

***Titusville Environmental Commission***  
***Regular Meeting***  
***February 26, 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 Thursday, February 26, 2026, at 5:30 pm.

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Chairman Myjak called the meeting to order at 5:30pm. 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 Assistant City Attorney David Melito.

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Member Miller made a motion to approve the February 11, 2026 meeting minutes with a correction. Member Tucker seconded. There was a unanimous voice vote in favor.

Member Nico TEC Suggested edits wrong date 11.12.26

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**Petitions and Requests from Public Present**

Stan Johnston spoke on the City's drainage issues, the stormwater master plan, SNJ Oaks issues, and other problems.

Vice Chairwoman Thompson asked where the blocked ditches are located and Chairman Myjak asked for the 1966 Stormwater Master Plan and the documentation reported missing from the sustainability report.

Mr. Johnston responded about ditches blocked from Fox Lake Road under I-95.

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**Old Business**

**Wetland Conservation**

Mary Sphar of Cocoa, Florida came to speak on Wetland Policy 1.16.3 draft options.

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Member Tucker asked what a cumulative basis was referencing in Choice 2.

Ms. Sphar responded that the verbiage was taken from the County but tied to the owner(s) of the property.

There was further discussion on clarification.

Member Miller voiced support for removing Mixed Use from Choice 2 and drafted a justification rationale and researched similar policies. Member Miller pointed out that the 4,000 sq/ft is referencing impervious surfaces and a strategic developer could be encouraged to use more pervious strategies.

Member Young had questions about raised houses and if they would be considered impervious.

Discussion was had.

Chairman Myjak asked to include this on the list of future discussion topics.

Ms. Sphar spoke of the added strategy along with compensatory storage requirements.

Chairman Myjak asked to increase Strategy 1.16.3.1 reference of the 100-year floodplain to the 500-year floodplain.

Vice Chairwoman Thompson mentioned the 500-year maps were not floodplains but inundation maps and voiced concern about building in the upland borders.

Member Delgado mentioned that if the uplands are changed then that changes the flow of water and asked why to contemplate changing and asked why would you allow for changes in the uplands where Vice Chairwoman Thompson stated this was because the uplands aren't protected.

Assistant City Attorney Melito mentioned that broadening the language could cover a variety of other uses depending on how the TEC wanted to go about editing Policy 1.16.3

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Vice Chairwoman Thompson made a motion to recommend Option 2 changes to Policy 1.16.3 along with a new strategy labeled 1.16.3.1 to read

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Policy 1.16.3:

Allowable uses within the Conservation Land Use area shall be limited to residential uses of one unit per five acres, Conservation, Recreation, Open Space, and stormwater management systems consistent with the policies of the Conservation Element and the land development regulations. The preceding limitation of one (1) dwelling unit per five (5) acres within the Conservation land use category may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total Conservation land use on a cumulative basis for residential developments. Commercial and Industrial uses are not permissible in the Conservation Land Use category.

Strategy 1.16.3.1:

Impacts to wetlands in the Conservation Land Use category area shall not cause secondary impacts to adjacent properties. Allowable uses for Conservation Land Use located in the 100-year floodplain shall comply with the requirement for compensatory storage for fill stated in Conservation Element Objective 1.12 Stormwater Management.

Member Tucker seconded.

Roll call was as follows:

|                          |     |
|--------------------------|-----|
| Member Miller            | 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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Ms. Sphar moved to Policy 1.16.4 on deferring to the district on wetland impact review and handed out a revised edit to replace the last sentence Policy 1.16.4

Member Nico made the motion to substitute the last sentence of Policy 1.16.4 that currently reads “The allowable impacts shall be based upon site specific evaluation determined through the permitting process conducted by all the regulatory agencies with jurisdiction.” To state

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No wetlands shall be impacted by development activities without appropriate land use review and approval by the City. The City shall apply the land use planning policies of **this Objective** in a manner consistent with Objective 1.6 of the Conservation Element which pertains to wetlands. Permit approval by a regulatory agency shall not substitute for independent land use review and approval by the City, and the City’s land use review and approval shall not be influenced by any action taken in response to a regulatory agency’s permitting decision.

Vice Chairwoman Thompson seconded.

Roll call was as follows:

|                          |     |
|--------------------------|-----|
| Member Miller            | 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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Ms. Sphar referred to page 15 and 16 in the agenda packet in reference to Policy language 1.16.4

Assistant City Attorney Melito reviewed legal language questions as well as inornate burden.

Ms. Sphar introduced the topic and deferred the topic to the next meeting.

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**New Business**

None

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**Petitions and Requests from Public Present**

None

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**Reports**

Vice Chairwoman Thompson asked for the current total attendance at the Community Conference. Sustainability Coordinator Lily Galleo mentioned the total count was 77.

Member Delgado mentioned a Brevard County Commission action and forwarded the summary email request

Vice Chairwoman Thompson announced the March 3<sup>rd</sup> nanobubble event.

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**Future Agenda Items**

Wetland Conservation

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**Adjournment 7:40 p.m.**