

***Titusville Environmental Commission
Regular Meeting
March 26, 2026***

The Titusville Environmental Commission (TEC) of the City of Titusville, Florida met in regular session at City Hall in the Council Chamber located at 555 South Washington Avenue on Thursday, March 26, 2026, at 5:30pm.

XXX

Chairman Myjak called the meeting to order at 5:30pm. Present were, Vice Chairwoman Laurilee Thompson, Member Jonathan Burdette, Member John Nico, Alternate Member William Young and Alternate Member Kevin Rosa. Member Hector Delgado, Member Beth Ann Tucker, and Member Jason Miller were absent. Staff present were Sustainability Program Coordinator Lily Galleo and Assistant City Attorney David Melito.

XXX

Member Young made a motion to approve the March 11, 2026 meeting as presented. Member Thompson seconded. There was a unanimous voice vote in favor.

XXX

Petitions and Requests from Public Present

Stan Johnston of Titusville, Florida spoke about the Florida Today news and the Stormwater Master Plan in 1966.

XXX

Old Business

Wetland Conservation

Mary Sphar of Cocoa, Florida continued the discussion on wetland conservation FLUE Policy 1.16.3. Ms. Sphar provided a handout labeled “Ch. 163.3177, Florida Statutes” and went over the handout with the Titusville Environmental Commission. Ms. Sphar went on to review the handout “Try 3 – FLUE Policy 1.16.3” and conversations during meetings with Staff.

XXX

Member Rosa made a motion to use paragraph 2 in the proposed policy as written on the “Try 3 – FLUE Policy 1.16.3” as the updated version for 1.16.3 that reads

Titusville Environmental Commission
Regular Meeting
March 26, 2026

“Allowable uses within the Conservation land use area shall be limited to residential uses of one unit per five acres, conservation, and passive recreation. The limitation of one (1) dwelling unit per five (5) acres may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of each residential development’s total Conservation land use on a cumulative basis. Any impacts to wetlands shall not cause secondary impacts to adjacent properties. The Conservation land use designation shall remain on wetlands that are impacted as allowed in this policy. Commercial and industrial uses are not permissible in the Conservation land use category.”

Member Nico seconded.

Roll call was as follows:

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

Motion passed.

XXX

Ms. Sphar led the discussion relating to FLUE Policy 1.16.2 and its strategies. Ms. Sphar provided a handout regarding Policy 1.16.2 and Strategy 1.16.2.1 and 1.16.2.2. Ms. Sphar also provided the additional handouts showing maps for the PD South as examples. Ms. Sphar went over the handouts in detail.

Vice Chairwoman Thompson asked if a LIDAR drone would be a generally accepted source. Ms. Sphar mentioned the goal of closing the loophole and requiring wetland delineation. Ms. Sphar moved on to the handout titled “Policy 1.16.2”

TEC discussed the proposed policy changes.

Vice Chairwoman Thompson asked if there were other reasons to preserve uplands beyond wildlife species. Ms. Sphar mentioned that was a question for Staff and was written because of preexisting language.

**Titusville Environmental Commission
Regular Meeting
March 26, 2026**

Chairman Myjak mentioned that the TEC in 2017 had tried to tackle the preservation for endangered species and Vice Chairwoman Thompson asked for stronger protection of the uplands beyond wildlife species.

Member Nico asked about looking to put process in place to protect the upland buffer.

Ms. Sphar suggested putting the buffer language in the Conservation Element and pointed out that the specifics are found in the Technical Manual.

XXX

Member Nico made a motion to adopt the new Policy 1.16.2 as written in the handout titles "Policy 1.16.2 that reads

"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. The wetlands shown on this map have not been ground-truthed. In order to achieve more accurate mapping of wetlands, an environmental assessment including a wetlands delineation shall be provided where wetlands have been identified on site based upon the Future Land Use Map. The USFWS national Wetlands Inventory Map as amended, SJRWMD FLUCCS mapping, or other relevant and appropriate data sources. When the City receives a wetland delineation on specific sites, the delineations will be accepted by the City of Titusville. Prior to any future development, the Future Land Use Map will be amended to include as Conservation Land Use all wetlands five (5) acres or greater in size and additional wetland areas on the site to be preserved, along with any upland areas to be permitted for preservation for state and/or federal listed wildlife species."

Commented [LG1]: Map, the USFWS

Member Rosa seconded.

Roll call was as follows:

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

Motion passed.

XXX

*Titusville Environmental Commission
Regular Meeting
March 26, 2026*

Ms. Sphar went on to review the proposed Strategy 1.16.2.1.

XXX

Member Rosa made a motion to recommend the proposed Strategy 1.16.2.1 as stated

Before consideration of a change from Conservation land use beyond a wetland delineation adjustment for a wetland with onsite acreage less than five (5) acres abutting the boundary of the property, a determination shall be made of whether the wetland size onsite and any acreage offsite total at least five (5) acres. Relevant and appropriate data from professionally accepted sources shall be utilized for the determination. If the total acreage of the wetland is determined to be five (5) acres or greater, the Conservation land use designation shall remain, consistent with Conservation Element Strategy 1.6.3.2.

Vice Chairwoman Thompson seconded.

Roll call was as follows:

Member Nico	Yes
Vice Chairwoman Thompson	Yes
Member Burdette	Yes
Member Young	Yes
Member Myjak	Yes

Motion passed.

XXX

Ms. Sphar described her research related to issues that may be the result of annexation with developments like Verona but didn't see annexation as an issue and moved on to the concerns about the listed endangered species.

Ms. Sphar was looking for the requirement about Scrub Jay relocation and requirements.

Vice Chairwoman Thompson suggested reaching out to the Brevard Zoo as they have been handling Scrub Jay relocation for years.

Ms. Sphar passed out a handout titled "Protected Species"

Titusville Environmental Commission
Regular Meeting
March 26, 2026

The TEC discussed changes to the proposed Strategy 1.16.2.2

Ms. Sphar stated that after Strategy 1.16.2.2 moving on to the Conservation Element during the next meeting and discussing the listed endangered species.

Chairman Myjak and Member Nico asked for Staff to find out when does the city require for protected species and when the environmental assessment in the process is required as well as examples.

Member Burdette asked for more information on how Volusia County handles it with the mixed overlay of soil and habitat type requirements.

XXX

New Business

None

XXX

Petitions and Requests from Public Present

None

XXX

Reports

Chairman Myjak asked to request a sabbatical for July, August, September and October meetings.

Chairman Myjak brought up the EELs Selection and Management Committee for the PD North and South and Sylvester property. Part of the large wetlands has signed a letter of intent with EELs and they had a unanimous vote in favor of moving forward with an assessment of the property with the caveat that the other property owners agree with a letter of intent. The aim is to work with partners with the goal of purchasing and caring for the larger wetlands in this area.

Vice Chairwoman Thompson mentioned meeting with Sandra and St Johns River Water Management District looking to qualify for grants and opportunity for partnerships with FDEP with a focus from SOIRL on water holding capacity.

***Titusville Environmental Commission
Regular Meeting
March 26, 2026***

Member Rosa brought up litter on SR 405 that never goes away and gets mowed into little pieces.

Chairman Myjak suggested for Member Rosa to draft a solution and bring it forward to a future TEC meeting.

Member Young stated that there is no requirement for site cleanup and FPL stated the same with power lines that are rolled up or hanging down. Chairman Myjak referred to the NASA term as abandoned in place.

Chairman Myjak mentioned that he will not be able to make the April 15th meeting and expressed his concerns and tradeoffs dealing with the effluent of the Brackish Water discussion. He provided a handout to be shared with the rest of the TEC for the April 15th meeting.

XXX

Future Agenda Items

1. April 15th Brackish Water Presentation and Wetlands
2. April 30th Urban Forestry Management Presentation and Wetlands

XXX

Adjournment 7:52 p.m.