



CITY OF TITUSVILLE

HISTORIC PRESERVATION BOARD

AGENDA

Regular Meeting

March 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 February 2, 2026**

Approve Minutes

**5. QUASI-JUDICIAL CONFIRMATION PROCEDURES**

**6. CONSENT AGENDA**

**7. OLD BUSINESS**

**A. Historic Preservation Demolition Ordinance**

As the Board Desires

**B. Mid Century Modern Structures**

As the Board Desires.

**C. Planning Annual HPB Workshop**

As the Board Desires

**8. NEW BUSINESS**

**9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

**10. REPORTS**

**A. City Staff**

**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 February 2, 2026**  
**Department/Office:** Planning

**Recommended Action:**

Approve Minutes

**Summary Explanation & Background:**

Minutes February 2, 2026

**Alternatives:**

**Item Budgeted:**

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

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. 02.02.26 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 February 2, 2026 at 1:00 p.m.

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

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Vice Chairman Petyk motioned to approve the regular minutes from the January 5, 2026 meeting as presented. Secretary Adams seconded. There was a unanimous voice vote in favor.

XXX

### ***Old Business***

#### **Mid-Century Modern Structures**

Chairman Kiesel said he provided an excel list of the properties that were previously discussed and he would like for the Historic Preservation Board members to choose two residential and two commercial properties that they would like to discuss in detail about being potentially recognized at the May workshop. Chairman Kiesel asked that the members come prepared to discuss at the March meeting.

Member Shifalo said she would like to get public participation in getting nominations for the Mid-Century Modern structures.

Member Gaetjens said he would also like to have the public get involved and provide their nominations. Member Gaetjens said that when the Moonlight restaurant was recognized, the owners did not seem excited or interested in the recognition. Member Gaetjens said he would like the owners of the properties that are being recognized to be excited about it also.

Member Shifalo agreed with Member Gaetjens about getting the public involved and excited about the nominations and recognition.

Chairman Kiesel suggested a member of the Historic Preservation Board consider writing an article to go in the Titusville Talking Points regarding Mid-Century Modern structures and what the Historic Preservation Board is working on.

Member Shifalo spoke of her conversation with Kelly DeFazio and how she would consider coming to speak briefly at the May workshop regarding her life growing up in Titusville and career etc.

The Historic Preservation Board members had discussion.

Chairman Kiesel said that since the Titusville Talking Points is a quarterly publication, the Historic Preservation Board should write an article recapping the May 2026 Historic Preservation Board Workshop. Chairman Kiesel said that it can be published in Titusville Talking Points and then sent out via other publications and social media avenues to get it better advertised to the public.

Chairman Kiesel said the Historic Preservation Board can move forward with reviewing properties and selecting a couple for the recognition without designation.

Chairman Kiesel said he would like to have a roundtable discussion at the March 2, 2026 Historic Preservation Board meeting to select one residential and one commercial structure to be recognized at the May 2026 workshop.

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**Historic Preservation Board Ordinance**

Chairman Kiesel gave a brief update from the City Council meeting he attended where it was brought up about demolition of potentially historic structures. Chairman Kiesel said that City Council was receptive but did have questions of staff.

Community Development Director Brad Parrish gave an overview of page 91 of the agenda packet. Mr. Parrish said that City Council suggested that an ordinance be drafted to specifically address demolition of historic structures that may be qualifying. Mr. Parrish said that included in the agenda packet is a report from the Historic Preservation Board Officer Pat Tyjeski with examples of ordinances.

Mr. Parrish referred to page 92 of the agenda packet where it specifies four items that City Council gave as direction to staff to have answered. Mr. Parrish went over the four items:

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

Chairman Kiesel provided his feedback on the four items. Chairman Kiesel said all demolition permits on properties that are fifty years or older should be brought to the attention of the Historic Preservation Board before the demolition permit is issued. The review and delay should go through the Certificate of Appropriate process. If the property owner is unwilling or unable to pay for the documentation of the property, the Historic Preservation Board should use budgeted money to pay for the report. Chairman Kiesel does not think that it will take 90 days to document, but if it does need a longer time, he would like to allow the time for it to be properly documented.

The Historic Preservation Board had discussion regarding delaying demolition verses stopping it.

Member Shifalo said she would like the applicant that is requesting the demolition to provide information as to what is being developed or done with the property after the demolition takes place. Member Shifalo said that maximum delay should be 90 days and the applicant should pay for the documentation.

The Historic Preservation Board had discussion.

Mr. Parrish said that there are more than five hundred structures that are listed on the surveys. City Council would like the property owners to be notified of the ordinance so that they can come and provide their input and feedback.

Chairman Kiesel said notifying all the property owners is a great opportunity to get the word out and get public engagement and public education out for historic structures.

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**Historic Preservation Board Annual Workshop Discussion**

Community Redevelopment Planner Sue Williams said she spoke to Marty Hylton who is available on May 28, 2026 to speak at the annual workshop and the cost is \$1,500.00.

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Vice Chairman Petyk made a motion to approve staff to secure Marty Hylton as the guest speaker for the May workshop on May 28, 2026 for the amount of \$1,500.00. Member Shifalo seconded. There was a unanimous voice vote in favor.

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Member Shifalo said that she spoke to Kelly DeFazio and she would consider coming to speak at the Historic Preservation Board annual workshop. Member Shifalo said she would speak to her again about attending the meeting on May 28, 2026.

Chairman Kiesel said he has no objection to inviting Ms. DeFazio as an additional speaker.

Chairman Kiesel said he would like to have an audio/visual display of the identified Mid-Century Modern structures as a background display at the workshop.

Member Shifalo suggested having the workshop at the Dream Luxury Apartments as they have a nice meeting room. Ms. Williams said she would contact them about availability and price.

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***Petitions & Request***

Gabriel Rothblatt, Executive Director of the US Space Walk of Fame Foundation came and spoke to the Historic Preservation Board about the Museums of Brevard, the History Fair and 321 Day. Mr. Rothblatt said that 321 Day is celebrated on March 21<sup>st</sup> as a day to remember Ozzie Osband as the

individual who helped Brevard County get the 321-area code to mimic NASA's countdown sequence. Mr. Rothblatt said he is looking to get the public and the community's youth involved more.

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Kevin Riley of Indian River Avenue came to speak to the Historic Preservation Board. Mr. Riley provided a handout. Mr. Riley said that there are several manhole covers which have Titusville and the date of 1926. Mr. Riley just wanted to bring to the Board's attention of the historical age of the manhole covers.

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Greg Valdyke of 205 Acorn Drive Titusville, Florida came to speak of the historical age and significance of his house. Mr. Valdyke said he and some of his neighbors would be interested in a historic district in his area.

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Malinda Villain of Titusville, Florida came to speak to the Historic Preservation Board. Ms. Villain provided a handout from one of her neighbors and spoke of the interest in a historic district and attention to this area by herself and her neighbors.

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### **Reports**

Community Redevelopment Planner Sue Williams said there is a community event on February 13, 2026 at the North Brevard Historical Society and Museum at 4:00pm.

Secretary Adams said the Titusville Library is having a Joynerville & Beyond presentation on February 10, 2026 at 6:00pm.

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**Adjournment 2:32pm**

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

REPORT

**To:** Members of the Historic Preservation Board  
**From:** Sue Williams, Redevelopment Planner  
**Subject:** **Historic Preservation Demolition 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 HPB Board requested a report from the Historic Preservation Officer. (HPO), Pat Tyjeski. The report 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. The report was presented to the HPB Board at their November meeting.

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 of historic structures to request feedback on a draft ordinance.

At the February 2, 2026, HPB meeting, Chairman Kiesel gave a brief update on the City Council meeting he attended, where it was brought up about demolition of potentially

historic structures. Chairman Kiesel said that City Council was receptive but did have questions of staff. Community Development Director Brad Parrish said that City Council suggested that an ordinance be drafted to specifically address demolition of historic structures that may be qualifying.

Mr. Parrish went over the four items:

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

Chairman Kiesel provided his feedback on the four items. Chairman Kiesel said all demolition permits on properties that are fifty years or older should be brought to the attention of the Historic Preservation Board before the demolition permit is issued. The review and delay should go through the Certificate of Appropriate process. If the property owner is unwilling or unable to pay for the documentation of the property, the Historic Preservation Board should use budgeted money to pay for the report. Chairman Kiesel does not think that it will take 90 days to document, but if it does need a longer time, he would like to allow the time for it to be properly documented. The Historic Preservation Board had discussion regarding delaying d

Member Shifalo said she would like the applicant that is requesting the demolition to provide information as to what is being developed or done with the property after the demolition takes place. Member Shifalo said that the maximum delay should be 90 days and the applicant should pay for the documentation. The Historic Preservation Board had discussion.

Mr. Parrish said that there are more than five hundred structures that are listed on the surveys. City Council would like the property owners to be notified of the ordinance so that they can come and provide their input and feedback.

The draft ordinance is included on the March 2, 2026, Historic Preservation Board agenda for review and comment to ensure the Board is prepared and comfortable presenting the ordinance to the public at the Historic Preservation Board Annual Workshop scheduled for May 28, 2026.

**Alternatives:**

As the Board Desires

**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

Goal 4.b to continue to market amenities

**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. Historic Demolition Ord Ver1

**ORDINANCE NO. X-2026**

**AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ESTABLISH STANDARDS AND PROCEDURES FOR DEMOLITION AND DEMOLITION BY NEGLECT OF HISTORIC STRUCTURES, AND ENHANCED CODE ENFORCEMENT FINES FOR UNAUTHORIZED DEMOLITION OF HISTORIC STRUCTURES BY CREATING SECTIONS 29-121 "DEMOLITION" AND 29-122 "DEMOLITION BY NEGLECT" AND AMENDING SECTION 31-71 "ADMINISTRATIVE FINES AND LIENS"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Titusville Comprehensive Plan Future Land Use Policy 1.4.2 states that the City "will undertake efforts to protect its cultural, historical and archaeological resources from vandalism and construction;" and

**WHEREAS**, Future Land Use Policy 1.4.3 requires that protection and preservation measures shall be implemented for the City's significant historical, archeological or architectural resources; and

**WHEREAS**, Future Land Use Strategy 1.4.4.1 states that impact evaluations and assessments shall be part of the review undertaken for each development project when an identified historical/archaeological resource may be impacted by the proposed project; and

**WHEREAS**, Senate Bill 582, effective July 1, 2025, amended Section 162.09, F. S. to authorize a code enforcement board or special magistrate to impose a fine that exceeds existing limits for the unlawful demolition of historic structures under certain conditions; and

**WHEREAS**, the Titusville Historic Commission has recommended that the Code be amended to further the comprehensive plan and be consistent with the higher fines authorized under Senate Bill 582; and

**WHEREAS**, the Planning and Zoning Commission has reviewed the proposed amendments and made recommendations on the adoption of the amendments.

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

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

**SECTION 2:** That the Code of Ordinances, City of Titusville is hereby amended by adding a section, to be numbered Chapter 29 "Special District and Overlays", Article VI "Historic Preservation (HPA), Section 29-121 "Demolition" which said section reads as follows:

**Section 29-121. Demolition.**

(a) No permit for demolition of a designated building, structure, improvement or site shall be issued to the owner thereof until an application for a Special Certificate of Appropriateness has been submitted and approved pursuant to the procedures in this Article. Denial of such application indefinitely and refusal by the City Council to grant a Special Certificate of Appropriateness to demolish shall be evidenced by written order detailing the public interest which is sought to be served. The City Council shall be guided by the criteria contained in subsection (D) below.

(b) The City Council may grant a Special Certificate of Appropriateness to demolish with a deferred effective date. The effective date shall be determined by the City Council based

**Commented [BP1]:** Does this includes resources on the national register, local register, contributing resources in an historic district and those listed on three survey reports? Does it include any resource 50+ years old?

upon the significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the City Council may take such steps as it deems necessary to preserve the structure concerned, in accordance with the purposes of this Article. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one (1) or more structures or other features. After the specified expiration of the deferred Special Certificate of Appropriateness, a demolition permit shall be issued if requested forthwith by the appropriate administrative officials.

(c) As a condition of granting any Certificate of Appropriateness, standard or special, for demolition of buildings or improvements designated as historic landmarks or located in an historic landmark district, the City Council 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 City Council may also require, at the owner's expense, the recording of the improvement for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and scaled architectural drawings.

(d) In addition to all other provisions of this Article, the City Council shall consider the following criteria in evaluating applications for a Special Certificate of Appropriateness for demolition of designated properties:

(1). The degree to which the building, structure, improvement or site contributes to the historic and/or architectural significance of the historic site or district;

(2). Whether the building, structure, improvement or site is one of the last remaining examples of its kind in the neighborhood, the county or the region;

(3). Whether the loss of the building, structure, improvement or site would adversely affect the historic and/or architectural integrity of the historic site or district;

(4). Whether the retention of the building, structure, improvement or site would 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;

(5). Whether architectural plans have been presented for the reuse of the property if the proposed demolition were to be carried out, and the appropriateness of said plans to the character of the historic site or district, if applicable; and demonstration as well as the posting of a bond requirement that there are sufficient funds in place to carry out such plans;

(6). Whether the building, structure, improvement or site poses an imminent threat to the public health or safety;

(7). Whether the applicant has demonstrated that retention of the building, structure, improvement or site would create an unreasonable or undue economic hardship as described in Section 8-115; and

(8). Whether there is a compelling public interest requiring the demolition.

(e) As a condition of granting a Certificate of Appropriateness for demolition, the Historic Preservation Board 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.

- (f) The owner of the property shall permit access to the subject property for the purpose of inspections and/or appraisals required by the Historic Preservation Board or Historic Preservation Officer.
- (g) All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee based upon a report and review completed by the Historic Preservation Officer. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include the following: property appraisals; archeological assessments; and historic assessments. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the City. Any citizen may appeal the approval within 10 days of online posting.
- (h) The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is completed by Historic Preservation Officer within 45 days of submittal and is preliminary in nature. The determination of eligibility will include criteria that was considered in the preliminary determination but is not included as an exhaustive list. The final report may include additional criteria or exclude others after further research is completed. A public hearing before the Historic Preservation Board on Local Historic Designation shall be held as soon as practically possible and no later than within ninety (90) days from the Historic Preservation Officer determination of "eligibility." Consideration by the City Council may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the City in its consideration of eligibility. Independent analysis by a consultant selected by the City 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 the following: property appraisals; archeological assessments; and historic assessments.
- (i) The damage, destruction, or demolition of any building, structure, improvement or site or portion thereof protected by this Article (a) for which a certificate of appropriateness for demolition has not been granted, or (b) which was carried out in violation of the provisions for demolition and demolition by neglect under the provisions of this Section, shall cause the City to reject an application for a building permit until the following criteria have been met:
- (1). A pre-application shall be submitted to the City containing the following information:
    - a. A detailed sworn explanation outlining the facts surrounding the unlawful damage, destruction, or demolition.
    - b. Evidence that any and all code enforcement fines have been paid.
    - c. Evidence that all violations on the property have been corrected or a stipulation outlining the agreed upon steps to correct all outstanding violations.
  - (2). Review and approval of the by appropriate City departments, including approval by the City Manager and City Attorney, so that the applications for issuance of a building permit may proceed.

(3). All approvals issued within the parameters of this section shall not be construed to be a development order and shall not be evidence of approval by any of the City's departments of the building permit.

(j) The ad valorem tax exemption provided for historic properties under Section 29-113, Purpose and Intent, does not apply to buildings, structures, improvements or sites that have been demolished in violation of this Section.

**SECTION 3:** That the Code of Ordinances, City of Titusville is hereby amended by adding a section, to be numbered Chapter 29 "Special District and Overlays", Article VI "Historic Preservation (HPA), Section 29-122 "Demolition by neglect", which said section reads as follows:

**Sec. 29-122. Demolition by neglect.**

(a) Demolition by neglect is any failure to comply with the minimum required maintenance standards of this Section, whether deliberate or inadvertent.

(b) The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article.

(1) It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, buildings and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following:

- a. Deteriorated and decayed facades or façade elements, facades which may structurally fail and collapse entirely or partially;
- b. Deteriorated or inadequate foundations;
- c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
- d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
- e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
- f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
- g. Defective or insufficient weather protection that jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering;

- h. Any structure which is not properly secured and is accessible to the general public;
- i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; and
- j. The spalling of the concrete of any portion of the interior or exterior of the building.

(2) A City code enforcement official who finds a violation of this Section shall issue a written warning to the violator to immediately correct the violation. If any building, structure, landscape feature, improvement, site, or portion thereof which has been historically designated pursuant to the Historic Preservation provisions, in the opinion of the Historic Preservation Board, or the Historic Preservation Officer, or the City's building official, falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, the Historic Preservation Officer or the City's building official shall have right of entry onto the subject property and may inspect the subject property after forty-eight (48) hours notice to the owner of intent to inspect. In the event the property owner refuses entry of any City official onto the subject property, the City may file an appropriate action to allow such officials access to the subject property for an inspection. The City may require that the property owner retain a professional structural engineer with comprehensive experience with historically designated properties registered in the state, to complete a structural evaluation report to be submitted to the City. Upon receipt of such report, the property owner shall immediately take steps to effect all necessary remedial and corrective actions to restore the structure's or building's compliance with the required minimum maintenance standards herein; remedial action in this regard shall include, but not be limited to, the structural shoring, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior load bearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the roof surface against leaks, including holes, punctures, mechanical systems, and/or roof penetrations as necessary to preserve the building or structure in good condition. The owner shall substantially complete such remedial and corrective action within thirty (30) days of receipt of the report, or within such time as deemed appropriate by the building official, in consultation with the Historic Preservation Officer. Such time may be extended at the discretion of the City's building official, in consultation with the Historic Preservation Officer.

(3) If the owner of the subject property, in the opinion of the City's building official and Historic Preservation Officer, fails to undertake and substantially complete the required remedial and corrective action within the specified time frame, the City may, at the expense of the owner, file an action seeking an injunction ordering the property owner to take the remedial and corrective action to restore the structure or building into compliance with the required minimum maintenance standards herein and seeking civil penalties, such civil action may only be initiated at the discretion of the City Manager or designee. The court shall order an injunction providing such remedies if the City proves that the property owner has violated the required minimum maintenance standards or any portion of this section or this code.

(4) Any historically designated building, structure, landscape feature, improvement, site, or portion thereof which requires an application for a certificate of appropriateness for demolition shall not have its architectural features removed, destroyed or modified until the certificate of appropriateness is granted. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the structure is demolished.

(5) There shall be no variances, by either the Board of Adjustment or the Historic Preservation Board, from any of the provisions contained in this Section, except if the property owner demonstrates to the Board that the required remedial and corrective action would create an unreasonable or undue hardship as described in Section 29-140, Administration and Enforcement.

(c) The ad valorem tax exemption provided for historic properties under Section 29-113, Purpose and Intent, does not apply to historically designated buildings, structures, landscape features, improvements or sites that are damaged, destroyed or demolished in violation of this Section.

**SECTION 4:** That Chapter 31 “Agencies and Boards”, Article V “Code Enforcement Board/Special Magistrate”, Section 31-71 “Administrative fines and liens” of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

**Sec. 31-71. Administrative fines and liens.**

- (a) The Enforcement Board or Special Magistrate, upon notification by the Code Inspector that an order of the board or Special Magistrate has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine.
  - (b) The order of the Board or Special Magistrate may require the violator to pay a fine, not to exceed two hundred fifty dollars (\$250.00) per day, for each day that the violation continues past the date set in the order for compliance. In the case of a repeat violation the Board or Special Magistrate may order the repeat violator to pay a fine not to exceed five hundred dollars (\$500.00) a day, for each day the repeat violation continues past the date of notice to the violator of the repeat violation. If a finding of violation or repeat violation has been made, then a hearing shall not be necessary for the issuance of an order imposing the fine. A certified copy of an order imposing a fine may be recorded in the public records of Brevard County, Florida; and once recorded, it shall constitute a lien against the property upon which the violation was found to exist, and upon any other real or personal property owned by the violator, and upon petition to the Circuit Court it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of the Court except for enforcement purposes. The lien shall be superior to all other liens or encumbrances, including prior recorded mortgages or judgments and only inferior to liens for taxes. A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose the lien, which occurs first. After three (3) months from the filing of any such unpaid lien, the Board or Special Magistrate may authorize the City Attorney to foreclosure upon the lien. The duration and effect in such lien shall be consistent with Florida law, which is a period of twenty (20) years.
- (1) In determining the amount of the fine, if any, the Enforcement Board or Special Magistrate shall consider the following factors:

- a. The gravity of the violation;

- b. Any action taken by the violator to correct the violation; and
  - c. Any previous violation committed by the violator.
  - d. 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
- (2) The Enforcement Board or Special Magistrate may reduce a fine imposed pursuant to this section.
- (c) A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.
- (1) A fine imposed pursuant to this chapter shall continue to accrue until the violator comes into compliance or until judgement is rendered in a suit to foreclose on a lien filed pursuant to this section, whichever occurs first.
- (2) After three (3) months from the filing of any such lien which remains unpaid, the Enforcement Board or Special Magistrate may authorize the local governing body attorney to foreclose on the lien. No lien created pursuant to the provisions of this chapter may be foreclosed on real property which is a homestead under Section 4, Article X of the State Constitution.
- (3) The lien shall be superior to all other liens or encumbrances, including prior recorded mortgages or judgments and only inferior to liens for taxes.
- (d) Duration of lien. No lien shall continue for a period longer than twenty (20) years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien, the prevailing party is entitled to recover all costs, including a reasonable attorney's fee that it incurs in the foreclosure.
- (e) The lien may be enforced as authorized by Chapter 162, Florida Statutes (1989), as amended.
- (f) An aggrieved party, including the City Council, may appeal a final administrative Order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Code Enforcement Board or Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.
- (g) Reduction and release of liens.
- (1) Where a certified copy of an order imposing a lien as described in this section has been recorded in the public records of Brevard County, Florida, and has become a lien against the property of the violator, such violator, or their successors or assigns, may apply for a reduction of such lien. The sworn application for reduction

of lien shall be submitted in writing to the Code Enforcement Department on its requisite form and shall include, at a minimum, the following information:

- a. Subject property address and contact information for the applicant/current owner;
- b. The code enforcement case number(s);
- c. The date upon which the subject property was brought into compliance and when a notice of compliance was issued by the City;
- d. The factual basis upon which the reduction of the lien should be granted;
- e. The amount of reduction sought; and
- f. Any other supplemental information the applicant deems pertinent to the request.

(2) If there are no other outstanding monies owed to the City, and if the Code Enforcement Department confirms that the subject code violation(s) has been brought into compliance and there are no current code violations on the property nor any other properties owned by the applicant, then the application shall be placed on the agenda for the Special Magistrate's consideration. The Special Magistrate shall consider a reduction of the lien amount based upon the factors below and make a recommendation for Council's approval:

- ~~a. aa.~~ The gravity of the violation;
- ~~b. bb.~~ The actions taken by the Applicant to correct the violations and the time in which it took to bring the property into compliance, and any scheduled maintenance plans to avoid future repeat violations, as appropriate;
- ~~c. ee.~~ The accrued amount of the code enforcement fine or lien compared to the current market value of the property;
- ~~d. dd.~~ Any previous or subsequent code violations committed by the Applicant;
- ~~e. ee.~~ The Applicant's prior knowledge of the lien;
- ~~f. ff.~~ Any financial hardship;
- ~~g. gg.~~ Whether the property has a homestead exemption; and
- ~~h. hh.~~ Any other mitigating circumstances which may warrant the reduction of the lien.

(3) The Special Magistrate's recommendation shall not include a reduction or waiver of city administrative costs, costs of enforcement, any repair costs, or costs to secure any structure incurred by the City. After a recommendation has been rendered by the Special Magistrate, the item shall be placed on the City Council agenda for final action. If the Applicant fails to comply with any decision or condition imposed by the City Council, the lien amount shall revert to the full amount as of the recorded lien. Any reduced lien shall be paid within ninety (90) calendar days from the date of Council's approval, or as otherwise ordered by the City Council. If payment is not received as ordered, said lien shall revert to the full amount of the recorded lien.

(4) ~~(2)~~ Partial release of lien. The City Council may approve requests for a partial release of lien upon receipt of a recommendation from the City Manager or City Attorney. The code lien would be released as to a specific piece of property

encumbered by the lien, but the lien would remain in effect and continue to encumber the property in violation and any other properties subject to the applicable lien pursuant to law. City Council may impose conditions on the release in its sole discretion.

(5) ~~(3)~~—Lien reduction agreements. The City may enter into a Lien Reduction Agreement with a contract purchaser of real property when the City, in its sole discretion, determines that the Agreement will advance the development or re-development of a non-compliant property. An application must be completed with all applicable information and submitted to the Special Magistrate for a recommendation to City Council. The Agreement shall indicate the status of the violations, the lien settlement amount, a date for achieving compliance, and that the Agreement is conditioned upon payment of all outstanding debts owed to the City. If the property is the subject of a pending tax deed or foreclosure sale, and there is insufficient time to obtain a recommendation from the Special Magistrate, the request may be considered by City Council without such recommendation.

(6) ~~(4)~~—The City Council may, when deemed to be in the best interest of the City of Titusville, and not inconsistent with law, waive any or all requirements or provisions set forth in this section and proceed thereafter to take whatever action is deemed to be in the best interest of the City of Titusville.

(7) ~~(5)~~—The decision on whether to reduce the lien or grant a partial release of lien is an administrative decision as to whether to accept less for a debt owed to the City, not a quasi-judicial one. The lien reduction process is not intended to create any additional substantive or procedural due process rights.

(8) ~~(6)~~—When a lien is satisfied as a result of payment as ordered, or if conditions of release are satisfied, the City Attorney, City Manager, or designee shall execute and record a satisfaction or release of lien as applicable in the public records of Brevard County, Florida. Nothing herein shall require an application in the event a lien is recorded in error by the City. The City Attorney, City Manager, or designee may execute and record a release of lien, in whole or in part, that was recorded in error by the City or is deemed vacated or void by operation of law.

**SECTION 5. SEVERABILITY.** If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6. REPEAL OF CONFLICTING ORDINANCES.** All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 7. INCORPORATION INTO THE CODE.** This ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the Code may be made.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

**PASSED AND ADOPTED**, this \_\_\_th day of \_\_\_\_\_, 2026.

*Historic Demolition Ver 1  
February 4, 2026*

\_\_\_\_\_  
**Andrew Connors, Mayor**

**ATTEST:**

\_\_\_\_\_  
Wanda F. Wells, City Clerk

DRAFT

**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. 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.

The HPB Board had discussion regarding recognition without designation for the Mid-Century Modern Structures at the February meeting. Chairman Kiesel said he would like to have a roundtable discussion at the March 2, 2026, Historic Preservation Board meeting to select one (1) residential and one (1) commercial structure to be recognized at the May 2026 workshop.

Each Board Member is to bring one (1) residential and one (1) commercial Mid-Century Modern structure to be discussed at the March meeting at a round table meeting. List of subject properties is attached.

**Alternatives:**

As the Board Desires

**Item Budgeted:**

Yes

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

Historic Preservation Board budget.

**Strategic Plan:**

In the City of Titusville;s 2026 Strategic Goals and Obectives 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 spreadsheet Jan 2026

## MCM Structures

No.	Title	Address	Zip Code	Year Built	Notes
1	Residence	1450 Thornton Ave	32780	1958	
2	Residence	1501 S Park Ave	32780	1955	
3	Residence	1600 Riverside Dr	32780	1963	
4	Residence	1616 Smith Dr	32780	1958	
5	Residence	1760 Diane Dr	32780	1959	
6	Residence	1806 Diane Dr	32780	1958	
7	Residence	2779 Pine Ridge Dr	32780	1964	
8	Dream Space Coast	2825 S Washington Ave	32780	1965	
9	Residence	3502 Nelson Pl	32780	1966	
10	Washington Plaza	3880 S Washington Ave	32780	1966	
11	Residence	4185 Vanguard Ave	32780	1958	
12	Residence	4265 Vanguard Ave	32780	1964	
13	Indian River Lodge No. 90 F & AM	19 N Washington Ave	32796	1950	
14	Residence	38 Fairglen Dr	32796	1964	
15	Residence	56 Fairglen Dr	32796	1967	
16	Residence	125 Alhambra St	32780	1949	
17	Residence	370 Knox McRae Dr	32780	1962	
18	Residence	514 Delespine Ave	32780	1963	
19	Residence	605 Oleander Pl	32780	1959	
20	Residence	624 Wager Ave	32796	1957	
21	Florida Classic Custom Auto Garage	701 S Washington Ave	32780	1948	
22	Residence	920 S Park Ave	32780	1956	
23	Residence	1012 Rosella Ln	32780	1959	
24	Residence	1012 Tudor Ln	32780	1958	
25	Residence	1116 Glenway Ct	32780	1959	
26	Residence	1122 Glenway Ct	32780	1959	
27	Residence	1136 Riverside Dr	32780	1957	
28	Advent Electric	1210 S Hopkins Ave	32780	1962	
29	Cycle Life Motorcycle Repair	1231 S Hopkins Ave	32780	1965	
30	Residence	1300 Barna Ave	32780	1957	
31	Residence	1308 Indian River Ave	32780	1954	
32	Residence	1320 Barna Ave	32780	1957	
33	Residence	1360 Barna Ave	32780	1957	
34	Residence	1380 Barna Ave	32780	1956	
35	Residence	1400 Barna Ave	32780	1957	
36	Residence	1420 Barna Ave	32780	1960	
37	Residence	1420 Dozier Ave	32780	1957	
38	Residence	1420 Indian River Ave	32780	1958	
39	Residence	1431 Indian River Dr	32780	1953	
40	Residence	1440 Barna Ave	32780	1960	

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:**

At the January 5, 2026, Historic Preservation Board (HPB) meeting, the Board expressed interest in inviting Morris "Marty" Hylton III to serve as a featured presenter for the 2026 HPB Annual Workshop. Staff subsequently contacted Mr. Hylton, who confirmed his availability to present on Mid-Century Modern architecture on May 28, 2026.

At the February 2, 2026, HPB meeting, the Board approved Mr. Hylton as the guest speaker and confirmed the workshop date and time of May 28, 2026, at 5:30 p.m. Board Member Shifalo also offered to contact an additional potential speaker for the program.

Staff explored venue options for the workshop, including the Dream Apartments community room; however, no response has been received to date. The Harry T. Moore Social Services Center is available on May 28, 2026, and has been tentatively reserved, pending formal approval by the HPB.

A draft agenda for the 2026 HPB Annual Workshop is attached for Board review, discussion, and any recommended revisions.

**Alternatives:**

N/A

**Item Budgeted:**

Yes

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

Historic Preservation Board budget.

**Strategic Plan:**

Goal 1.f to encourage a vibrant downtown and Goal 5.b to continue to broadcast advisory board meetings.

**Strategic Plan Impact:**

The strategic plan impact of hosting the 2026 Historic Preservation Board Annual Workshop with a featured expert on Mid-Century Modern architecture is as follows:

- Advances the City’s strategic goal of preserving and enhancing historic and cultural resources by increasing public awareness and education.
- Supports implementation of the City’s historic preservation initiatives through stakeholder engagement and community outreach.
- Reinforces the CRA 2022 Community Redevelopment Plan’s emphasis on protecting historic assets, strengthening neighborhood character, and promoting heritage-based economic vitality.
- Encourages informed policy development by providing Board members, property owners, and the public with professional expertise on Mid-Century Modern structures, supporting thoughtful preservation decisions.
- Enhances community identity and cultural tourism potential by elevating recognition of locally significant architectural resources.

The workshop directly supports preservation planning, public engagement, and long-term economic vitality through education and strategic historic resource stewardship.

**ATTACHMENTS:**

1. Letters to owners
2. 2026 HPB ANNUAL WORKSHOP AGENDA DRAFT

# City of Titusville

*"Gateway to Nature and Space"*



555 SOUTH WASHINGTON AVENUE  
TITUSVILLE, FLORIDA 32796-3584  
POST OFFICE BOX 2806 (32781-2806)

PLANNING & GROWTH  
MANAGEMENT DEPARTMENT  
Tel: (321) 567-3782  
Fax: (321) 383-5700  
www.titusville.com

Launch Now LLC  
Kristen Thomas  
Ciarra Taylor  
1200 N Pennsylvania Street Unit 100  
Denver, CO 80203

Dear Ms. Thomas and Ms. Taylor,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that in recognition of your outstanding commitment to preserving and maintaining 2 notable historic buildings in Titusville, the Launch Now LLC project, you have been selected to receive a **Certificate of Recognition** during our upcoming Annual Historic Preservation Workshop.

This award reflects the Board's deep appreciation for individuals and organizations who contribute to safeguarding our community's rich cultural and architectural heritage.

We cordially invite you to join us at the workshop to accept this recognition:

### **Historic Preservation Annual Workshop**

**Date:** Thursday, May 22, 2025

**Time:** 5:30 PM – 8 PM

**Location:** Harry T. Moore Social Services Center 725 DeLeon Ave., Titusville, FL 32780.

**Attire:** Business Casual

Your commitment to historic preservation contributes meaningfully to the character and history of our community, and we look forward to recognizing your work in the presence of fellow preservationists, community leaders, and local residents.

We kindly request that you RSVP by May 16, 2025, at 321-567-3782 or [Tabitha.armstrong@titusville.com](mailto:Tabitha.armstrong@titusville.com).

We hope you will be able to join us for this special occasion. Your dedication makes a lasting impact on our community, and we look forward to honoring your contributions.

Warm regards,

Allen Kiesel  
Chairman  
City of Titusville Historic Preservation Board

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Fax: (321) 383-5700  
[www.titusville.com](http://www.titusville.com)

Mr. Clyde R. Dandridge  
Dominion Realm LLC  
P O Box 1647  
Titusville, FL 32781

Dear Mw. Dandridge,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that in recognition of your outstanding commitment to preserving and maintaining a notable historic building in Titusville, 806 Olive Avenue, you have been selected to receive a **Certificate of Recognition** during our upcoming Annual Historic Preservation Workshop.

This award reflects the Board's deep appreciation for individuals and organizations who contribute to safeguarding our community's rich cultural and architectural heritage.

We cordially invite you to join us at the workshop to accept this recognition:

### **Historic Preservation Annual Workshop**

**Date:** Thursday, May 22, 2025

**Time:** 5:30 PM – 8 PM

**Location:** Harry T. Moore Social Services Center 725 DeLeon Ave., Titusville, FL 32780.

**Attire:** Business Casual

Your commitment to historic preservation contributes meaningfully to the character and history of our community, and we look forward to recognizing your work in the presence of fellow preservationists, community leaders, and local residents.

We kindly request that you RSVP by May 16, 2025, at 321-567-3782 or [Tabitha.armstrong@titusville.com](mailto:Tabitha.armstrong@titusville.com).

We hope you will be able to join us for this special occasion. Your dedication makes a lasting impact on our community, and we look forward to honoring your contributions.

Warm regards,

Allen Kiesel  
Chairman  
City of Titusville Historic Preservation Board

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Tel: (321) 567-3782  
Fax: (321) 383-5700  
www.titusville.com

Rena M. Singleton  
P O Box 279  
Brandenburg, KY 40108

Dear Ms. Singleton,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that in recognition of your outstanding commitment to preserving and maintaining a notable historic building in Titusville, 1200 Riverside Drive, you have been selected to receive a **Certificate of Recognition** during our upcoming Annual Historic Preservation Workshop.

This award reflects the Board's deep appreciation for individuals and organizations who contribute to safeguarding our community's rich cultural and architectural heritage.

We cordially invite you to join us at the workshop to accept this recognition:

**Historic Preservation Annual Workshop**

**Date:** Thursday, May 22, 2025

**Time:** 5:30 PM – 8 PM

**Location:** Harry T. Moore Social Services Center 725 DeLeon Ave., Titusville, FL 32780.

**Attire:** Business Casual

Your commitment to historic preservation contributes meaningfully to the character and history of our community, and we look forward to recognizing your work in the presence of fellow preservationists, community leaders, and local residents.

We kindly request that you RSVP by May 16, 2025, at 321-567-3782 or [Tabitha.armstrong@titusville.com](mailto:Tabitha.armstrong@titusville.com).

We hope you will be able to join us for this special occasion. Your dedication makes a lasting impact on our community, and we look forward to honoring your contributions.

Warm regards,

Allen Kiesel  
Chairman  
City of Titusville Historic Preservation Board

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Fax: (321) 383-5700  
[www.titusville.com](http://www.titusville.com)

Moonlight Drive-In LLC.  
Shawn and Jessica Landry  
564 L M Davey Lane  
Titusville, FL 32780

Dear Shawn and Jessica Landry,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that in recognition of your outstanding commitment to preserving and maintaining a notable historic building in Titusville, the Moon Light Drive-In LLC, you have been selected to receive a **Certificate of Recognition** during our upcoming Annual Historic Preservation Workshop.

This award reflects the Board's deep appreciation for individuals and organizations who contribute to safeguarding our community's rich cultural and architectural heritage.

We cordially invite you to join us at the workshop to accept this recognition:

### **Historic Preservation Annual Workshop**

**Date:** Thursday, May 22, 2025

**Time:** 5:30 PM – 8 PM

**Location:** Harry T. Moore Social Services Center 725 DeLeon Ave., Titusville, FL 32780.

**Attire:** Business Casual

Your commitment to historic preservation contributes meaningfully to the character and history of our community, and we look forward to recognizing your work in the presence of fellow preservationists, community leaders, and local residents.

We kindly request that you RSVP by May 16, 2025, at 321-567-3782 or [Tabitha.armstrong@titusville.com](mailto:Tabitha.armstrong@titusville.com).

We hope you will be able to join us for this special occasion. Your dedication makes a lasting impact on our community, and we look forward to honoring your contributions.

Warm regards,

Allen Kiesel  
Chairman  
City of Titusville Historic Preservation Board



**AGENDA DRAFT**  
**HISTORIC PRESERVATION BOARD ANNUAL WORKSHOP**

**Title TBD**

**May 28, 2026**

**Location TBD - Harry T. Moore Social Services Center?**

**725 S Deleon Ave, Titusville, Florida 32780**

**5:30 PM**

- (1) WELCOME, INTRODUCTIONS, & WORKSHOP BACKGROUND (5:30 – 5:40PM)**
- (2) GUEST SPEAKER – MORRIS “MARTY” HYLTON III, PRESIDENT OF ARCHITECTURE SARASOTA - MID CENTURY MODERN, Q & A, NEXT STEPS MOVING FORWARD (5:40-6:30 PM)**
- (3) DEMOLITION OF HISTORIC STRUCTURES (6:30-7:15 PM)**
- (4) RECOGNITION WITHOUT DESIGNATION OF MID-CENTURY MODERN (7:15-7:50 PM)**
- (5) CLOSING REMARKS (7:50-8:00 PM)**
- (6) ADJOURN (8:05 PM)**