

The City of Titusville City Council met in special session on Tuesday, December 2, 2025, at Titusville City Hall, second floor, Council Chamber, 555 South Washington Avenue, Titusville, Florida 32796. Mayor Connors called the City Council meeting to order at 5:30 p.m. Those present in the Council Chamber included Mayor Andrew Connors, Vice-Mayor Herman Cole, Jr. Col USAF Retired, and City Council Members Jo Lynn Nelson, Dr. Sarah Stoeckel and Megan Moscoso. Also present were City Manager Thomas Abbate, City Attorney Andriene Treasure and Senior Administrative Assistant Emily Campbell, who completed the minutes of the meeting.

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

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Mayor Connors requested a moment of silence. He then led those present in the Pledge of Allegiance to the Flag.

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The purpose of this meeting was: (1) Public Hearing on Community Development Block Grant (CDBG) 24-25 Annual Performance Report and 26-27 Action Plan housing and community development needs and (2) Adopt annual State Housing Initiative Partnership (SHIP) program Housing Incentive Plan 2026.

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Public Hearing on Community Development Block Grant (CDBG) 24-25 Annual Performance Report and 26-27 Action Plan Housing and Community Development Needs – City Manager Abbate advised that the request was to hold the public hearing on the CDBG 24/25 program year report and 26/27 Action Plan Housing and Community Development Needs and hear requests for funding from the non-profit agencies.

Neighborhood Services Director Terrie Franklin provided a powerpoint presentation that highlighted as followed:

- Purpose of this Special Meeting
- Neighborhood Services
- Mission
- Goals and Objectives
- Revitalization Objectives
- Preservation Objectives

- Fair Housing Objectives
- Serve the Needs of Residents
- Housing Objectives
- Methods of Implementation
- Plan for Change
- Available Resources and Constraints
- CDBG Grant Program
- FY 24/25 Available Revenues
- Funds Expended in FY 24/25
- FY 24/25 CDBG Public Services Year 3 of 5
- FY 24/25 CDBG Year 3 of 5 Other Projects and Administration
- On-Going Funded Programs Carry Forward to Year 4 of 5
- FY 24/25 Year 3 of 5 Accomplishments
- End of Annual Performance Report

Neighborhood Services Director Terrie Franklin stated that she was open to questions from the public.

There were no speaking cards submitted by the public.

Member Stoeckel asked if the funds were in jeopardy given the current political climate.

Neighborhood Services Director Terrie Franklin stated that she felt the funds were in jeopardy and by next year, staff would see a drastic reduction in the funds provided.

Member Moscoso stated that a large amount of the funds was spent on resurfacing roads. She asked what the plan was moving forward to utilize the funding for more housing initiatives or other projects.

Neighborhood Services Director Terrie Franklin stated that after the meeting with the community, the community requested the plan focus on a sidewalk project, lighting improvements, and transportation and traffic calming features along Deleon Avenue.

Neighborhood Services Director Terrie Franklin continued her presentation that highlighted as followed:

- 2026/2027 CDBG Annual Action Plan
- City of Titusville Consolidated Plan Strategies
- 10-Year CDBG Grant Revenues

Member Nelson asked if the CDBG funds could be used for a homeless shelter.

Neighborhood Services Director Terrie Franklin stated that if an agency wanted to operate a homeless shelter, then they could fund the operational costs, but could not fund the construction aspect of it.

Member Stoeckel stated that she was aware of only one nonprofit organization in the community that operated a cold-weather shelter and that she did not believe the organization received City funding. She expressed concern that, without support, the organization might discontinue operating the shelter for Titusville residents. She asked whether City staff could explore options for the City to partner with or otherwise assist the organization in operating the cold-weather shelter.

Neighborhood Services Director Terrie Franklin stated that staff would look into Member Stoeckel's concern.

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Neighborhood Services Director Terrie Franklin advised that the following agencies provided requests for FY 2026/2027 grant funding:

- Aging Matters in Brevard – Meals on Wheels - \$16,445
- Brevard Alzheimer's – Safe Ride Program - \$7,000
- Women's Center – Domestic Violence Safe House - \$16,000
- Grand Parents Raising Grandchildren – Child First Program - \$7,000
- Matthew's Hope – Mobile Homeless Outreach - \$30,000
- North Brevard Charities – P.O.W.E.R. Program - \$42,000

Aging Matters, the Women's Center, Matthew's Hope and North Brevard Charities gave a brief presentation on their request.

Mayor Connors requested that City staff seek access to the data from the community asset mapping conducted by Parrish Healthcare that was used to identify and address healthcare gaps in North Brevard.

Member Moscoso asked if there was any way that the City could assist with funding for these organizations since there was only \$42,000 available (estimate) and \$118,645 requested the agencies.

Member Stoeckel stated that staff could use the community asset mapping to identify populations in the community that needed assistance to ensure that resources were used strategically. She stated that she wished all the organizations could be funded but emphasized the need for caution because the funds involved were public funds and taxpayer dollars. She further stated that she supported bringing together local nonprofit organizations to collaborate with one another.

Neighborhood Services Director Terrie Franklin continued her presentation that highlighted as followed:

- Proposed FY 2026/2027 CDBG Grant Year 5 of 5
- Public Services Requests
- Public Facilities and Infrastructure South Street Target Area Revitalization Year 5 of 5
- Federal Program Updates – Executive Orders

Member Moscoso stated that the City was denied a grant for the Affordability Housing Study but asked whether the City could still explore inclusionary zoning without conducting the study.

Neighborhood Services Manager Tracy Davis stated that the Affordable Housing Advisory Committee had been requesting an Affordability Housing Study for several years because one had not been completed in approximately fifteen years. She stated that the Committee wanted to base affordable housing policies on updated information from a new study that would show where Titusville currently stood and the needs of the community.

Community Development Director Brad Parrish stated that City Council could still move forward with discussing inclusionary zoning without the study.

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Adopt annual State Housing Initiative Partnership (SHIP) program Housing Incentive Plan 2026
– City Manager Abbate advised the request was to adopt the 2026 State Housing Initiative Program Housing Incentive Plan and approve Resolution No. 20-2025.

Neighborhood Services Manager Tracy Davis stated that the purpose of the Affordable Housing Advisory Committee (AHAC) was to review the City's policies, procedures, ordinances, land development regulations, and the comprehensive plan, as it relates to affordable housing to develop an Incentive Plan recommending incentives annually as required for the SHIP grant program. The Incentive Plan incorporated specific incentives and actions to encourage or facilitate the development of affordable housing while protecting the ability of the property to appreciate in value.

At a minimum, the AHAC was required by SHIP Statute to make recommendations on the following areas: (A) The processing of approvals of development orders and permits for affordable housing projects was expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)(3). This was a mandatory incentive; (B) The allowable fee waivers provided for the development or construction of affordable housing; (C) The allowance of flexibility in densities for affordable housing; (D) The reservation of infrastructure capacity for housing for very low-, low-, and moderate-income persons; (E) Affordable accessory residential units; (F) The reduction of parking and setback requirements for affordable housing; (G) The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing; (H) The modification of street requirements for affordable housing; (I) The establishment of a process by which the City considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of affordable housing; (J) The preparation of a printed inventory of City-owned public lands suitable for affordable housing. This is a mandatory incentive; and (K) The support of developments near transportation.

In addition to the above-required categories, the Affordable Housing Advisory Committee (AHAC) has the option to include additional incentives that they believe would further the availability of affordable housing. As a result, the AHAC has included additional incentives as outlined in the plan. They were: (L) The implementation of an Inclusionary Zoning planning tool requiring certain market-rate developers to include a percentage of affordable units within the development.

On October 20, 2025, the AHAC approved its 2026 Housing Incentive Plan as submitted. A subsequent public hearing was held on November 3, 2025, to receive public comments on the proposed Plan before submittal to City Council for adoption. No comments were received during the public hearing.

As required by Florida Statute, a Housing Incentive Plan must be adopted by the City and submitted to the Florida Housing Finance Corporation annually, when local SHIP funding exceeds \$350,000 no later than December 30th each program year or the City's SHIP grant funding would be subject to termination.

City Council has the option of accepting, amending, or rejecting the AHAC's recommendations as written in the Plan. However, two of the incentives are mandatory by the Statute to be adopted: A) Expedited Permitting and Review and B) Ongoing review process. Any changes made by City Council to the Plan would be incorporated into the final Plan when submitted.

The Neighborhood Services Department has prepared the 2026 Housing Incentive Plan, as developed by the AHAC, for City Council's consideration, and request City Council's action on each incentive strategy as recommended in the Plan. Council's actions would be noted in the Plan for each incentive where indicated as "pending" prior to submittal.

Member Stoeckel stated that she believed the Affordability Housing Study would have given her more insight into the affordable housing situation in Titusville and would have helped her make better-informed decisions.

Community Development Director Brad Parrish stated that the Council could request an Affordable Housing Study but noted that it would need to be funded.

Neighborhood Services Director Terrie Franklin stated that the Neighborhood Services Department was entering the next cycle of preparing its five-year plan for the Community Development Block Grant (CDBG). She noted that, as part of that process, the Department could complete an Affordable Housing Study if City Council provided that direction.

City Manager Abbate advised that, following the audit, the City would have a clearer understanding of available encumbered funds. He noted that during the mid-year review in April, departments could request additional projects, which may or may not have been funded or could have been underfunded. He stated that staff could bring back an Affordable Housing Study using funds identified from the City's audit at mid-year.

Motion: Member Nelson moved to adopt the 2026 State Housing Initiative Program Housing Incentive Plan and approve Resolution No. 20-2025. Vice-Mayor Cole seconded the motion. The roll call vote was:

Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes

The motion carried unanimously.

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Petitions and Requests from the Public Present – City Manager Abbate advised that this was a special meeting and the comments must relate directly to the meeting.

Toni Shifalo reported that the staff of the Neighborhood Services Department had been working diligently with the Concerned Citizens Group. She noted that \$331,000 had been spent on paving Tropic Street and Canaveral Street while homeless individuals were still living on the streets. Ms. Shifalo further stated that the federal regulations and requirements governing Community Development Block Grant (CDBG) funds were extensive and made it difficult to allocate the funds for specific purposes.

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With no further business to discuss, the meeting adjourned at 6:55 p.m.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk