

***Titusville Environmental Commission***  
***Regular Meeting***  
***January 27, 2026***

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.

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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.

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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.

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**Petitions and Requests from Public Present**

None

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**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 tracts instead of an easement.

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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 tracts.

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.

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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.

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

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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 Objective 1.6. 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.

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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 the TEC recommended changes to the Future Land Use Element Policy 1.16.2.

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.

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**New Business**

None

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**Petitions and Requests from Public Present**

None

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**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.

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**Future Agenda Items**

Wetland Conservation

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