

# City of Titusville

## Community Redevelopment Agency



## Annual Report FY 2018 - 2019

Prepared by  
City of Titusville  
Community Development  
& Finance Departments

# **Downtown Community Redevelopment Agency**

## **CRA Board Members:**

Walt Johnson, Chairman  
Dan Diesel, Vice Chairman  
Greg Aker  
Jim Ball  
Robert Jordan  
Jo Lynn Nelson  
Sarah Stoeckel  
Curt Leady - resigned

## **CRA Staff:**

Scott Larese, Executive Director, Community Redevelopment Agency  
Richard Broome, City Attorney  
Kevin Cook, P.E., Public Works Director  
Bridgette Clements, Finance Director  
Jenna Ryan, Finance Manager  
Wanda Wells, City Clerk  
Peggy Busacca, Community Development Department Director  
Tim Ford, Redevelopment Planner

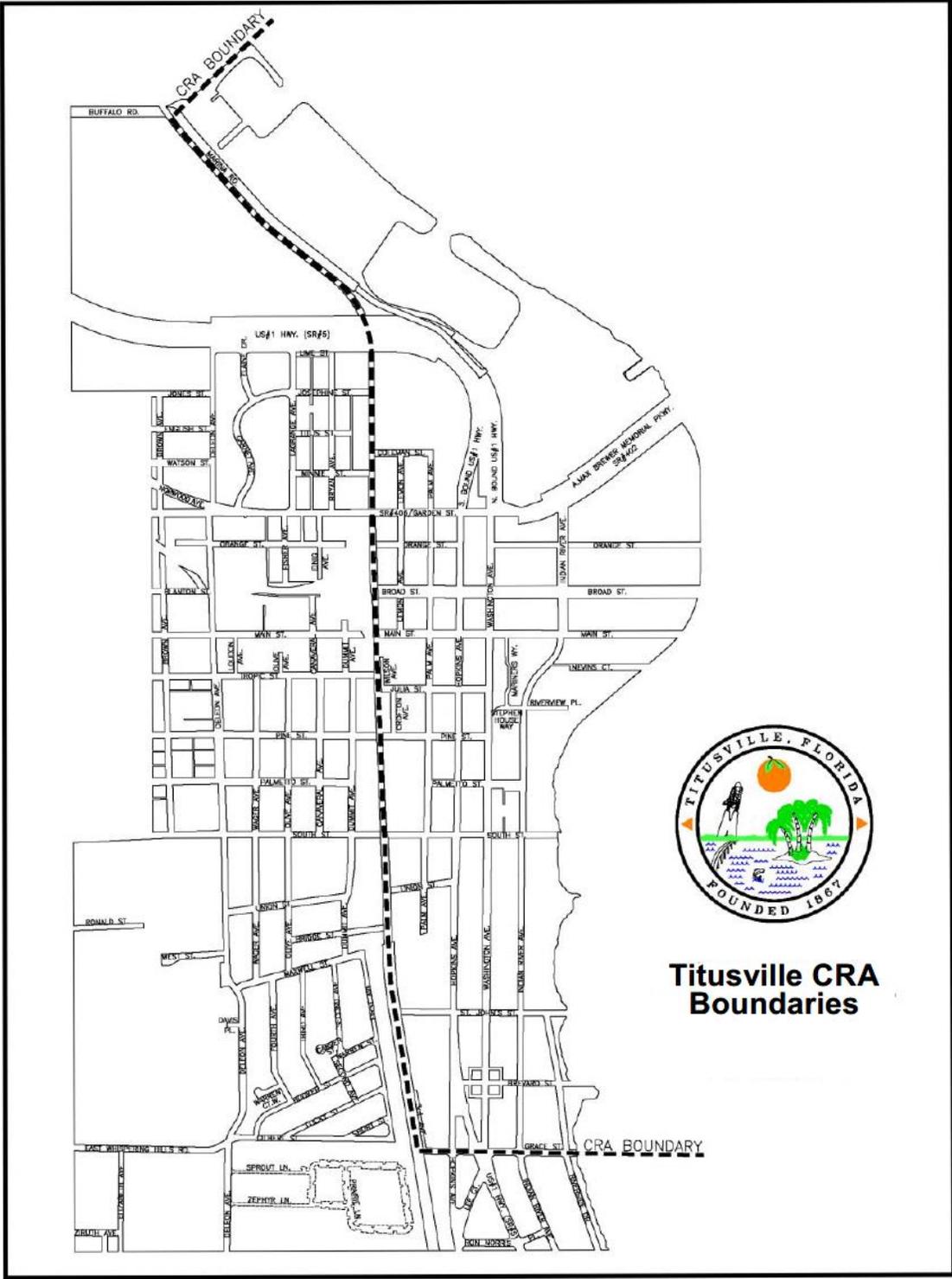
## **Introduction**

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

In an effort to provide residents and visitors with a memorable experience, the City envisions the addition of new mixed-use buildings on infill lots, new open space amenities, enhanced streetscape conditions, new public facilities, and regional storm-water parks. Development standards will be aimed at increasing the area's capacity to accommodate new growth while preserving the historic character of the community. By combining these features with a smarter approach to growth, the City will realize a downtown that will attract sustainable growth and create a unique sense of place in which all residents can be proud.

The Downtown CRA encompasses approximately 300 (299.42) acres of land on the eastern edge of the City and is over a mile and half from its northernmost area at the municipal waterfront park and marina complex, to its southern terminus at Grace Street. The CRA includes the Historic Downtown, or core area and a number of small neighborhoods. The CRA is bounded by the Indian River waterfront on the

east and north and by the Florida East Coast Railroad tracks on the west. The CRA parallels the Indian River and includes over 1.9 miles of waterfront as shown on the following map.



## Assessed Real Property Values & Tax Increment Fund Revenue History

The original base year real property value for the Titusville Downtown CRA in 1982 was \$20,495,020. The Titusville Downtown CRA assessed property value in the reporting year of FY2019 was \$101,806,717.

A history of the Titusville CRA Tax Increment Revenue per year since FY2005–2006 is found in Table-1 below. Prior to FY 2005–2006 the Downtown CRA had a steady but low tax increment since its inception in 1982. Over the past decade, the CRA's tax increment revenue has been more volatile due to the impacts of both new development and economic conditions.

**Table 1: Tax Increment Revenues by Year (Audited)**

FY 2005-2006	\$286,787
FY 2006-2007	\$589,533
FY 2007-2008	\$922,899
FY 2008-2009	\$876,391
FY 2009-2010	\$792,703
FY 2010-2011	\$724,997
FY 2011-2012	\$655,653
FY 2012-2013	\$631,488
FY 2013-2014	\$699,901
FY 2014-2015	\$712,212
FY 2015-2016	\$766,683
FY 2016-2017	\$793,838
FY 2017-2018	\$867,986
FY 2018-2019	\$919,020

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

The three remaining Harbor Pointe buildings were added to the tax rolls in fiscal year 2007 - 2008. Due to the economic downturn and increased foreclosures, the revenue in fiscal year 2008 - 2009 decreased to \$876,391. The revenue for fiscal year 2009 - 2010 was approximately \$792,703. Revenues for the 2010 - 2011 fiscal year decreased further by almost nine percent (9%) to approximately \$724,997. Continuing the downward trend of property values within much of Florida, audited revenues for fiscal year 2011-2012 decreased eleven percent (11%) to \$655,653. TIF revenues in FY2012-2013 slightly declined, with a decrease of 3.8%. The reduction in revenues between FY2009-2010 and FY2012-2013 resulted in a greater percentage of revenues being dedicated to debt service, thereby limiting redevelopment projects that were being undertaken by the CRA during those years. A 9.8% increase in the TIF revenues occurred in FY2013-2014. FY2014-2015 TIF revenues continued trending positive with an increase of \$12,311 or 1.76%. The tax increment figure for FY 2015 – 2016 showed an increase of \$54,471 or 7.65% from the previous fiscal year. FY 2016-2017 tax increment revenues increased \$27,155 in value or 3.5% from the FY 2015 – 2016 increment. The FY2017-2018 Tax Increment revenues saw an increase of \$74,148 or 8.5%. FY 2018-2019 Tax Increment revenues continued the positive trend with an increase of \$51,034 or 5.8% over the FY 2017-2018 TIF revenues with a total TIF of \$919,020.

In 2011, the CRA authorized issuance of a Public Improvement Revenue Note in an amount not to exceed \$2,535,000 to finance roadway and landscaping improvements in conjunction with the FDOT U.S. 1 project. In February 2013, the CRA approved partial repayment of the loan for \$850,000. The repayment funds were the result of lower than anticipated projects costs. The CRA's action produced a total savings of \$1.27 million. The CRA also paid off the Commons Project Bond at a cost of approximately \$95,000. The loan repayments reduced the annual debt service in FY2014-2015 from 34% to 19% of the Annual Revenues, thus providing more opportunities for capital projects in the future. The percentage of annual debt service to annual tax increment values in FY 2016 – 2017 was further reduced to 17% due to a combination of the increase in tax increment values and debt payments. Annual Debt Service in FY2017-2018 was further reduced to 15.7% of the Annual Revenue. Annual Debt Service in FY 2018-2019 again was reduced to 14.66% of the CRA's Annual Revenue.



Harbor Pointe Condominiums on Indian River Avenue

## **Fiscal Year 2018-2019 Capital and Non-Capital Projects**

The Downtown CRA has continued with existing projects during the 2018 - 2019 fiscal year as well as started new projects. The Fiscal Year 2018 – 2019 Capital Projects that were completed and that were started included the following:

### **Completed Capital Projects & their Estimated Cost:**

- ❖ Main Street Streetscape/Coast to Coast Downtown Connector Trail (CRA cost share - \$188,875),
- ❖ Julia & Nevins Court Yards Renovations (\$349,122),
- ❖ Commercial Interior Building Renovation, Commercial Beautification, and Permit & Impact Fee Grant Programs (operational – see detailed grant payouts in the narrative below),
- ❖ Hurricane Repairs (the Commons Parking Lot Lights) (\$170,800),
- ❖ Pedestrian Decorative Light Pole Holiday Bows - 3-D Red Canvas Lamp Post Bows (\$6,408),
- ❖ Street Resurfacing – Palm Avenue and Orange Street east of S. Washington Avenue (\$150,000)
- ❖ Julia Parking Lot Landscaping Lighting (\$1,184)
- ❖ Traffic Signal Box Art Wraps for 10 signal boxes (\$4,150)
- ❖ Solar Power Roof Panels at the Welcome Center (\$13,958)
- ❖ Additional Trash Cans (2) installed (\$2,195)
- ❖ Ten (10) Trash Can Dome Replacements (\$1,212)
- ❖ Two (2) Replacement Trail Bollards (\$1,811)

### **Capital Projects Started but not completed in the Fiscal Year:**

- ❖ Downtown Cameras – equipment purchased but not installed and operational in the fiscal year (the purchase cost of the cameras and equipment - \$2,513.78)

More detail about these projects follows.

### **Main Street Streetscape – Coast to Coast Downtown Connector Trail**

The original Main Street Streetscape project extended from Palm Avenue to Indian River Avenue. The Main Street Streetscape project was presented to the CRA with options for improvements for pedestrians and bicyclists as part of a larger citywide trail system. In October 2014, the CRA approved a plan with marked bike lanes, reconstructed sidewalks and landscaping. The project was bid in the summer of 2015 with bids opened on August 4, 2015. Bids came in over the budgeted \$150,000 amount. The project was rebid with alternatives, with bids due in October FY 2015-2016. The CRA did not award the bid after Florida Department of Transportation (FDOT) plans to construct a cycle track on Main Street, from the FEC Railroad tracks to the intersection of Indian River Avenue and Garden Street as part of the Florida Coast to Coast Trail, became available. These plans conflicted with the City's streetscape plans and the CRA reprioritized the project as a trail improvement. FDOT allocated design funds to the city to design the cycle track and the CRA and City Council appropriated impact fee funds, CRA funds and funds from other projects to construct the proposed cycle track improvements which included the repaving of Main Street and Indian River Avenue and the conversion of Main Street between Washington Avenue and Indian River Avenue to a one way street with parallel on-street parking spaces. Multiple meetings were held from April to August of 2016 with the public, the CRA and City Council to obtain advisability on the ultimate Main Street on-street parking design. Construction of the trail started in FY 2015 – 2016 and continued through FY 2016 – 2017 with street paving, striping, trail lane painting, traffic signal revisions, signage, landscape preparation, etc.

In FY 2018 portions of asphalt road on Indian River Avenue were removed, back filled with soil and curbed to create landscape islands that provided a road diet to Indian River Avenue and provided a protected, separate trail lane. Landscaping was installed in November 2017. A second coat of green and white trail lane marking paint was put down. Fifteen (15) removable metal bollards for street and trail intersections to protect cyclists and pedestrians and to deter vehicle use of the trail lanes were ordered under a contract issued to Santa Cruz Construction, Inc., in the amount of \$22,875. The bollards were installed at the trail and street intersections in December, 2018 which completed the project. The total estimated cost of the project was \$673,000 with the CRA contributing approximately \$188,875.



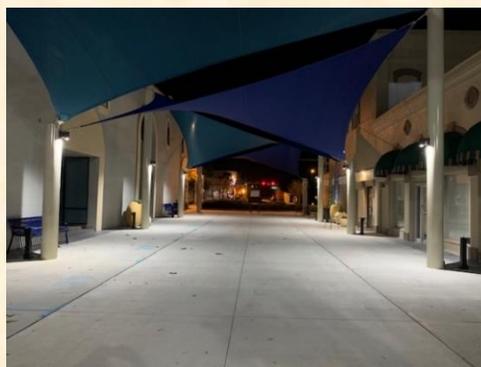
*Completed Downtown Connector Trail*

## **Julia and Nevins Court Renovation**

In July 2016, the CRA provided advisability on the renovation of the Nevins and Julia Courtyards. In order to make the courtyard use more flexible and usable for events, visitors, and businesses, approval was granted to remove the existing courtyard structures and install shade structures and possibly the placement of tables and chairs. Demolition work on the existing courtyard structures began in January 2017. In March 2017, the CRA recommended approval of the purchase of shade structures from REP Services from Lake Mary, Florida in the amount of \$231,083. Installation of the shade structures began in January 2018 and was completed by February 2018. On January 9, 2018 a contract was awarded to SDV Services, LLC, from Titusville, Florida in the amount of \$99,800 to remove the existing pavers and concrete bands in the courtyards and repave the area with concrete. The installation of electric receptacles in the courts for use during events was coordinated with the pouring of the concrete floor. After the completion of the concrete base and electrical receptacles, twelve (12) planters, four (4) trash receptacles, and five (5) benches were installed at the courtyards in June 2018. Safety lighting was also installed at the courtyards in FY2019. A request for bids for decorative pavement markings was advertised, received and rejected in November, 2018 due to the cost. Four (4) removable metal bollards were ordered with two (2) each to be placed at the east ends of the courtyards to deter vehicles from driving onto the courts from Mariners Way as part of a contract with Santa Cruz Construction (see Main Street Streetscape – Coast to Coast Downtown Connector Trail above). The bollards were installed in December, 2018 and cost \$7,122. The installation of the bollards completed the project.



Completed Julia Courtyard and Nevins Courtyard Renovations



Security lights in the Julia Courtyard

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

In FY 2016 – 2017 the CRA created a Commercial Interior Renovation Incentive Grant Program to assist property owners and commercial tenants of older buildings to bring their structures up to current Americans with Disabilities Act (ADA), the Florida Fire Protection Code, and the Florida Building Code standards. The Commercial Interior Building Renovation Incentive Grant Program helps to

expand and improve under-used buildings to increase commercial and mixed use intensity, bring buildings up to code, assist small businesses in the CRA to grow and prosper, and to promote job creation in the district. This grant program offers financial assistance in the form of a reimbursable, 50% matching grant up to a maximum of \$50,000 to the property owner or business owner for eligible expenses associated with the renovation and rehab of the following interior elements of commercial and mixed use building space:

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

During fiscal year 2017-2018 the CRA expanded its matching Building Grants Incentive Programs by drafting and approving a new Permit & Impact Fee Incentive Grant Program, revising the Commercial Interior Renovation Grant Program and reactivating and revising its Commercial Beautification Grant Program. The Permit & Impact Fee Program provides a maximum \$50,000 matching one to one grant to help offset the cost of permits and impact fees for new construction in the CRA. The Commercial Interior Renovation Grant Program was revised to provide an additional \$50,000 matching one to one grant for interior building renovations that provide residential and nonresidential mixed-use as an incentive for residential units to be added to the CRA and spur housing in the downtown. The Commercial Beautification Grant Program provides a \$40,000 matching one to one grant for façade and exterior improvements to buildings in the CRA to improve the appearance of the CRA/downtown and eliminate blight. The Grant Programs were further revised to provide payment of 75% of the grant award at project completion and the remaining 25% of the grant award with occupancy of the building at one (1) year after completion of the improvements as an incentive for building owners to have their buildings occupied and not sit empty. The expanded grant program became operational in FY 2019.

Five (5) grants were awarded in FY 2019. The grants awarded included two (2) Commercial Interior Grants, two (2) Commercial Beautification (Façade) Grants and one (1) Permit & Impact Fee Grant for new construction. The total amount of awarded grants was \$118,072.

Two (2) grant payouts were made during the fiscal year. The grant payments were for two (2) Commercial Interior grants, one (1) for \$50,000, and the other for \$4,200 for a total payout of \$54,200.

Since these are 50% matching reimbursable grants with a maximum cap, the grant program leverages more than double the grant amount of investment in the CRA. A CRA Grant Return on Investment History Report found that for completed grant projects and for grant projects under construction the return on investment was \$14.71 for every \$1 of CRA grant money awarded. Considering only completed grant projects since 2008, the ROI was \$3.14 for \$1 of CRA grant money. The reason for the large difference between completed project and both completed and under construction is that there are two (2) major construction projects presently taking place in the CRA, the Launch Now project with an estimated cost of \$5 million of construction and the Beachwave project with an estimated cost of \$3 million.

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

### **Hurricane Matthew & Irma Repairs (The Commons Parking Lot Lights)**

Hurricanes Matthew in FY 2017 and Irma in FY2018 caused significant damage along Titusville’s waterfront. The parking lot light poles at the Commons Parking Lot were damaged by the high winds of the two (2) storms. A contract with Chrome Electric of Titusville in the amount of \$170,800 was approved to remove the old and damaged light poles and replace them with fourteen (14) new light poles with L.E.D. lights. The L.E.D. lights are brighter, contribute to the safety of downtown visitors, and are more cost efficient to operate. The wiring and light pole base work was completed during the fiscal year; however, the light poles were not installed until FY2019.



New Commons Parking Lot lighting

### **Pedestrian Decorative Light Pole Holiday Bows**

Ninety six 24 inch 4 loop red canvas holiday bows were purchased at a cost of \$6,408 to replace red velour bows that had been hung on the downtown pedestrian light poles the previous two (2) holiday seasons and had weathered and faded. The new canvas 3-D bows are more durable and have a five (5) year fade warranty. The new bows were hung in the FY2020 holiday season.

### **Street Resurfacing**

Palm Avenue from South Street to Garden Street and Orange Street between S. Washington Avenue and Indian River Avenue were resurfaced in August, 2019. The cost to repave the streets was \$150,000. The streets were cracking and in need of repair. The paving also adds to the appearance of the CRA and helps economic development by providing well maintained streets.



Palm Avenue Resurfacing



Orange Avenue east of S. Washington Ave. Resurfacing

### **Julia Parking Lot Landscape Lighting**

Accent landscape lighting was added to the perimeter of the Julia Street parking lot with eight (8) LED color changing spotlights that are directed upwards into trees along the landscape beds bordering S. Washington Avenue, S. Hopkins Avenue, and the entrance drive on Julia Street. The total cost of the light installation was \$1,184. The lighting color is changed based on holidays and events. The lighting adds to the vibrancy of the CRA.



Julia Street Parking Lot Landscape Lighting

### **Traffic Signal Box Art Wraps**

The CRA partnered with the non-profit organizations, the Greater Titusville Renaissance (GTR) and the North Brevard Art League to create eight (8) vinyl art wraps to be placed on traffic signal boxes found on U.S. Route 1 in the CRA between Grace Street to the south and Garden Street to the north. GTR and the North Brevard Art League solicited a call for art with Titusville history, nature and space themes. The art work was approved by the CRA at their September 2018 meeting. Since U.S. Route 1 is a Florida Department of Transportation (FDOT) right of way, the signal box art work proposal was submitted to the FDOT as part of an Aesthetic Feature Agreement. The vinyl wraps were installed in Fiscal Year 2019. Later in the fiscal year FDOT enlarged two (2) of the boxes which required the replacement boxes to be wrapped. The art wraps further the Vibrant Community Initiative – support of the arts goal of the Redevelopment Plan.



Traffic Signal Box Art Wrap examples

### **Solar Power Roof Panels at the Welcome Center**

Solar power was created at the Downtown Welcome Center with the installation of solar power roof panels and electric system in FY 2019. The solar power system helps to power the Welcome Center and reduce electric costs to the City and its taxpayers. The cost of the solar power system was \$13,958.



Solar panels on the Welcome Center roof

### **Additional Trash Receptacles**

Two (2) additional trash cans were added to the Downtown CRA during the fiscal year. The locations of the trash cans were based on requests from downtown merchants. One (1) trash can was located at the northeast corner of the Julia Street Parking Lot and the other trash can was located at the southwest corner of Main Street and Indian River Avenue. The cost of the two (2) trash receptacles was \$2,195.



New trash receptacles at the Julia Parking lot and at Main St. near Indian River Avenue

### **Trash Receptacle Dome Replacements**

Due to aging and deterioration of trash receptacle domes in the Commons Parking Lot, ten (10) new trash receptacle domes were ordered and installed in FY 2019. Since the trash receptacles were still in good order, it was determined that replacing the domes was more cost effective to the CRA than replacing the entire receptacle based on the cost of new trash receptacles as seen above. The cost of the ten (10) trash receptacle domes was \$1,212.



### **Replacement Trail Bollards**

Two (2) replacement trail bollards were purchased and installed along the trail and street intersections due to damage occurring to two (2) of the bollards by vehicles. The two (2) bollards cost \$1,811.

### **Downtown Cameras**

The Titusville Police Department as part of its Community Policing Program requested the CRA to purchase four (4) video cameras and associated equipment to be installed at three (3) strategic

locations in the downtown CRA in order to document areas of high traffic/pedestrian accidents and criminal activity. The cameras will be placed on street light poles at the northeast corner of S. Hopkins Avenue and Julia Street facing the southwest; the Commons Parking Lot at the light pole near the Badcock Furniture store facing southward; and two (2) cameras at the intersection of S. Washington Avenue and Julia Street facing both northward and southward on S. Washington Avenue incorporating the pedestrian crossing at that location where the rapid flashing beacon light is located. The cameras and equipment were purchased in FY2019 but not installed until FY2020.

## **Non-Capital Projects**

The Non-Capital Projects that occurred over the fiscal year are as follows:

- ❖ CRA Special Expenditures Audit for FY 2017 and FY 2018
- ❖ Spaceview Park Connecting Pedestrian Pier Feasibility Study
- ❖ Form Based Code Discussion
- ❖ Streetscape Landscaping and Maintenance
- ❖ Community Policing
- ❖ Historic Preservation Board activities
- ❖ Sand Point Park Civic Center Study
- ❖ Downtown Mixed Use (DMU) Zoning density increased – Uptown Subdistrict
- ❖ Downtown Development Design Review
- ❖ Vacant Buildings and Storefront Survey
- ❖ Handicap Parking Survey
- ❖ Court Yard Floor Decorative Painting Rejected
- ❖ Memorandum of Agreement with the City Regarding Welcome Center Responsibilities
- ❖ Sand Point Civic Center Concept Study
- ❖ Request of Interest (ROI) on Downtown Properties

## **CRA Special Expenditures Audit for FY2017, FY2018, & FY2019**

In February 2019 the CRA tasked the City's independent auditors with auditing the CRA's expenditures for FY2017 and FY2018. The audit found that the CRA's expenditures for those years to be compliant with State Statutes. The auditors were also tasked with auditing the CRA's FY2019 expenditures which were found to be compliant. State legislation was passed in 2019 that will make the auditing of CRA expenditures a requirement in FY2020.

## **Spaceview Park Connecting Pedestrian Pier Feasibility Study**

The CRA approved advisability in July 2019 and a budget amendment in September to fund a feasibility study for a pedestrian pier to connect Spaceview Mercury Park to Spaceview Gemini Park. The parks are separated by an inlet that requires visitors to back track to visit both parks. The pier if found feasible to construct will meet the CRA's Plan goal of connecting the City's parks and providing a water front attraction for residents and visitors to view rocket launches. The study will be completed in FY2020.

## **Form Based Code Discussion**

The idea of a Form Based development code being applied in the CRA district to update the current Downtown Mixed Use hybrid form based – standard zoning code was presented to the CRA during the fiscal year. The FY2020 budget included funding for the possible code update.

## **Streetscape Landscaping and Maintenance**

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

In FY2018, the CRA funded the creation of a part-time maintenance worker to perform a variety of duties that include but are not limited to, litter control, vegetation maintenance, garbage removal, painting, graffiti removal, reporting acts of vandalism, etc. The position was needed due to the increase in the number of visitors to the downtown, many coming to experience the regional and national trails converging in Titusville. The position was funded in FY2019 however the part time employee took ill during the year and did not return to work. The maintenance duties had to be picked up by other Public Works staff while the position was advertised and a person chosen to fill the position which did not occur during the fiscal year.



Maintenance workers mulching a S. Washington Ave. landscape bed

### **Community Policing**

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

Program accomplishments for the fiscal year are listed below. As the community policing initiative augments the Titusville Police Department's regular presence in the CRA, only those activities conducted during the community policing details are provided. CRA Police Details totaled 175 hours and 44 specific days assigned for the fiscal year and the details involved 440 Property Checks; 52 Traffic Stops; an 9 Suspicious Persons/ Vehicles/ Incidents.

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

Vehicle Burglaries – 41  
Residential Burglaries – 2  
Commercial Burglaries – 11

Traffic Stops – 748  
Traffic Accidents without injuries – 165  
Traffic Accidents with injuries - 29

A representative of the Titusville Police Department attends monthly Downtown Merchant Association meetings and held a crime prevention meeting for residents and property owners in the CRA district during the fiscal year. The residents and property owners within the CRA have acknowledged the Community Policing program as a success.

### **Historic Preservation Activities**

The CRA District is home to many of the City's historic resources. The preservation of these historic resources in the community redevelopment district adds to the City's pride and creates pedestrian and visitor appeal, which provides economic development for the City. During the fiscal year the CRA recommended to the City Council that a Historic Preservation Plan be adopted. A twelfth property, the Gibson-Rivers House located at 723 S. Palm Avenue which also is in the CRA District, was added to the City's Local Historic Register in July 2019. The Historic Preservation Board also created a Historic Landmarks brochure which highlights the City's National and Local Historic Register properties and State Historic Markers, again many of which are located within the CRA district.



Gibson-Rivers House at 723 S. Palm Ave.

### **Sand Point Park Civic Center Feasibility Study**

The Sand Point Park Civic Center Feasibility Study was brought before the CRA in May, 2019 to determine whether to move forward with the study however the Board was not in favor of proceeding with the study at this time due to the estimated costs involved and the preference to spend funds on other projects.

### **Downtown Mixed Use (DMU) Zoning District Density Increased**

The CRA and City Council approved a Comprehensive Plan and Zoning Code amendment to increase the density of the Downtown Mixed Use (DMU), Uptown Sub-district from 20 dwelling units per acre to 30 dwelling units per acre. The increase in density to the Uptown Sub-district of the DMU zoning district was recommended by the City of Titusville Economic Development Plan to encourage residential development in the downtown and to promote mixed-use development particular in the Sand Point area. The Economic Development Plan determined that the existing 20 dwelling units per acre was insufficient to promote residential development and mixed use in the downtown. The code change also furthers the CRA's Plan goal of increasing residential in the Downtown.

### **Downtown Development Design Review**

Per the Downtown Mixed Use zoning code, the CRA is responsible for the final design review approval of developments with greater than 1.5 acres and 10,001 square feet. During the fiscal year the CRA approved the following developments: the new Beachwave development at 101 A. Max Brewer Causeway; the Launch Now renovation development at 300 – 310 S. Washington Avenue; and the addition to the Titusville Towers at 405 Indian River Avenue.



Beachwave New Construction Development



Launch Now Renovation Development

### **Vacant Storefront and Buildings Survey**

A survey of property owners with vacant storefront and buildings was conducted by staff after being directed by the CRA to try to determine reasons for buildings and storefronts being vacant. Responses were obtained from seven (7) of eleven (11) property owners with vacant buildings in the core downtown area. It was found that six (6) of the seven (7) property owners were actively marketing their properties. Reasons for vacancies varied from renovation work not being completed, the property being in poor shape and needs to be razed, building code issues with renovating older buildings, the age and design of the building limits use of the building, not willing to rent to problem tenants, etc.

### **Handicap Parking Survey**

The CRA requested staff to survey the number of handicap parking spaces in the downtown to determine if there were an adequate number of spaces in the downtown. Staff researched the number of handicap spaces in the downtown and compared it to the number of handicap spaces at the Walmart in the city. It was found that the number of handicap parking spaces in public parking lots was comparable to the number found at the Walmart.

### **Courtyard Decorative Floor Painting Rejected**

In November 2018 the CRA rejected a Request for Proposals for the decorative painting of the Nevins and Julia Court Yards due to only one (1) proposal was submitted, due to the cost of the proposal (\$71,700), and due to the CRA considering that the funds could be better spent on other projects in the CRA.

### **Memorandum of Agreement with the City regarding Welcome Center Responsibilities**

A Memorandum of Agreement (MOA) between the CRA and the City of Titusville was approved by the CRA in March 2019. The CRA paid for the construction of the Welcome Center and owns the Welcome Center building and property while the City provides for the operation and administrative services for the management of the Welcome Center by securing staff and tenants to facilitate the operations of the Welcome Center. Since the City and CRA are two (2) separate governmental agencies a MOU was needed to memorialize each agency's duties and responsibilities. Generally, the CRA will provide for capital improvements at the Welcome Center while the City will provide for the operations and management of the Welcome Center.

### **Request of Interest on Downtown Properties**

The CRA approved a Request of Interest (ROI) on strategic properties for sale in the downtown adjacent to the historic downtown core area. The ROI was the result of the CRA trying to spur interest in the development of the area with a private – public partnership in the construction

of mixed use buildings consisting of residential, commercial, and civic uses to attract people to the downtown. The deadline to submit letters of interest was in FY2020.

## **New Construction & Businesses**

A goal of the City's CRA Plan is to encourage private sector investment in the CRA. New building construction and major renovation work to existing buildings helps the City in combating blight. It also encourages others to invest in the CRA. Thirteen (13) new businesses located in the CRA during the fiscal year. Here are some examples of some of the new businesses and major renovation construction that occurred in FY 2018 – 2019 in the CRA District:



Curaleaf at 200 S. Washington Ave.



C's Waffles at 125 Broad St.



Pier 13 Coffee at 322 B S. Washington Ave.



Mad Utter Ice Cream at 322 A S. Washington Ave.

## **Summary of Redevelopment Plan Goals Achievement**

State legislation now requires a summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its redevelopment plan. A summary of the redevelopment plan goals achievement by the Agency follows.

### **Becoming a Trail Town**

The CRA is well into achieving the goal of making downtown Titusville a "Trail Town" with the completion of the Downtown Connector Trail in FY2019; the installation of primary wayfinding signs and other amenities such as downtown directory signage, a downtown welcome center, bike racks, etc. in previous years; and by being designated the second Trail Town in the State of Florida by the Florida Department of Environmental Protection, Greenway & Trails Division in FY2019. Work still

needs to be done in constructing the missing link of trail between Indian River Avenue and the A. Max Brewer Bridge in the CRA and the trail link from Parrish Park west of the A. Max Brewer Bridge to the Canaveral National Seashore; providing better wayfinding for trail users in the CRA; and continuing to improve streets, parks, sidewalks and parking in the downtown.

### **Vibrant Community Initiative**

The vibrant community initiative goal involves increasing residential development in the downtown, the support of arts and entertainment facilities, and integrating existing recreational facilities in the downtown. The CRA is working to attain this goal with the Launch Now development under construction with the assistance of the CRA Grant Program. Launch Now will provide twenty (20) new boutique apartment units in a mixed use building in the heart of the Historic Downtown. A second residential development with 400 plus units is in the planning stages that is taking advantage of the increase in residential density in the Uptown Subdistrict of the CRA. More residential is needed as pointed out in the City's Strategic Economic Development Plan to make the CRA more vibrant.

The CRA has supported the arts by wrapping traffic signal boxes designed by local artists along US Route 1 and by encouraging murals on buildings in the CRA. More and different kinds of art can be incorporated into the CRA to truly make the downtown a destination for visitors and residents.

The CRA is continuing to integrate existing recreational sites with the completion of the Downtown Connector Trail and by approving a feasibility study for a pedestrian observation pier to link two (2) parks separated by water. The pier will become a waterfront destination for residents and visitors wanting to view rocket launches and take in the scenic view. Other park improvements have included a splash pad, BMX bicycle track, skateboard facility, etc. over the years. Long range plans call for a waterfront trail to connect recreational sites to the downtown and to areas to the south.

### **Community Policing**

Community Policing is an ongoing endeavor in the CRA. Special details to combat homeless and pan handling issues, traffic issues like speeding on S. Washington Avenue and S. Hopkins Avenue, burglaries, prostitution solicitation issues, etc. will be needed to continue to make the CRA a safe place to live, work, invest, and play. The use of cameras being installed in three (3) strategic areas of the CRA as a pilot project will help the Police Department in solving traffic incidents and crimes, and thus reducing criminal activities.

### **Historic Preservation**

Historic Preservation is a tool for the revitalization and adaptive reuse of historic buildings in the City. The majority of historic structures in Titusville are located in the CRA. These historic buildings are an asset to the City and create the City's character. This goal has been furthered with the creation of a Historic Preservation Board, a Historic Preservation Ordinance, the designation as a Certified Local Government; the designation of historic resources to the Local Historic Register of which there are twelve (12); the creation of a local Ad Valorem Property Tax Exemption Ordinance and the CRA Building Grant Program as incentives to renovate historic resources; and the printing of a Titusville Historic Landmarks brochure. There are many more historic resources in the CRA that need to be designated to prevent their razing in order to maintain the City's downtown heritage.

### **Commercial Beautification Grant & Structural Rehabilitation**

The goal of the CRA's Commercial Beautification & Structural Rehabilitation Grant Program is to provide incentives to existing and new property owners to upgrade the exteriors for aesthetics, interiors to meet code requirements, and to incentivize new construction that will ultimately lead to higher occupancy rates, increased property values, and to increase the visual appearance of the CRA. The creation of the CRA's Commercial Interior Renovation Grant in previous years, the reinstating of the Commercial Beautification Grant and the creation of the Building Permit and Impact Fee Grant that

went into effect in FY 2019 helped to further this goal. As previously stated the return on investment of the grant program shows that the program is worthwhile in priming the pump of investment in the CRA. The program is just back in full effect after being mothballed during the Great Recession. There are many properties in the CRA that can take advantage of this incentive.

### **Side Street Streetscape**

Side street streetscape refers to the streets that intersect with US route 1 (Washington Avenue and Hopkins Avenue). The streets include Orange Street, Broad Street, Main Street, Julia Street, Pine Street, Palmetto Street, South Street, and St. Johns Street. Orange Street east of S. Washington Avenue, and Main Street have been resurfaced. Future plans include the paving of Orange and Pine Streets west of Hopkins Avenue as well as Lemon Avenue and the possible creation of landscape islands on Broad Street similar to what was done on Indian River Avenue when the trail was installed.

### **Underground Utilities**

Converting the overhead power lines on US Route 1 and on Broad Street to underground has been found to be cost prohibitive at this time. A study in 2007 found that the cost to convert the lines to underground as part of the US 1 Streetscaping project in 2010 would be \$1.4 million. The cost would be even higher today. This goal of the Redevelopment Plan has been put on the back burner until it becomes financially feasible.

### **Targeted Property Acquisition**

Targeted property acquisition is a strategic measure that can be used to attract development or provide public improvements such as parks, storm water ponds and conveyance, roads, etc. Without obtaining a loan or bond, it is financially unfeasible for the CRA to purchase any properties at this time. As seen in the Request for Development Interest above, it may be possible for the CRA to form a public-private partnership to acquire strategic property for a desired development in the CRA with the use of tax increment reimbursement.

### **Wayfinding Signage Program**

The CRA has implemented the initial wayfinding signage to include seven (7) directional signs along the Downtown Connector Trail, two (2) downtown directory signs, and two (2) pole signs at the Welcome Center property directing visitors to the Welcome Center, Julia Street parking lot and the bike shop located within the Welcome Center. Additional more detailed wayfinding/directional signs are needed for landmarks in the downtown such as the historic district, the Veterans Memorial, the Space Monuments, the fishing/shrimping pier, the various parks, and the municipal marina.

### **Event Sponsorship and Marketing**

The CRA stopped funding Special Events in FY 2017. The CRA determined that it wanted to concentrate funding on brick and mortar projects and not on special events. Marketing of the CRA has been transferred to the City's Economic Development Division. This goal is no longer in effect.

### **Banner Signs**

Street banners attached to pedestrian light poles in the CRA have included downtown activities such as music, dining, history, culture and the environment. Banners have also been installed to commemorate significant events in the city such as was done for the City's celebration of the City's 150<sup>th</sup> anniversary of its founding in 2017. The installation of banners on a seasonal and on a replacement basis due to weathering will be a continuing activity that adds to the vibrancy of the City.

### **Downtown Stormwater Plan**

It has been determined that a regional stormwater master plan would be cost prohibitive to implement due to the number of drainage basins that traverse the CRA and due to the ruling that the City's

Stormwater Utility could not pay for the plan. In FY 2019 the CRA advocated the use of Low Impact Development (LID) techniques and public – private partnerships to create stormwater facilities to handle stormwater runoff in the CRA. The implementation of this goal will be a continuing process.

## **Financial Audit Information**

The financial information for the Titusville CRA on the following pages is as reported by the independent auditing firm of James Moore & Company, 121 Executive Circle, Daytona Beach, Florida, 32114. The data was taken from the City of Titusville's Comprehensive Annual Financial Report, Fiscal Year ended September 30, 2019. The financial statement provides information on the Agency's assets, liabilities, income, and operating expenses as of the end of fiscal year 2018 – 2019 in accordance with Chapter 163, Part III, Florida Statutes. Total expenditures from the Redevelopment Trust Fund in the fiscal year were \$ 633,761.

An audit report of the CRA's FY2019 expenditures by the James Moore & Company is also included in this financial section of the Annual Report.

The total amount of funds expended for affordable housing for low income and middle income persons and families was zero (0) in the CRA. It should be noted that affordable housing is not one of the goals of the current CRA Plan and that Titusville has the lowest average monthly residential rent in Central Florida (RentCafe.com October 2019 Report/WKMG Channel 6 News).

City of Titusville, Florida

**Balance Sheet**  
**Governmental Funds**  
**September 30, 2019**

	<b>Downtown Community Redevelopment Agency</b>
<b>Assets</b>	
Cash	111,310
Investments	872,605
Receivables, net	-
Advances to other funds	-
Inventories	-
<b>Total assets</b>	<u>983,915</u>
<b>Deferred Outflow of Resources</b>	
Deferred outflows of resources	<u>-</u>
<b>Liabilities</b>	
Accounts payable	175,214
Accrued liabilities	3,378
Advances from other funds	46,188
<b>Total liabilities</b>	<u>224,780</u>
<b>Deferred Inflow of Resources</b>	
Unavailable resources	<u>-</u>
<b>Fund balance</b>	
Nonspendable	-
Restricted	759,135
Committed	-
Assigned	-
Unassigned	-
Grants	-
<b>Total fund balance</b>	<u>759,135</u>
<b>Total liabilities, deferred inflows and fund balance</b>	<u><u>983,915</u></u>

The notes to the financial statements are an integral part of this statement.

City of Titusville, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balances  
 Governmental Funds  
 For the Fiscal Year Ended September 30, 2019

	Downtown Community Redevelopment Agency
<b>Revenues</b>	
Taxes:	
Property taxes	\$ 919,020
Local option gas tax	-
Utility and franchise taxes	-
Intergovernmental	-
Licenses and permits	-
Charges for services	-
Fines and forfeitures	-
Investment earnings (loss)	47,663
Impact fees	-
Miscellaneous revenue	-
<b>Total revenues</b>	<u>966,683</u>
<b>Expenditures</b>	
Current:	
Legislative	-
Executive	-
Legal counsel	-
Community development	276,945
General administrative services	-
Public works	-
Public safety	-
Support Services	-
Debt Service	
Principal	-
Interest	-
Capital Outlay/Improvements	356,816
<b>Total expenditures</b>	<u>633,761</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>332,922</u>
<b>Other Financing Sources (Uses)</b>	
Transfers in	-
Transfers out	(137,881)
Capital leases	-
<b>Total other financing sources (uses)</b>	<u>(137,881)</u>
<b>Net change in fund balances</b>	<u>195,041</u>
Beginning fund balances	564,094
Ending fund balances	<u>\$ 759,135</u>

The notes to the financial statements are an integral part of this statement.

City of Titusville, Florida

**Required Supplementary Information  
Schedule of Revenues, Expenditures, and  
Changes in Fund Balances - Budget and Actual  
Downtown Community Redevelopment Agency Fund  
For the Fiscal Year Ended September 30, 2019**

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance With Final Budget- Positive (Negative)
Revenues				
Property taxes	\$ 917,233	\$ 917,233	\$ 919,020	\$ 1,787
Investment earnings (loss)	-	-	47,663	47,663
<b>Total revenues</b>	<u>917,233</u>	<u>917,233</u>	<u>966,683</u>	<u>49,450</u>
Expenditures				
Current:				
Community development	321,847	321,847	276,945	44,902
Capital Outlay/Improvements	359,200	824,241	356,816	467,425
<b>Total expenditures</b>	<u>681,047</u>	<u>1,146,088</u>	<u>633,761</u>	<u>512,327</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>236,186</u>	<u>(228,855)</u>	<u>332,922</u>	<u>561,777</u>
Other financing sources (uses)				
Transfers in	359,200	528,900	-	(528,900)
Transfers out	(497,082)	(666,781)	(137,881)	528,900
<b>Total other financing sources (uses)</b>	<u>(137,882)</u>	<u>(137,881)</u>	<u>(137,881)</u>	<u>-</u>
<b>Net change in fund balances</b>	<u>\$ 98,304</u>	<u>\$ (366,736)</u>	<u>195,041</u>	<u>\$ 561,777</u>
Beginning fund balances			<u>564,094</u>	
Ending fund balances			<u>\$ 759,135</u>	

The notes to the financial statements are an integral part of this statement.