



CITY OF TITUSVILLE

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Regular Meeting

March 10, 2026 - 5:30 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

Any person who decides to appeal any decision of the Community Redevelopment Agency 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.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. INVOCATION

A. **A moment of silence will be held.**

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF MINUTES

A. **Minutes**

Approve the minutes of the regular Community Redevelopment Agency meeting on February 10, 2026.

6. SPECIAL RECOGNITIONS & PRESENTATIONS

7. OLD BUSINESS

8. NEW BUSINESS

A. Fiscal Year 2025 City of Titusville Community Redevelopment Agency Annual Report

Approve the Fiscal Year 2025 Annual Report for the City of Titusville Community Redevelopment Agency (CRA) and approve transmittal of the report to the CRA's creating municipality (City of Titusville) to meet the March 31st deadline. After the financial audit information has been completed, it will be added to the report, posted as required by Florida Statutes and courtesy copies will be sent to the taxing authorities in the County.

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. EXECUTIVE DIRECTOR'S REPORT

A. Executive Director's Report March 2026

No Action - Informational only.

11. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Community Redevelopment Agency
From: Thomas Abbate, City Manager
Subject: **Minutes**
Department/Office: City Clerk

Recommended Action:

Approve the minutes of the regular Community Redevelopment Agency meeting on February 10, 2026.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. CRA minutes 2-10-26

The Community Redevelopment Agency (CRA) of the City of Titusville, Florida met in regular session in the Council Chamber of City Hall, 555 South Washington Avenue, on Tuesday, February 10, 2026.

xxx

Call to Order/Determination of a Quorum

Chairperson Connors called the meeting to order at 5:30 p.m. Present were Chairperson Andrew Connors, Vice-Chairperson Herman Cole, Jr. Col USAF Retired, and Members Megan Moscoso, Jo Lynn Nelson, Dr. Sarah Stoeckel and James Mutter, Executive Director Tom Abbate, Community Redevelopment Agency (CRA) Attorney Andriene Treasure, and Sr. Administrative Assistant Emily Campbell were also present. Member Greg Aker was absent. Sr. Administrative Assistant Emily Campbell completed the minutes of the meeting.

xxx

Pre-recorded procedures for public comment, participation, and orderly conduct were played for all individuals that were in attendance or watching the meeting.

xxx

Invocation/Pledge of Allegiance

Chairperson Connors asked for a moment of silence and then led the entire assembly in the *Pledge of Allegiance to the Flag*.

xxx

Approval of Minutes

The request was to approve the minutes of the regular Community Redevelopment Agency meeting on January 13, 2026.

Motion: Member Nelson moved to approve the minutes of the Community Redevelopment Agency meeting on January 13, 2026, as submitted. Vice-Chairperson Cole seconded the motion.

The motion carried unanimously.

xxx

Special Recognitions and Presentations

Crime Prevention through Environmental Design (CPTED) – Executive Director Abbate advised that Code Enforcement would give a presentation on CPTED. No action was requested.

Code Inspectors Mae Wright and Megan Laurencio provided a presentation that highlighted as follows:

- Crime Prevention Through Environmental Design
- CPTED
- CPTED Goals
- Crime Prevention Through Environmental Design Site Surveys
- Story Map
- Community Reporting Tool
- CPTED Training
- Positive Activity Generators
- Questions?

Chairperson Connors thanked Code Inspectors Mae Wright and Megan Laurencio for the efforts they put into making the community safe.

Code Inspector Megan Laurencio stated that the residential security surveys were complimentary and confidential.

xxx

Old Business – None.

xxx

New Business

Installation of an International Space Station (ISS) Commemorative Pylon at Space View Park – Executive Director Abbate advised the request was to approve the request by the American Space Museum to plan and install an additional commemorative pylon recognizing International Space Station (ISS) contributors at Space View Park.

Redevelopment Planner Sue Williams stated that the American Space Museum, staff seeks CRA Board authorization to proceed with planning and installation of an additional commemorative pylon recognizing individuals who worked on the International Space Station (ISS), including Shuttle-era workers and those who contributed to ISS components and missions. The proposed ISS Pylon would allow continued recognition of the space workforce that contributed to Titusville's heritage and its role in the space industry.

Redevelopment Planner Sue Williams stated that the design, fabrication, and installation of the ISS commemorative pylon would be funded through fundraising efforts by the American Space Museum, with no direct financial impact to the CRA anticipated at this time.

Motion: Member Nelson moved to approve the request by the American Space Museum to plan and install an additional commemorative pylon recognizing International Space Station (ISS) contributors at Space View Park. Vice-Chair Cole seconded the motion. The motion carried unanimously.

XXX

Petitions and Request from the Public Present

Stan Johnston discussed false reports and stated that he was praying for City Council and the Community Redevelopment Agency. Mr. Johnston discussed the large culverts on I-95 and the maintenance of the canals and ditches that drain stormwater from Titusville to the St. Johns River, etc.

XXX

Executive Directors Report

Executive Director Abbate submitted his written report and advised that all items were informational only.

XXX

With no further business to discuss, the meeting adjourned at 5:50 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Community Redevelopment Agency
From: Thomas Abbate, City Manager
Subject: **Fiscal Year 2025 City of Titusville Community Redevelopment Agency Annual Report**
Department/Office: Community Development

Recommended Action:

Approve the Fiscal Year 2025 Annual Report for the City of Titusville Community Redevelopment Agency (CRA) and approve transmittal of the report to the CRA's creating municipality (City of Titusville) to meet the March 31st deadline. After the financial audit information has been completed, it will be added to the report, posted as required by Florida Statutes and courtesy copies will be sent to the taxing authorities in the County.

Summary Explanation & Background:

Chapter 163.371, Florida Statutes, requires each Community Redevelopment Agency (CRA) to file an Annual Report of its activities and a complete financial statement for the preceding year. The report shall include a complete financial statement setting forth the agency's assets, liabilities, income and operating expenses at the end of the fiscal year. The financial audit information will not be complete in time to be included for the March 10, 2026, CRA meeting. Staff will provide the report with the financial audit information to the CRA at the April meeting. Governmental agencies have 45 days from March 31st to file and post their financial audit report. When the report is filed, the CRA shall publish a notice that the report has been filed with the municipality and is available for inspection during business hours in the Office of the City Clerk and the Community Development Department Office. Upon approval by the CRA and the City Council, courtesy copies of the report will be sent to the taxing authorities in the County.

Florida Statute 163.371, Reporting Requirements, states that a CRA shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website. The report must include the following information:

(a) The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8).

(b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 or the reporting year, including the:

1. Total number of projects started and completed and the estimated cost for each

project.

2. Total expenditures from the redevelopment trust fund.
3. Original assessed real property value of property within the community redevelopment agency's area of authority as of the day the agency was created.
4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.
5. Total amount expended for affordable housing for low income and middle-income residents.

(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

Attached is the recommended Fiscal Year 2025 CRA Annual Report without the financial audit information.

Alternatives:

1. Approve the transmittal of the Annual Report to City Council with changes.
2. Decline to approve the Annual Report.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

This action addresses the City of Titusville's Goal 1.b Quality of life to enhance the appearance of the City, Goal 1.e to improve public safety, Goal 2.a to commit to funding capital improvement plans including infrastructure, Goal 4.b to market trails and amenities, Goal 4.3 to continue redevelopment efforts to eliminate blight and revitalize empty buildings, and Goal 5.b to continue the effectiveness of the current advisory boards.

This also addresses several goals, policies and objectives in the Titusville CRA Plan.

This meets Goal 1.3 requirements for effective achievement of redevelopment goals, Objective 1.3.1 to meet CRA requirements and ensure implementation of specific goals, polices and programs, and Objective 1.4.1 to ensure the operation of the Community Redevelopment Agency is compliant with Florida State Statutes.

Strategic Plan Impact:

The preparation and adoption of the Community Redevelopment Agency (CRA) Annual Report advances multiple strategic priorities of both the City of Titusville and the adopted 2022 CRA Community Redevelopment Plan. The Annual Report serves as a comprehensive documentation of redevelopment progress, financial stewardship, and measurable outcomes achieved within the CRA district during the fiscal year.

ATTACHMENTS:

1. CRA FY 2025 Annual Plan 3.4

City of Titusville

Community Redevelopment Agency



Annual Report Fiscal Year 2025

Prepared by:
City of Titusville
Community Development & Finance

Downtown Community Redevelopment Agency

CRA Board Members:

Andrew Conners, Chairperson
Herman Cole, Vice Chairperson
Greg Aker
James "Jimmy" Mutter
Megan Moscoso
Jo Lynn Nelson
Sarah Stoeckel

CRA Staff:

Thomas Abbate, Executive Director
Andriene Treasure, City Attorney
Sandra Reller, Public Works Director
Teri Butler, Finance Director
Jenna Ryan, Finance Manager
Wanda Wells, City Clerk
Brad Parrish, Community Development Department Director

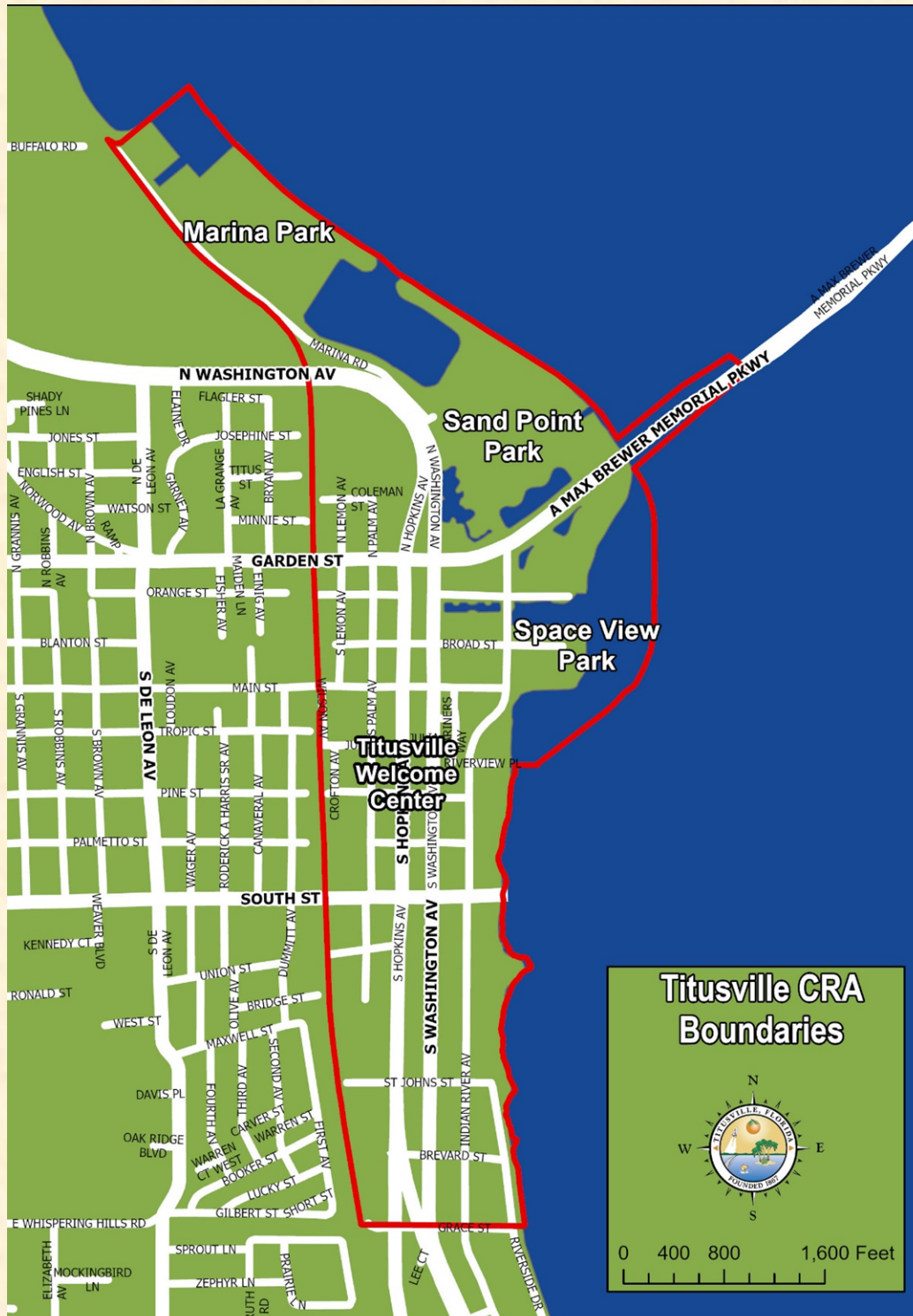
Introduction

The City of Titusville's Community Redevelopment Agency (CRA) was created by the State of Florida in 1982, and the Community Redevelopment Plan was adopted in 1984. Since its creation, the Titusville Community Redevelopment Agency has played an integral role in the revitalization of the Downtown area and the surrounding community. The Downtown area has faced many challenges similar to those in other areas of Florida and the nation. The vision of Titusville's Downtown was established by residents who attended workshops in the 1980's, 1990's, 2000's, and as recently as FY 2022 and determined a set of goals and priorities that have evolved over the years. The original vision of the Redevelopment Plan still stands as a foundation for redevelopment in the Downtown and surrounding neighborhoods.

To provide residents and visitors with a memorable experience, the City envisions the addition of new mixed-use buildings on infill lots, renovated historic buildings, new open space amenities, enhanced streetscape conditions, new public facilities such as water and sewer infrastructure, and low impact development (LID) techniques for storm water. Development standards will be aimed at increasing the area's capacity to accommodate new growth while preserving the historic character of the community. By combining these features with a smarter approach to growth, the City will realize a downtown that will attract sustainable growth and create a unique sense of place in which all residents can be proud.

The Downtown CRA encompasses approximately 300 acres of land on the eastern edge of the City and is over a mile and half from its northernmost area at the municipal waterfront park and

marina complex, to its southern terminus at Grace Street. The CRA includes the Historic Downtown area and a number of small neighborhoods. The CRA is bounded by the Indian River waterfront on the east and north and by the Florida East Coast Railroad tracks on the west. The CRA parallels the Indian River and includes over 1.9 miles of waterfront as shown on the following map.



Assessed Real Property Values & Tax Increment Fund Revenue History

The original base year real property value for the Titusville Downtown CRA in 1982 was \$20,495,020. The Titusville Downtown CRA assessed property value in the reporting year of Fiscal Year (FY) 2025 was \$146,896,678 which is an increase of \$9,981,658 in value from the FY 2024 assessed property value.

A history of the Titusville CRA Tax Increment Revenue per year from FY 2005–2006 is found in Table 1 below. Prior to FY 2005/2006 the Downtown CRA had a steady but low tax increment since its inception in 1982. Since FY 2009, the CRA’s tax increment revenue has been more volatile due to the impacts of both new development and economic conditions.

Table 1: Tax Increment Revenues by Year (Audited)

FY 2005-2006	\$ 286,787
FY 2006-2007	\$ 589,533
FY 2007-2008	\$ 922,899
FY 2008-2009	\$ 876,391
FY 2009-2010	\$ 792,703
FY 2010-2011	\$ 724,997
FY 2011-2012	\$ 655,653
FY 2012-2013	\$ 631,488
FY 2013-2014	\$ 699,901
FY 2014-2015	\$ 712,212
FY 2015-2016	\$ 766,683
FY 2016-2017	\$ 793,838
FY 2017-2018	\$ 867,986
FY 2018-2019	\$ 919,020
FY 2019-2020	\$ 961,910
FY 2020-2021	\$ 979,345
FY 2021-2022	\$ 982,381
FY 2022-2023	\$ 1,038,731
FY 2023-2024	\$ 1,141,063
FY 2024-2025	\$*Will Update TIF Revenue Number Once Received from County

The Tax Increment Financing (TIF) revenues for the Downtown CRA increased substantially in the fiscal year 2006/2007 due to the completion of the Harbor Pointe condominium complex. The first building was added to the tax rolls in fiscal year 2006/2007. This revenue allowed the CRA to complete projects that were not possible with revenues from previous years.

The three remaining Harbor Pointe buildings were added to the tax rolls in fiscal year 2007/2008. Due to the economic downturn, increased foreclosures nationwide, and the end of the NASA Space Shuttle Program, the revenue in fiscal years 2008/2009 to 2012/2013 decreased. The reduction in revenues during those years resulted in a greater percentage of revenues being dedicated to debt service, thereby limiting redevelopment projects that were being undertaken

by the CRA during those years. After bottoming out in FY 2012/2013, tax increment revenues have increased each year since to where they have surpassed the FY 2007/2008 high.

In 2011, the CRA authorized issuance of a Public Improvement Revenue Note in an amount not to exceed \$2,535,000 to finance roadway and landscaping improvements in conjunction with the FDOT U.S. 1 project. In February 2013, the CRA approved partial repayment of the loan for \$850,000.

The repayment funds were the result of lower than anticipated projects costs. The CRA's action produced total savings of \$1.27 million. The CRA also paid off the Commons Project Bond at a cost of approximately \$95,000. The loan repayments reduced the annual debt service in FY 2014/2015 from 34% to 19% of the Annual Revenues, thus providing more opportunities for capital projects in the future. The percentage of annual debt service to annual tax increment values has continued to decline due to a combination of the increase in tax increment values and debt payments.



Harbor Pointe Condominiums on Indian River Avenue

Fiscal Year 2025 Capital and Non-Capital Projects

The Downtown CRA has continued with existing projects during the FY 2024/2025 as well as started new projects as shown below.

Completed Capital Projects and Their Estimated Cost

- Commercial Interior Building Renovation, Commercial Beautification, and Commercial Mixed Use Grant Programs (operational - see detailed grant payouts in the narrative below)
- Indian River Force Main Improvements upgraded and replaced 8,000 feet of sewer force Main (\$97,000).
- Completed a stormwater infrastructure project that is a low impact development (LID) demonstration project, created a bioswale, and created pervious parking (\$136,456)
- Pedestrian Infrastructure Scobie Park (\$35,404)
- Tree box Filters (\$895,000)

Capital Projects Started but not Completed in the Fiscal Year and Their Estimated Cost

- Approved Broad Street Improvements (Estimated 2,558,152.80 in FY 2022) Final estimated cost TBD at 30% of Design for funding.
- Approved Infrastructure - Safety Improvements for Pedestrians (\$244,465)
- Approved Space View/Gemini Park Walkway Improvements (\$125,000)
- Aluminum Streetlight Poles - Whiteway Lighting Project Study (\$60,000)

More details about these projects to follow.

Commercial Interior Building Renovation, Commercial Beautification, and Permit and Impact Fee Incentive Grant Programs

In FY 2016/2017 the CRA created a Commercial Interior Renovation Incentive Grant Program to assist property owners and commercial tenants of older buildings to bring their structures up to current Americans with Disabilities Act (ADA), the Florida Fire Protection Code, and the Florida Building Code standards. The Commercial Interior Building Renovation Incentive Grant Program helps to expand and improve under-used buildings to increase commercial and mixed-use intensity, bring buildings up to code, assist small businesses in the CRA to grow and prosper, and to promote job creation in the district. This grant program offers financial assistance in the form of a reimbursable, fifty percent (50%) matching grant up to a maximum of \$50,000 to the property owner or business owner for eligible expenses associated with the renovation and rehabilitation of the following interior elements of commercial and mixed-use building space:

- ADA requirements
- Florida Fire Protection Code requirements
- Florida Building Code requirements including:
 - Interior plumbing to meet code
 - Interior electrical system including lighting to meet code
 - HVAC system to meet code

During FY 2017/2018 the CRA expanded its matching Building Grants Incentive Programs by drafting and approving a new Permit & Impact Fee Incentive Grant Program, revising the Commercial Interior Renovation Grant Program and reactivating and revising its Commercial Beautification Grant Program. The Permit & Impact Fee Program provides a maximum \$50,000 matching one-to-one grant to help offset the cost of permits and impact fees for new construction in the CRA. The Commercial Interior Renovation Grant Program was revised to provide an additional \$50,000 matching one-to-one grant for interior building renovations that provide residential and nonresidential mixed-use as an incentive for residential units to be added to the CRA and spur housing in the downtown.

The Commercial Beautification Grant Program provides a \$50,000 matching one-to-one grant for façade and exterior improvements to buildings in the CRA to improve the appearance of the CRA/downtown and to eliminate blight. The Grant Programs were further revised to provide payment of seventy-five (75%) of the grant award at project completion and the remaining twenty-five (25%) of the grant award with occupancy of the building at one (1) year after completion of the improvements as an incentive for building owners to have their buildings occupied and not sit empty.

The expanded grant program became operational in FY 2019. In FY 2023, grease traps were added as an eligible expense to the Commercial Interior Renovation Grant to meet Florida Building Code requirements. In FY 2024, the CRA approved advisability to study the current grant programs and recommend changes in FY 2025. In FY 2025, the CRA approved changes to the Grant Program including eliminating the 2-year waiting period for approval project funding, creating consistency by changing the Exterior Grant maximum to \$50,000, including a contingency coverage in the grant application not to exceed the maximum grant program amount, and projects of \$5,000 or less, 60% is paid by the City of Titusville CRA and 40% by the applicant.

Since these are fifty (50%) matching reimbursable grants with a maximum cap, the grant program leverages more than double the grant amount of investment in the CRA. A CRA Grant Return on Investment History Report completed in FY 2019 found that for completed grant projects and for grant projects under construction the return on investment was \$14.71 for every \$1 of CRA grant money awarded. Considering only completed grant projects since 2008, the ROI was \$3.14 for \$1 of CRA grant money. The reason for the large difference between completed project and both completed and under construction is that there are two (2) major construction projects taking place in the CRA, the Launch Now project with an estimated cost of \$6 million of construction and the Beachwave project with an estimated cost of \$3 million. The Beachwave project was completed in FY 2021. The Launch Now project was completed in FY 2024 and final CRA Commercial grant reimbursement paid in FY 2025.

The return-on-investment study shows how the grant program is helping to prevent deterioration of older historic properties in the CRA; stimulate interest and investment in the District; encourage the development of business and job growth; and encourage the utilization of existing business stock and new construction in the CRA.

A total of three (3) CRA Building Grants were awarded in the fiscal year for a total of \$80,386. Two (2) Commercial Beautification Grants were awarded, and one (1) Commercial Interior Renovation Grant was awarded in FY 2025.

A total of thirteen (13) grant reimbursement payouts were made during the fiscal year 2025 for a total of \$241,220.04. The grant payouts were for nine (9) Commercial Beautification Façade Grants for \$146,781.92, three (3) Commercial Interior grants for \$44,428.12, and one (1) Commercial Mixed-Use grant which provided residential units in the downtown area.

The expanded Grant Programs implements the City of Titusville's CRA Plan policy 1.1.1.1, Goal 4.1, Policy 4.3.1.1, Objective 4.1.1 and Objective 4.1.2, and Policy 4.1.1.3.s.

Photos of Commercial Grants in FY 2024-2025



310 S. Washington - Launch Now - Before



310 S. Washington - Launch Now - After



300 S. Washington - Launch Now - Before



300 S. Washington - Launch Now - After



400 Garden Street – Vacant



400 Garden Street – Roots Kava

Indian River Force Main Infrastructure Improvement

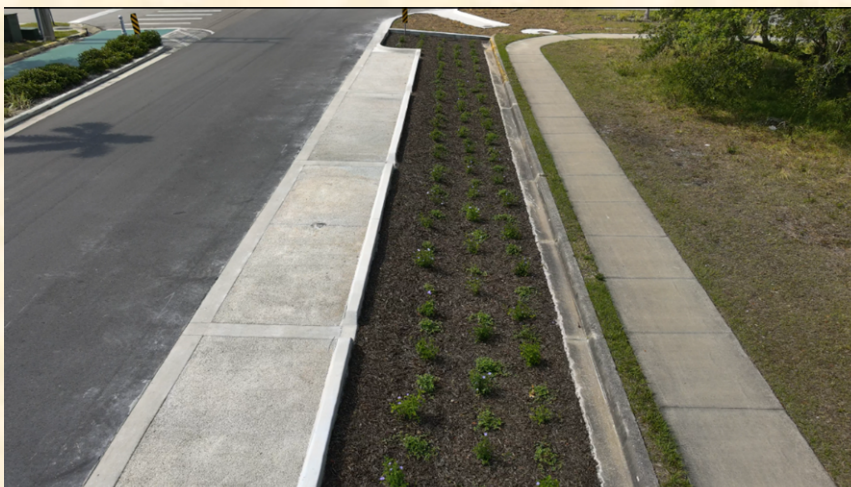
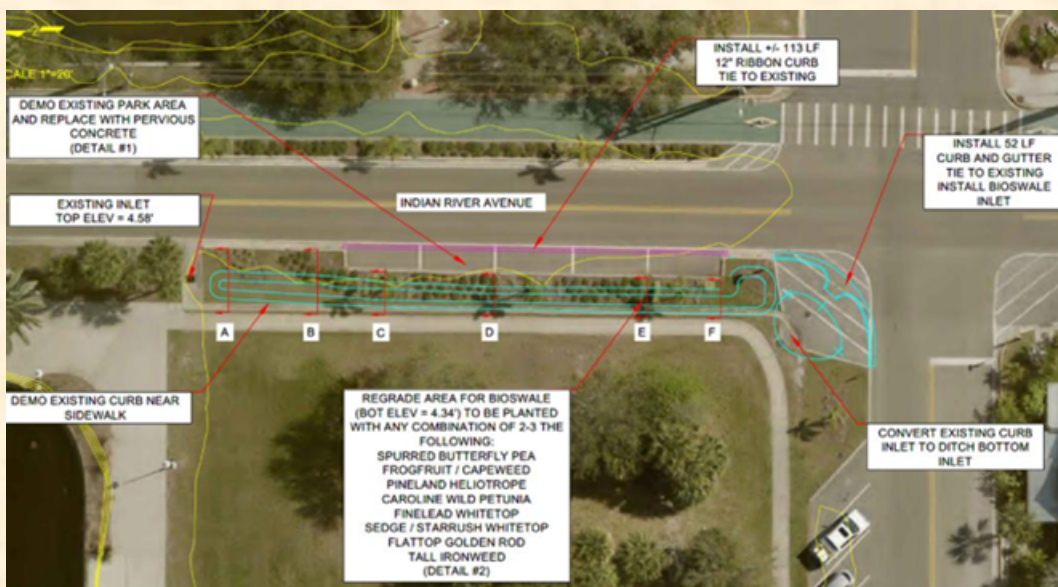
Construction for the Indian River Force Main Project started August 2023. The project includes replacing a 12-inch sewer line with a new 16-inch sewer line of approximately 8,000 feet of existing sewer force main from South Street to the Osprey Water Reclamation Facility on Buffalo Road in north Titusville. A majority of the replacements are in the CRA. The force main replacement started at the intersection of South Street and Indian River Avenue and continued north under the Max Brewer Causeway, US Highway 1, and even a portion of the FEC railroad, ending at the Osprey Facility. This project was completed in FY 2025 and was funded by utilizing a Clean Water State Revolving Fund loan with an estimated cost of approximately \$8.9 million.

The Indian River Force Main Infrastructure Improvement project implements the City of Titusville's CRA Plan Goal 6.2, Objective 6.2.1, Objective 6.4.1, and Objective 6.4.2.



Low Impact Development (LID) Demonstration Project – Indian River Avenue

The Community Redevelopment Agency completed a Low Impact Development demonstration project along Indian River Avenue. This effort focused on the area just south of the Space View Park pond, where a single stormwater inlet previously discharged directly into the Indian River lagoon without any form of treatment. To address this, the CRA constructed a functional and educational bioswale, converted the five adjacent parking spaces into pervious pavement, and raised the elevation of the existing inlet. Together, these improvements now allow stormwater to naturally percolate through the swale and pervious surfaces before any remaining flow reaches the lagoon. Importantly, the system includes an overflow safeguard to prevent roadway flooding during heavy rain events. This project, completed in FY 2025, not only improves water quality but also demonstrates sustainable stormwater practices that support the CRA's environmental stewardship and redevelopment goals. This project was funded in FY 2024 with a total cost of \$136,727.



The LID Indian River Avenue project implements the City of Titusville's CRA Plan Objective 6.4.1, Policy 6.4.1.2, Policy 6.4.1.5, Objective 6.4.2, and Policy 6.4.2.4.

Scobie Park

In Fiscal Year 2025, the CRA invested funds in environmental resiliency improvements at Scobie Park through the integration of Low Impact Development (LID) infrastructure and living shoreline enhancements. The project introduced pervious pavement to reduce stormwater runoff, mitigate localized flooding, and filter pollutants before water reaches the Indian River Lagoon. These improvements support long-term park durability while advancing sustainable stormwater management practices within the CRA district. In collaboration with community partners, including volunteers from the Brevard Zoo and support from the National Estuary Program, the City advanced a living shoreline by planting mangroves, native shoreline grasses, and specialized ground cover. This project enhances public park infrastructure, environmental quality, and waterfront resiliency for residents and visitors. This project was funded in FY 2025 for approximately \$33,675.

The Scobie Park Project implements the City of Titusville's CRA Plan Goal 5.1, Policy 5.2.1.1, Objective 5.3.1.3, Goal 6.4, Policy 6.4.1.2, Policy 6.4.1.3, Objective 6.4.2, and Policy 6.4.2.4.



Tree Box Filters

In Fiscal Year 2025, the Community Redevelopment Agency approved the installation of twenty (20) tree box filters throughout the CRA district. Tree boxes are a specialized bioretention practice designed to filter and treat stormwater runoff at its source. These vegetated, engineered landscape systems function as stormwater Best Management Practices (BMPs), capturing pollutants before discharge and reducing total pollutant loading into the Indian River Lagoon. Tree boxes distribute stormwater treatment throughout the urban environment rather than relying solely on centralized infrastructure.

Their small footprint, shallow elevation requirements, and ability to function without a driving head make tree boxes particularly well-suited for downtown and ultra-urban settings where traditional infiltration systems may not be feasible. Where infiltration is limited, tree boxes provide an effective alternative while maintaining design flexibility.

The integration of urban trees and engineered soils enhances the pedestrian experience, strengthens the downtown tree canopy, and seamlessly incorporates environmental infrastructure into the streetscape. This initiative reinforces the CRA's long-term vision for a walkable, resilient, and environmentally responsible downtown core. The total cost for the tree box installation was \$895,000 and was funded by Florida Department of Environmental Protection (FDEP) and Indian River Lagoon (IRL) grants.

The tree box filter project implements the City of Titusville's CRA Plan Goal 6.4, Objective 6.4.1, Policy 6.4.1.2, Policy 6.4.1.3, Policy 6.4.1.6, Objective 6.4.2, and Policy 6.4.2.4.



Figure 1



Figure 2



Figure 3

Figure 1: The tree boxes around City Hall were installed in the summer of 2025. These tree boxes treat water from 12 acres of land and remove 80 lbs. of nitrogen and 15 lbs. of phosphorus each year.

Figure 2: Tree box installation on Brevard St was completed in 2025. These tree boxes work to treat water from 18 acres of land, resulting in 120 lbs. of nitrogen and 21 lbs. of phosphorus removed from this water each year.

Figure 3: The tree boxes on Grace St were installed in 2025. These tree boxes treat runoff from 18 acres of land, resulting in 112 lbs. of nitrogen and 21 lbs. of phosphorus removed from this water each year.

Capital Projects Started but Not Completed in the Fiscal Year and Their Estimated Cost

Broad Street Improvements

In Fiscal Year 2025, the Community Redevelopment Agency (CRA) approved the Broad Street Curbless Streetscape Capital Project, a signature public realm initiative identified as a top priority in the adopted 2022 CRA Community Redevelopment Plan. The Broad Street project is designed to serve as a catalyst for private investment and long-term economic development within the Downtown CRA. This project signals a strong municipal commitment to downtown revitalization and provides the infrastructure foundation necessary to attract private capital.

Broad Street serves as a vital east/west corridor linking the historic downtown core to Veterans Memorial Park and the Indian River waterfront and has been designated as a primary redevelopment focus within the CRA District. The project will introduce a curbless, shared-street design that prioritizes pedestrian activity while maintaining low-speed vehicular access. Planned enhancements include expanded sidewalks, pedestrian-scale lighting, street tree landscaping, flexible event space, Low Impact Development (LID) stormwater features, electric vehicle charging stations, and improved wayfinding.

With seven of the eight identified Opportunity Sites located along Broad Street, this investment is strategically positioned to stimulate adjacent private redevelopment and reinforce downtown economic momentum. During FY 2025, the CRA evaluated funding options and selected bank financing as the preferred strategy to support full project implementation while promoting generational equity. The CRA approved an initial FY 2025 allocation of \$250,000 toward the project, marking a significant step forward in advancing downtown revitalization. The approved FY 2022 CRA Plan included an estimated cost of \$2,558,152.80. The final project cost will be determined at the 30% design milestone for funding purposes. The project is currently in the design phase.



The Broad Street Improvements project implements the City of Titusville's adopted CRA Plan Policy 5.2.1.6, Policy 5.5.1.2, Goals 6.1 & 6.2, Policy 6.4.3, Policy 7.2.1.3, and Policy 7.2.1.3.

Infrastructure - Safety Improvements for Pedestrians

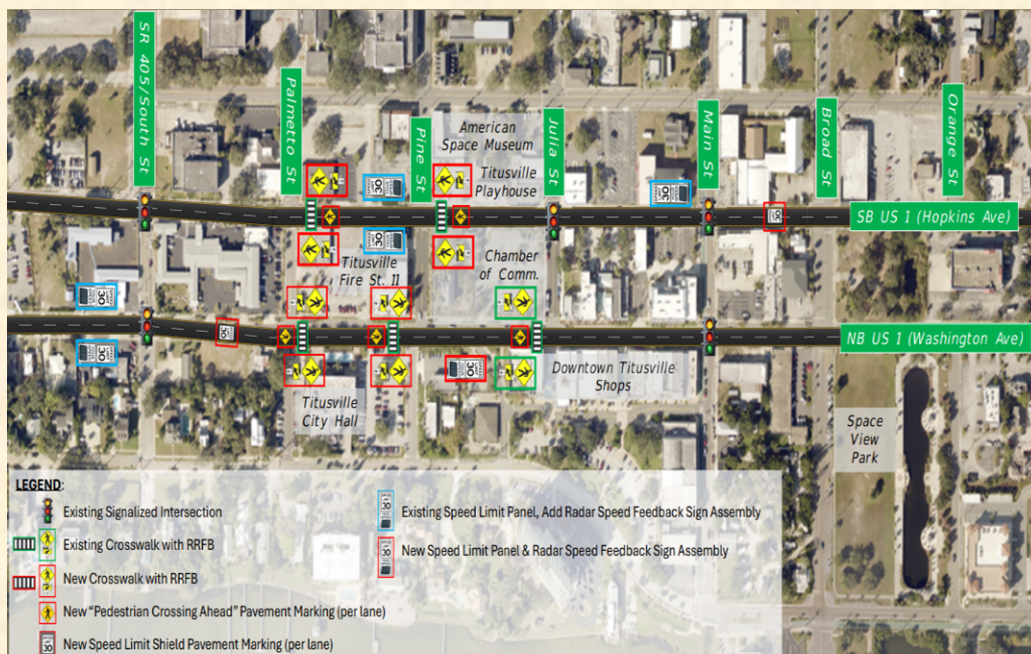
In Fiscal Year 2025, the Florida Department of Transportation (FDOT) completed resurfacing of the southbound lanes of U.S. 1 (North Washington Avenue/South Hopkins Avenue/Edison Avenue) from the FEC Railroad Bridge to Grace Street within the CRA district under Project No. 448800-01. This \$3.6 million state-funded project extended the roadway's service life while incorporating significant safety and accessibility enhancements in the downtown core.

Improvements included traffic signal upgrades at Garden Street (S.R. 406), Main Street, Julia Street, South Street (S.R. 405), and Grace Street, along with high-visibility crosswalk markings, upgraded pedestrian signage, reconstruction of curb ramps to meet current ADA standards, and new sidewalk segments connecting to existing transit bus stops, collectively strengthening multimodal accessibility and pedestrian safety along the corridor.

In FY 2025, the CRA Board reviewed findings from an FDOT Speed Study and a pedestrian safety study conducted by the Titusville Police Department. Through continued coordination with FDOT, additional safety measures were incorporated, including upgraded signage and the installation of Rectangular Rapid Flashing Beacons (RRFBs) at four (4) key downtown intersections. The CRA allocated \$244,465 to support supplemental pedestrian safety improvements.

CRA staff continues to coordinate with FDOT regarding the completed southbound improvements and the planned northbound resurfacing project (FDOT Project No. 454217-1), currently anticipated in FY 2029. These efforts reflect the CRA's commitment to data-driven planning, pedestrian safety, and maintaining a walkable, economically vibrant redevelopment district.

This implements the City of Titusville's CRA Plan Objective 4.2.2, Goal 6.1, Objective 7.1.1, Policy 7.1.1.6, Policy 7.1.1.7, and Policy 7.1.1.1.



Space View / Gemini Park Walkway Improvements – Preserving History

In Fiscal Year 2025, the Community Redevelopment Agency (CRA) Board approved funding for targeted repairs and maintenance along the Space View/Gemini Park walkway located in the CRA, prioritizing public safety, long-term preservation of the district’s historic space heritage assets, and infrastructure integrity.

A key component of the project involves the preservation of the iconic astronaut handprint monuments. The CRA authorized specialized services to carefully remove deteriorated pedestal structures and permanently preserve the bronze handprints and engraved stone plaques. The historic artifacts will be securely relocated and mounted within existing granite planters surrounding the primary monument, ensuring that all twenty (20) handprints remain publicly displayed while addressing structural deficiencies and reducing long-term maintenance needs.

The project includes monument restoration, upgraded pedestrian lighting, landscaping enhancements, and irrigation system improvements designed to enhance both the visitor experience and the operational sustainability of the waterfront corridor. These improvements reinforce the CRA’s ongoing commitment to maintaining high-quality public spaces within the redevelopment district and preserving the City of Titusville’s history. Budgeted in FY 2025 for \$125,000. This project is estimated to be completed in FY 2026. and implements the City of Titusville’s adopted CRA Plan Goal 3.1, Policy 3.1.1.1, and Objective 3.4.1.



Historic Astronaut Handprints - Before



Removal for Restoration

This implements the City of Titusville’s adopted CRA Plan Goal 3.1, Policy 3.1.1.1, and Objective 3.4.1.

Whiteway Lighting Project

Whiteway Replacement – The CRA approved the consultant DRMP, Inc. to develop a design scope to replace aluminum highway light poles located on US-1 (Washington Avenue and Hopkins Avenue). Staff is currently working with Florida Power and Light (FPL). Replacement work is expected to begin in FY 2026-2027. This project's estimated cost is \$60,000. The CRA share cost on this project is projected to be \$9,600.

The Whiteway Lighting project implements the City of Titusville's CRA Plan Objective 4.2.2, Policy 5.2.1.1, Policy 6.1.1.3, Policy 6.1.1.4, and Policy 6.1.1.7.



Non-Capital Projects

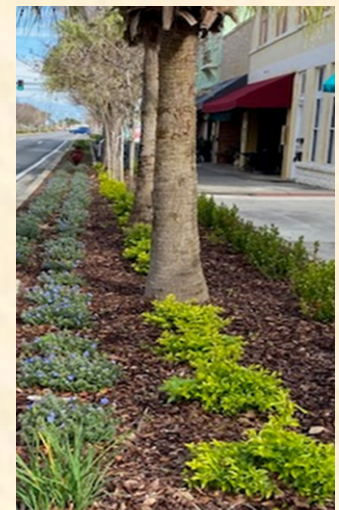
The Non-Capital Projects that occurred over the 2024/2025 Fiscal Year are as follows:

- Streetscape Landscaping and Facilities Maintenance (\$4,966)
- Community Policing (\$26,219)
- Crime Prevention by Design (CPTED) (\$250)
- Trail Town Amenities Strategic Plan (\$125,000)
- Historic Preservation Activities (Funded by Historic Preservation Budget)
- Funded and Installed two (2) Downtown Directory Kiosks (\$22,958)
- Funded and Installed Sunshades in the Commons (\$79,900)
- Funded and Installed Streetlight Pole Banners (\$6,739)
- Funded and Installed Downtown Parking Signs (\$300)
- Funded and Installed Safety Cameras in the Welcome Center (\$3,819)
- Main Street Program Exploration Initiative (no cost currently)
- Promotion of CRA Opportunity Sites (Funded by Economic Development Dept.)
- CRA Community Outreach Meetings (\$250)

Streetscape Landscaping and Facilities Maintenance

The CRA continued its funding of the general maintenance of the plantings, lighting and street furniture funded by the CRA along the US-1 corridor (Washington Avenue & Hopkins Avenue) and in the Titusville Downtown Commons area. The maintenance provided by the CRA along the US-1 corridor is at a higher level of maintenance than provided by the Florida Department of Transportation and helps to protect the CRA's investment. The CRA also continues to fund the cost of irrigation and utilities along US-1. Landscaping and facilities maintenance in the CRA was approximately \$58,367 for FY 2025.

The streetscape landscaping and facilities maintenance program implements the City of Titusville's CRA Plan Objective 4.2.2, Policy 4.2.2.2, Policy 4.2.2.3, Goal 5.2, Policy 5.2.1.2, and Policy 5.2.1.3.



Community Policing

In June 2014, the CRA initiated a Community Policing program. The program consists of law enforcement officers deployed on an overtime basis during varying days and times. Increased activities in the CRA District include business contacts, directed patrols, traffic details, community relations, neighborhood patrols and anti-burglary details. This is thought to be a more cost-effective method to provide coverage as needed, rather than one full-time officer who would have less flexibility to address issues as they arise. The Community Policing program costs approximately \$26,219 for FY 2025.

Program accomplishments for the fiscal year are listed below. As the community policing initiative augments the Titusville Police Department's regular presence in the CRA, only those activities conducted during the community policing details are provided.

CRA Police Details totaled 351 hours for FY 2025

Property Checks	4,933
Traffic Stops	1,201
Suspicious Persons/Vehicles/Incidents & Unwanted/Trespass	737

CRA Police Details totaled 484 hours for FY 2024

Property Checks	3,959
Traffic Stops	1,395
Suspicious Persons/Vehicles/Incidents & Unwanted/Trespass	958

Total incident statistics in the redevelopment district for the fiscal year, not part of the CRA Police Details were as follows:

	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020
Vehicle Burglaries	7	8	9	11	18	16
Residential Burglaries	0	0	2	4	0	2
Commercial Burglaries	7	4	8	4	0	10
Traffic Stops	1,201	1,395	1,205	1,157	1,269	1,140
Traffic Accidents without injury	113	101	120	137	138	122
Traffic Accidents with injury	33	41	38	43	52	54

Burglary Comparison between the CRA and Citywide

	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021
CRA District	9	9	19	18	28
City Wide	249	305	368	326	402

Calls for Service between the CRA and Citywide

	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021
CRA District	10,156	9,826	9,965	7,934	8,683
City Wide	97,400	102,651	109,402	95,623	114,392

The incident statistics show that the Community Policing details had a continued emphasis on reducing vehicle burglaries, residential burglaries and enforcing traffic laws during the fiscal year. The statistics show a positive trend in the reduction of crime in the CRA.

The community policing program implements the City of Titusville’s CRA Plan Objective 7.1.1, Policy 7.1.1.2, Policy 7.1.1.4, Policy 7.1.1.8, and Objective 7.1.2.

Crime Prevention Through Environmental Design (CPTED)

During Fiscal Year 2025, the Community Redevelopment Agency (CRA), in partnership with Code Enforcement and the Titusville Police Department, advanced Crime Prevention Through Environmental Design (CPTED) initiatives within the CRA district to improve public safety, reduce blight, and support economic revitalization.

Two formal CPTED site surveys were conducted during the fiscal year. The Welcome Center survey resulted in the installation of security cameras and other environmental improvements to enhance visibility and safety. A second survey at the Downtown Titusville Commons identified lighting, visibility, and activation enhancements, with implementation planned for FY 2026.

The CRA in collaboration with Titusville Code Enforcement also advanced the “Train Like an Astronaut” pedestrian course as a positive activity generator within the downtown core. The one-mile route, connecting the American Space Museum to Space View Park, promotes health, wellness, and community engagement while increasing natural surveillance and pedestrian activity. Five permanent wayfinding signs were installed to support the route and reinforce territorial identity.

Through these coordinated efforts, the CRA continues to integrate CPTED principles into redevelopment planning, strengthening safety, supporting investment, and enhancing overall downtown vitality. Total cost for FY 2025 from the CRA was \$250.00.

These projects implement the City of Titusville’s CRA Plan Objective 3.4.1.3 and Objective 3.4.1.



Trail Town Amenities Strategic Plan

In Fiscal Year 2025, the Community Redevelopment Agency (CRA) Board approved the development of a comprehensive Trail Town Amenities Strategic Plan, authorizing funding in an amount not to exceed \$40,000.

This initiative has engaged a qualified consultant to prepare a data-driven roadmap for enhancing trail-related amenities within the CRA district. The plan will assess existing conditions, identify strategic locations for improvements such as rest areas, bike racks, bicycle repair and service stations, wayfinding, and recommend ADA-compliant and branded enhancements that align with the CRA's identity and community character.

As a recognized Florida Trail Town community, Titusville continues to build upon its designation as a premier destination for cyclists, paddlers, and outdoor enthusiasts. Supporting this momentum, the Titusville Area Chamber of Commerce hosts an annual cycling event, now in its seventh year, that attracts hundreds of bicyclists who ride throughout the community's trail network, generating visitor activity and economic impact within the CRA district.

By improving the overall user experience and guiding future capital investments, the Strategic Plan supports economic development, tourism, multimodal mobility, and quality of life for both residents and visitors. Based on the prioritized implementation framework established in the plan, the CRA anticipates initiating phased improvements in Fiscal Year 2026 and beyond, subject to budget approvals. The Plan provides a clear pathway for strategic investment, ensuring that future trail-related infrastructure enhancements are coordinated, branded, and aligned with long-term redevelopment objectives.



The Annual "Ride It Down" by the Titusville Chamber of Commerce

This implements the City of Titusville's CRA Plan Goal 5.1, Goal 5.2, Goal 5.3, Goal 6.0, Objective 4.2.2, Policy 4.2.2.2, Goal 3.4, and Policy 3.4.1.5.

Historic Preservation Activities

The CRA District is home to many of the City's historic resources. The preservation of these historic resources in the Community Redevelopment District adds to the City's pride and creates pedestrian and visitor appeal, which provides economic development for the City. Historic Preservation activities that directly involved the CRA District included the award of a State of Florida Division of Historical Resources Small Matching Grant in July 2022 in the amount of \$40,000 to fund the creation of Architectural Style and Design Guidelines for use by the City Historic Preservation Board when doing design review of designated historic structures and for property owners of historic and potentially historic structures to use when making renovations to their properties.



The City's Explore Historic Titusville booklet, mobile phone app and website (<http://history.titusville.com>), which provides walking/driving tours/audio recordings of historic resources of the City from the area's first indigenous inhabitants to the Space Program, was awarded a Florida Preservation 2022 award for Preservation Communication/Media. The majority of the historical and historic landmarks in the booklet, app and web site walking/driving tour are found in the Redevelopment District. The Explore Historic Titusville is an ongoing positive activity generator in the CRA District. This program is funded by the Historic Preservation budget.

This program implements the City of Titusville's CRA Plan Goal 3.1, Objective 3.1.1, Policy 3.1.1.1, Policy 3.1.1.3, and Policy 3.1.1.5.

Downtown Directory Kiosks

In Fiscal Year 2025, the Community Redevelopment Agency (CRA) approved and installed two (2) new downtown directory kiosks as part of its district branding and wayfinding enhancement efforts. The kiosks reflect the established Citywide branding theme, incorporating consistent design elements and colors aligned with the Titusville Palette to maintain visual cohesion.



The updated directory maps feature an improved layout and design to enhance readability while highlighting local businesses, trails, parks, waterfront access, and key amenities within the CRA District. These enhancements strengthen downtown marketing, improve navigability, and reinforce connections between commercial and recreational destinations. The total project cost in FY 2025 was approximately \$22,958.

This project implements the City of Titusville's CRA Plan Policy 3.2.1.2, Policy 3.4.1.3, Policy 3.4.1.5, Objective 4.1.2, Objective 4.2.2, and Policy 4.2.2.2.

Streetlight Pole Banners

In Fiscal Year 2024, the Community Redevelopment Agency (CRA) approved the purchase of 176 streetlight pole banners to enhance visual identity and branding throughout the CRA District. The banner initiative was developed as part of a coordinated effort to strengthen downtown recognition, reinforce community character, and create a cohesive visual experience within the redevelopment area. The total cost for banner production was \$6,739. Installation of the banners was completed in FY 2025, activating key corridors and intersections throughout the district. This initiative represents a cost-effective yet impactful investment in downtown identity, supporting tourism, economic vitality, and community pride within the CRA District.



This project implements the City of Titusville's CRA Plan Goal 3.1, Objective 3.4.1, Policy 3.4.1.3, Objective 4.2.2, and Goal 5.2.

Downtown Sun Shades

In Fiscal Year 2025, the Community Redevelopment Agency (CRA) Board approved the installation of downtown sun shades in the amount of \$79,900 as part of its continued commitment to enhancing the public realm and improving pedestrian comfort within the redevelopment district. The project is designed to provide shade relief in key downtown gathering areas, supporting year-round usability of outdoor spaces for residents, visitors, and businesses.

The Sun Shade project implements the City of Titusville's CRA Plan Policy 5.2.1.5 and Policy 5.2.1.7.



Safety Cameras

As part of ongoing Crime Prevention Through Environmental Design (CPTED) efforts and continued coordination with the Titusville Police Department (TPD), a CPTED site survey was conducted at the Welcome Center within the CRA district during Fiscal Year 2025. The assessment identified opportunities to enhance surveillance capability and strengthen environmental security measures at this key gateway location.

Based on the recommendations of the site evaluation, the CRA funded the installation of security cameras at the Welcome Center to deter criminal activity, increase public safety, and assist law enforcement investigations. This proactive investment strengthens safety at one of the CRA district's most visible public facilities, supports positive visitor experiences, and contributes to maintaining a secure and welcoming downtown environment. Total Cost funded for these cameras in FY 2025 was \$3,819.



Welcome Center

This project implements the City of Titusville's CRA Plan Objective 5.4.1, Objective 6.1.1, Objective 6.3.1, Objective 6.4.1, and Objective 6.4.1.3.

Public Parking Identification

During Fiscal Year 2025, the Community Redevelopment Agency (CRA) identified the need for improved parking signage within the downtown district to enhance wayfinding, accessibility, and overall visitor experience. Through staff evaluation and field review, key locations lacking clear directional or regulatory signage were identified within the CRA boundaries.

In response, the CRA coordinated the installation of new parking signs in strategic downtown locations to better guide residents, visitors, and patrons to available public parking areas. The improvements were designed to provide clearer directions to public parking lots and on-street spaces, reduce driver confusion, and support local businesses by improving access and circulation within the redevelopment area.



This project implements the City of Titusville's CRA Plan Policy 3.4.1 and Objective 4.2.2.

Strategic Partnership: CRA and the Titusville Area Chamber of Commerce

During Fiscal Year 2025, the City of Titusville executed a Memorandum of Understanding (MOU) with the Titusville Area Chamber of Commerce to relocate its offices into the CRA-owned Welcome Center in downtown Titusville. This strategic partnership enhances coordination between economic development, tourism promotion, and downtown revitalization efforts within the CRA district.

Locating the Chamber in the downtown Welcome Center increases daily activity within the redevelopment area, strengthens direct support for local businesses, improves visitor services, and reinforces downtown as the community's central hub for commerce and engagement. The relocation activates a public asset while advancing the CRA's goals of fostering public-private partnerships, supporting economic vitality, and promoting a vibrant, business-friendly downtown environment.

This implements the City of Titusville's CRA Plan Goal 4.1, Objective 4.1.1, Objective 4.1.2, and Policy 4.1.2.1.



Main Street Program Exploration Initiative

In September 2025, the Community Redevelopment Agency (CRA) reached a consensus directing staff to coordinate an informational session regarding the Florida Main Street Program. The session included Kathleen Beck, Florida Main Street Coordinator, along with local business owners and key downtown stakeholders. This meeting was hosted January 12, 2026, and the initiative is in the development phase.

The purpose of the meeting was to introduce the framework and potential benefits of participation in the Florida Main Street Program and to explore opportunities for collaboration between the CRA and a reinstated Titusville Main Street organization. The Florida Main Street model emphasizes the nationally recognized Four-Point Approach-Organization, Promotion, Design, and Economic Vitality to strengthen historic downtown districts through structured nonprofit leadership and sustained community engagement.

This initiative was directly informed by feedback gathered by CRA staff during one-on-one meetings with downtown business owners and through broader community engagement workshops hosted by the CRA. Business stakeholders consistently identified coordinated promotion, organized leadership, and enhanced downtown programming as priority topics.

By facilitating this informational session, the CRA continues to serve as a convener and catalyst for downtown revitalization efforts. Exploration of a reinstated Titusville Main Street program represents a strategic opportunity to complement CRA infrastructure investments with structured volunteer leadership, targeted promotions, design coordination, and economic development programming aimed at strengthening downtown vitality and long-term sustainability.

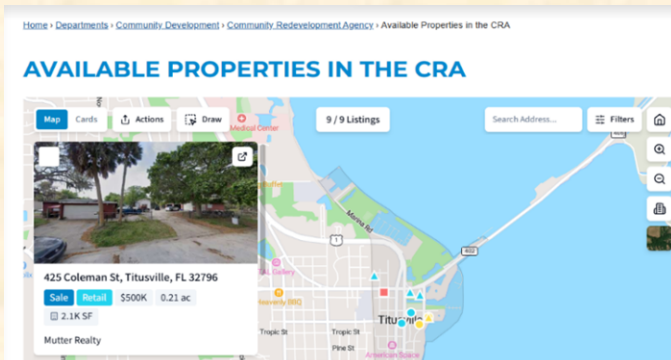
This implements the City of Titusville’s CRA Plan Objective 4.1.2.3, Goal 4.3, and Policy 4.3.1.1.



Promotion of CRA Opportunity Sites

During Fiscal Year 2025, the Community Redevelopment Agency (CRA) partnered with the City’s Economic Development Department to identify opportunity sites within the CRA district and enhance their visibility to prospective investors. As part of this effort, the CRA webpage was updated to include a dedicated link directing users to a centralized listing of properties available for sale or lease within the redevelopment area. This approach ensures accurate, up-to-date information while strengthening marketing efforts to attract private investment and support economic revitalization in the CRA district.

This initiative strengthens the marketing of underutilized and investment-ready properties, supports business recruitment and expansion, and advances the CRA’s goal of promoting economic vitality and private reinvestment within the downtown district.



This implements the City of Titusville’s CRA Plan Objective 5.3.1.1, Policy 4.1.1.1, and Policy 4.1.1.3.

Environmental Due Diligence - Opportunity Sites

To further position key redevelopment parcels for private investment, the Community Redevelopment Agency, in collaboration with the Economic Development Department, completed Phase I Environmental Site Assessments (ESAs) for several identified Opportunity Sites within the CRA District. Conducting these assessments reduces uncertainty for potential investors and developers, identifies any recognized environmental conditions, and demonstrates the City's proactive commitment to responsible redevelopment and risk mitigation.

414 Broad Street

This opportunity site consists of three (3) contiguous vacant parcels totaling approximately 0.62 acres, located in the former industrial area northwest of Downtown. The parcels comprise the southern half of the block between Orange Street and Broad Street, and Lemon Avenue and Palm Avenue, and are under single ownership (Launch Now). The site is adjacent to the Sav-A-Lot grocery store and offers strong redevelopment potential.

Figure 25. 414 Broad Street



Source(s): Google Maps, S&ME, 2022

Future land use possibilities include mixed-use development, office, commercial, arts, hospitality, entertainment, multi-family residential, or surface parking. Given the historic industrial activity in the surrounding area, the CRA commissioned a Phase I Environmental Site Assessment to better position the property for redevelopment.

Parcel ID:

22-35-03-03-3.E-9.01 (0.20 acre)

22-35-03-03-3.E-9 (0.30 acre)

22-35-03-03-3.E-8 (0.12 acre)

210 Broad Street / 113 South Hopkins Avenue

This opportunity site includes two (2) contiguous vacant commercial parcels totaling approximately 0.68 acres, located on Broad Street between Washington Avenue and Hopkins Avenue. The site comprises the southern half of the block directly south of CVS and is under single ownership (RiverParc at Downtown Titusville, LLC). Potential redevelopment concepts include mixed-use, office, commercial, arts, hospitality, entertainment, or multi-family residential uses. Due to prior industrial uses within the general vicinity, a Phase I Environmental Site Assessment was completed to reduce redevelopment risk and enhance marketability.

Figure 26. 210 Broad Street



Source: Brevard County Property Appraisers Office, 2022

Parcel ID:

22-35-03-31-1-1-3 (0.27 acre)

22-35-03-31-1-1-1 (0.41 acre)

435 Broad Street

This 0.37-acre vacant parcel is located adjacent to the FEC railroad corridor and has recently been utilized for vehicle and trailer storage. The property is well positioned for office, commercial, residential, hospitality, or mixed-use redevelopment. Given historic and adjacent industrial activities, the CRA authorized a Phase I Environmental Site Assessment to support responsible repositioning of the site and to provide environmental clarity for prospective investors.

Figure 28. 435 Broad Street



Source: Google Maps, 2022

Parcel ID: 22-35-03-4.W.1.

Through completion of these environmental assessments, the CRA is proactively reducing barriers to redevelopment, increasing transparency for the development community, and advancing the strategic activation of key Opportunity Sites within the Downtown CRA.

This implements the City of Titusville's CRA Plan Goal 4.1 and Policy 4.1.1.

CRA Community Outreach Meeting

In Fiscal Year 2025, the Community Redevelopment Agency (CRA) strengthened its commitment to transparent communication and public involvement by expanding outreach efforts and hosting its Annual Community Meeting on June 16, 2025, at St. Gabriel's Church. The meeting brought together dozens of engaged residents, business owners, and stakeholders to receive updates on ongoing redevelopment initiatives and provide input on future priorities within the CRA district. CRA staff delivered a comprehensive presentation outlining completed and planned downtown projects, available grant programs for businesses and property owners, and the CRA's continued strategic focus on infrastructure investment, public safety, economic vitality, and placemaking. Capital improvements highlighted included sidewalk infill projects, utility infrastructure enhancements, Low Impact Development (LID) stormwater initiatives, pedestrian safety upgrades, and the Broad Street Improvements Initiative. Additional efforts related to branding and public safety were also discussed, reinforcing the CRA's coordinated approach to revitalizing Downtown Titusville as a vibrant place to live, work, and visit.

The cost of this educational outreach program was approximately \$250. Building on the success of this event and the value of community feedback received, the CRA plans to increase communication efforts in Fiscal Year 2026 by hosting multiple community meetings focused on key initiatives, including Trail Town amenities, Broad Street improvements, and Main Street program development. These expanded outreach efforts will provide additional opportunities for public input and continued collaboration as redevelopment projects advance.



This program implements the City of Titusville's CRA Plan **goal objective** 4.1.1.3, goal 4.3, objective 4.3.1, policy 4.3.1.1, and policy 4.3.2.2.

CRA Community Meeting

New Construction & Businesses

A primary goal of the City's adopted Community Redevelopment Plan is to stimulate private sector investment within the CRA district. New building construction and significant renovation of existing structures play a critical role in addressing conditions of blight, enhancing property values, and reinforcing investor confidence. Visible reinvestment not only improves the physical environment but also signals positive market momentum, encouraging additional private development throughout the district.

During the fiscal year, approximately thirty-three (33) new Business Tax Receipts (BTRs) were issued within the CRA district, reflecting continued entrepreneurial activity and economic growth. The following examples highlight new businesses, as well as notable renovation and construction projects completed during FY 2025 within the CRA area.

New Businesses



The Goat Restaurant



Broad Street Diner

New Businesses



Sugar Shack Barbeque



Sunflower Moon Boudoir

Miracle City Market

The Miracle City Market, established in May 2024, has evolved into a monthly community event within the Community Redevelopment Agency (CRA) district and a meaningful contributor to Downtown Titusville's continued revitalization. The market's name pays tribute to Titusville's historic designation as the "Miracle City," a nickname earned during the height of the space race when rapid growth and innovation transformed the community alongside NASA's achievements.

Recognizing the opportunity to strengthen downtown activation, CRA staff worked collaboratively with organizers, local businesses, and City departments to support the relocation and successful establishment of the market within the downtown core. The initiative reflects the CRA's broader placemaking strategy by leveraging recurring community-centered events to increase pedestrian activity, support entrepreneurs, and reinforce downtown as a vibrant destination.

The Miracle City Market has consistently attracted hundreds of residents and visitors each month. The event features a diverse mix of local artisans, food providers, and small businesses offering both economic opportunity and community engagement. The steady influx of visitors generates measurable increases in foot traffic, directly benefiting nearby retail shops, restaurants, and service establishments. Business owners have reported enhanced visibility and expanded customer reach on market days, contributing to repeat visitation and strengthening long-term economic vitality within the district.

Beyond its economic impact, the market plays an important role in advancing public safety and positive perception goals. Regular community gatherings increase natural surveillance through legitimate activity, consistent with Crime Prevention Through Environmental Design (CPTED) principles. The visible presence of families, visitors, and local entrepreneurs fosters a welcoming and secure atmosphere, reinforcing Downtown Titusville as an active and engaging environment.

This implements the City of Titusville's CRA Plan Goal 4.1, Objective 4.1.2, Objective 4.2.1, and Policy 4.2.2.5.



Miracle City Market in the Commons

Launch Now Mixed-Use Development

The historic buildings located at 300–310 South Washington Street represent a significant preservation and redevelopment success within the Community Redevelopment Agency District. Constructed in 1924, the two buildings are recognized as contributing structures to the National Register of Historic Places in Titusville and serve as important architectural anchors within the historic downtown corridor. The structures encompass more than 2,200 square feet and sit on approximately 0.739 acres along South Washington Avenue.

Prior to redevelopment, the properties had experienced decades of deferred maintenance and were largely vacant by 2017. Recognizing the importance of preserving these historic resources while stimulating economic activity in the downtown core, Launch Now, LLC acquired the property in 2017 with a vision to rehabilitate and reactivate the buildings in a manner that respected their historic character while supporting modern uses.

Through a comprehensive rehabilitation effort, the project restored the architectural integrity of the structures while introducing a vibrant mixed-use development designed to promote economic vitality, cultural preservation, and community engagement. The completed project now includes twenty boutique-style residential apartments on the upper floors, with commercial, retail, and office spaces located on the ground floor. This adaptive reuse approach has significantly increased activity along South Washington Street and supports the broader vision of creating a walkable, mixed-use downtown district.

The project represents a substantial public-private partnership that leveraged redevelopment incentives to catalyze private investment within the CRA district. The Titusville Community Redevelopment Agency provided \$140,000 in matching grant funding to support the rehabilitation effort, while the North Brevard Economic Development Zone contributed approximately \$450,000 toward the project. These strategic investments helped facilitate the

successful restoration of the historic buildings and encouraged a total private investment exceeding \$6 million.

Completed in Fiscal Year 2024, the revitalization of 300–310 South Washington Street demonstrates how preservation of historic structures can serve as a catalyst for redevelopment, increased property values, and renewed economic activity in the downtown area. The final CRA reimbursement for their CRA grant was paid out in FY 2025. The project preserves an important piece of Titusville’s architectural heritage while contributing to the continued transformation of the CRA district as a vibrant destination to live, work, and visit.



Launch Now



Launch Now Residential Unit

Performance Measures

Pursuant to Florida Statute 189.0694, as amended by HB 7013, the City of Titusville Community Redevelopment Agency (CRA) established and evaluated performance measures for each program and activity undertaken during Fiscal Year 2025. These measures provide transparency, accountability, and measurable benchmarks to evaluate progress toward achieving the CRA's adopted goals and statutory purpose to eradicate blighted conditions as identified in the original feasibility study.

The following table summarizes the performance measures, standards applied, and outcomes achieved during FY 2025.

FY 2025 Performance Measures Summary

Program / Activity	Performance Measure & Standard	FY 2025 Outcome	Status
Trail Town Initiative	Determine number of Trail Town amenities installed within the CRA	10 amenities installed	Achieved
Grant Programs	Evaluate number of approved grant applications processed	3 grants approved totaling \$80,386	Achieved
Utilities Infrastructure	Determine money spent on utility infrastructure improvements	\$0 expended	Not Applicable (No projects undertaken)
Pedestrian Infrastructure	Calculate linear feet of sidewalk constructed	75 linear feet of pervious sidewalk installed (\$33,675)	Achieved
Broad Street Streetscape	Determine number of new parking spaces proposed	20 spaces proposed (design phase)	In Progress
Economic Development	Track number of businesses opened and closed within the CRA	33 opened / 4 closed (Net +29)	Achieved

All achieved performance measures demonstrate continued progress toward redevelopment goals, economic vitality, public safety enhancement, and infrastructure improvement within the CRA district.

In accordance with Florida Statute 189.0694, this report is published on the City of Titusville's website.

Summary of Redevelopment Plan Goals Achievement

State legislation requires a summary indicating to what extent, if any, the Community Redevelopment Agency has achieved the goals set out in its redevelopment plan. As noted above, an update to the 2015 Redevelopment Plan Update was prepared in FY 2022 and adopted in Fiscal Year 2023. A summary of the plans, goals, and achievements is as follows:

Administration of the CRA

Administration of the CRA includes effectively utilizing Tax Increment Financing (TIF) for the administration and operation of the Community Redevelopment Agency. During FY 2025, this goal has been met through the strategic advancement of both Capital and Non-Capital Improvement Projects, as well as the continued administration of CRA Grant Programs for qualified commercial redevelopment projects. These investments directly support reinvestment within the CRA district and leverage public funds to stimulate private sector activity.

The CRA continues to collaborate with partner agencies and organizations, including the Florida Department of Transportation, Space Coast Area Transit, and the Titusville Area Chamber of Commerce, to coordinate infrastructure improvements, mobility enhancements, business development initiatives, and downtown revitalization efforts.

The CRA maintains a professional level of staffing to effectively implement the adopted Community Redevelopment Plan. The CRA Planner earned the Florida Redevelopment Professional (FRA-RP) designation through the Florida Redevelopment Association Academy, demonstrating continued commitment to professional excellence and best practices in redevelopment.

Administrative responsibilities also include maintaining compliance with all statutory CRA requirements. This includes posting the annual budget and performance measures, meeting advertising and noticing requirements, hosting Community Redevelopment Agency documents online for public access, conducting internal auditing processes, and adhering to and executing the adopted 2022 CRA Plan.

The CRA has continued to increase transparency and public engagement by hosting community outreach workshops and conducting direct business visits within the CRA District. These efforts strengthen relationships with stakeholders, encourage participation in available programs, and reinforce accountability in the administration of public funds.

Housing

The housing goal involves promoting, encouraging, and incentivizing residential development and occupancy within the CRA. The CRA worked to attain this goal with the Launch Now development with the assistance of the CRA Grant Program. Launch Now provides twenty (20) new boutique apartment units in a mixed-use building in the heart of the Historic Downtown. The Launch Now project, with the assistance of CRA Building Program grants, was completed in Fiscal Year 2024. The final grant reimbursement payment was in FY 2025.

A second residential development with 384 total multifamily units known as Horizon at Sand Point was previously in the Building Permit stage and had received CRA design approval in Fiscal Year 2021. The Horizon at Sand Point developer acquired additional adjacent property in Fiscal Year 2022 and revised the site plan during Fiscal Year 2023. However, the approved site plan was not implemented, and construction did not commence as previously anticipated.

Despite this pause, the Horizon at Sand Point property remains a critical and strategically important Opportunity Site within the Downtown CRA. The applicant has indicated their intent to move forward with a new residential development concept in Fiscal Year 2026. The CRA continues to recognize this site as a key catalyst for increased residential density, economic vitality, and long-term redevelopment success within the Uptown Subdistrict.

Additional residential development, including workforce and low- to moderate-income housing, remains a priority as identified in the City's Strategic Economic Development Plan to support a more vibrant, walkable, and economically sustainable CRA district.

In accordance with legislative reporting requirements, the total amount of CRA funds expended for affordable housing for low-income and middle-income persons and families during the fiscal year was zero (0), as no low-income or affordable housing projects were submitted for consideration during the reporting period. However, the CRA has adopted policies and redevelopment tools to support future affordable and workforce housing initiatives. The Redevelopment Plan adopted in October 2022 established new housing policies addressing low-, moderate-, and workforce housing within the CRA district.

In FY 2024, the Community Redevelopment Agency approved Comprehensive Plan amendments, including modifications to the Downtown Mixed Use zoning district to incorporate a residential density pool. This tool is intended to incentivize multi-family and affordable housing development within the CRA.

The CRA also maintains grant incentives that can support housing development, including interior improvement grants for ADA compliance, plumbing, electrical, and HVAC upgrades to facilitate mixed-use redevelopment or conversion of commercial structures to residential units. The Building Permit and Impact Fee Grant Program may be utilized to assist new low- and moderate-income housing projects, and the CRA may consider additional incentives, including tax increment reimbursement, on a case-by-case basis to advance affordable and workforce housing within the redevelopment district.

Community and Culture

The Community Redevelopment Agency coordinated with the Historic Preservation Board in FY 2023 to create an Architectural Design Guidelines manual to assist in maintaining historic structures downtown. The CRA continues to encourage and support the rehabilitation and adaptive reuse of historic buildings within the Community Redevelopment Area.

The Titusville Playhouse theater facility represents a key cultural asset within the downtown district. In FY 2024-2025, the CRA supported the proposed Titusville Playhouse expansion conceptual plans. The Titusville Playhouse has purchased property in the Julia Street/Palm Avenue area and is advancing plans to establish a cohesive Entertainment Arts District. Proposed elements include a new 500-seat theater, a 150-seat black box theater, the completed outdoor stage venue,

and ancillary uses such as eating and drinking establishments that will further enhance downtown vibrancy and economic activity.

As this area continues to evolve, the CRA will need to consider additional public infrastructure investments to support its function as a destination entertainment district. The CRA has also supported the arts by encouraging murals throughout the CRA district, reinforcing downtown's identity as a creative and cultural hub.

Tourism activity within the CRA continues to increase in conjunction with the steady rise in rocket launches at Kennedy Space Center. Looking ahead, Super Heavy launch activity is anticipated to begin in Fiscal Years 2026 and 2027, which is expected to significantly increase launch-related visitation. This projected growth reinforces the importance of maintaining and enhancing public gathering spaces such as the Space View Pier, Scobie Park, and other waterfront amenities that accommodate residents and visitors during launch events.

Based on the increase in launches, improvements were made in Scobie Park for viewing nature and rocket launches. The Space View Pier, CRA project completed in FY 2024, connects two existing parks separated by water and has become a premier waterfront destination for residents and visitors seeking to view launches and experience the scenic Indian River Lagoon.

The Community Redevelopment Agency also held a well-attended community outreach workshop to engage residents and business owners regarding the future of the downtown area, proposed projects, and available commercial building grant programs. CRA staff launched a business retention program in FY 2024 and continued the initiative in FY 2025 to provide ongoing support to existing businesses and reinforce the district's economic stability.

Economic Development

In FY 2025, the CRA collaborated with the City's Economic Development Department to host stakeholder roundtable meetings to gather input for a new Economic Development Plan, which was implemented in FY 2025. This collaborative process engaged business leaders, property owners, and community partners and resulted in the launch of a new economic development website designed to market Titusville's assets, opportunity sites, and available properties more effectively.

As a direct outcome of this strategic initiative, the City initiated the formation of an Economic Development Committee, which is being established during FY 2025–2026. The creation of an in-house advisory board for economic development provides several key benefits, including strengthened coordination between City leadership, the CRA, and economic development staff and consistent input from the business community to guide policy, incentives, and recruitment strategies.

The CRA has supported efforts of adaptive reuse and repurpose of underused commercial, historic, and public-owned structures into more intensive and economically productive uses through the CRA Commercial grants. The goal of the CRA's Commercial Beautification & Structural Rehabilitation Grant Program is to provide incentives to existing and new property owners to upgrade building exteriors for improved aesthetics, renovate interiors to meet current code requirements, and incentivize new construction. These improvements contribute to higher

occupancy rates, increased property values, and long-term private reinvestment, serving as a proven economic development tool within the CRA district. The Community Redevelopment Agency continues to educate the public about available business support programs by hosting community outreach meetings and conducting direct engagement with property and business owners to build awareness of redevelopment opportunities.

The CRA District remains home to many of the City's historic resources. Preservation of these assets strengthens community identity, enhances pedestrian appeal, and supports heritage tourism, which contributes directly to economic activity. The City's Explore Historic Titusville booklet, mobile app, and website (<http://history.titusville.com>) provide walking and driving tours with audio recordings that highlight historic resources from the area's earliest indigenous inhabitants through the Space Program era. Most of these landmarks are located within the Redevelopment District, reinforcing the CRA's central role in heritage-based economic development.

Florida visitors spend billions visiting historic sites (Economic Impacts of Historic Preservation in Florida update 2010, Center for Governmental Responsibility, University of Florida Levin College of Law, page 7). The CRA has continued updating the City of Titusville Welcome Center graphics for visitors and updating the downtown business directory kiosks. In FY 2024 new graphics and downtown business directory kiosks were installed by the CRA. Also in FY 2025, new street banners were installed by the Community Redevelopment Agency and attached to pedestrian light poles in the district. The new graphics include downtown activities such as music, dining, history, culture, space, and the environment. The installation of banners on a seasonal and on a replacement basis due to weathering and age will be a continuing activity that adds to the vibrancy of the City.

Public Spaces

The Community Redevelopment Agency continues to create safe, accessible, and vibrant public spaces within the CRA. With the completion of improvements at Scobie Park, for viewing nature and rocket launches, residents and visitors have enhanced opportunities to gather and experience Titusville as the gateway to nature and space. The Space View Pier, connecting two (2) existing parks separated by water, has become a premier waterfront destination for residents and visitors seeking to view rocket launches and enjoy the scenic Indian River Lagoon.

A 960-square-foot Native Vegetation Buffer Zone was created at Sand Point Park, which is located within the CRA District. Additional Park improvements over the years have included a splash pad, BMX bicycle track, skateboard facility, and other recreational amenities. In Fiscal Year 2022, in partnership with North Brevard County Parks and Recreation staff, the CRA installed twelve (12) park benches in Sand Point Park and two (2) shade structures at the dog park in Marina Park. Long-range plans continue to call for a waterfront trail to connect recreational sites to downtown and to areas further south.

In partnership with the Florida Department of Transportation, the CRA facilitated the installation of a non-motorized vehicle and pedestrian continuous counter on the Downtown Connector Trail along Indian River Avenue between Orange Avenue and Broad Street in September 2023 to better measure trail usage and support data-driven planning.

In FY 2025, the CRA Board approved the Broad Street Improvements (Curbless Streetscape) Capital Project, a transformative public realm investment within the Downtown subdistrict. Broad Street serves as a key east–west corridor connecting the historic downtown core to Veterans Memorial Park and the waterfront. The approved design prioritizes pedestrian accessibility while accommodating low-speed vehicular access. Planned enhancements include expanded barrier-free sidewalks, integrated landscaping and street trees, pedestrian-scale lighting, wayfinding elements, flexible event space, and Low Impact Development stormwater features. This project represents a significant step toward strengthening connectivity between downtown and the waterfront while reinforcing Broad Street as a vibrant civic gathering space within the CRA district.

Infrastructure

Construction for the Indian River Force Main Project began in August 2023 and was completed in FY 2025. The project includes replacing an existing 12-inch sewer force main with a new 16-inch sewer line consisting of approximately 8,000 linear feet. This infrastructure upgrade enhances system capacity, reliability, and long-term environmental protection.

The CRA approved the engineering firm for Project Management and awarded the construction contract for the Space View Park Pier in Fiscal Year 2023. The completed Space View Pier connects two (2) existing parks separated by water and has become a waterfront destination for residents and visitors seeking to view rocket launches and experience the Indian River Lagoon.

In addition to major utility projects, the CRA continued to LID strategies to improve stormwater management and protect the Indian River Lagoon. Improvements at Scobie Park included the installation of pervious sidewalks to allow stormwater infiltration and reduce runoff into the lagoon. Along Indian River Avenue, the CRA constructed a bioswale demonstration project and incorporated pervious pavement within adjacent parking areas. These improvements allow stormwater to naturally filter and percolate through engineered soil before reaching the lagoon, while still providing overflow safeguards during heavy rain events.

Throughout FY 2024 and FY 2025, the Community Redevelopment Agency partnered with the City of Titusville Public Works and Water Resources Department to upgrade critical areas using tree box filters, baffle boxes, slip lining of sewer and stormwater lines, native vegetation, pervious paving systems, and other resilient infrastructure solutions. Streetscaping of side streets remains a major implementation goal of the CRA Plan adopted in FY 2023, reinforcing the district’s focus on infrastructure modernization, environmental stewardship, and long-term redevelopment sustainability.

Public Health & Safety

Community Policing remains a priority within the CRA. Special enforcement details addressing homelessness and panhandling, speeding along South Washington Avenue and South Hopkins Avenue, burglaries, and solicitation activity continue to support a safe environment for residents, businesses, and visitors.

In collaboration with the Florida Department of Transportation, the CRA advanced pedestrian safety improvements along U.S. 1 within the redevelopment area. Following a CRA-initiated speed study and coordination with the Titusville Police Department, enhancements were incorporated into the state resurfacing project, including upgraded crosswalks, ADA-compliant curb ramps,

sidewalk connections to transit stops, and traffic signal upgrades. These improvements strengthened pedestrian visibility, accessibility, and corridor safety.

Security technology has continued to expand within the CRA. Cameras installed in FY 2022 in three strategic locations have assisted with traffic incident review and criminal investigations. In FY 2024, two Flock safety cameras were installed in public parks based on a study conducted by the Titusville Police Department and Code Enforcement. In FY 2025, additional safety cameras were installed at the City of Titusville Welcome Center to enhance security and protect this high-visitor facility. Future expansion of camera systems remains under evaluation.

The Police Department continues proactive crime prevention efforts, including public awareness campaigns such as "Lock It or Lose It" and "Click It or Ticket." The Business Trespass Program, implemented in FY 2023, has resulted in a 30 percent decrease in calls for service related to unwanted persons at participating properties. In FY 2025, the Police Department continued conducting Crime Prevention Through Environmental Design (CPTED) surveys for businesses within the CRA District. These proactive assessments provide property owners with recommendations to improve lighting, visibility, access control, and site design, reinforcing the CRA's commitment to integrating public safety strategies into redevelopment planning.

Regulatory Environment

In Fiscal Year 2024, the Community Redevelopment Agency has approved and adopted a Comprehensive Plan update to help with redevelopment in the CRA by counting density by redevelopment district area and not per property, known as the Downtown Density Pool. The proposed Downtown Density Pool is an incentive for increased housing and development in the CRA. The Community Redevelopment Agency continues to encourage and encourage and incentive Low Impact

LID is a comprehensive land planning and engineering design approach that reduces runoff and utilizes infiltration techniques before the runoff reaches the stormwater facility and protecting the Indian River Lagoon. The use of LID practices has increased 40% in FY 2025.

Financial Audit Information

****The audit report, as mentioned below, has not been received. Once the audit report is complete, the report will be attached to the Annual Plan and submitted to Brevard County and will be on the April CRA agenda. The information below is in preparation for submittal once the final audit is received from James Moore & Company.**

The financial information for the Titusville CRA on the following pages is as reported by the independent auditing firm of James Moore & Company, 121 Executive Circle, Daytona Beach, Florida, 32114. The data was taken from the City of Titusville's Comprehensive Annual Financial Report, Fiscal Year ended September 30, 2025. The financial statement provides information on the Agency's assets, liabilities, income, and operating expenses as of the end of FY 2024/2025 in accordance with Chapter 163, Part III, Florida Statutes. Total expenditures from the Redevelopment Trust Fund in the fiscal year were \$800,216.51.

An audit report of the CRA's FY 2024/2025 expenditures by James Moore & Company is also included in this financial section of the Annual Report.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Community Redevelopment Agency
From: Thomas Abbate, City Manager
Subject: **Executive Director's Report March 2026**
Department/Office: Community Development

Recommended Action:

No Action - Informational only.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

This implements Goal 5 of the City of Titusville's Strategic Goals and Objectives - Effective Governance.

Strategic Plan Impact:

ATTACHMENTS:

1. Executive Director's Report March 2026
2. 02.02.26 Minutes Draft

EXECUTIVE DIRECTOR'S REPORT

TO: Honorable Chairman and CRA Members

FROM: Tom Abbate, Executive Director

DATE: **March 10, 2026**

Staff is working on the following items.

1. Staff is working on the CRA Annual Report (specific statutory list) including financial audit for FY 2025 per State Statute 163.371. The report is due March 31, 2026. The CRA FY 2025 is on the March 10, 2026 agenda. Staff will provide a presentation.
2. Broad Street Streetscape – CRA staff are coordinating with the Assistant City Manager, Purchasing, Public Works, and the selected contractor. The design scope of work was approved by the CRA Board and City Council on January 13, 2026. Staff is currently executing the Task Order. A project kickoff meeting with staff and the contractor was held on February 23, 2026. Bi-weekly coordination meetings with staff and AECOM have been established to support ongoing project progress.
3. Planned and hosting a Community Vision and Public Input Meeting on Thursday, March 19 at 5:30 p.m. at the First United Methodist Church to gather community feedback on the Broad Street Improvements Vision, the Trail Town Amenities Strategic Plan, and to provide an update on the effort to reestablish Titusville Main Street.
4. Handprint Monuments and Solar Lighting – Staff are coordinating with Public Works and the contractor on the restoration and relocation of the astronaut handprint monuments, as well as installation of new solar lighting. The handprints and pedestal bases have been removed and are currently undergoing restoration. Solar lighting has been ordered and is in transit, and the site is being prepared for installation. Monument restoration, lighting, landscaping, and irrigation improvements were approved by the CRA Board in September 2025.
5. Staff attended the Main Street meeting on February 11, 2026, serving as a liaison to support efforts toward the reestablishment of Titusville Main Street.
6. Trail Town Amenities Strategic Plan – CRA staff secured a qualified vendor to complete the scope of work for an amount not to exceed \$40,000. Work is currently in progress. Staff has reviewed the draft deliverables and provided comments to Kimley-Horn for revisions. The updated plan is scheduled for CRA Board review and input at the April 2026 CRA meet.
7. CRA staff coordinated with the Community Relations Department, the Titusville Area Chamber of Commerce, and Code Enforcement regarding the February 28 downtown events. Staff also worked with Public Works and Miracle City Market organizers in preparation for the March 8 downtown event to ensure successful event operations and communication with businesses.
8. Pedestrian safety – new proposal received from FDOT, approved, and work is in progress.
9. New flyers placed in downtown kiosks for upcoming meetings and events.

10. Updated New upcoming events in downtown kiosks.
11. Working with 3 possible new Commercial grants in the CRA.
12. Reviewing Proposed Projects
13. Approving Business Tax Receipts for CRA District.
14. Completed FY 2026 Goals, Objectives and Performance Measures per Florida Statute 189.0694 and are now posted on our CRA website. These are now included in the CRA Annual report. This is new legislation for CRA's.
15. EV Charging Stations at Welcome Center – looking at feasibility in Broad St. Plan. Not feasible at Welcome Center.
16. Business Retention Visits.
17. Trash Concerns
18. Miracle City Market Special Events approved in Downtown for March 8, and April 19, 2026.
19. Working with Miracle City Market for upcoming markets in the Summer at Space View Park.
20. Working with Code Enforcement – positive activity generators and CPTED
21. Monitoring events downtown.

The Resurfacing Project for Northbound US1 is Project Number 454217-1 and has been rescheduled to FY 2029 due to funding.

The FDOT website is CFLRoads.com.

Capital Projects in the Downtown

- Broad Street Improvements – CRA staff are coordinating with the Assistant City Manager, Purchasing, Public Works, and the selected contractor. The design scope of work was approved by the CRA Board and City Council on January 13, 2026. Staff is currently executing the Task Order. A project kickoff meeting with staff and the contractor was held on February 23, 2026. Bi-weekly coordination meetings with staff and AECOM have been established to support ongoing project progress.
- Sidewalk Infill & Repair
The CRA approved a scope for the consultant DRMP, Inc. to develop a plan for sidewalk infill and repair at the November 22, 2022, CRA meeting. A work order has been issued to DRMP. The draft was received by Public Works staff. Work completed. (\$87,796).
- New Sidewalks (ADA)
Scobie Park was paved with a pervious sidewalk for \$33,675 from CRA funding in conjunction with plantings at Scobie Park funded by grant partnerships. This was completed in May 2025. Other new sidewalk projects are in progress (\$207,127 total).
- Indian River Avenue Utilities Infrastructure Improvements – Project started in August 2023 and in progress/construction. This project was funded by utilizing a Clean Water State Revolving Fund loan with an estimated cost of approximately \$8.9 million. This project was completed in FY2025.

- Stormwater Infrastructure – The City received a Save Our Indian River Lagoon (SOIRL) grant for twenty (20) tree box filters. The tree boxes will be installed on the Main Street/Indian River Ave Commons Parking area. The City received grant agreement from SOIRL. This was fully funded by grant funds. Construction completed for 20 tree boxes in the CRA. Requested for Direction of funds on July 9, 2024, CRA Agenda. Funds allocated to low impact development (LID) demonstration project below.
- Low Impact Development (LID) Demonstration Project – on July 9, 2024, CRA approved \$149,742 to be utilized for a low impact development demonstration project along Indian River Ave. This project will create a bioswale and pervious parking spaces that will reduce nutrient loadings and discharges to the Indian River Lagoon. Construction is complete.
- Whiteway Replacement – City Staff is working with FPL on the design to replace the Whiteway lights with FPL maintained lights. A cost estimate will be forth coming.
- Water Resources Utilities Infrastructure Slip Lining in CRA. Work Completed. (\$137,018).
- Security cameras in Welcome Center – completed.

Ongoing Projects

Historic Preservation Board

There was a Historic Preservation Board (HPB) meeting on February 2,2026.

The HPB is working on a new program to recognize Mid Century Modern Structures. The Board also recommended approval to the City Council for changes regarding demolitions in the Historic Preservation Ordinance. Staff is working on the Historic Preservation Ordinance. The HPB is working on their Annual Workshop to be held on May 28, 2026 at the Harry T. Moore Social Services Center at 5:30.

February minutes are attached.

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.

XXX

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.

XXX

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.

XXX

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.

XXX

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.

XXX

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.

XXX

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 21st 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.

XXX

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.

XXX

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.

XXX

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.

XXX

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.

XXX

Adjournment 2:32pm