



CITY OF TITUSVILLE

TITUSVILLE ENVIRONMENTAL COMMISSION

AGENDA

Regular Meeting

February 11, 2026 - 5:30 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution No. 24-1997.

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

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

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DETERMINATION OF A QUORUM**

**4. PLEDGE OF ALLEGIANCE**

**5. APPROVAL OF MINUTES**

**A. Minutes January 27, 2026**

Approve minutes

**6. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)**

**7. OLD BUSINESS**

**A. Wetlands**

Discuss the draft amendment and further changes to the comprehensive plan.

**8. NEW BUSINESS**

**9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

**10. REPORTS**

**11. FUTURE AGENDA ITEMS**

**12. ADJOURNMENT**

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

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

**City of Titusville**  
"Gateway to Nature and Space"

REPORT

**To:** Members of the Titusville Environmental Commission  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Minutes January 27, 2026**  
**Department/Office:** Planning

**Recommended Action:**

Approve minutes

**Summary Explanation & Background:**

Minutes January 27, 2026

**Alternatives:**

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. 1.27.26 TEC Minutes Draft

The Titusville Environmental Commission (TEC) of the City of Titusville, Florida met in special session at City Hall in the Council Chamber located at 555 South Washington Avenue on Tuesday, January 27, 2026, at 6:00 pm.

XXX

Chairman Myjak called the meeting to order at 6:00 pm. Present were, Vice Chairwoman Laurilee Thompson, Member Beth Ann Tucker, Member John Nico, Member Hector Delgado, Member Jason Miller, Member Jonathan Burdette, and Alternate Member William Young. Alternate Member Kevin Rosa was absent. Staff present were Sustainability Program Coordinator Lily Galleo and Community Development Director Brad Parrish.

XXX

Member Miller made a motion to approve the January 14, 2026 meeting minutes as presented. Member Tucker seconded. There was a unanimous voice vote in favor.

XXX

**Petitions and Requests from Public Present**

None

XXX

**Old Business**

**Wetland Conservation**

Brad presented and overview of the history on FLUE Policy 1.16.2 and its applied practice through an example site.

Chairman Myjak had questions about the example property being reviewed as well as stated that one of his own properties abutted the example. Chairman Myjak stated that the example property did not conserve the land as it was intended and is an example of why the Code needs to be fixed.

Community Development Director Brad Parrish stated how the example property was forced to put all the wetlands into tracks instead of an easement.

Member Miller had questions about conservation areas and if outdoor recreation would include things like tennis courts. Community Development Director Brad Parrish affirmed that tennis courts are a permitted use but depends on the environmental constraints that can come into play

Presenting Speaker Mary Sphar proposed a solution to the Comprehensive Plan concerns regarding easements being at risk of removal and looking more into Conservation Element Strategy 1.6.3.2

Community Development Director Brad Parrish suggested clarifying language to add conservation in platted tracks.

Ms. Sphar suggested to pause on working on the Future Land Use Element Policy 1.16.2 until there can be a win-win scenario

Member Nico asked what a win-win would look like and Ms. Sphar wants to keep any enabling conservation subdivision.

Member Miller wanted to clarify the concern of the conservation easement being revoked as a member of the Environmental Endangered Lands (EELs) program who works closely with the St. Johns River Management District, he was advised that the risk of easements being revoked wasn't common enough to be concerned. Member Miller wanted to see where the St. Johns River Management District policy sits right now and if those easements can be cancelled.

Ms. Sphar responded that there is a policy but agreed that it's a good idea to ask the St. Johns River Management District anyways. She advised that it can happen in rare occasions and the main concern is that conservation land will not be preserved in perpetuity.

Ms. Sphar and Community Development Director Brad Parrish confirmed there was a rare case of that happening and that the case was mentioned in the Orlando Sentinel.

Member Miller expressed his willingness to reach out to St. Johns River Management District about the legitimacy of the conservation easement and then had to leave early.

Ms. Sphar brought up the question about GIS staff's ability to bring up the wetland size beyond a single property boundary as sited in the example of a hotel development.

Community Development Director Brad Parrish described how the national wetland map is not ground truthed and can come with errors.

Chairman Myjak asked how to find the most accurate data and use LIDAR to categorize areas and asked if staff had elevation data.

Community Development Director Brad Parrish stated Staff can get elevation and GIS source data information.

Ms. Sphar wanted to review 1.16.3 and 1.16.4

Member Delgado asked what is the newest acceptable data and accepted method and asked Staff to provide list of data sources and the limitations of each.

Chairman Myjak and Member Delgado wanted to clarify what is the acceptable technology use.

Vice Chair Thompson asked if the goal is to change the language in the Comp Plan to get away from the 20+ year old data to which Member Delgado confirmed that was why they need to know what data is acceptable.

Vice Chair Thompson asked if there are other communities that use wetland maps aside from the 1988 Wetland map.

Member Delgado clarified that he wanted to know what the data it based on and what is the accuracy.

Chairman Myjak asked to include what other methodologies are better. Community Development Director Brad Parrish confirmed before leaving the meeting.

Ms. Sphar wanted to move on to FLUE 1.16.4 problem language on page 14 of their packet.

Ms. Sphar provided a handout titled “Brevard County Comprehensive Plan – Conservation Element”

Ms. Sphar suggested fix to 1.16.4 with handout titled “Possible Solution – Revised Policy 1.16.4”

Discussion was had on how to draft a solution that would not defer land use planning power to other regulatory agencies and basing that solution on Brevard County’s language.

Vice Chair Thompson had questions about Ms. Sphar suggested solution including the last phrase in 1.16.4 should be in the beginning and confused about what constitutes the FLUE conservation land use category.

Vice Chair Thompson suggested referencing the title numbers and Member Tucker suggested bringing both suggestions to staff for review and comment

XXX

Vice Chair Thompson made a motion for Staff to review and comment on the proposed language added to 1.16.4 “Where the wetland degradation or destruction has been permitted or may be permitted in the future by the applicable regulatory agencies, no wetlands shall be impacted by development activities without appropriate review and approval by the City. The City shall apply the land use planning policies and density requirements for protecting wetlands and their functions as stated in the Future Land Use Element Objective 1.16 and the Conservation Element. Member Tucker seconded.

Roll call was as follows:

Member Young	Yes
Member Burdette	Yes
Member Delgado	Yes
Member Nico	Yes
Member Tucker	Yes
Vice Chairwoman Thompson	Yes
Chairman Myjak	Yes

Motion passed.

XXX

Member Delgado stated the intent of this change was to allow the city to control their own land use planning.

Vice Chair Thompson was unclear about 1.16.2 and if that suggestion was to leave the language as is instead of making.

Discussion was had about Community Development Director Brad Parrish’s presentation.

Ms. Sphar stated the proposed changes and the changes are on hold until she could work with Mr. Parrish directly.

XXX

**New Business**

None

XXX

**Petitions and Requests from Public Present**

None

XXX

**Reports**

Vice Chair Thompson reported on the upcoming Council meeting.

Chairman Myjak reminded the board about Blue Origin IFAS meeting on Friday, January 30<sup>th</sup> in Cocoa, Florida.

XXX

**Future Agenda Items**

Wetland Conservation

XXX

**Adjournment 8:06 p.m.**

**City of Titusville**  
"Gateway to Nature and Space"

REPORT

**To:** Members of the Titusville Environmental Commission  
**From:**  
**Subject:** **Wetlands**  
**Department/Office:** Planning

**Recommended Action:**

Discuss the draft amendment and further changes to the comprehensive plan.

**Summary Explanation & Background:**

On October 15, 2025, the Commission discussed the wetlands policies and strategies in the Comprehensive Plan; specifically Future Land Use Element Policy 1.16.2 and Strategy 1.16.2.1.

On October 28, 2025, the City Council granted the Commission's request for staff time to review and revise areas of the Future Land Use Element Policy No. 1.16.2 and any related sections. In addition, Council directed staff to include a review of all wetlands, stormwater, and flooding and to make this advisability a top priority.

On November 12, 2025, the Commission drafted an amendment to the Comprehensive Plan Future Land Use Element Policy 1.16.2.

On November 25, 2025, the City Council authorized the Commission to hold four additional meetings or two meetings per month during January, February, March, and April of 2026.

During the January 14th meeting, Ms. Mary Sphar presented and handed out additional resources for the Commission's consideration. The Commission requested feedback from staff on the proposed changes to FLU Policy 1.16.2

All exhibits submitted by Ms. Mary Sphar at the Commission's January 14th meeting are enclosed for further discussion. In response to a request for staff's opinion on the draft amendment to FLUE Policy 1.16.2, enclosed for the Commission's information are meeting minutes, ordinances, and a report to City Council dated 2018.

**Alternatives:**

**Item Budgeted:**

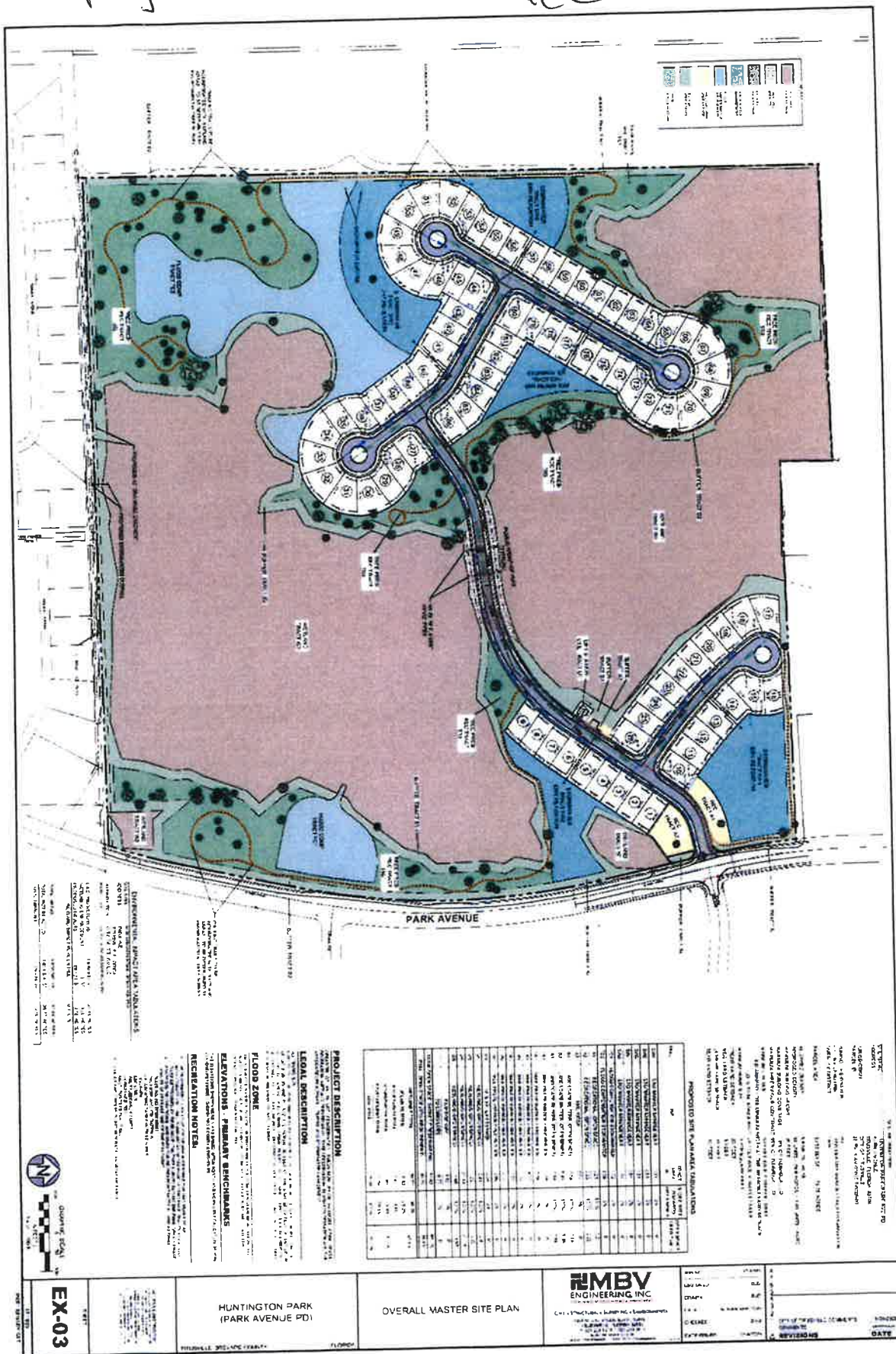
**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Handouts from 1-27-26
2. Wetlands Confusion and Clarification -- FLUE 1-07-26
3. TEC Edits and Motions



**LEGEND**

[Symbol]	PAVED AREA
[Symbol]	GRASS
[Symbol]	TREES
[Symbol]	WATER
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	GRAVEL
[Symbol]	SOIL
[Symbol]	ROCK
[Symbol]	UTILITY
[Symbol]	BOUNDARY
[Symbol]	PROPOSED
[Symbol]	EXISTING

**PROPOSED SITE PARAMETERS (REGULATIONS)**

NO.	DESCRIPTION	UNIT	MIN.	MAX.
1	LOT AREA	SQ. FT.	1,000	10,000
2	LOT WIDTH	FEET	20	100
3	LOT DEPTH	FEET	20	100
4	LOT COVERAGE	%	10	40
5	SETBACKS (FRONT)	FEET	5	10
6	SETBACKS (SIDE)	FEET	5	10
7	SETBACKS (REAR)	FEET	5	10
8	MAXIMUM HEIGHT	FEET	10	15
9	MINIMUM OPEN SPACE	%	10	20
10	MINIMUM GREEN SPACE	%	10	20
11	MINIMUM TREE COVERAGE	%	10	20
12	MINIMUM OPEN SPACE PER LOT	SQ. FT.	100	200
13	MINIMUM GREEN SPACE PER LOT	SQ. FT.	100	200
14	MINIMUM TREE COVERAGE PER LOT	SQ. FT.	100	200
15	MINIMUM OPEN SPACE PER LOT	SQ. FT.	100	200
16	MINIMUM GREEN SPACE PER LOT	SQ. FT.	100	200
17	MINIMUM TREE COVERAGE PER LOT	SQ. FT.	100	200
18	MINIMUM OPEN SPACE PER LOT	SQ. FT.	100	200
19	MINIMUM GREEN SPACE PER LOT	SQ. FT.	100	200
20	MINIMUM TREE COVERAGE PER LOT	SQ. FT.	100	200

**EXPLANATIONS:**

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO EXISTING UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO PROPOSED UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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16. ALL DIMENSIONS ARE TO EXISTING UNLESS OTHERWISE NOTED.

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18. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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20. ALL DIMENSIONS ARE TO EXISTING UNLESS OTHERWISE NOTED.

21. ALL DIMENSIONS ARE TO PROPOSED UNLESS OTHERWISE NOTED.

22. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

23. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

24. ALL DIMENSIONS ARE TO EXISTING UNLESS OTHERWISE NOTED.

25. ALL DIMENSIONS ARE TO PROPOSED UNLESS OTHERWISE NOTED.



**EX-03**

**PROJECT DESCRIPTION**

HUNTINGTON PARK (PARK AVENUE PD)

**LEGAL DESCRIPTION**

...

**FLOOD ZONE**

...

**REVISIONS - PRIMARY BENCHMARKS**

...

**RECREATION NOTES**

...

HUNTINGTON PARK (PARK AVENUE PD)

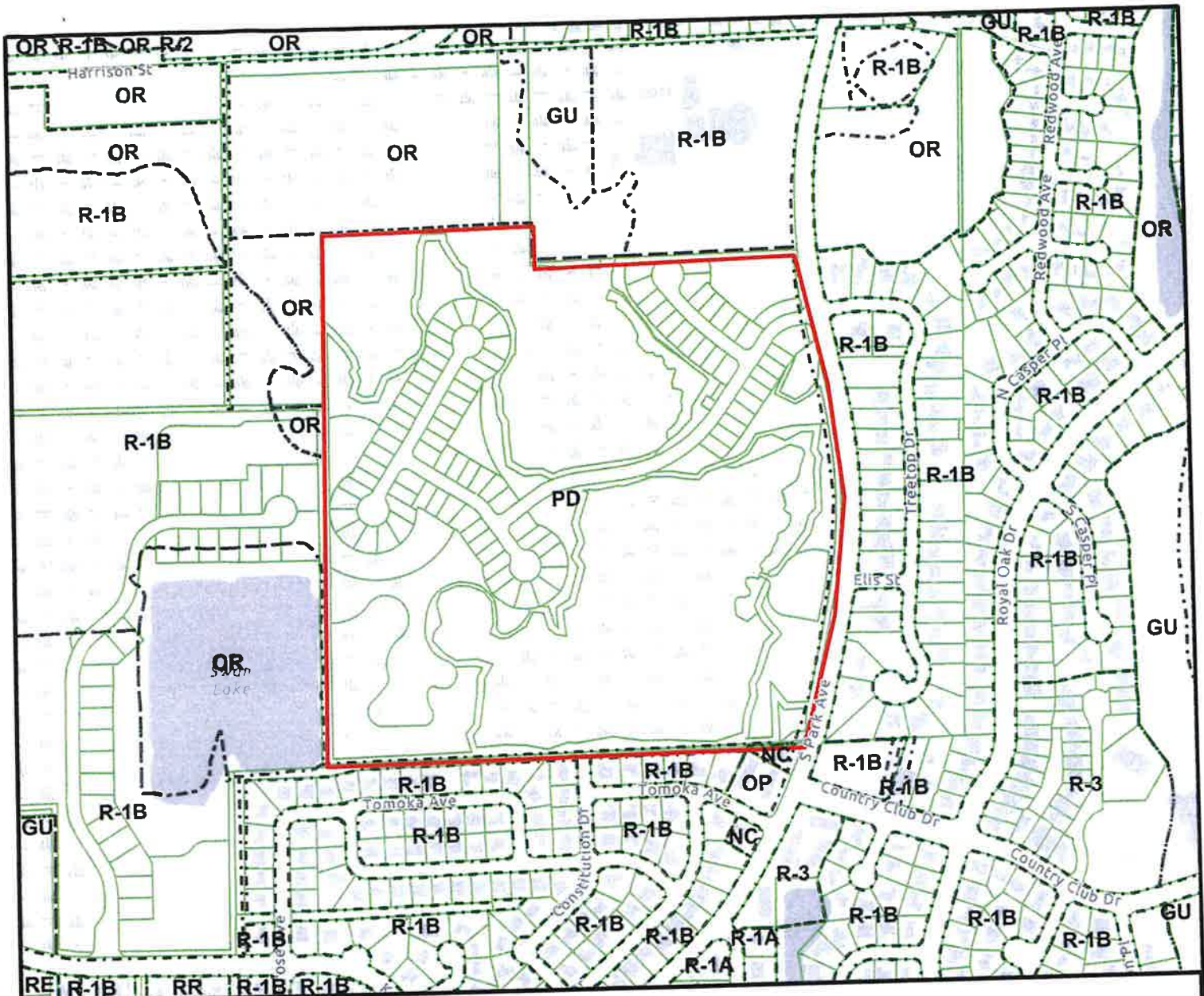
OVERALL MASTER SITE PLAN

**RMBV ENGINEERING, INC.**

...

DATE	1/27/20
BY	BRAD PARRISH
CHECKED	...
APPROVED	...
DATE	...





# ZONING MAP

## RESIDENTIAL DISTRICTS

- RE RESIDENTIAL ESTATES
- RR RURAL RESIDENTIAL
- R-1A SINGLE FAMILY, LOW DENSITY
- R-1B SINGLE FAMILY, MEDIUM DENSITY
- R-1C SINGLE FAMILY, HIGH DENSITY
- R-2 MULTIFAMILY, MEDIUM DENSITY
- R-3 MULTIFAMILY, HIGH DENSITY
- RMH-1 RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
- RMH-2 RESIDENTIAL MANUFACTURED HOUSING PARK

## COMMERCIAL DISTRICTS

- HM HOSPITAL MEDICAL
- T TOURIST
- NC NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- RC REGIONAL COMMERCIAL
- OP OFFICE PROFESSIONAL

## INDUSTRIAL DISTRICTS

- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

## OVERLAY DISTRICTS

- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

## SPECIAL DISTRICTS

- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRCN-R INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRCN-C INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL





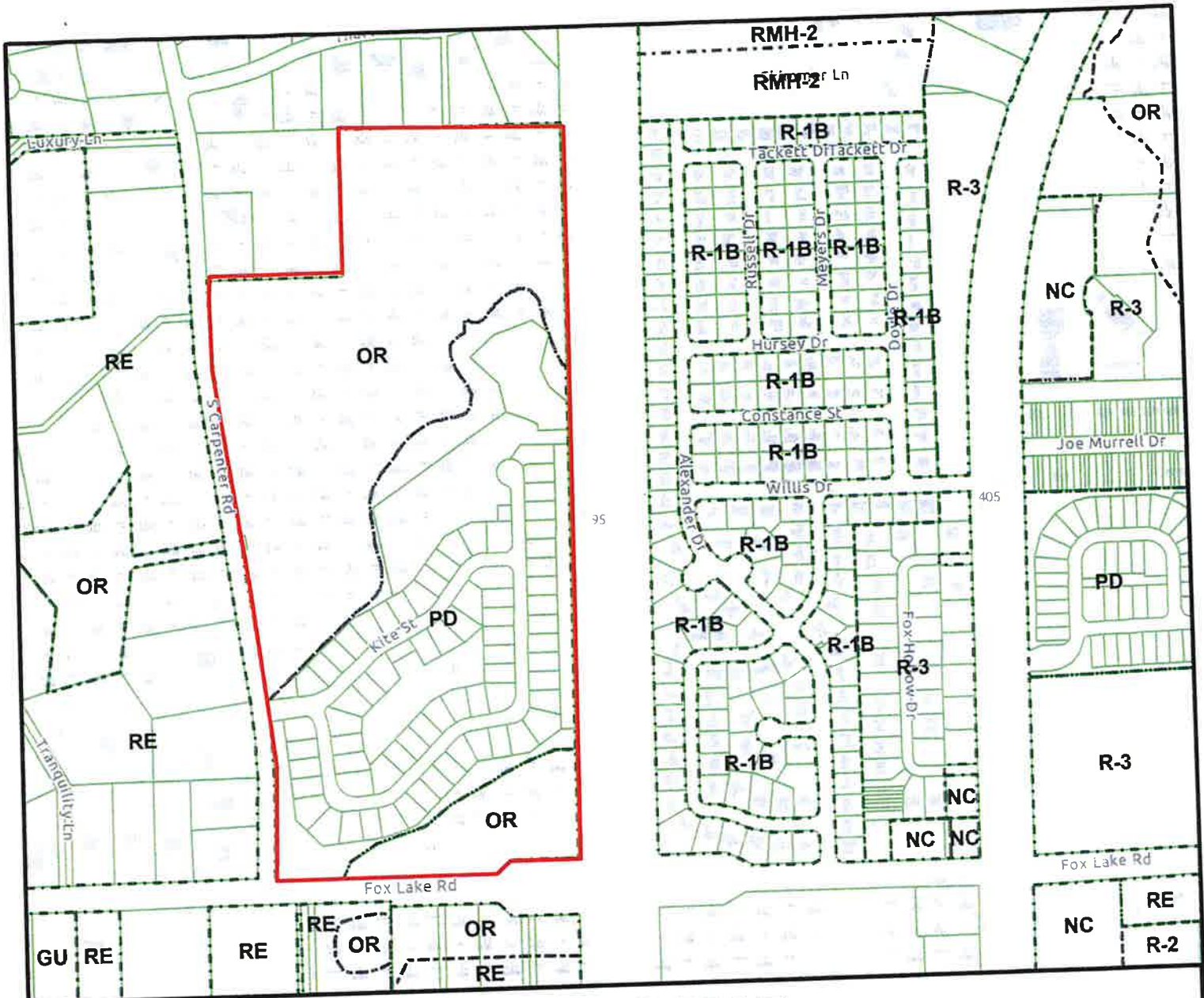
NOTE:  
NO TREES 20" DBH OR  
LARGER TO BE REMOVED.

**R.L. WARD, PLS.**  
 State of Florida License Number LS 2716  
 Surveying - Mapping - Site Planning and Design  
 350 Mercedes Avenue, Tallahassee, FL 32309  
 Phone: (904) 447-1411 - Email: rward@rlward.com

Approved By  
 B.L. Ward, PLS.  
 PLS Reg # 2306  
 Date:

**Aerial Map**  
**South Carpenter Estates**  
 A Single Family Residential Conservation Subdivision  
 City of Titusville, Brevard County, Florida

Date: 05/20/17  
 4  
 AR  
 Drawn by: B.L.W.  
 PLS 23250100276



# ZONING MAP

## RESIDENTIAL DISTRICTS

- RE RESIDENTIAL ESTATES
- RR RURAL RESIDENTIAL
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- R-1C SINGLE FAMILY, HIGH DENSITY
- R-2 MULTIFAMILY, MEDIUM DENSITY
- R-3 MULTIFAMILY, HIGH DENSITY
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- RMH-2 RESIDENTIAL MANUFACTURED HOUSING PARK

## COMMERCIAL DISTRICTS

- HM HOSPITAL MEDICAL
- T TOURIST
- NC NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- RC REGIONAL COMMERCIAL
- OP OFFICE PROFESSIONAL

## INDUSTRIAL DISTRICTS

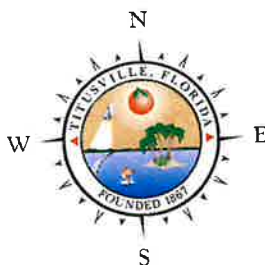
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

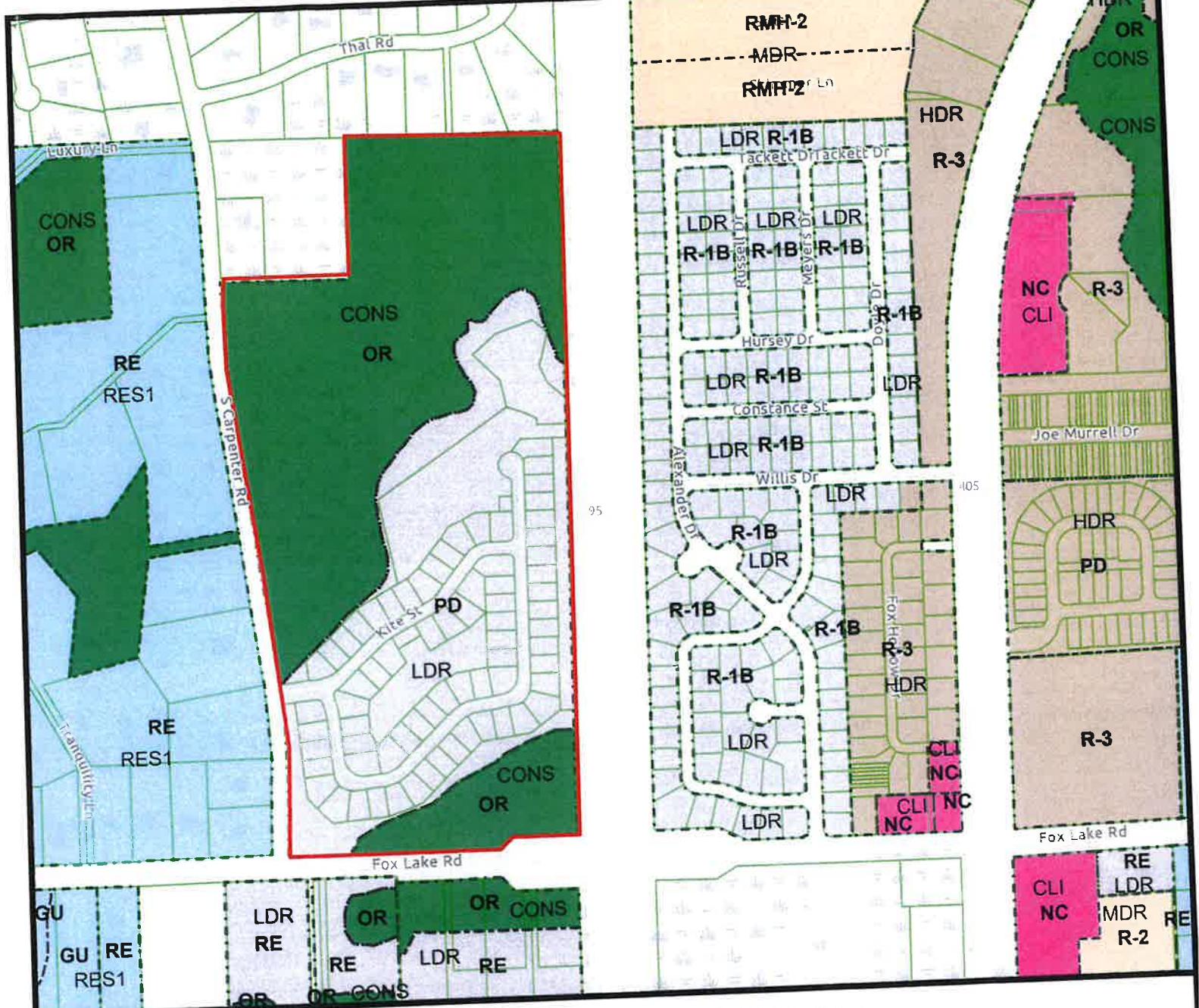
## OVERLAY DISTRICTS

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- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
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- DMU DOWNTOWN MIXED USE
- IRC-N INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRC-C INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL





## FUTURE LAND USE MAP

<b>CHI</b> COMMERCIAL HIGH INTENSITY	<b>ED</b> EDUCATIONAL	<b>PIP</b> PLANNED INDUSTRIAL PARK	<b>RES-2</b> RESIDENTIAL-2
<b>CLI</b> COMMERCIAL LOW INTENSITY	<b>IND</b> INDUSTRIAL	<b>PSP</b> PUBLIC/ SEMI-PUBLIC	<b>RMU</b> REGIONAL MIXED USE
<b>CONS</b> CONSERVATION	<b>HDR</b> HIGH-DENSITY RESIDENTIAL	<b>PUD</b> PLANNED UNIT DEVELOPMENT	<b>SMU</b> SHORELINE MIXED-USE
<b>DMU</b> DOWNTOWN MIXED-USE	<b>MDR</b> MEDIUM-DENSITY RESIDENTIAL	<b>REC</b> RECREATIONAL	<b>UMU</b> URBAN MIXED-USE
<b>LDR</b> LOW-DENSITY RESIDENTIAL	<b>RES-1</b> RESIDENTIAL-1	<b>US1</b> US-1 CORRIDOR	



## Two Key Wetlands Policies

### Conservation Element Policy 5.2.E.1.a

E. The following land use and density restrictions within wetlands are established as a maximum density or most intense land use that may be considered only if the other criteria established in Conservation Element Policy 5.2 are met:

1. Residential land uses within wetlands, that are a part of a formal subdivision or site plan, on properties containing wetlands shall be limited to the following:

**a. Residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres** unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. **The preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage** on a cumulative basis as set forth in Policy 5.2.E (7), **for subdivisions and multi-family parcels greater than five acres in area**, New Town Overlays, PUDs, and if applicable, mixed-use land development activities as specified in Policy 5.2.E (6).

### Conservation Element Policy 5.3

**Wetland regulations adopted by Brevard County should avoid duplication of wetland regulation** unless regulated activities will result in the destruction and/or degradation of functional wetlands. **Where the wetland degradation or destruction has been permitted by FDEP or SJRWMD** based on FDEP and SJRWMD professional staff application of criteria and evaluation **the County shall apply the land use and density requirements of Policy 5.2 and the avoidance, minimization of impacts, and mitigation priorities established by Objective 5.** Any permitted wetland degradation or destruction shall provide for mitigation as designated in the Conservation Element.

Possible Solution -- Revised Policy 1.16.4

No wetlands shall be impacted by development activities without appropriate review and approval by the City. The City shall apply the land use planning policies and density requirements for protecting wetlands and their functions stated in the Future Land Use Element ~~and use plan~~ and the Conservation Element where the wetland degradation or destruction has been permitted or may be permitted in the future by the applicable regulatory agencies.

Objective 1.6

Objective 1.16

Start the phrase with this

Mary Sphar handout  
Jan 27, 2026  
TEC

# Wetlands Confusion and Clarification

## FLUE Policies

Point of Confusion	Suggested Clarification Future Land Use Element policies for Conservation land use
<p>Comprehensive Plan Conservation Element Strategy 1.6.3.2 states: “At a minimum, wetlands 5 acres or more in size <u>shall</u> be designated as a conservation land use.” This is <u>very important</u> because there is a density limitation of one residential unit per 5 acres stated in FLUE Policy 1.16.3.</p> <p>FLUE Policy 1.16.2 contains an outdated loophole allowing removal of some wetlands 5 acres or greater from the Conservation land use. Strategy 1.16.2.1 does not require a wetland delineation when wetlands are suspected on land not designated as Conservation.</p>	<p>Revise the language in Policy 1.16.2 and Strategy 1.16.2.1 so that all wetlands 5 acres and greater in size are designated Conservation land use and always remain in Conservation.</p>
<p>When a property contains only a small portion (less than 5 acres) of a large wetland totaling 5 acres or greater, how should the City ensure that this small part of the larger wetland is designated Conservation land use? How can the City ensure that wetland size determination does not stop at property boundaries?</p>	<p>Add language ensuring that the best available and appropriate data shall be used to determine whether a wetland continuing onto adjacent property is 5 acres or greater in size.</p>
<p>How is compliance with the residential limitation of one unit per five acres to be assessed? Should the density limitation be interpreted as a percentage, such as 1.8% of the Conservation land use?</p> <p>Does “residential uses of one unit per five acres” allow for any residential types other than single-family?</p>	<p>Add language to Policy 1.16.3 specifying a method for assessing compliance with the one residential unit per five acres limitation.</p> <p>Also clarify in this policy whether or not “residential uses of one unit per five acres” can include residential types other than single-family.</p>
<p>How can the City discourage applicants from using “reasonable use of the land” as an excuse to try to wiggle out of the Conservation land residential density limitation?</p> <p>How should the City and the permitting agencies work together to regulate wetlands, but avoid duplication of effort?</p>	<p>Replace the confusing and problematic FLUE Policy 1.16.4 wording with a statement saying that the City shall apply the Comprehensive Plan land use and density requirements when wetland destruction or degradation has been permitted by SJRWMD or any applicable permitting agency.</p>

## TEC Suggested Edits

### FLUE Policy 1.16.2 (Motion made on 11.12.26)

As of 2009, the wetlands shown as Conservation Land Use on the Future Land Use Map were established using the National Wetlands Inventory Map of 1988. These wetlands shown on this map have not been ground truthed. In order to provide more accurate mapping of wetlands, when the City receives a wetland delineation on specific sites, the delineations will be accepted by the City of Titusville and the Future Land Use Map will be amended accordingly. The Conservation Land Use shall be amended to include all wetland areas on the site to be preserved, ~~unless such wetlands are preserved by a conservation easement as part of a Planned Development (PD) or other master-planned development, and any other~~ along with any upland areas to be permitted for preservation for state and/or federal listed wildlife species.

### FLUE Policy 1.16.4 (Motion made on 1.27.26)

TEC made a motion for Staff to review and comment on the proposed language added to 1.16.4 “Where the wetland degradation or destruction has been permitted or may be permitted in the future by the applicable regulatory agencies, no wetlands shall be impacted by development activities without appropriate review and approval by the City. The City shall apply the land use planning policies and density requirements for protecting wetlands and their functions as stated in the Future Land Use Element Objective 1.16 and the Conservation Element.”

#### To Read

Impacts to areas designated as Conservation land use designation shall be considered if it is unavoidable due to absence of feasible and/or practical alternatives for reasonable use of the land, or the regulations create an inordinate burden on an existing use of the land or a vested right to a specific use of the land, or due to significant site constraint and/or practical design modification constraint. The allowable impacts shall be based upon site specific evaluation determined through the permitting process conducted by all the regulatory agencies with jurisdiction.

Where the wetland degradation or destruction has been permitted or may be permitted in the future by the applicable regulatory agencies, no wetlands shall be

impacted by development activities without appropriate review and approval by the City. The City shall apply the land use planning policies and density requirements for protecting wetlands and their functions as stated in the Future Land Use Element Objective 1.16 and the Conservation Element.

## TEC MOTIONS

10/15/2025	Member Miller made a motion to recommend to City Council to have city staff look at Policy 1.16.2 and specifically into the language regarding conservation easements. Seconded by Member Burdette. There was a unanimous voice vote in favor. Member Miller made a motion recommending that city staff review and find the best place within the Comprehensive Plan Future Land Use Element Wetland Policy 1.16 to include the language that decisions on these smaller parcels are made using the best and available appropriate data, I E and GIS or staff reports. Member Tucker seconded.
11/12/2025	Vice Chairwoman Thompson made a motion to recommend removing the following sentence from FLUE Policy 1.16.2 “unless such wetlands are preserved by a conservation easement as part of a Planned Development (PD) or other master-planned development”. Member Young Seconded.
11/12/2025	Member Browning made a motion to recommend changing the following language in FLUE Policy 1.16.2. Delete the words “and any other” and replacing them with “along with any”. Vice Chairwoman Thompson seconded.
11/12/2025	Member Delgado made a motion to recommend that when a wetland touches the property line the delineation continues to be counted beyond that property line until the entire wetland is fully delineated. Chairman Myjak seconded. Vice Chairwoman Thompson suggested that it should be delineated until it is determined to be five (5) acres in size.
1/14/2026	Vice Chairwoman Thompson made a motion to recommend the changes that have been discussed for FLUE Policy 1.16.2 as amended to staff to get their review and opinion. Member Miller Seconded. There was a unanimous voice vote in favor.
1/14/2026	Vice Chairwoman Thompson made a motion that Ms. Galleo pose a question to the GIS staff asking if the latest version of GIS mapping show that wetlands extend beyond a single property boundary to be five aces or more in size. Member Tucker seconded. There was a unanimous voice vote in favor.
1/27/2026	Member Thompson made a motion for Staff to review and comment on the proposed language added to 1.16.4 “Where the wetland degradation or destruction has been permitted or may be permitted in the future by the applicable regulatory agencies, no wetlands shall be impacted by development activities without appropriate review and approval by the City. The City shall apply the land use planning policies and density requirements for protecting wetlands and their functions as stated in the Future Land Use Element Objective 1.16 and the Conservation Element.

