



CITY OF TITUSVILLE

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Regular Meeting

July 8, 2025 - 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 June 10, 2025.

6. SPECIAL RECOGNITIONS & PRESENTATIONS

7. OLD BUSINESS

A. **Spaceview Park - Gemini Handprint Monuments - Renovations**

Recommend approval of Option 1 to the City Council for the Spaceview Park Gemini Handprint Monuments Renovations.

8. NEW BUSINESS

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. EXECUTIVE DIRECTOR'S REPORT

A. Executive Director's Report July 2025

The Executive Director's Report is included in the agenda packet. No action is requested.

11. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

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

Recommended Action:

Approve the minutes of the regular Community Redevelopment Agency meeting on June 10, 2025.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. CRA minutes 6-10-25

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, June 10, 2025.

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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, Greg Aker and Jim Ball, Interim Executive Director Tom Abbate, Community Redevelopment Agency (CRA) Interim Attorney Chelsea Farrell, and Sr. Administrative Assistant Emily Campbell were also present. Sr. Administrative Assistant Emily Campbell completed the minutes of the meeting.

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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*. Sr. Administrative Assistant Emily Campbell read the procedure for public comment.

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Approval of Minutes

The request was to approve the minutes of the regular Community Redevelopment Agency meeting on May 13, 2025.

Motion: Member Nelson moved to approve the minutes of the Community Redevelopment Agency meeting on May 13, 2025, as submitted. Vice-Chair Cole seconded the motion.

The motion carried unanimously.

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Special Recognitions and Presentations – None.

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Old Business – None.

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New Business

CRA Capital Projects - Broad Street - Interim Executive Director Abbate advised that staff was recommending moving forward with the Broad Street Curbless Streetscape Capital Project in the 2022 Approved Community Redevelopment Plan and provide advisability on financing options.

Redevelopment Planner Sue Williams stated that in Fiscal Year 2025, the Community Redevelopment Agency (CRA) approved the allocation of \$150,000 to create approximately thirty-four new parking spaces on Broad Street between US 1 North and Palm Avenue. For the Fiscal Year 2026 proposed budget, the CRA approved the allocation of \$100,000 for pervious pavement for the Broad Street Parking Project.

Redevelopment Planner Sue Williams reviewed the projected cost and timeline of the project. She reviewed the CRA 2022 Plan Update and the seven opportunity sites on Broad Street that were identified in the plan.

Member Nelson asked if the project included bioswales and pervious pavement. Redevelopment Planner Sue Williams stated that the project included bioswales, but the initial plan did not include pervious pavement, but staff could look into it.

Member Ball stated that he was in support of this project. Member Ball stated that he was also in support of staff exploring financing options. Member Ball discussed the impact that Titusville Commons and the improvements to U.S. Highway 1 in downtown have had on foot traffic and overall activity in Downtown Titusville.

Chairperson Connors asked for the timeline to begin the construction, if this project was approved with financing options. Public Works Director Kevin Cook stated that if the Community Redevelopment Agency (CRA) approved this project using the money available, design could be completed in approximately nine months after construction begins, which would be in approximately two years.

Chairperson Connors stated that he recently had a meeting with the Florida Department of Transportation (FDOT) and they discussed road improvements to U.S. Highway 1.

Member Aker asked if City Hall were to relocate, would this preclude the City's ability to build a parking structure. Redevelopment Planner Sue Williams stated that it would not preclude the City's ability to build a parking structure.

Member Aker stated that his only concern was it taking away the CRA's ability to complete other projects.

Member Stoeckel discussed a parking garage in downtown and stated that she believed it was in the Community Redevelopment Agency's best interest to focus on infrastructure in downtown Titusville.

Member Ball discussed the addition of underground utilities while working on the proposed project.

Member Moscoso stated that she was interested in learning more about the possibility of a parking garage before moving forward with this project.

Stan Johnston discussed parking in the grass. Mr. Johnston also discussed a parking study that Kimley-Horn: Engineering Planning and Design Consultants completed on the City's parking in downtown Titusville, etc. He stated that the Community Redevelopment Agency needed a conceptual plan before moving forward with any projects.

Motion: Member Nelson moved to table this item to the CRA meeting on August 12, 2025 at 5:30 p.m. Member Stoeckel seconded the motion. The roll call vote was as follows:

Member Aker	Yes
Member Moscoso	Yes
Member Nelson	Yes
Chairman Connors	Yes
Vice-Chair Cole	Yes
Member Ball	Yes
Member Stoeckel	Yes

The motion carried unanimously.

xxx

Petitions and Request from the Public Present

Stan Johnston discussed an email that he sent to President Trump, etc. Mr. Johnston also discussed the sewage spill that occurred in December 2020 at Sand Point Park. Mr. Johnston stated that he was not in support of dams in the City of Titusville.

Toni Shifalo discussed the Florida Main Street Program. She stated that she was most interested in the Florida Main Street Programs' point of utilizing and recognizing the City's Historic District. Ms. Shifalo reviewed the four pillars of the program, which included Economic Vitality, Design, Promotion and Organization.

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Executive Directors Report

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

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Interim Executive Director Abbate stated that staff was working with North Brevard County Parks and Recreation to provide a detailed contract of work to be completed at Space View Park (monument handprints, lighting, irrigation if possible) for the CRA to review. This would be brought back to the Community Redevelopment Agency meeting on August 12, 2025 at 5:30 p.m. for their review.

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Interim Executive Director Abbate stated that the CRA Community Engagement meeting was scheduled for June 16, 2025, at the St. Gabriel's Episcopal Church.

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Interim Executive Director Abbate stated that the Chamber of Commerce moved into the Welcome Center located in the downtown area.

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With no further business to discuss, the meeting adjourned at 6:06 p.m.

City of Titusville
 "Gateway to Nature and Space"

REPORT

To: Members of the Community Redevelopment Agency
From: Tom Abbate, Interim City Manager
Subject: **Spaceview Park - Gemini Handprint Monuments - Renovations**
Department/Office: Community Development

Recommended Action:

Recommend approval of Option 1 to the City Council for the Spaceview Park Gemini Handprint Monuments Renovations.

Summary Explanation & Background:

At the May 13, 2025, CRA meeting, the Community Redevelopment Agency (CRA) Board approved the allocation of \$98,527—remaining funds from FY2024—for repairs and maintenance along the Space View/Gemini Park walkway. This includes monument restoration, lighting, and irrigation work. CRA staff, in collaboration with Code Enforcement and Public Works, recommend **Option 1**, prioritizing safety and preservation of handprint monuments. The landscaping and irrigation can be added when more funds are available and/or if the estimates come in under budget. The CRA Board requested detailed plans for review and approval before work begins. **Option 2**, if selected, would result in an estimated \$100 monthly irrigation charge, paid from CRA account 104-5555-515.46-01 project CR2502, titled Landscape Improvements.

The City of Titusville will procure and/or install items listed in both options.

Below are the two (2) options for review:

Option 1 (Preferred)	Details	Cost Estimate
Monument (One-Time)	Hand prints relocation and mounted on granite planters (including pedestal removals and electric capping).	\$10,000
Lighting (One-Time)	Twelve (12) Solar Lights at \$7,000 each.	\$83,000
Bricks (One-Time)	Bricks to replace deteriorated pedestal locations	\$5,000
TOTAL \$98,000		

Landscape and Irrigation responsibilities remain with Brevard County Parks and Rec

Option 2	Detail	Cost Estimate
Monument (One-Time)	Hand prints relocation and mounted on granite planters (including pedestal removals and electric capping).	\$10,000
Lighting (One-Time)	Eight (8) Solar Lights at \$7,000 each.	\$56,000
Bricks (One-Time)	Bricks to replace deteriorated pedestal locations	\$5,000
Landscaping (One-Time)		\$15,000
Irrigation (One-Time)		\$12,000
Irrigation (Recurring)		\$1200/yr
		Subtotal \$98,000
		Total Plus Recurring \$98,000

Alternatives:

As the Board Desires.

Item Budgeted:

Trail Town Amenities Project CR1604.

Source/Use of Funds/Budget Book Page:

104-5555-515.65-00 CR1604 Trail Town Amenities.

Strategic Plan:

This addresses the City of Titusville's Strategic Goals and Objectives including:

- Objective 1.b enhancing the appearance of the city
- Objective 1.e to sustain and improve public safety
- Objective 4.b to continue to market trails and amenities
- Objective 4.c to continue redevelopment efforts

In addition, this project would impact a variety of goals and policies established in the adopted 2022 CRA Plan. This includes but is not limited to;

Policy / Goal	Description	Project Impact
Policy 1.1.1.1	Utilize funding from TIF revenues and other sources for capital	The project was funded using CRA TIF revenues, demonstrating

	improvements identified in the CRA Plan.	alignment with the CRA's intended capital investment strategy.
Policy 1.2.1.1	Collaborate with City departments to develop cost-effective programs supporting redevelopment objectives.	The project was implemented in coordination with Public Works and Brevard Parks and Recreation to deliver cost-effective, impactful redevelopment.
Objective 3.1.1	Support historic resource preservation and promotion.	It reinforces a sense of place and continuity, strengthening community pride and identity and celebrates the area's history through restoration.
Objective 3.4.1	Promote the tourism industry, the local community assets, destinations and activities available within the CRA.	By highlighting the unique destinations, historical landmarks, recreational activities, and cultural experiences available in the CRA, the project encourages both regional and out-of-town visitors.
Objective 4.2.2	Establish and maintain safe, well-lit, pedestrian-friendly environments for residents, visitors, and businesses.	The improvements increase pedestrian safety and comfort.
Policy 4.2.2.2	Prioritize infrastructure and amenities that attract and retain businesses and visitors.	Enhances the park's aesthetic and functional appeal, encouraging more foot traffic and economic activity.
Goal 5.1	Create safe and accessible public spaces within the CRA.	It provides universally accessible sidewalks and bikeways, reinforcing safety and usability for all community members.
Policy 5.5.1.2	Prioritize pedestrian accessibility around public gathering spaces.	The project design removes barriers such as no lighting in community destinations.
Goals 6.1 & 6.2	Promote a sense of place, walkability, safety, and prioritize infrastructure for new development and redevelopment.	Supports place-making by integrating walkable, aesthetically pleasing, and functional infrastructure that encourages redevelopment.
Policy 7.2.1.3	Support improved pedestrian and cyclist amenities to increase safety for residents and visitors.	Well-lit and clear pedestrian/cyclist routes improve safety and mobility, especially across shared public spaces.

Strategic Plan Impact:

See above.

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Community Redevelopment Agency
From: Tom Abbate, Interim City Manager
Subject: **Executive Director's Report July 2025**
Department/Office: Community Development

Recommended Action:

The Executive Director's Report is included in the agenda packet. No action is requested.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 5 - Effective Governance

Strategic Plan Impact:

ATTACHMENTS:

1. Executive Director's Report July 2025
2. CIP Spreadsheet 7.8.2025

EXECUTIVE DIRECTOR'S REPORT

TO: Honorable Chairman and CRA Members
FROM: Tom Abbate, Interim Executive Director
DATE: **July 8, 2025**

Staff is working on the following items.

1. Working with Brevard County Parks, Public Works, and Code Enforcement to bring a detailed contract of work to be completed at Space View Park (monument handprints, lighting, irrigation if possible) for the CRA to review. Funds of \$98,527 rollover funds to CR 1605 Trail Town Amenities were approved by CRA in May. This is on July CRA agenda.
2. CRA Community Engagement meeting held on June 16, 2025, at St. Gabriel's Episcopal Church. This was extremely successful community engagement.
3. Reviewing CRA plan and make recommendations in August 2025.
4. Titusville Talking Point articles.
5. Pedestrian safety – staff sent formal request to FDOT March 14, 2025. Sent follow up email on May 2, 2025. Received phone call June 26, 2025 from Michael Sanders and CRA staff followed up with email to Michael Sanders and Celine regarding CRA of Titusville requests for cost estimates for safety features for US1.
6. Collaborating with Economic Development Department and East Central Florida Regional Planning Council (ECFRPC) on SWOT Analysis.
7. Working with Marketing Alliance Economic Development for Titusville reviewing opportunity sites in the CRA District and working on proposed new Economic Development website – eta July/August 2025.
8. Mainstreet Advisability research – staff will attend the Mainstreet Convention in July 2025.
9. New Directories will be needed in the next 2 months. Staff will be obtaining information of businesses opened and closed in the downtown to update directory maps in the Commons and Main Street as well as updates on website and maps.
10. Reviewing Proposed Projects
11. Reviewing Special Events in Downtown.
12. Approving Business Tax Receipts for CRA District.
13. Working on 3 proposed beautification grants in the CRA District.
14. Working on a grant to come forward to CRA Board for 1111 S. Washington.
15. CRA Budget.
16. EV Charging Stations at Welcome Center – working with Sustainability Staff and Purchasing Department. Expected to come back to CRA Board in August 2025.
17. Security Cameras at Welcome Center – working with TPD, Code Enforcement and IT. This is in progress.
18. Welcome Center reopened Monday, June 2, 2025. The Titusville Area Chamber of Commerce is located within the Welcome Center. Renovations were completed in the month of May 2025. There will be an upcoming ribbon cutting ceremony.
19. Recruiting new businesses downtown.

20. Business Retention Visits.
21. Trash Concerns
22. Miracle City Market Special Event monthly at City Hall in 2025 will resume in October 2025.
23. Working with Code Enforcement – positive activity generators and CPTED. CPTED meeting hosted at Harry T. Moore Center on June 25, 2025.
24. CRA staff working with Public Works staff on open Capital Improvement line items to bring to CRA Board with update and recommendations.

The Florida Department of Transportation (FDOT) is proposing to repave the southbound lanes of U.S. 1 (North Washington Avenue/South Hopkins Avenue/Edison Avenue) from the FEC Railroad bridge to Grace Street in Titusville. The resurfacing will extend the life of the existing roadway. This project also proposed traffic signal upgrades at Garden Street (State Road (S.R.) 406), Main Street, Julia Street, South Street (S.R. 405) and Grace Street.

Pedestrian safety enhancements will include improved crosswalks, pedestrian curb ramp reconstruction to meet current Americans with Disabilities Act (ADA) standards, and construction of sidewalk to connect to existing bus stops.

This project is State Funded, and the cost is approximately \$3.9 million for design and construction. Estimated start date 2025.

For your information, the project will involve the replacement of the traffic signal boxes which may need new wraps.

Project Manager Tyler Burgett presented at the August 13, 2024, CRA Meeting.

FDOT Speed Study for US 1 CRA was presented February 11, 2025. The Titusville Police Department Pedestrian Safety Study was presented on March 11, 2025, with recommendations.

Tyler Burgett, Project Manager of the Southbound US 1 repaving Project 448800-1 provided an update. The project is now in the construction phase and anticipated to be completed in the Summer of 2025. The project webpage is <https://www.cflroads.com/project/448800-1>. Ashley Ingham is the Communications Team Contact at FDOT for this project and is listed on the webpage. Also listed on the webpage is a project flyer and a project information handout. CRA Staff requested an update on June 26, 2025 and received the following information: The project started on 2/24/25(Early 2025) and is projected to be finished by 8/06/27 (Summer 2025). They have completed directional boring, sidewalk ramps for the new pedestrian crossings, installation of pull boxes and installation of new luminaires. Upcoming work includes finalization of pull boxes, signal upgrades for the existing pedestrian crossings and lastly milling and paving. They are actually out there working right now. Dates are subject to change but these are the most current projections.

Tyler Burgett provided an update on the upcoming US 1 northbound resurfacing project. This project has been given the project number, FPID: 454217-1. This project is now anticipated for construction in fiscal year 2029. The project's design phase could begin as

early as the calendar year 2027. The contact for questions regarding the US 1 northbound resurfacing is Celine Bounds the Scoping Manager. Tyler recommended reaching out to Celine to discuss ways the City of Titusville would like to partner with this project. For example, if there are things that the City of Titusville would like to add to the project with city funding, these are things Celine can document in their preliminary project scope.

Staff sent a formal request to FDOT (Michael Sanders and Celine Bounds) from the CRA to evaluate RRFB installation at the crosswalks of South Washington Avenue and North Washington Avenue at Pine Street and Palmetto Street. The CRA also requested signage improvements as indicated in the TPD Study. In addition to additional signage the CRA requested consistent signage (yellow signs to be all be bright yellow). Staff sent a status update email on May 2, 2025.

Staff confirmed with Celine Bounds the CRA board would like to be a part of any upcoming meetings. The next meeting was a virtual conference call held June 4, 2025. CRA Staff emailed the CRA requests from the virtual meeting to FDOT (Michael Sanders and Celine Bounds) for pricing for extended project costs.

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

1. 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).

2. New Sidewalks (ADA)

Scobie Park was paved with a previous 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).

3. Indian River Avenue Utilities Infrastructure Improvements – Project started in August 2023 and is in progress/construction. This project will be 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.

4. 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 and staff finalized the project grant approval from FDEP. The design is complete. The construction work order was awarded at the 6/11 Council Meeting and was fully funded by grant funds. Construction has begun and four tree boxes are complete in the Commons area. Request for Direction of funds on July 9, 2024, CRA Agenda. Funds allocated to low impact development (LID) demonstration project below.

5. 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.
6. 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.
7. Broad Street Parking – This project was allocated \$150,000 in FY 2025 budget. An additional \$100,000 was approved for FY 2026 to fund this project with pervious pavement. Staff is recommending a capital project in the CRA Plan for the August 2025 meeting for Broad Street.
8. Utilities Infrastructure – reviewing options (\$20,000)
9. Sails in Commons –Purchase order has been issued, fabrication has started.
10. Water Resources Utilities Infrastructure Slip Lining in CRA. Work Completed. (\$137,018).

Ongoing Projects

Historic Preservation Board

There was a Historic Preservation Board (HPB) meeting on June 2, 2025.

The Historic Preservation Annual Workshop was held May 22, 2025, at 5:30 PM at the Harry T. Moore Center. The Recognition without Designation will be on July 22, 2025, City Council Agenda.

Submitted Small Matching Grant Application for FY 2026 for Joynerville and Beyond: Phase 2 – Honoring Titusville’s African American History Through Place and Story

Projects	Status	2024							2025							
		June	July	August	September	October	November	December	January	February	March	April	May	June	July	August
Downtown Marketing	In Progress	Staff will update busniess information		New Maps design ordered	New Maps installed in new kiosks										Staff updatting information and to graphic designer	ETA installation of new directories
Broad Street Parking	In Progress					under staff review				Need CRA approval for pervious and budget	Under staff review	To CRA Board in June for Direction				
Utilities Infrastructure	Completed	Construction					Completed									
Stormwater Infrastructure	In progress	Construction			In progress					4 Tree boxes installed - more in progress		Eta Complete Sept				
Whiteway	Design	Design work is progressing							In design			To FPL				
Sails In Commons	In Progress		October - Budgetted - to be ordered					Need CRA approval for pervious and budget	Fabrication started							
Low Impact Development	In Progress		CRA approve	In design					Project in Progress	Completed						
New Sidewalks	In Progress	In progress							Scope in progress	Scobie Park Completed						