



CITY OF TITUSVILLE

HISTORIC PRESERVATION BOARD

AGENDA

Regular Meeting

May 4, 2026 - 1:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution #24-1997.

Those speaking in favor of a request will be heard first, those opposed will be heard second, and those who wish to make a public comment on the item will speak third. The applicant may make a brief rebuttal if necessary. A representative from either side, for or against, may cross-examine a witness.

Anyone who speaks is considered a witness. If you have photographs, sketches, or documents that you desire for the Commission to consider, they must be submitted into evidence and will be retained by the City. Please submit such exhibits to the Recording Secretary.

1. CALL TO ORDER

2. ROLL CALL

3. DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. Minutes April 6, 2026

Approve Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

6. CONSENT AGENDA

7. OLD BUSINESS

A. Planning Annual HPB Workshop

As the Board Desires.

8. NEW BUSINESS

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

A. **City Staff**

B. **City Attorney**

C. **Chairman**

D. **Members**

11. ADJOURNMENT

Any person who decides to appeal any decision of the Historic Preservation Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 Florida Statutes, should, at least 48 hours prior to the meeting, submit a written request to the chairperson that the physically handicapped person desires to attend the meeting.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Bradley Parrish, Community Development Director
Subject: **Minutes April 6, 2026**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes April 6, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 04.06.26 Minutes Draft

The Historic Preservation Board (HPB) of the City of Titusville, Florida met in regular session at City Hall in the Council Chamber, located at 555 South Washington Avenue, on Monday March 6, 2026 at 1:00 p.m.

XXX

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

XXX

Vice Chairman Petyk motioned to approve the regular minutes from the March 2, 2026 meeting as presented. Member Foster seconded. There was a unanimous voice vote in favor.

XXX

Old Business

Mid-Century Modern Structures & Historic Preservation Board Annual Workshop Discussion

Chairman Kiesel's PowerPoint presentation on the Mid-Century Modern structures was shown to the Historic Preservation Board members.

Member Shifalo said she did research regarding the current owners and contacts for each of the properties to ensure that their letter of invitation is received so that someone can be present to receive the certification of recognition. Member Shifalo will continue to reach out to the owners or managers of the commercial properties.

Member Shifalo said she was about to obtain signatures of the release forms from three of the property owners so that Kurtis Korwan is able to take drone videos and photos of their properties.

Member Shifalo said she was unable to make contact with Ms. DeFazio as she did not return the messages that she left.

Chairman Kiesel said that there was discussion with Community Redevelopment Planner Sue Williams as to how to obtain feedback from the public who are interested in providing information about their Mid-Century Modern structures. It was decided that Ms. Williams contact information would be provided and she would forward the information to the Historic Preservation Board.

Planner Tabitha Armstrong wanted to get clarity as to the Historic Preservation Board's "end means" or intent for the collection of the data from the public will be.

Chairman Kiesel said that the intent is to see if there is enough data collected in hopes of getting a grant to create a report on Mid-Century Modern structures in the City of Titusville. Chairman Kiesel said the history of the era of Mid-Century Modern. Member Shifalo added that the Space era sparked the growth of Mid-Century Modern in Titusville.

Draft

Secretary Adams said that a grant opportunity could be a booklet driving tour.

The Historic Preservation Board's intent is also in hopes of getting owners to local designate the structures also.

Secretary Adams suggested changing the second slide of the PowerPoint presentation to the Architectural Design Guidelines Book information on Mid-Century Modern architecture. Member Foster said she would like to see an additional slide added with the elements of Mid-Century Modern also. Ms. Armstrong said she can make those changes.

Chairman Kiesel said he would like for this to run in the background of the workshop so that the public can view it.

Member Shifalo reiterated that she will work on the contact information for the recognition of the property owners. Member Shifalo said she will also contact Kurtis Korwan about getting the photos of the structures to use on the certificates and for the presentation.

Vice Chairman Petyk suggested getting yard signs for the properties being recognized so that they can be placed in their yards to draw attention to them for getting the recognition from the City's Historic Preservation Board. Member Jonas suggested making the signs generic so that they can be reused in future years.

XXX

Petitions & Request

Member Shifalo said that Malinda Villain was not able to come to today's meeting but brought up Ms. Villain's intent to bring attention to the Indian River City as the Board did to Joynerville.

Member Foster stated that she worked on this nearly twenty years ago and it is a lengthy process. Member Foster said that there needs to be "buy in" from all of the neighbors. Therefore, they need to be provided the guidelines. Member Foster said Ms. Villain or whoever would like to proceed needs to read over the guidelines and proceed with what needs to be done in order to work towards a district. Chairman Kiesel said that this had been verbalized to Ms. Villain in past meetings. Member Foster said it will be up to the neighborhood to gather the information to start the process. Chairman Kiesel stated that they can also locally designate properties which will help in creating a district.

XXX

Reports

Planner Tabitha Armstrong said she applied for the Joynerville Phase II grant in February 2026 and they will be announcing the awarded grants in July 2026.

Planner Tabitha Armstrong said she is looking to apply for the wayfinding signs grant also.

Planner Tabitha Armstrong said she submitted the Joynerville & Beyond project to the Florida Preservation Trust. Ms. Armstrong will be attending the 2026 Preserve Florida Conference on May 14th & 15th. She said she would like to have Historic Preservation Board member Kirk Davis also

Draft

attend the conference and would like to know if the Historic Preservation Board would approve the travel for Kirk Davis being paid from the Historic Preservation Board's budget, if approved by City Council for Mr. Davis to attend.

XXX

Vice Chairman Pety made a motion to recommend approval to use an estimated amount of \$950.00 of the Historic Preservation Board's budget to send Mr. Kirk Davis to the 2026 Preserve Florida Conference on May 14-15 2026 if approved by City Council. Member Jonas seconded.

Roll call was as follows:

Secretary Adams	Yes
Member Gaetjens	Yes
Member Jonas	Yes
Vice Chairman Petyk	Yes
Member Shifalo	Yes
Member Foster	Yes
Chairman Kiesel	Yes

Motion passed.

XXX

Member Foster said that the monitoring equipment was installed at the Pritchard House for the SpaceX launches.

Member Foster spoke about the LaGrange cemetery. Member Davis said he will be attending the 2026 Black Cemetery Network Conference in May.

XXX

Adjournment 1:36pm

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Sue Williams, Redevelopment Planner
Subject: **Planning Annual HPB Workshop**
Department/Office: Community Development

Recommended Action:

As the Board Desires.

Summary Explanation & Background:

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

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

Staff evaluated potential venue options for the workshop, including the Dream Apartments community room; however, no response has been received to date. The Harry T. Moore Social Services Center is available on May 28, 2026, has been reserved, and will serve as the official location for the Annual Workshop.

Attached for Board review and consideration is a draft agenda for revision or approval. Draft letters for the four (4) structures proposed for recognition without designation as Mid-Century Modern structures are attached for Board review, revision, and approval. Historic Preservation Board member Shifalo volunteered to research and personally contact nominees to extend invitations to the Annual Workshop and provide the names and addresses to staff to mail the invitations.

Alternatives:

N/A

Item Budgeted:

Yes

Source/Use of Funds/Budget Book Page:

Historic Preservation Budget

Strategic Plan:

This item primarily advances the following City of Titusville Strategic Goals & Objectives:

Goal 1 – Quality of Life

- Enhance the appearance and character of the City
The recognition of Mid-Century Modern structures and promotion of historic preservation initiatives contributes to maintaining and enhancing the community’s architectural character and visual identity.
- Encourage vibrant and engaged community spaces and activities
The Annual Workshop serves as a public-facing educational event that promotes cultural awareness, community pride, and engagement with the City’s historic resources.

Goal 2 – Efficient and Effective Services

- Continue partnerships and coordination with public, private, and nonprofit entities (Goal 2.b)
Coordination with a nationally recognized expert, Morris “Marty” Hylton III, and outreach to additional speakers demonstrates collaboration with external partners to deliver high-quality programming.

Goal 5 – Effective Governance

- Enhance communication and community outreach
The workshop, public invitations, and recognition program support transparent communication and increased public awareness of historic preservation efforts.
- Support and enhance the effectiveness of advisory boards
The Historic Preservation Board’s role in organizing the workshop, selecting speakers, and recognizing significant structures reflects active and effective board engagement in advancing City initiatives.

Strategic Plan Impact:

This item primarily advances the following City of Titusville Strategic Goals & Objectives:

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ATTACHMENTS:

1. 2026 HPB ANNUAL WORKSHOP AGENDA DRAFT
2. Invitation Drafts
3. Certificates



AGENDA DRAFT
HISTORIC PRESERVATION BOARD ANNUAL WORKSHOP
Title TBD
May 28, 2026
Harry T. Moore Social Services Center
725 S Deleon Ave, Titusville, Florida 32780
5:30 PM

- (1) WELCOME, INTRODUCTIONS, & WORKSHOP BACKGROUND (5:30 – 5:40PM)**
- (2) HISTORIC PRESERVATION PROPOSED DEMOLITION ORDINANCE – BRAD PARRISH
PUBLIC FEEDBACK AFTER PRESENTATION (5:45-6:15)**
- (3) GUEST SPEAKER – MORRIS “MARTY” HYLTON III, PRESIDENT OF ARCHITECTURE
SARASOTA - MID CENTURY MODERN, Q & A, NEXT STEPS MOVING FORWARD (6:20-
7:00 PM)**
- (4) RECOGNITION WITHOUT DESIGNATION OF MID-CENTURY MODERN (7:00 – 7:30 PM)**
- (5) CLOSING REMARKS (7:45 PM)**
- (6) ADJOURN (8:00 PM)**

City of Titusville

"Gateway to Nature and Space"



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

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

Prosper Titusville LLC
c/o Steve Ambrosi
405 Golfway West Dr.
St. Augustine, FL 32095

Dear Mr. Ambrosi,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that, in recognition of your outstanding commitment to preserving and maintaining a notable historic property at 2825 S Washington Ave, you have been selected to receive a Certificate of Recognition at our upcoming Annual Historic Preservation Workshop.

This year's workshop will highlight Mid-Century Modern architecture, and your efforts exemplify the importance of preserving Titusville's diverse architectural heritage. This award reflects the Board's sincere appreciation for individuals and organizations who contribute to safeguarding our community's cultural and historic resources.

We cordially invite you to join us to accept this recognition:

Historic Preservation Board Annual Workshop

Date: Thursday, May 28, 2026

Time: 5:30 PM – 8:00 PM

Location: Harry T. Moore Social Services Center 725 Deleon Avenue, Titusville, FL 32780

Attire: Business Casual

Your dedication to historic preservation contributes meaningfully to the character and identity of our community. We look forward to recognizing your contributions alongside fellow preservationists, community leaders, and residents.

Please RSVP by May 20, 2026, by calling 321-567-3860 or emailing sue.williams@titusville.com.

We hope you will be able to join us for this special occasion. Your commitment makes a lasting impact, and we are honored to celebrate your contributions.

Warm regards,

Allen Kiesel
Chairman

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13 Associates, LLC
c/o Ms. Kim Dorman
3880 S Washington Ave
Titusville, FL 32780

Dear Ms. Dorman,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that, in recognition of your outstanding commitment to preserving and maintaining a notable historic property at 3880 S. Washington Avenue, you have been selected to receive a Certificate of Recognition at our upcoming Annual Historic Preservation Workshop.

This year's workshop will highlight Mid-Century Modern architecture, and your efforts exemplify the importance of preserving Titusville's diverse architectural heritage. This award reflects the Board's sincere appreciation for individuals and organizations who contribute to safeguarding our community's cultural and historic resources.

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John Frederick Davis
1760 Diane Drive
Titusville, FL 32780

Dear Mr. Davis,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that, in recognition of your outstanding commitment to preserving and maintaining a notable historic property at 1760 Diane Drive, you have been selected to receive a Certificate of Recognition at our upcoming Annual Historic Preservation Workshop.

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Warm regards,

Allen Kiesel
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www.titusville.com

Michael Turcotte
3502 Nelson Place
Titusville, FL 32780

Dear Mr. Turcotte,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that, in recognition of your outstanding commitment to preserving and maintaining a notable historic property at 3502 Nelson Place, you have been selected to receive a Certificate of Recognition at our upcoming Annual Historic Preservation Workshop.

This year's workshop will highlight Mid-Century Modern architecture, and your efforts exemplify the importance of preserving Titusville's diverse architectural heritage. This award reflects the Board's sincere appreciation for individuals and organizations who contribute to safeguarding our community's cultural and historic resources.

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Warm regards,

Allen Kiesel
Chairman

2026

City of Titusville

Historic Preservation Board Award



Presented to

13 Associates, LLC

for the property located at 3880 S. Washington Avenue in recognition of the dedicated efforts in preserving and maintaining a notable historical building in Titusville, Florida and Brevard County.

2026

City of Titusville

Historic Preservation Board Award



Presented to

Prosper Titusville, LLC

for the property located at 2825 S. Washington Avenue in recognition of the dedicated efforts in preserving and maintaining a notable historical building in Titusville, Florida and Brevard County.

2026

City of Titusville

Historic Preservation Board Award



Presented to

John Davis

for the property located at 1760 Diane Drive in recognition of the dedicated efforts in preserving and maintaining a notable historical building in Titusville, Florida and Brevard County.

2026

City of Titusville

Historic Preservation Board Award



Presented to

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