Historic Places*, https://dos.myflorida.com/historical/preservation/national-register/ (last visited Mar. 21, 2025).
[36] *Id.*
[37] *Id.*

Demolition Permits

It is unlawful for a person, firm, or corporation to construct, erect, alter, repair, secure, or demolish any building without first obtaining a building permit from the local government or from such persons as may, by resolution or regulation, be directed to issue such permit, upon the payment of reasonable fees as set forth in a schedule of fees adopted by the enforcing agency.[38] The enforcing agency may revoke any such permit if the demolition is in violation of, or not in conformity with, the provisions of the Building Code.[39]

A local law, ordinance, or regulation may not prohibit or otherwise restrict the ability of a private property owner to obtain a building permit to demolish his or her single-family residential structure provided that such structure is located in a coastal high-hazard area, moderate flood zone, or special flood hazard area according to a Flood Insurance Rate Map issued by the Federal Emergency Management Agency for the purpose of participating in the National Flood Insurance Program if the lowest finished floor elevation of such structure is at or below base flood elevation as established by the Building Code or a higher base flood elevation as may be required by local ordinance, whichever is higher, provided the permit complies with all applicable Building Code, Fire Prevention Code, and local amendments to such codes.[40]

However, a local law, ordinance, or regulation may restrict demolition permits for certain designated historic structures:

- Structure designated on the National Register of Historic Places;
- Privately owned single-family residential structure designated historic by a local, state, or federal governmental agency on or before January 1, 2022; or
- Privately owned single-family residential structure designated historic after January 1, 2022, by a local, state, or federal governmental agency with the consent of its owner.[41]

III. Effect of Proposed Changes:

SB 582 authorizes a code enforcement board or special magistrate to impose a fine that exceeds the limits specified in s. 162.09, F.S., for the demolition of a structure that is individually listed on the National Register of Historic Places or is a contributing resource to a district listed on the National Register. To impose the fine, a code enforcement board or special magistrate must find, based on competent substantial evidence, that the demolition of the historic structure was knowing and willful and not permitted or the result of a natural disaster. The fine may not exceed 20 percent of the fair or just market value of the property as determined by the property appraiser.

The bill takes effect July 1, 2025.

[38] Section 553.79(1)(a), F.S.
[39] *Id.*
[40] Section 553.79(25)(a), F.S.
[41] Section 553.79(25)(d), F.S.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

Not applicable. This bill does not appear to require counties or municipalities to spend funds or take action requiring the expenditures of funds; reduce the authority that counties or municipalities have to raise revenues in the aggregate; or reduce the percentage of state tax shared with counties or municipalities.

B. Public Records/Open Meetings Issues:

None identified.

C. Trust Funds Restrictions:

None identified.

D. State Tax or Fee Increases:

Article VII, s. 19 of the State Constitution requires that legislation that increases or creates taxes or fees be passed by a 2/3 vote of each chamber in a bill with no other subject. The bill does not increase or create new taxes or fees. Thus, the constitutional requirements related to new or increased taxes or fees do not apply.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None identified.

B. Private Sector Impact:

None identified.

C. Government Sector Impact:

Local governments may receive increased revenues from additional fines for the demolition of buildings listed on the National Register without permits.

VI. Technical Deficiencies:

None identified.

VII. Related Issues:

None identified.

VIII. Statutes Affected:

This bill substantially amends section 162.09 of the Florida Statutes.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board

From: Sue Williams, Redevelopment Planner

Subject: **Planning Annual HPB Workshop**

Department/Office: Community Development

Recommended Action:
As the Board Desires

Summary Explanation & Background:
Discussion for the 2025 HPB Annual Workshop to include agenda, speakers, location, possible approximate dates and times, etc.

Alternatives:
N/A

Item Budgeted:
yes

Source/Use of Funds/Budget Book Page:
Historic Preservation Budget

Strategic Plan:
Goal 5 - Effective Governance

Strategic Plan Impact:
Goal 5b - This will continue the effectiveness of this advisory board and engage the public awareness of historic structures.

ATTACHMENTS:
None

OPEN TO THE PUBLIC!

let's celebrate

It's a Party!

Friday, February 13th
4:00 PM to 7:00 PM







ENTER TO WIN!

RAFFLES!

FRIDAY THE 13TH
Feeling Lucky?



Basket Raffle



REFRESHMENTS!







Please Join Us



WIN 2 TICKETS TO:

Past and Presence
Brevard's Ghost Tour Company

1 TICKET FOR $5 3 TICKETS FOR $10

NORTH BREVARD HISTORICAL MUSEUM
Titusville, Florida

NORTH BREVARD HISTORICAL SOCIETY AND MUSEUM
301 S WASHINGTON AVE.
TITUSVILLE, FL 32796
321-269-3658