



CITY OF TITUSVILLE

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Regular Meeting

November 11, 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 September 9, 2025.

6. SPECIAL RECOGNITIONS & PRESENTATIONS

7. OLD BUSINESS

A. **Downtown Directory Maps — Annual Business Updates**

This is an information item only. No action is requested.

B. FDOT Safety Enhancements - Downtown Titusville

This is an information item only. No action is requested.

8. NEW BUSINESS

A. Community Redevelopment Agency (CRA) Goals, Objectives and Performance Measures for Fiscal Year (FY) 2026

Approve the CRA Goals, Objectives and Performance Measures for FY 2026.

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. EXECUTIVE DIRECTOR'S REPORT

A. Executive Director's Report November 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:

Subject: Minutes

Department/Office: City Clerk

Recommended Action:

Approve the minutes of the regular Community Redevelopment Agency meeting on September 9, 2025.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. CRA minutes 9-9-25

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, September 9, 2025.

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, Greg Aker and Jim Ball, Executive Director Tom Abbate, Community Redevelopment Agency (CRA) Attorney Jim Stokes, and Sr. Administrative Assistant Emily Campbell were also present. Sr. Administrative Assistant Emily Campbell completed the minutes of 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*. Sr. Administrative Assistant Emily Campbell read the procedure for public comment.

XXX

Approval of Minutes

The request was to approve the minutes of the regular Community Redevelopment Agency meeting on August 12, 2025.

Motion: Member Nelson moved to approve the minutes of the Community Redevelopment Agency meeting on August 12, 2025, as submitted. Vice-Chairperson Cole seconded the motion.

The motion carried unanimously.

XXX

Special Recognitions and Presentations – None.

Old Business

Main Street Program - Executive Director Tom Abbate advised that it was recommended that the Community Redevelopment Agency (CRA) not re-establish the Main Street Program as a CRA-led initiative. Instead, CRA staff could facilitate an informational session with business owners and stakeholders to introduce the concept and benefits of the Main Street Program and consider funding a staff member.

Redevelopment Planner Sue Williams advised that the Main Street America Program, administered in Florida by the Florida Department of State, focused on revitalizing historic commercial corridors through a four-point approach: Design, Promotion, Economic Vitality, and Organization. A key principle of the Main Street model was that it was a volunteer-based and community-driven initiative.

Across Florida, many CRA's have developed working relationships with existing Main Street programs, often funding specific positions or improvements while respecting the legal and organizational boundaries of each entity. As a governmental entity, the CRA was subject to Florida's Sunshine Law, which mandates public access to meetings and decision-making processes. By contrast, a Main Street program, when independently formed as a nonprofit organization, was not directly bound by these regulations. Should the City choose to reinstate the Main Street Program, board members would need to abide by the Sunshine Law.

CRA's throughout Florida have successfully supported Main Street programs by funding Executive Director Salaries and Operational costs tied to revitalization goals identified in the CRA Plan. However, CRA's were prohibited from funding festivals, promotions, or events which were typically, within the scope of the Main Street organization's own fundraising efforts. Once a Main Street organization was legally formed and governed independently, the Community Redevelopment Agency may enter into a clear agreement or MOU to fund allowable expenditures such as the Executive Director's salary and operational costs.

Redevelopment Planner Sue Williams advised that she spoke to Kathleen Beck, the Florida Main Street Coordinator and she was willing to give a presentation at a community meeting.

Toni Shifalo stated that she was in support of the Main Street Program but agreed with staff's recommendation that the Community Redevelopment Agency (CRA) not re-establish the Main Street Program as a CRA-led initiative. Ms. Shifalo stated that a goal of the Main Street Program was to revitalize historic downtowns and encourage economic development within the context of historic preservation.

The Community Redevelopment Agency (CRA) reached a consensus for CRA staff to coordinate an informational session with Kathleen Beck, Florida Main Street Coordinator, along with local business owners and stakeholders. The purpose of the session was to introduce the concept and

potential benefits of the Florida Main Street Program and to explore the possibility of funding a dedicated staff position to support the initiative.

xxx

New Business

Trail Town Amenities – Strategic Plan – Executive Director Tom Abbate advised the request was to approve the request to develop trail town amenities strategic plan and allocate trail funds in the amount not to exceed \$40,000.

Community Redevelopment Agency (CRA) staff seeks to hire a qualified consultant to develop a comprehensive and logical plan for Trail Town amenities within the CRA district. As the CRA continues to support and promote trail-related economic development, tourism, and enhanced quality of life, a strategic plan is essential to guide future investments in trail-related infrastructure.

The consultant would provide an objective assessment of current conditions, identify strategic locations for trail and open space amenities such as rest areas, bike racks, water stations, signage, and wayfinding, and recommend appropriate types and styles of improvements that align with the CRA’s branding and community character. The plan would also consider connectivity to downtown businesses, parks, cultural sites, and existing trail segments to maximize user experience and economic impact.

Engaging a consultant would ensure a comprehensive, data-driven, cohesive, and professionally informed guide, enabling the CRA to prioritize investments and ensure the long-term success of the Trail Town initiative.

Toni Shifalo discussed the Coast-to-Coast Bike Trail and recommended additional safety enhancements near downtown Titusville. Although the area in question lies outside the designated Community Redevelopment Agency (CRA) boundaries, she emphasized that the improvements would enhance both pedestrian and bicycle infrastructure in the downtown area.

Member Nelson asked if staff could include the cost for the study to include the two additional blocks past the East Coast Railway tracks.

Community Development Director Brad Parrish advised the Community Redeployment Agency ended at the railroad tracks; therefore, the funding for the two additional blocks outside of the CRA would need to come from the general fund, but staff could bring back a proposal to the CRA.

Motion: Member Nelson moved to approve the request to develop trail town amenities strategic plan and allocate trail funds in the amount not to exceed \$40,000 and to expand the scope to include the area where main street passes over the railroad tracks to connect the bike path to garden street. Vice-Chair Cole seconded the motion. The motion carried unanimously.

xxx

FY 2026 CRA Budget and Resolution No. 14-2025 - Executive Director Tom Abbate advised the request was to approve the FY 2026 budget and Resolution No. 14-2025 to transmit the budget to the City Council for adoption on September 18, 2025, as part of the City's adopted budget.

The FY 2025 CRA Budget reflects a balanced allocation of resources to support redevelopment priorities, community safety, infrastructure enhancements, and grant opportunities that encourage reinvestment within the CRA District. By aligning expenditures with adopted plans and objectives, the CRA was positioned to strengthen downtown vibrancy, improve public spaces, and promote long-term economic stability.

Motion: Member Nelson moved to approve the FY 2026 budget and Resolution No. 14-2025 to transmit the budget to the City Council for adoption on September 18, 2025, as part of the City's adopted budget, as recommended. Vice-Chair Cole seconded the motion. The motion carried unanimously.

xxx

CRA Budget Amendment - Executive Director Tom Abbate advised the request was to recommend approval to the City Council for the associated Budget Amendment for a total of \$30,515 from Utilities Infrastructure and Stormwater Infrastructure to CR2501 Broad Street Project.

All budgets lapse at the end of each fiscal year unless they are specifically approved as part of the Carry-Forward list, the Capital and Construction list, or are associated with Grants or Restricted Revenue accounts.

After review of current CRA projects, staff recommended a budget amendment to reallocate funds as follows: Transfer \$20,000 from Project CR2101 - Utilities Infrastructure, and Transfer \$10,515 from Project CR2301 - Stormwater Infrastructure, to Project CR2501 – Broad Street.

The balances remaining in the Utilities Infrastructure and Stormwater Infrastructure accounts were not sufficient to fully fund any planned projects at this time. Reallocating these funds would allow the CRA to advance the Broad Street improvements, which remain a priority redevelopment initiative. All other CRA projects were Carry-Forward.

Motion: Member Nelson moved to recommend approval to the City Council for the associated Budget Amendment for a total of \$30,515 from Utilities Infrastructure and Stormwater Infrastructure to CR2501 Broad Street Project, as recommended. Vice-Chair Cole seconded the motion. The motion carried unanimously.

xxx

Petitions and Request from the Public Present

Toni Shifalo discussed a new program that recognized mid-century modern structures in the City of Titusville. Ms. Shifalo stated that the Historic Preservation Board decided on parameters from 1945-1975 to define the architectural structures. She discussed recognizing citizens that lived in Titusville while developing the space industries, 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 6:09 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Community Redevelopment Agency
From: Sue Williams, Redevelopment Planner
Subject: **Downtown Directory Maps — Annual Business Updates**
Department/Office: Community Development

Recommended Action:

This is an information item only. No action is requested.

Summary Explanation & Background:

In Fiscal Year (FY) 2024, the Community Redevelopment Agency (CRA) approved and installed two (2) new Downtown Directory Kiosks within the CRA district. The kiosks were designed to reflect the City of Titusville's established branding, incorporating the Titusville color palette and consistent design elements utilized throughout the City. These kiosks serve as key wayfinding and marketing tools to promote local businesses, trails, cultural sites, and amenities within the downtown area.

CRA staff has completed the annual update of the Downtown Directory Maps for the kiosks. As part of this process, staff compiles a current list of new active businesses by reviewing Business Tax Receipts (BTRs) issued between September 2024 and September 2025. Staff also conducted an in-person survey of the downtown area to verify active and closed businesses.

Updated listings are coordinated with a professional designer for map revisions, and printed for installation, and shared with partners such as the Chamber of Commerce, Titusville Welcome Center, and the Historical Museum ensuring broader community distribution.

Staff will provide a verbal report on the Business Updates.

Alternatives:

N/A

Item Budgeted:

Yes

Source/Use of Funds/Budget Book Page:

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

Strategic Plan:

City of Titusville Strategic Goals & Objectives Addressed

Goal 1 – Quality of Life: Encourage a vibrant downtown and the arts by supporting an active and accessible commercial district.

Goal 2 – Efficient & Effective Services: Continue partnerships and coordination with public, private, and nonprofit entities (e.g., Chamber, Welcome Center, Historical Museum).

Goal 4 – Economic Development: Continue redevelopment efforts to eliminate blight and revitalize empty buildings; continue to market trails and amenities; increase partnerships to support local business activity.

Goal 5 – Effective Governance: Expand use of communication tools to increase awareness of civic functions and downtown business opportunities.

CRA 2022 Adopted Plan Goals & Strategies Addressed

. Goal 1 – Governance & Administration: Maintain effective and transparent operations with accurate reporting and communication.

Goal 1 – Administration: Maintain cost-effective CRA operations and ensure compliance with performance reporting and communication standards.

Goal 4 – Economic Development: Promote partnerships with business and community organizations; increase private investment and business activity within the CRA.

Goal 4.3 – Business Liaison: Serve as a resource, advocate, and liaison for existing and potential businesses.

Goal 5 – Community Engagement: Promote collaboration among the City, CRA, Chamber of Commerce, and community organizations to enhance business visibility and tourism.

Strategic Plan Impact:

This action ensures accurate, current business data and supports coordinated marketing of downtown assets. Enhances collaboration with community partners and aligns CRA reporting with statutory performance requirements under F.S. 189.0694.

ATTACHMENTS:

1. 115cot_41x53-GENERIC_2025-MAP-Tville Downtown Directory_digital



Titusville

DOWNTOWN DIRECTORY

Shops / Retail

- 1 420 Smoke Shop
- 2 7-Eleven
- 3 ABC Fine Wine and Spirits
- 4 Chester's Gold
- 5 Control Tattoo
- 6 Cumberland Farms
- 7 C.V.S. Pharmacy
- 8 Dusty Rose Antique Mall
- 9 Golden Moose Tattoo
- 10 Harry Smooths Tobacco & Vape
- 11 Mosquito Lagoon Bait Shop
- 12 Port Paradiso Outfitters
- 13 Royal's Furniture
- 14 Save-A-Lot Food Store
- 15 Shadow Fax Tattoos
- 16 St. Teresa's Buyers Bargain Shop
- 17 Sunflower Moon Boudoir
- 18 Surf Style
- 19 Tattoo and Body Piercing
- 20 Woods 2 Water Apparel

Arts & Tourism

- 1 American Space Museum
- 2 Budget Motel
- 3 Enterprise Rent-A-Car
- 4 North Brevard Historical Museum
- 5 Pritchard House
- 6 Space Coast Ceramics
- 7 Stage 2 / Titusville Playhouse
- 8 The Downtown Art Gallery
- 9 Three Oaks Motel
- 10 Titusville Playhouse
- 11 Titusville Welcome Center and Titusville Area Chamber of Commerce

Beauty & Wellness

- 1 About An Inch Hair & Nails
- 2 aSPAtheary Salon/Skin
- 3 Blume Downtown Hair Studio
- 4 Expressions
- 5 Hair Angels
- 6 Hair Image
- 7 MOEfit Gym
- 8 No Limits Fitness
- 9 River & Main Barber Shop
- 10 Salty Mermaid Day Spa
- 11 Shear Happiness Salon
- 12 Tuned in Wellness
- 13 Vanity Salon

Food & Drink

- 1 Broad St. Diner
- 2 Burger King
- 3 Burger Robs
- 4 Cafe Paradiso
- 5 Cruisers Frozen Yogurt
- 6 Downtown Diner
- 7 Gold Fish Bowl Restaurant & Grill
- 8 Hardware Store Brewing Company
- 9 Leaf Lounge
- 10 Liffoff Lounge Kava Bar
- 11 Mad Utter Ice Cream
- 12 Oh Vino Wine & Beer
- 13 Papa Johns
- 14 Pier 13 Coffee
- 15 Pon Di River Jerk and Catering
- 16 Roots Kava Lounge
- 17 Sugar Shack BBQ
- 18 Sunrise Bread Company
- 19 The GOAT
- 20 Tree of Life Cuban Bakery
- 21 Whiskey's Bar & Lounge

Services

- 1 A-1 Locksmith
- 2 Aker Eye Vision Source
- 3 Alan Keisel & Associates
- 4 Anderson Business Solutions
- 5 Andrew Pickett Law
- 6 Black and White Venue
- 7 Blue Marlin Real Estate
- 8 Brevard Financial Academy
- 9 Brevard Work Space
- 10 Brian Baker Dentistry
- 11 City Auto Electric
- 12 Classic Custom Auto Garage
- 13 Curaleaf
- 14 Digestive Health Physicians
- 15 Downtown Dance Studio
- 16 Edward Jones Investment
- 17 Fidelity National
- 18 Fierce Dance & Fitness
- 19 Florida Retina Institute
- 20 Infinite Mushroom Comic & Games
- 21 Jo-Dee's Pet Salon
- 22 KAB Business Services
- 23 Leader Martial Arts
- 24 Michelle Meulke, PLLC
- 25 Morgan & Morgan Law
- 26 Mutter Reality
- 27 NAPA Auto Parts
- 28 Sam Bardwell Attorney
- 29 Shelley's Tax Services
- 30 Space Coast Smoke Depot
- 31 Sweet LiliBug
- 32 The Marlin Flats Vacation Rentals
- 33 Titus Trucks
- 34 Truist Bank Drive-Thru
- 35 Upper Mohawk Inc
- 36 Wells Fargo Bank
- 37 Women's Center

Government Facilities

- 1 Brevard County Offices
- 2 Canaveral National Seashore
- 3 Historic Titusville Courthouse
- 4 Titusville City Hall
- 5 Titusville Fire Department
- 6 Titusville Housing Authority

- 33 Titus Trucks
1012 S. Hopkins Ave
- 3 Enterprise Rent-A-Car
1030 S. Hopkins Ave
- 19 Tattoo & Body Piercing
1137 S Hopkins Ave
- 8 Dusty Rose Antique Mall
1101 S Washington Ave
- 3 ABC Fine Wine and Spirits
1239 S Washington Ave

MAP KEY

- BANK / ATM
- PUBLIC PARKING
- PUBLIC RESTROOMS
- BUS STOPS
- MULTI-USE TRAILS:
 - COAST-TO-COAST TRAIL
 - EAST COAST GREENWAY
 - ST. JOHNS RIVER-TO-SEA LOOP
- Bike & Boat Friendly Businesses

SCAN QR
Get this Map on your Phone!

CONVERGING TRAILS

- Coast-To-Coast Trail
- St. Johns River-to-Sea Loop
- East Coast Greenway

LAUNCHFROMHERE

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Community Redevelopment Agency
From: Thomas Abbate, City Manager
Subject: **FDOT Safety Enhancements - Downtown Titusville**
Department/Office: Community Development

Recommended Action:

This is an information item only. No action is requested.

Summary Explanation & Background:

The Florida Department of Transportation (FDOT) has provided updated information regarding the planned resurfacing project along U.S. 1 within the downtown Titusville area (Project No. 454217-1). The resurfacing is currently scheduled for Fiscal Year (FY) 2029.

As the project scoping was being finalized, Mayor Andrew Connors contacted FDOT Secretary Tyler to discuss concerns specific to the downtown section. These concerns echoed previous feedback shared by the CRA Board and staff regarding pedestrian safety, traffic calming, and the overall streetscape experience within the CRA district.

In response, FDOT District Five staff, including Celine Bound and Amy Beckmann, have been coordinating with FDOT's Scoping and Traffic Operations offices to identify potential opportunities for interim safety improvements prior to the full resurfacing project.

FDOT has provided an updated conceptual design of both the northbound and southbound sections of U.S. 1 through downtown Titusville. The conceptual design is attached. The concept includes several interim enhancements designed to improve pedestrian visibility, driver awareness, and corridor safety in alignment with the City's and CRA's redevelopment goals.

Proposed interim improvements include:

- Installation of Rectangular Rapid Flashing Beacons (RRFBs) at all midblock pedestrian crossings.
- Installation of Speed Radar Feedback Signs along both travel directions.

- Application of “Pedestrian Crossing Ahead” pavement markings in each lane approaching midblock crossings.
- Installation of speed limit pavement marking shields (30 mph) in each lane to reinforce the downtown speed zone.

These enhancements are intended to improve pedestrian safety, enhance driver awareness, and visually reinforce the character of downtown Titusville as a pedestrian-oriented district consistent with the CRA Plan and the City’s adopted Complete Streets and Vision Zero principles.

Alternatives:

N/A

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

FDOT U.S. 1 Downtown Safety Enhancements – Strategic Alignment

City of Titusville 2026 Strategic Goals & Objectives Addressed	CRA 2022 Adopted Plan Goals & Strategies Addressed
<p>Goal 1 – Quality of Life: Sustain and improve public safety; encourage a vibrant downtown and the arts through pedestrian-friendly design and mobility enhancements.</p>	<p>Goal 6 – Infrastructure: Prioritize infrastructure improvements and amenity installations that facilitate redevelopment and improve pedestrian and vehicular safety within the CRA.</p>
<p>Goal 2 – Efficient & Effective Services: Continue partnerships and coordination with public, private, and nonprofit entities to advance infrastructure and safety improvements (City–FDOT collaboration).</p>	<p>Strategy 6.1: Integrate pedestrian-oriented design and safety features into roadway and streetscape improvements to support redevelopment goals.</p>
<p>Goal 4 – Economic Development: Continue redevelopment efforts to eliminate blight and revitalize downtown; continue to market trails and amenities that support downtown</p>	<p>Goal 7 – Public Health and Safety: Improve community safety within the CRA and enhance pedestrian and bicyclist safety through traffic-calming</p>

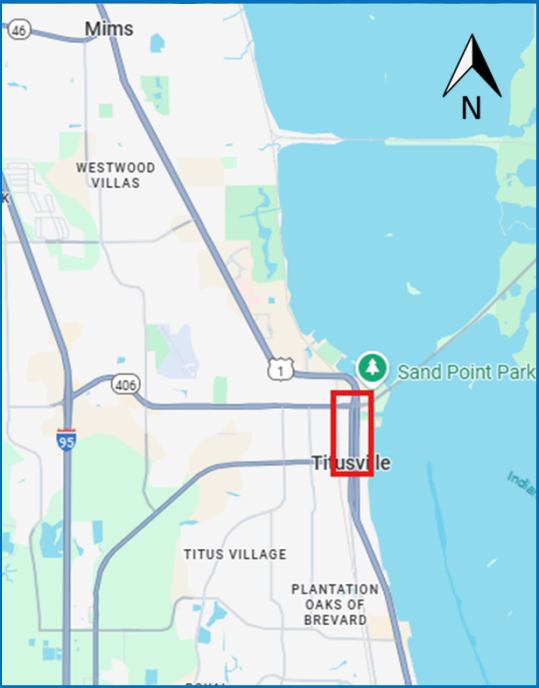
business activity and pedestrian connectivity. measures and improved crosswalk visibility.

Strategic Plan Impact:

Goal 1: Quality of Life

ATTACHMENTS:

1. US 1 Titusville Concept for Presentation



Ongoing FDOT Projects:
448800-1 (FDOT PM Tyler Burgett – Under Construction)
 SB One-Way Pair from FEC Bridge to Grace St
454217-1 (Candidate FY29 project)
 SR 50 to Grace St, NB One-Way Pair from Grace St to SR 406/Garden St



SR 405/South St

Palmetto St

Pine St

Julia St

Main St

Broad St

Orange St

SR 406/Garden St

SB US 1 (Hopkins Ave)

NB US 1 (Washington Ave)

American Space Museum
Titusville Playhouse

Titusville Fire St. 11








Chamber of Comm.

Titusville City Hall

Downtown Titusville Shops

Space View Park

LEGEND:

-  Existing Signalized Intersection
-  Existing Crosswalk with RRFB
-  New Crosswalk with RRFB
-  New "Pedestrian Crossing Ahead" Pavement Marking (per lane)
-  New Speed Limit Shield Pavement Marking (per lane)
-  Existing Speed Limit Panel, Add Radar Speed Feedback Sign Assembly
-  New Speed Limit Panel & Radar Speed Feedback Sign Assembly



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Community Redevelopment Agency
From: Thomas Abbate, City Manager
Subject: **Community Redevelopment Agency (CRA) Goals, Objectives and Performance Measures for Fiscal Year (FY) 2026**
Department/Office: Community Development

Recommended Action:

Approve the CRA Goals, Objectives and Performance Measures for FY 2026.

Summary Explanation & Background:

HB 7013, which passed on April 26, 2024, makes several important changes to the laws governing special districts, including Community Redevelopment Agencies (CRAs). The bill revises Florida Statute 189.0694 with the following key requirements:

1. All special districts must establish goals and objectives for each program and activity they undertake by October 1, 2024.
2. Special districts are required to create performance measures and standards to determine if their goals and objectives are being achieved.
3. An annual report must be published by December 1 each year, which must include:
 - A description of the goals and objectives achieved
 - The performance measures and standards used to make this determination
 - A list of any goals or objectives that were not achieved

These new requirements aim to increase accountability and transparency for special districts by ensuring they have clear objectives and are regularly assessing their performance. The annual reporting requirement will provide stakeholders with insights into the effectiveness of special district programs and activities.

Please review the attached proposed CRA Goals and Objectives and Performance Measures for FY 2026.

Alternatives:

As the Board Desires.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

CRA FY 2026 Initiatives – Strategic Alignment & Impact

Initiative / Measure	City Strategic Goals & Objectives Addressed	2022 CRA Plan Goals / Strategies Addressed	Strategic Plan Impact
Trail Town Amenities – \$30,000 Measure: Determine number of installed trail town amenities (bike racks, water stations, signage, wayfinding).	Goal 3 – Community & Culture: Promote recreation and tourism assets. Goal 4.2 – Economic Vitality: Support trail connectivity and visitor engagement. Goal 5 – Quality of Life: Encourage active transportation and outdoor access.	Goal 6 – Infrastructure: Prioritize trail and amenity improvements supporting redevelopment. Strategy 6.A: Install amenities that promote pedestrian and bicycle use. Goal 5 – Public Spaces: Create safe, accessible, and visually unified spaces.	Expands the CRA's identity as a regional Trail Town, strengthening tourism-based economic activity, supporting small businesses, and improving connectivity between downtown and trail networks.
CRA Grant Program – \$110,000 Measure: Evaluate number of approved grant applications processed.	Goal 2 – Housing & Redevelopment: Encourage rehabilitation and investment in existing properties. Goal 4 – Economic Vitality: Support business expansion and retention.	Goal 4 – Economic Development: Increase private sector investment and occupancy. Strategy 4.C: Provide incentives for building rehabilitation and private improvements. Goal 3 – Community & Culture: Preserve and enhance	Strengthens local economic growth and revitalization by leveraging private investment, improving commercial properties, and increasing business occupancy within the CRA district.

Infrastructure (Safety Improvements) – \$244,465

Measure: Determine number of safety-related infrastructure projects completed (crosswalks, lighting, stormwater, etc.).

Goal 5 – Public Spaces: Enhance community safety and accessibility.

Goal 6 – Infrastructure & Resilience: Improve transportation safety and environmental management.

historic assets.

Goal 7 – Public Health & Safety: Improve pedestrian and bicyclist safety within the CRA.

Goal 6 – Infrastructure: Integrate safety improvements into redevelopment projects.

Strategy 6.B: Ensure preservation of the natural environment in infrastructure design.

Improves public safety, accessibility, and pedestrian experience; enhances CRA streetscapes; and demonstrates visible investment in community infrastructure and redevelopment readiness.

Broad Street Improvements – \$100,000

Measure: Determine amount of completion of design and construction phases for the Broad Street Curbless Streetscape.

Goal 4 – Economic Vitality: Foster a vibrant downtown and encourage infill development.

Goal 5 – Community Spaces: Create active public gathering areas.
Goal 2 – Housing & Redevelopment: Encourage downtown residential development.

Goal 5 – Public Spaces: Create flexible, event-ready public spaces.

Goal 4 – Economic Development: Reinforce CRA branding and business attraction.

Goal 3 – Community & Culture: Support cultural events and placemaking efforts.

Transforms Broad Street into a pedestrian-oriented, festival-ready corridor that enhances downtown activation, supports business activity, and reinforces Titusville’s redevelopment identity.

Strategic Plan Impact:

All four FY 2026 CRA initiatives collectively advance:

- **City Strategic Goal 4 – Economic Vitality:** by increasing investment and promoting tourism.
- **City Strategic Goal 5 – Quality of Life:** by enhancing public safety,

accessibility, and community spaces.

- **CRA Plan Goals 4–7:** focusing on infrastructure, safety, culture, and redevelopment readiness.
- Compliance with **Florida Statute 189.0694**, ensuring measurable outcomes and transparent annual reporting.

ATTACHMENTS:

1. Powerpoint 2026 Performance Measures



Community Redevelopment Agency 2026 Performance Measures

Titusville CRA

Goals & Objectives Analysis per FLORIDA STATUTE 189.062

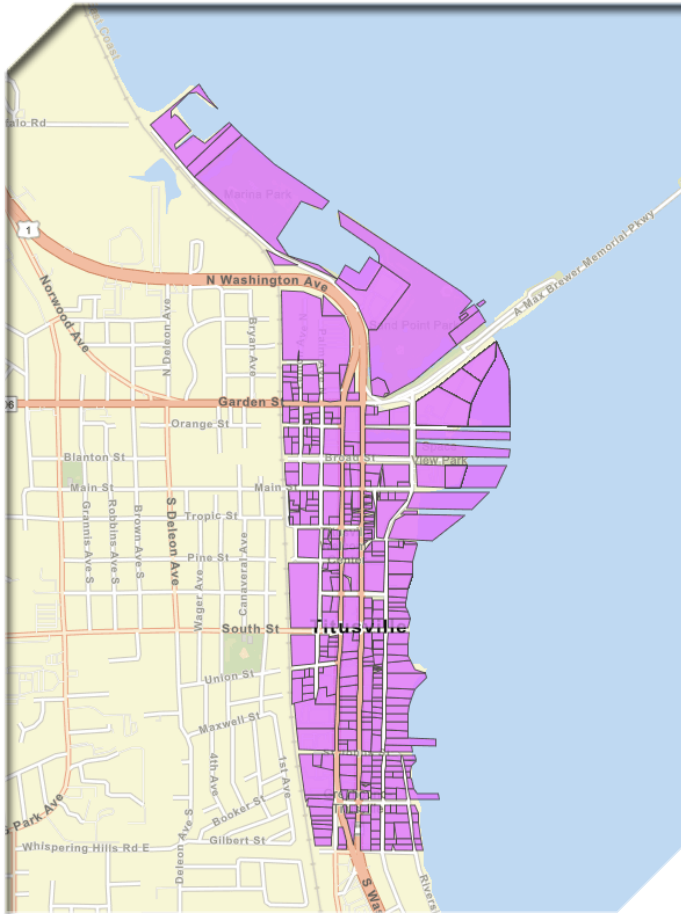
Established in 1982

555 South Washington Avenue

Titusville, FL 32796

(321) 567-3860

www.Titusville.com



City of Titusville CRA strategic Plan

GOAL

TO ERADICATE BLIGHT CONDITIONS AS
IDENTIFIED IN THE 1982 FEASIBILITY STUDY
BASED ON F.S. 163.387



Goals & Objectives



GOAL 1 - ADMINISTRATION OF THE CRA

Objective –To maintain cost-effective operation of the Community Redevelopment Agency and effective administration for achievement of redevelopment goals and maintain compliance with legal requirements.

GOAL 2 – HOUSING

Objective – Promote, encourage, and incentivize residential development and occupancy within the CRA and encourage improvement and rehabilitation of deteriorating residential housing stock within the CRA.

GOAL 3 – COMMUNITY AND CULTURE

Objectives – Preserve and promote Titusville’s historic assets and resources. Support private sector and community efforts to develop additional entertainment and performance venues, gallery spaces, and lodging facilities. Support and promote the installation of public art within the CRA.



Goals & Objectives (Continued)



GOAL 4 – ECONOMIC DEVELOPMENT

Objectives – Increase private sector investment, small business development, and economic activity within the CRA. Increase utilization of underdeveloped and underutilized parcels. Recruit and retain businesses by acting as a liaison, resource, and advocate for existing and potential businesses within the CRA. Encourage hospitality, lodging and entertainment venue development within the CRA.

GOAL 5 – PUBLIC SPACES

Objective – Create safe and accessible public spaces within the CRA while creating a visually unified CRA utilizing a consistent design theme. Evaluate vacant and underutilized sites for the development of public open space.



Goals & Obj (Continued)

GOAL 6 – INFRASTRUCTURE

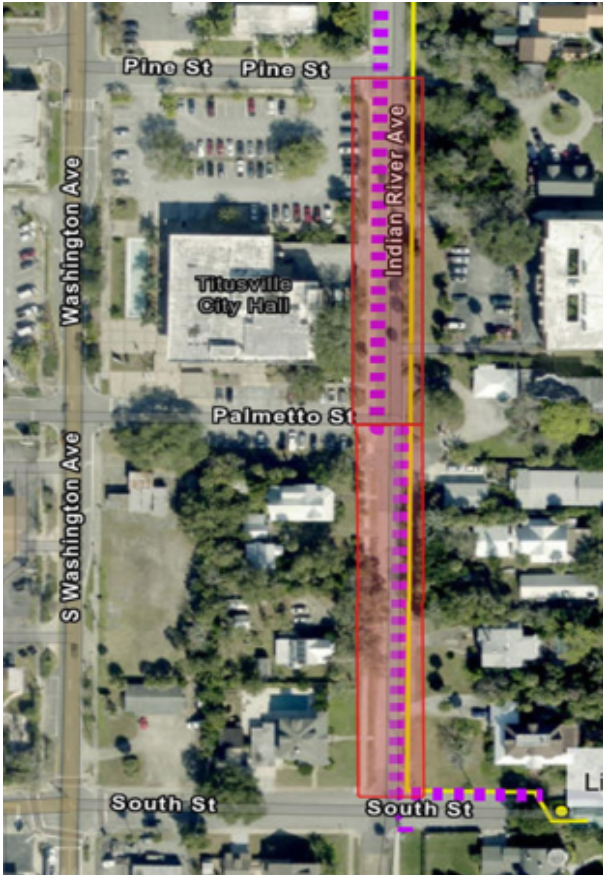
Objectives – Prioritize infrastructure improvements and amenity installation that will facilitate new development and redevelopment projects within the CRA. Ensure the preservation of the natural environment and appropriate management of vital natural resources.

GOAL 7 – PUBLIC HEALTH AND SAFETY

Objectives – Improve community safety within the CRA. Provide training to CRA staff and community regarding public health and safety issues. Improve pedestrian and bicyclist safety within the CRA.

GOAL 8 – REGULATORY ENVIRONMENT

Objective – Evaluate current development regulations to identify potential revisions that would encourage additional private sector development within the CRA.



Florida Statute 189.0694

These new requirements aim to increase accountability and transparency for special districts by ensuring they have clear objectives and are regularly assessing their performance. The annual reporting requirement will provide stakeholders with insights into the effectiveness of special district programs and activities.

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- Special districts are required to create performance measures and standards to determine if their goals and objectives are being achieved.
- An annual report must be published by December 1 each year, which must include:
 - A description of the goals and objectives achieved
 - The performance measures and standard used to make this determination
 - A list of any goals or objectives that were not achieved



FY 2026 Budget Summary

Category	Amount
Total CRA Fund	\$1,167,804
Revenue Sources	
– County Contribution	\$370,000
– City Contribution	\$797,804
Expenditures	
– Personnel (4 employees – salaries & benefits)	\$288,353
– Operating Expenses	\$227,315
– Capital Projects	\$374,456
-- Building Grants – Aid to private Organizations	\$110,000
-- Public Improvements Revenue Note (PIRN)	\$117,680



Operating and Capital Initiatives

FY 2026 Budget

Initiative	Amount
Trail Town Amenities	\$30,000
CRA Grant Program	\$110,000
Infrastructure (Safety Improvements)	\$244,465
Broad Street Improvements	\$100,000



CRA Projects FY26 Budget

USES – GOALS	CRA Page	Accounting String	Project Number	Project Name	New Project Allocations FY26
Public Spaces Infrastructure Community and Culture	48,49, 45	104-5555-515.65-00	CR1604	Trail Town Amenities	\$30,000
Economic Development CRA Administration	45,37	104-5555-515.65-00	CR1703	Building Grant Program	\$110,000
Infrastructure Public Safety Economic Development	51,46	104-5555-515.65-00	Not assigned	Safety Improvements	\$244,465
Infrastructure, Public Safety Economic Development Community and Culture	45,50, 51,55	104-5555-515.65-00	CR2501	Broad Street Streetscape	\$100,000



CRA FY26 Budget Initiatives – Performance Standards & Measures

Category/Initiative	Performance Standards	Measurements
Trail Town Amenities – \$30,000	Enhance trail-related infrastructure to support tourism and economic activity.	# of new trail amenities installed (bike racks, water stations, signage, wayfinding).
CRA Grant Program – \$110,000	Support business/property owners in improving buildings and increasing occupancy.	# of façade and interior renovation grants awarded.
Infrastructure (Safety Improvements) – \$244,465	Implement infrastructure upgrades that improve safety and accessibility.	# of safety-related infrastructure projects completed (crosswalks, lighting, stormwater, etc.).
Broad Street Improvements \$100,000	Advance Broad Street Curbless Streetscape improvements to support redevelopment.	% completion of design and construction phases.



PERFORMANCE STANDARDS AND MEASUREMENTS

By Dec 1, 2025, and annually thereafter, the City of Titusville CRA will post a report on the website as required by FS 189.0694.

To evaluate the successful achievement of the goals and objectives as outlines in this report, the City of Titusville CRA will focus on the following performance measures:

1. Determine the number of installed Trail Town amenities installed within the CRA.
2. Evaluate the number of approved grant applications processed.
3. Determine the number of safety-related infrastructure projects completed.
4. Determine amount of completion of design and construction phases for the Broad Street Streetscape.



Titusville CRA

Thank you

The Community Redevelopment Agency consists of seven members. Five members of City Council and two additional members.

Staff Liaison: Redevelopment
Planner Sue Williams

(321) 567-3860

sue.williams@titusville.com

Present Members: Chairman Andrew Connors, Jo Lynn Nelson, Herman A. Cole, Jr., and Dr. Sarah Stoeckel.

Members At-Large: Dr. Greg Aker and James Mutter.

Registered Agent, City Manager and CRA Executive Director Thomas Abbate.

Titusville.com/228/Community-Redevelopment-Agency



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 November 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:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 5 Effective Governance

Strategic Plan Impact:

ATTACHMENTS:

1. Executive Director's Report November 2025
2. CIP Spreadsheet November 2025
3. 10.06.25 Minutes Draft

EXECUTIVE DIRECTOR'S REPORT

TO: Honorable Chairman and CRA Members

FROM: Tom Abbate, Interim Executive Director

DATE: **November 11, 2025**

Staff is working on the following items.

1. Broad Street Streetscape – CRA staff is working with Contractor and Public Works to obtain a scope of work and fee development to be able to research funding. This item will come back to the CRA and City Council.
2. Working with Economic Development and Terracon to order Environmental Assessments on 4 vacant properties in the downtown that are listed as opportunity sites in the CRA Plan. This was completed in October 2025.
3. Working with Contractor, Purchasing and Public Works for handprint monuments and lighting at Space View Park (monument handprints, lighting, irrigation were approved).
4. Planning a Community Meeting on January 12, 2026 at St. Gabriels titled "Are We Ready for Mainstreet?" Florida Main Street Director will be guest speaker.
5. CRA staff secured vendor for Trail Town Amenities Master Strategic Plan scope of work and not to exceed \$40,000. Staff has received contract from Kimley Horn.
6. Collaborating with Community Development Director, NASA, Space X, Kennedy Space Center, regarding structural monitoring for historic structures in the CRA for the proposed Space X Starship Superheavy launches in 2026.
7. Pedestrian safety – new proposal received from FDOT and is on this agenda.
8. Collaborating with the Economic Development Department and East Central Florida Regional Planning Council (ECFRPC) on SWOT Analysis. This was presented at the October 28 City Council meeting.
9. Working with Marketing Alliance Economic Development for Titusville reviewing opportunity sites in the CRA District and working on proposed new Economic Development website – eta November 2025.
10. New Downtown Directory map in design. This item is on this agenda.
11. Submitted Department of Economic Opportunity Annual Report and paid fees for 2025-2026 for CRA.
12. Reviewing Proposed Projects
13. Reviewing Special Events in Downtown.
14. Approving Business Tax Receipts for CRA District.
15. Working on 2 additional proposed beautification grants in the CRA District.
16. Completed FY 2026 Goals, Objectives and Performance Measures per Florida Statute 189.0694 – this is on this agenda.
17. EV Charging Stations at Welcome Center – working with Sustainability Staff and Purchasing Department. Expected to come back to CRA Board in December 2025.
18. Security Cameras at Welcome Center – working with TPD, Code Enforcement and IT. All cameras have been installed and are operational.
19. Recruiting new businesses downtown.

- 20. Business Retention Visits.
- 21. Trash Concerns
- 22. Miracle City Market Special Event monthly in Downtown resumed in October 2025.
- 23. Working with Code Enforcement – positive activity generators and CPTED

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 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).

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 Streetscape – 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. This project was approved on August 2025 CRA Agenda. Staff met with the Contractor and Public Works on site and will be receiving Scope of Work and estimated

cost in order to research financing. This will come back to CRA and City Council. Currently this is in design.

8. Water Resources Utilities Infrastructure Slip Lining in CRA. Work Completed. (\$137,018).

9. Security cameras in Welcome Center – currently being installed.

Ongoing Projects

Historic Preservation Board

There was a Historic Preservation Board (HPB) meeting on October 6, 2025.

The HPB is working on a new program to recognize Mid Century Modern Structures. The Board also discussed the Historic Preservation Ordinance and possible changes regarding demolitions.

August minutes are attached.

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 updating infor graphic designer	
Broad Street Project	In Progress					under staff review				Need CRA approval for pervious and budget		To CRA Board in June for Direction	Approved August 2025 - Staff researching scope and				
Utilities Infrastructure	Completed	Construction						Completed									
Stormwater Infrastructure	In progress	Construction			In progress					4 Tree boxes installed - more in progress	In progress ETA completion in September						
Whiteway Replacement	Design	Design work is progressing										To FPL					
Sails In Commons	In Progress		October - Budgetted - to be ordered						Need CRA approval for pervious and budget	Fabrication started			Installed and Complete				
Low Impact Development Demonstration	In Progress		CRA approve	In design					Project in Progress	Completed							
New Sidewalks	In Progress	In progress							Scope in progress	Scobie Park Completed							

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 October 6, 2025 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 Foster, Member Shifalo, Member Gaetjens. Member Jonas, Alternate Member Davis and Alternate Member Crofton were absent. Also attending were Redevelopment Planner Sue Williams, Community Development Director Brad Parrish and Recording Secretary Laurie Dargie.

XXX

Member Foster motioned to approve the regular minutes from the September 2, 2025 meeting as presented. Vice Chairman Petyk seconded. There was a unanimous voice vote in favor.

XXX

Old Business

Mid-Century Modern Structures

Member Shifalo gave an overview of the information that she provided in the agenda packet and the extra information provided during the meeting. Member Shifalo said she is looking for classic mid-century modern architecture and potential stories of the owners that might have lived there that worked during the space era that had significant importance. Member Shifalo said she would also like to get the community involved with nominations, awareness and recognition.

Chairman Kiesel said he made the following bullet points.

- The Historic Preservation Board can research to see what the housing stock of Titusville is for mid-century modern structures, and then look at potential districts, or overlay districts for clusters of mid-century modern homes
- Potentially implement recognition without designation for mid-century modern structures
- Consider finding someone who is highly knowledgeable on mid-century modern architecture
- Keep a lookout for grant opportunities to do in-depth research on mid-century modern
- The Historic Preservation Board can find a pristine structure and initiate the designation process and see if the owner would be interested in proceeding with a designation.

Member Foster suggested flushing out the criteria for what the Historic Preservation Board is looking for first because there are levels of mid-century modern structures.

Member Foster asked if there would be consideration for both residential and commercial structures.

The Historic Preservation Board members had discussion regarding how to find the best examples of mid-century modern structures and how pristine of a structure will be found because so many structures have been modified already.

Chairman Kiesel said the next step is for the Historic Preservation Board members to research and review the surveys and research properties to see what is in Titusville.

Member Shifalo volunteered to review the surveys and bring back specific structures to the November 3, 2025 Historic Preservation Board meeting and she will also speak to the contacts at the Space Museum to see if they have any stories that go along with structures.

Chairman Kiesel asked that the members come prepared with their findings to the November 3, 2025 Historic Preservation Board meeting.

XXX

New Business

Pritchard House Special Category Grant

Redevelopment Planner Sue Williams said that they requested to know what the estimated cost would be for a detailed inspection of the Pritchard House to know what needs to be taken care of in the house. Ms. Williams said that the estimated amount for this type of inspection was quoted at \$40,000.00. Ms. Williams said that she and Community Development Director Brad Parrish have a phone meeting to ask questions about this quote later today. Ms. Williams said she will provide another update to the Historic Preservation Board at the November 3, 2025 meeting.

XXX

Historic Preservation Ordinance

Community Development Director Brad Parrish gave an overview of this item. Mr. Parrish said that currently the nomination process is voluntary and if the Historic Preservation Board desires that it be mandatory, their request would need to be made to City Council for their approval.

Member Foster said she would like to have it changed to make it mandatory to save historic structures.

The Historic Preservation Board members had some discussion.

Chairman Kiesel said he would like the opportunity to sit down and speak to City Council and provide the Historic Preservation Board's intent and desire to save historic structures and receive feedback from Council as to their support of making potential changes to the Historic Preservation Ordinance.

Member Foster said she would like to see the downtown district expanded to include St. Gabriel's, the Court House and the Pritchard House. Mr. Parrish said each of these are on the National Register and are protected.

XXX

Vice Chairman Petyk made a motion to approve Chairman Kiesel to speak on behalf of the Historic Preservation Board to City Council regarding saving historic structures and potential changes to the Historic Preservation Ordinance that help strengthen the ordinance. Member Shifalo seconded. There was a unanimous voice vote in favor.

XXX

Petitions & Request

None

XXX

Reports

Member Shifalo said she invited the Titusville Ghost Tours to come and present to the Historic Preservation Board but they did not show up today.

Member Foster stated that Historic Preservationist don't particularly want their historic structures to be labeled as haunted. Member Foster stated that the Historic Preservation Board is not interested.

XXX

Adjournment 2:08pm

DRAFT