

***Titusville Environmental Commission
Regular Meeting
February 11, 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 Wednesday, February 11, 2026, at 5:30 pm.

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

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Member Miller made a motion to approve the January 27, 2026 meeting minutes with corrections. Member Tucker seconded. There was a unanimous voice vote in favor.

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Petitions and Requests from Public Present

Stan Johnston of Titusville, Florida came and made comments of the city's cover ups, dishonesty, and corruption. Mr. Johnston also spoke about concerns with Elizabeth Avenue.

Member Miller spoke of Senate Bill 290 and House Bill 433 and how it relates to Conservation Easements and how it would allow any purchased conservation land after 2023 to be determined if they are suitable for agricultural use and if they are, the land may be surplus for agricultural use with the state retaining an easement. Member Miller said he got this information from Audubon and wanted to bring this to the Titusville Environmental Commission's attention as it does relate to conservation easements.

Member Young said that the 1,000 Friends of Florida had a workshop regarding this legislation and they will also be following these Legislation Bills.

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New Business

None

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Old Business

Wetland Conservation

Mary Sphar of Cocoa, Florida came to continue the in-depth review on Policy 1.16.2.

Ms. Sphar provided several handouts: 1. Saint Johns River Water Management District Policy on releasing Conservation Easements. 2. Chronology of Park Avenue Subdivision, and comp Plan/ordinance changes rezoning in Conservation land use 3. Rationale for proposed changes to FLUE Policy 1.16.2.

Ms. Sphar went over the handouts in detail and went over presentation slides regarding the Park Avenue Subdivision Transmittal.

The Titusville Environmental Commission had some discussion with Ms. Spahr regarding the review of their previous motion from the January 14, 2026 meeting when they agreed with Ms. Sphar to remove part of the language in Policy 1.16.2.

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Vice Chairwoman Thompson made a motion to reaffirm their previous motion from January 14, 2026 in removing the following sentence from 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, and any other.*** Member Tucker seconded.

Roll call was as follows:

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

Motion passed.

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Member Miller made a motion to accept the rationale that Mary Sphar provided in her handout to better clarify the removal of the sentence in Policy 1.16.2. Member Delgado seconded.

Roll call was as follows:

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

Motion passed.

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Ms. Sphar said she had intended to discuss Policy 1.16.4 but is asking that this policy be discussed at a future meeting to allow feedback from Community Development Director Brad Parrish.

Ms. Sphar provided handouts: 1. Natural Resources Management (NRM) Department Zoning Review & Summary 2. Conceptual Development Titusville EIR 3. Overall Conceptual Ste Plan 4. Lieberman Multifamily Summary Explanation & Background

Ms. Sphar went over the Lieberman Multifamily project as it relates to Policy 1.16.3 in detail.

Ms. Sphar asked the Titusville Environmental Commission members what the problem is with this project relating to this policy. Vice Chairwoman Thompson said knowing what it the reasonable use of the property. Ms. Sphar said she is correct and Policy 1.16.3 needs to be fixed.

Ms. Sphar went over the handout Natural Resources Management (NRM) Department Zoning Review & Summary and explained what Brevard County implements.

The Titusville Environmental Commission had discussion with Ms. Sphar regarding multifamily developments, one unit per five acres and the 1.8% impact to wetlands.

Member Miller said Ms. Sphar provided a great amount of information and he would personally like to have time to review this information before making any motions.

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Chairman Myjak agreed and stated that the Titusville Environmental Commission will continue the review of Policy 1.16.3 and 1.16.4 at the next meeting.

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Petitions and Requests from Public Present

David Hobart of Titusville, Florida made brief comments regarding the discussion that took place as he was attending the meeting to listen.

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Reports

Vice Chairwoman Thompson said there will be a public meeting tomorrow by the Saint Johns River Water Management District regarding a feasibility study that they did to determine their next round of projects. Vice Chairwoman Thompson said they are doing a 1.5-million-dollar upgrade at the Chain of Lakes Park. Vice Chairwoman Thompson said she will be attending this meeting in person but it is available to watch as a webinar. Vice Chairwoman Thompson said she would send a link to register for the webinar if anyone is interested. The meeting is from 8:00am to 12noon. Sustainability Program Coordinator Lily Galleo said she will be attending virtually and she will provide a link.

Member Delgado said that there are three different rockets sitting on the launch pads right now which would have been unheard of twenty years.

Vice Chairwoman Thompson said she heard that the City of Cape Canaveral will be doing massive studies on structural integrity of buildings in Cape Canaveral due to starship launches. She said that this came up because of what is happening to structures in Boca Chica, Texas.

Member Miller said he would like to discuss at future meetings the idea of the city purchasing conservation land. Member Miller said he has researched properties in Titusville to have biking trails. Member Miller said he has looked at Wellfield #3 and has concerns that it isn't being protected.

Member Young would like to have future discussion again about zero energy homes.

Member Burdette said he attended a meeting in New Smyrna and one of the things that stuck out the most was research on protecting citrus trees from fungus.

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Chairman Myjak said he took a tour of Wellfield #4.

Chairman Myjak said he is working with the Indian River Lagoon Roundtable and they filed a report to the county asking them to pull together a space force task force to deal with some of the concerns that are not being addressed regarding deluge system or common man safety system.

Sustainability Program Coordinator Lily Galleo said there is a Community Conference on March 7, 2026 at the Senior Center from 8:00am to 12 noon.

Sustainability Program Coordinator Lily Galleo said there is a Florida Friendly Landscaping Seminar in Melbourne on March 21, 2026.

Sustainability Program Coordinator Lily Galleo said there is a Sea Oat Planting Event on February 14, 2026 at 8:30am in the City of Cape Canaveral.

Sustainability Program Coordinator Lily Galleo said that there is a ribbon cutting for the nanobubbles on March 3, 2026 at 10:30am.

Chairwoman Thompson asked if Ms. Galleo could please have these events announced at the City Council meetings at the beginning of the meetings to get the word out. Ms. Galleo said she would pass this request on to Brad Parrish.

Chairwoman Thompson thanked Mary Sphar and Kay St. Onge for their in-depth research and work into the wetlands policy.

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Future Agenda Items

Wetland Conservation

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Adjournment 8:07 p.m.