



CITY OF TITUSVILLE

TITUSVILLE ENVIRONMENTAL COMMISSION

AGENDA

Regular Meeting

August 12, 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 July 15, 2026

Approve Minutes

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

7. OLD BUSINESS

A. Wetlands

8. NEW BUSINESS

A. Swale Program Presentation

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 July 15, 2026**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes July 15, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 07.15.26 TEC Minutes Draft

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, July 15, 2026, at 5:30 pm.

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

XXX

Member Nico made a motion to approve the June 10, 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

Mary Sphar of Cocoa, Florida came to continue the in-depth review of the wetlands policies and strategies in Objective 1.1 Natural Resources. Ms. Sphar also provided a handout titled “Rationale for Conservation Element Amendments”. Ms. Sphar read from the handout as she went over the policies and strategies.

Ms. Sphar went over the document provided in the agenda packet on page 26 of 39 for Policy 1.1.5. Ms. Sphar asked the Titusville Environmental Commission (TEC) members to look at the two choices provided that suggest changing the language for the policy. The TEC members had reviewed the two choices and had discussion.

XXX

Member Miller made a motion to accept Ms. Sphar's language (Choice 2) for Policy 1.1.5. The new language will read as follows: *The owner/developer of property in the City of Titusville which requires formal site plan approval, including, but not limited to any platting of land shall be required to perform an environmental study, as appropriate. If any permit, clearance, or consultation is required by a federal or state agency, the applicant will submit documentation showing compliance with all requirements before commencement of development. Any stipulation and/or management plans required by the applicable regulatory agency or agencies will be included in the City's site plan approval.* Member Tucker seconded.

Roll call was as follows:

Member Burdette	Yes
Member Delgado	Yes
Member Nico	Yes
Member Tucker	Yes
Vice Chairwoman Thompson	Yes
Member Miller	Yes

Motion passed.

XXX

Discussion took place on the Florida Fish and Wildlife Conservation Commission acronym in Policy 1.1.7. It was determined to keep FFWCC as the acronym for consistency as Assistant City Attorney David Melito stated that the acronym is used in other places within the code.

XXX

Member Nico made a motion to keep the Florida Fish and Wildlife Conservation Commission acronym as FFWCC in Policy 1.1.7. Member Miller seconded.

Roll call was as follows:

Member Miller	Yes
Vice Chairwoman Thompson	Yes
Member Delgado	Yes
Member Burdette	Yes
Member Nico	Yes
Member Tucker	Yes

Motion passed.

XXX

Discussion took place on Policy 1.1.9 on page 28 of 39 of the agenda packet.

Vice Chairwoman Thompson asked Sustainability Program Coordinator Lily Galleo if she would find out when an environmental report is not required.

The Titusville Environmental Commission members had lengthy discussion regarding the wording of Policy 1.1.9.

Member Miller suggested that Policy 1.1.9 read as follows: When one or more individuals of state or federal listed wildlife species are found on a site undergoing development activities, said activities shall cease until the applicant submits evidence of compliance with permitting requirements of all applicable federal and state agencies. Evidence of such compliance shall be submitted to the city, before development activities resume.

XXX

Member Nico made a motion to change Policy 1.1.9 to read as follows: *When one or more individuals of state or federal listed wildlife species are found on a site undergoing development activities, said activities shall cease until the applicant submits evidence of compliance with permitting requirements of all applicable federal and state agencies. Evidence of such compliance shall be submitted to the city, before development activities resume.* Member Tucker seconded.

Roll call was as follows:

Member Burdette	Yes
Member Delgado	Yes
Member Miller	Yes
Vice Chairwoman Thompson	Yes
Member Nico	Yes
Member Tucker	Yes

Motion passed.

XXX

Mary Sphar started discussion on Objective 1.6 on page 29 of 39 of the agenda packet. Ms. Sphar said the city needs to prepare for requests from applicants who want to impact wetlands for industrial and commercial uses. Ms. Sphar said the language to protect these wetlands should be tightened up.

Ms. Sphar went over Policy 1.6.2, Strategy 1.6.2.1 and Strategy 1.6.2.2 on page 29 of 39 of the agenda packet.

The TEC members reviewed the language. Ms. Sphar caught minor changes needed in the language in Strategy 1.6.2.1 the second paragraph sub bullet #3. Ms. Sphar said she will change the words “In the case of” to For and add the word “of” before designated Conservation land use.

XXX

Member Miller made a motion to accept all the changes that Ms. Sphar suggested for Policy 1.6.2 and Strategies 1.6.2.1 and 1.6.2.2. Member Tucker seconded.

Roll call was as follows:

Member Nico	Yes
Vice Chairwoman Thomson	Yes
Member Delgado	Yes
Member Burdette	Yes
Member Miller	Yes
Member Tucker	Yes

Motion passed.

XXX

Ms. Sphar went over the proposed addition of the language for Policy 1.6.5 from the Technical Manual. The Titusville Environmental Commission members had discussion regarding the need to add this language as a policy when it already exists in the Technical Manual.

XXX

Member Miller made a motion to not include the addition of the language from the Technical Manual as Policy 1.6.5. Member Delgado seconded.

Roll call was as follows”

Member Burdett	Yes
Member Delgado	Yes
Member Miller	Yes
Member Tucker	No
Vice Chairwoman Thompson	No
Member Nico	No

The motion fails due to a 3 yes, 3 no vote.

XXX

Discussion continued regarding Policy 1.6.5.

XXX

Member Miller made a motion to eliminate Policy 1.6.5. Member Tucker seconded.

Roll call was as follows:

Vice Chairwoman Thompson	Yes
Member Delgado	Yes
Member Nico	No
Member Burdette	Yes
Member Tucker	Yes
Member Miller	Yes

Motion passed with a 5 yes, 1 no vote.

Member Nico voted no as he wasn't clear that the language wasn't being removed from the Technical Manual also.

Assistant City Attorney Melito stated that this language would remain in the Technical Manual.

XXX

Discussion took place regarding Policy 1.6.6 on page 32 of 39 of the agenda packet.

XXX

Member Miller made a motion to accept Policy 1.6.6 as the new Policy 1.6.5 and Strategies 1.6.6.1 and 1.6.6.2 as recommended by Ms. Sphar in the agenda packet. Member Nico seconded.

Roll call was as follows:

Member Burdette	Yes
Member Delgado	Yes
Member Nico	Yes
Member Tucker	Yes
Vice Chairwoman Thompson	Yes
Member Miller	Yes

Motion passed.

XXX

Ms. Sphar started discussion on FLUE Objective 1.16 starting on page 33 of 39 of the agenda packet. Ms. Sphar asked the TEC members to review Strategy 1.16.2.1 and consider deleting the words “beyond a wetland delineation adjustment”.

XXX

Member Miller made a motion to delete the words “*beyond a wetland delineation adjustment*” from Strategy 1.16.2.1 in FLUE Objective 1.16. Member Tucker seconded.

Roll call was as follows:

Member Miller	Yes
Vice Chairwoman Thompson	Yes
Member Delgado	Yes
Member Burdette	Yes
Member Nico	Yes
Member Tucker	Yes

Motion passed.

XXX

New Business

None

XXX

Petitions and Requests from Public Present

None

XXX

Reports

Sustainability Program Coordinator Lily Galleo gave an update on City Council's decision regarding the Urban Forestry Management Plan at their July 14, 2026 meeting.

Ms. Galleo said there is a tree planting event on July 23, 2026 at 9:00am

Member Nico said Main Street Titusville received some funding from the city to help revitalize the downtown area. A grant is also being applied for in effort to address the impacts of rocket launching on historic preservation.

Member Miller gave an update on Environmentally Endangered Lands (EEL) Program. Member Miller said a lot of land purchases and appraisals are taking place. EELS is closing on their first property in four years. Member Miller said the County Commission will be having a meeting on July 21, 2026 with an agenda item to move forward with seventeen million dollars in commercial paper loans for land acquisitions. This is streamlining the process of being able to purchase land while the bonded money is being collected.

Member Delgado said that in Boca Chica, Texas there will be a Starship 14 launch and data will be collected.

Vice Chairwoman Thompson said she got to go sailing on the Mosquito Lagoon with the kids from the Boys & Girls Club this morning.

Vice Chairwoman Thompson asked Ms. Galleo when the Harvest Festival will be at the Enchanted Forest this year. Ms. Galleo said this event is scheduled for October 24, 2026 and she has reserved a table for the event. Ms. Galleo said she will send out detailed information on this event to the TEC members via email.

Member Delgado said there was a grass restoration program at Manzo Park for the last two years but it is no longer being funded. This was a project partnered by Brevard County Parks and Recreation and the Brevard Zoo.

Future Agenda Items

1. Wetland Conservation
2. Vinnie Taranto Jr. Presentation
3. Potential Rollins College results for launch monitoring data

XXX

Adjournment 8:25 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:

Summary Explanation & Background:

Continue wetland discussions on the Conservation Element and Future Land Use Element changes. This discussion includes a video (linked below) followed by a short presentation.

405 Wetland Series Video 1: Titusville's State Road 405 Wetlands -- An Opportunity Awaits

<https://www.youtube.com/watch?v=9rLLYhrAkIM>

405 Wetland Series Video 3: An Island of Dryness in the Middle of Wetness

https://www.youtube.com/watch?v=OHHQB1KS_Bw

405 Wetland Series Video 6: 405 Wetlands Flow – Pathway to the Indian River Lagoon

<https://www.youtube.com/watch?v=AsgAZo2sZpg>

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Updated CE Package
2. FLUE Package
3. TEC Edits and Motions
4. SR 405 Wetland Slides for Lily

Rationale for TEC Recommendations -- Conservation Element Amendments

Conservation Element (CE) Objective 1.1

The recommended changes to CE Objective 1.1 language aim to broaden the focus beyond listed wildlife habitat to include environmentally endangered lands. Over the years, populations of federal and state listed species have decreased within the city limits, while the need to acquire and protect environmentally endangered lands, especially large forested wetlands, has increased. The edits to the following objective, policies, and strategies have been recommended in response to this reality: Objective 1.1, Policy 1.1.3, Strategy 1.1.3.1, Policy 1.1.6 and Strategy 1.1.6.2.

In addition, TEC has recommended changes to Policies 1.1.5, Strategy 1.1.8.3, and Policy 1.1.9 in order to facilitate and ensure compliance with state and federal requirements for the protection of listed species.

The rationales for other TEC recommendations are:

Policy 1.1.1: Deleted because it is outdated and has never been implemented. State and federal wildlife agencies keep track of the latest information.

Policy 1.1.7 and Strategy 1.1.7.1: The first sentence of Policy 1.1.7 has been shortened because this policy was quite confusing and did not accurately reflect requirements of the City. The information in existing Strategy 1.1.7.1 has been moved to Policy 1.1.7, except for the mention of Florida Department of Agriculture and Consumer Services, which is omitted because it does not handle listed wildlife species.

Policy 1.1.10: This policy is deleted because valuable wetlands may not support the same recreational uses as natural areas covered by the Recreation and Open Space Element.

Conservation Element (CE) Objective 1.6

The recommended changes to CE Objective 1.6 aim to clarify and update the existing language. The rationales for specific language recommendations listed below.

Policy 1.6.1.1: Language added to satisfy a recommendation of the Natural Resources Plan.

Strategy 1.6.2.1: The criteria for conditional uses have been tightened.

Strategy 1.6.2.2: Future Land Use Element Policies 1.9.2 and 1.8.4 state that Conservation Element language shall be utilized in determining the appropriateness of new commercial and industrial land use designations with regard to environmental factors. This strategy addresses new commercial and industrial designations for parcels that also include portions of Conservation land use.

Policy 1.6.4: Additional functional value criteria have been added to deal with stormwater management and drainage concerns, as well as the health of the Indian River Lagoon.

Policy 1.6.5: The second criterion of this policy has been incorporated into Strategy 1.6.2.1. The first and third criteria have been deleted to head off possible abuse.

Strategy 1.6.6.1 and Strategy 1.6.6.2: Two new strategies for mitigation have been added under Policy 1.6.6. These strategies address encouraging mitigation within the City limits and the option to create a mitigation bank.

Policy 1.6.7: The monitoring requirement has been revised to accommodate easements executed in favor of the City of Titusville.

TEC Recommendations

Objective 1.1: Natural Resources.

To ensure the preservation of environmentally endangered land and the protection of wildlife, particularly threatened and endangered species ~~and the protection of their habitat~~, identify and conserve important natural resources and ~~critical~~ essential habitat where economically and environmentally feasible; to prevent adverse alterations to these areas.

Policy 1.1.1:

~~Identify state and federal listed wildlife species habitat. Potential wildlife habitat and sites of listed species shall be depicted in a Map by 2012 which will indicate the presence of state and federal listed wildlife species as per data provided by Florida Fish and Wildlife Conservation Commission (FFWCC), United States Fish and Wildlife Services (USFWS) and other agencies.~~

Policy 1.1.2:

The City shall work with other agencies having jurisdiction to conduct an inventory of state and federal listed wildlife species habitat remaining within its boundaries.

Policy 1.1.3:

The City shall inventory, identify and define environmentally endangered lands within the City utilizing applicable data from state and federal agencies and will cooperate with the State and with Brevard County in acquiring and conserving environmentally endangered lands to be preserved through acquisition and/or regulations.

Strategy 1.1.3.1:

The City shall develop a procedure to identify such lands. Review and evaluation shall include at a minimum the following:

1. State and federal listed wildlife and estuary life species habitats.
2. Wetlands five acres or greater in size and crucial adjoining portions of their respective watersheds.
3. ~~Wetlands, natural~~ Natural lakes, lagoon and rivers.
- 3.4. Upland native vegetation that are rare and depleting in the City/County.
- 4.5. Undisturbed and undeveloped 100-year flood plains.
- 5: 6. Wellhead protection area and Areas of Critical Concern.
- 6: 7. Critical or essential habitats identified by the East Coast Florida Regional Planning Council (ECFRPC) for state and federally listed species and lands providing habitat connectivity.

Policy 1.1.4:

The City shall maintain, to the best of its abilities, the populations of wildlife species which are state and federal listed and their habitat, and shall restrict activities within these areas known to adversely affect the survival of these species as per regulations by permitting agencies.

Policy 1.1.5:

The owner/developer of ~~development~~ property in the City of Titusville which requires formal site plan approval, including, but not limited to any platting of land shall be required to perform an environmental study, as appropriate. If any permit, clearance, or consultation is required by a federal or state agency, the applicant will submit documentation showing compliance with all requirements before commencement of development. ~~These~~ Any stipulations and/or management plans required by the applicable regulatory agency or agencies will be included in the City's site plan approval.

Policy 1.1.6:

~~The City shall purchase, if economically feasible, properties identified as critical habitat by the East Coast Florida Regional Planning Council (ECFRPC), or properties identified as in Policy 1.1.3 in their capacity as a clearinghouse for this information. The selection criteria to be used in determining these properties shall place greater weight on the selection of lands, which appear on inventories of endangered or threatened species, even though public use and recreation may not be appropriate. The following criteria shall be adhered to in the implementation of this policy: The protection of critical habitat can be accomplished through acquisition, easements, Transfer Development Rights, Purchase Development Right and other planning tools.~~

The City shall purchase, if economically feasible, properties identified as environmentally endangered lands. The City shall also consider alternate methods of protecting these lands, including easements, land donation, mitigation bank establishment, Transfer of Development Rights, Purchase of Development Rights, and other planning tools.

Strategy 1.1.6.1:

Acquired land should be selected based on the need to prioritize all current fiscal obligations of the City's resources.

Strategy 1.1.6.2:

Priority shall be given to the acquisition and protection of ~~land~~ lands which are identified as environmentally endangered and to those areas known to be important as ~~"habitat corridors"~~ habitat corridors in the movement of wildlife. Environmental value shall be prioritized, even where public use may be limited or inappropriate.

Policy 1.1.7:

~~Where acquisition of identified property habitat is not fiscally possible, any public or private use of land greater than three (3) acres in an area shall require a management plan designated to minimize harm to the state and federal listed wildlife species and its habitat.~~

Where acquisition of identified wildlife habitat is not fiscally possible, any public or private use of such land shall be designed to minimize harm to the state and federal listed wildlife species and its habitat. The City shall recognize the species as "listed" by the United State Fish and Wildlife Services (USFWS), National Marine Fisheries Services (NMFS), Florida Department of Environmental Protection (FDEP), and Florida Fish and Wildlife Conservation Commission (FFWCC).

Strategy 1.1.7.1:

~~The City shall recognize the species as "listed" by the United State Fish and Wildlife Services (USFWS), National Marine Fisheries Services (NMFS), Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission (FFWCC), and Florida Department of Agriculture and Consumer Services (FDACS) as compiled by the East Central Florida Regional Planning Council (ECFRPC), acting as a data source and information clearinghouse.~~

Policy 1.1.8:

The City shall work cooperatively with the US Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as listed wildlife species.

Strategy 1.1.8.1:

The City shall require applicants of a development order to provide determination of these agencies when development proposals are received for sites documented as having historic and/or current occurrences of state or federal listed wildlife species.

Strategy 1.1.8.2:

The City shall consult with these agencies for technical assistance consultation as appropriate, ~~or~~.

Strategy 1.1.8.3:

The City shall cooperate with these agencies in locating potential introduction sites for designated species ~~on existing conservation lands.~~

Policy 1.1.9:

When one (1) or more individuals of state or federal listed wildlife species are found on a site undergoing development activities ~~for which no management plan has been adopted~~, said activities shall cease until ~~a management plan has been prepared by the developers and found to be acceptable by the City. The the applicant submits evidence of compliance with permitting requirements of all applicable federal and state agencies. Evidence of such compliance shall be submitted to the City before development activities resume.~~

Policy 1.1.10:

~~The City shall protect existing natural reservations including recreation and publicly protected conservation lands according to the strategies set forth in the Recreation and Open Space Element.~~

Policy ~~1.1.11~~ 1.1.10:

All costs for restoring environmentally damaged areas shall be borne by the party directly responsible for the damage. Mitigation (wetlands/seagrass) shall occur as per State and Federal regulations. If within a reasonable time, for the particular plant species, mitigation has not been successful, the responsible party shall replant or act to "mitigate" the problem.

TEC Recommendations

Objective 1.6:

To encourage the preservation/protection of wetlands according to their function by implementing programs both locally and in conjunction with other governmental entities, toward this effort:

Policy 1.6.1:

The development of wetlands shall be addressed in the development regulations according to the following criteria:

Strategy 1.6.1.1:

The protection of the wetlands shall be determined by the functional value of the wetland in order to achieve no net loss of wetlands function.

Strategy 1.6.1.2:

The development of land under all land uses categories shall take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential.

Policy 1.6.2:

Proposed land uses, which are compatible with the function of wetlands, shall be identified within a conservation land use designation on the Future Land Use Map and further addressed in the land development regulations.

Strategy 1.6.2.1:

~~In addition to the permitted land uses identified in the Future Land Use Element, conditional uses may be considered as provided for in the land development regulations, with criteria based upon the mitigation policies of the U.S. Fish and Wildlife Service. At a minimum, the criteria to be considered for approval of a conditional use shall include:~~

- ~~1.—The use is ecologically sound;~~
- ~~2.—The use is water dependent or water related and there is a documented public need;~~
- ~~3.—The use is the least environmentally damaging alternative;~~
- ~~4.—There is no practical alternative to insure reasonable use of the applicant's property; and~~
- ~~5.—Any unavoidable damage or loss of wetland shall be mitigated to insure no net loss of wetlands and no loss of functional value.~~

In addition to the permitted uses identified in the Future Land Use Element for conservation land use, conditional uses may be considered as provided for in the land development regulations. All conditional uses shall be ecologically sound or the least environmentally damaging alternative, and any unavoidable damage or loss of wetland shall be mitigated to ensure no net loss of wetlands and no loss of functional value. Additional use-specific criteria to be satisfied for conditional use approval include:

1. For water dependent or water related uses, there is a documented public need.
2. For right-of-way for public roads or utilities, the direct public benefits shall exceed those lost to the public as a result of the degradation or destruction of wetlands.
3. For properties with commercial and/or industrial land uses which include portions designated as Conservation land use, there is no alternative to ensure any reasonable use of the upland portion of the applicant's property without impacting wetlands five acres or greater in size.

Strategy 1.6.2.2:

As of [date of adoption], subdivided commercial and industrial parcels that also include portions of Conservation land use shall contain sufficient uplands for the intended use and for any buffering necessary to ensure wetland functionality.

Policy 1.6.3:

Wetlands shall be defined consistent with existing state and federal regulatory agencies.

Strategy 1.6.3.1:

At a minimum, the U.S. Department of the Interior Fish and Wildlife Service Wetland Maps (1988), or as most recently updated, shall be used to define the Conservation Land Use areas within the City.

Strategy 1.6.3.2:

At a minimum, wetlands five (5) acres or more in size shall be designated as a conservation land use and wetlands less than five (5) acres will be subject to review to determine what protection, if any, they should receive from development. Said review shall be based on the functional value criteria specified in Strategy 1.6.4. If based on this determination, protection is warranted, development may be permitted, based upon criteria set forth in the environmental performance standards of the land development regulations.

Policy 1.6.4:

Land development impacts on designated wetlands shall be assessed based upon the functional value of wetlands. The functional value assessment criteria for wetlands shall include, at a minimum, consideration of:

1. Size;
2. Capacity for ~~floor~~ flood storage or flow regulation;
3. Potential as wildlife and/or fisheries habitat;
4. Provision of habitat for state or federally protected species;
5. Rarity as a vegetative community type;
6. Degree of prior adverse impacts which would limit the future viability of wetland (e.g., invasion by upland or exotic species, fire, permanent alteration of drainage patterns); ~~and~~
7. Potential for recreational use;
8. Proximity to the Indian River Lagoon or St. Johns River; and
9. Drainage to the Indian River Lagoon or St. Johns River.

Policy 1.6.5:

~~Activities whose impacts are assessed to be minimal, or offset by mitigation measures, shall be addressed in the land development regulations and shall utilize the following criteria:~~

- ~~1. The activity is necessary to prevent or eliminate a public hazard;~~
- ~~2. The activity would provide direct public benefits which would exceed those lost to the public as a result of the degradation or destruction of wetlands (e.g., right-of-way for public roads or utilities); and~~
- ~~3. The activity is proposed for wetlands whose functional values are so limited that their loss does not significantly affect the public interest (i.e., inherent in this statement is that this land can be utilized as recreational, conservation, open space or low density residential areas.)~~

Policy ~~1.6.6~~ 1.6.5:

Mitigation for unavoidable impacts to wetlands, which possess significant functional value, as determined by a functional assessment, will be addressed in the land development regulations.

Strategy 1.6.5.1:

Mitigation within the City limits may be addressed and encouraged in the land development regulations. Coordination with the regulatory agencies shall be required.

Strategy 1.6.5.2:

Establishment of a wetland mitigation bank within the City limits may be addressed in the land development regulations. Mitigation banking by the City should be coordinated with state regulatory agencies to achieve optimal participation by applicants required to provide mitigation.

Policy ~~1.6.7~~ 1.6.6:

Monitoring shall be required to ensure that all mitigation ~~or compensation efforts as outlined in the land development regulations are successful~~ consisting of preservation and maintenance, as documented by ~~deed restriction or conservation easement executed in favor of the City of Titusville, remains legally~~ compliant.

Policy 1.16.3: TEC will consider deleting the previously-approved last sentence. The last sentence is not in the existing Comp Plan language.

Commercial and industrial uses are not permissible in the Conservation land use category.

Rationale for deleting the last sentence: A recent proposal for an industrial property with a wetland 15 acres in size has exposed the problem with this sentence. As a response, TEC tightened the conditional use criteria in Conservation Element Strategy 1.6.2.1 to properly deal with similar situations. With the revised CE Strategy 1.6.2.1, the last sentence is no longer needed. In addition, TEC added CE Strategy 1.6.2.2 which prevents industrial properties from being subdivided into parcels with insufficient uplands for the industrial use and for any buffer necessary to ensure wetland functionality.

Part of Referenced Strategy 1.6.2.1:

Additional use-specific criteria to be satisfied for conditional use approval include:

For properties with commercial and/or industrial land uses which include portions of designated Conservation land use, there is no alternative to ensure any reasonable use of the upland portion of the applicant's property without impacting wetlands five acres or greater in size.

Referenced Strategy 1.6.2.2:

As of [date of adoption], subdivided commercial and industrial parcels that also include portions of Conservation land use shall contain sufficient uplands for the intended use and for any buffering necessary to ensure wetland functionality.

In addition, it has been suggested that a very small tweak be made to Strategy 1.6.2.1 quoted above as approved. A revision would delete the word “of” and instead use the word “as”.

For properties with commercial and/or industrial land uses which include portions of designated as Conservation land use, there is no alternative to ensure any reasonable use of the upland portion of the applicant's property without impacting wetlands five acres or greater in size.

Policy 1.16.3: TEC will consider revising the previously-approved first sentence.

Previously-approved first sentence:

~~Permitted Allowable~~ uses within the Conservation land use area shall be limited to residential uses of one (1) unit per five (5) acres, conservation, and passive recreation, ~~open space, and stormwater management systems consistent with the Conservation Element and the land development regulations.~~

Possible revision to consider:

~~Permitted Allowable~~ uses within the Conservation land use area shall be limited to residential uses of one (1) unit per five (5) acres, conservation, passive recreation, ~~open space, and the wetlands-related component of the City's~~ stormwater management systems ~~consistent with the Conservation Element and the land development regulations.~~

Possible first sentence without markings:

Allowable uses within the Conservation land use area shall be limited to residential uses of one (1) unit per five (5) acres, conservation, passive recreation, and the wetlands-related component of the City's stormwater management systems.

Rationale for possible revision to first sentence: The revised sentence offers the City flexibility to improve stormwater management systems using Conservation land. Both wetlands and buffering uplands which would help improve the City's stormwater management systems could be could be designated as Conservation. In addition, the Conservation land use could include easements and land that would allow the culverts under I-95 to regain reasonable functionality.

TEC will consider revising its previous recommendations for the first and last sentences of FLUE Policy 1.16.3.

Approved FLUE Policy 1.16.3 without possible changes

~~Permitted~~ Allowable uses within the Conservation land use area shall be limited to residential uses of one (1) unit per five (5) acres, conservation, and passive recreation; open space, and stormwater management systems consistent with the Conservation Element and the land development regulations. 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.

New FLUE Policy if changes are approved

~~Permitted~~ Allowable uses within the Conservation land use area shall be limited to residential uses of one (1) unit per five (5) acres, conservation, passive recreation, open space, and the wetlands-related component of the City's stormwater management systems consistent with the Conservation Element and the land development regulations. 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.

TEC Suggested Edits

FLUE Policy 1.16.2 (Motion made on 11.12.26 and 3.28.26 and 6.10.26 and 7.15.26)

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 ~~achieve~~ provide more accurate mapping of wetlands, an environmental assessment including when the City receives a wetland 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, on specific sites. 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, and the Future Land Use Map will be amended ~~accordingly to include as~~ as. The Conservation Land Use all wetlands five (5) acres or greater in size and additional wetland areas on the site 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.

Strategy 1.16.2.1

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.

Commented [LG1]: 7.15.26

1.16.2.2

When Conservation Land Use is present on a specific site, a property owner shall submit a preliminary environmental assessment, including a wetland delineation when wetlands are present, prior to any future development. If the environmental assessment on a specific site required by Policy 1.16.2 indicates that state and/or federal listed wildlife are present or may be present, within the areas of the site that are designated as Conservation Land Use, the City shall not amend the Conservation Land Use until the property owner shall submit an environmental study which confirms the presence and potential locations of the state and/or federal-listed wildlife species. If the study identifies a location or

locations on the site for suitable habitat for preservation, and these areas are accepted by the permitting agencies as preservation for the identified species, then the City shall amend the Conservation Land Use to include these areas.

Rationale for proposed changes to FLUE Policy 1.16.2

The wording in strike-through was added in 2017 to accommodate clustered development patterns, including conservation subdivisions, using Planned Development (PD) zoning. At that time, PD zoning was not -was not allowed in Conservation land use. This was changed on February 27, 2018 with the passage of Ordinance 6-2018, rendering the language in strike-through no longer needed to accomplish its original purpose. Since 2017, problems with the language have surfaced. First of all, it is inconsistent with Conservation Element Strategy 1.16.3.2 ("Five Acre Rule"). Second, SJRWMD conservation easements are no longer guaranteed to be permanent, and the amendment aims to head off potential problems resulting from that fact.

FLUE Policy 1.16.3 (Motion made on 2.26.26 and edits on 3.28.26)

~~Permitted. Allowable~~ uses within the Conservation land use area shall be limited to residential uses of one (1) unit per five (5) acres, conservation, ~~and passive recreation, open space, and stormwater management systems consistent with the policies of the Conservation Element and the land development regulations. 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.~~

Rationale (via Mary Sphar Suggestions for small changes to motion made on 3-11-2026)

To clarify that the 1.8% is to be applied project by project

Strategy 1.16.3.1:

~~Impacts to wetlands in the Conservation land use category area shall not cause secondary impacts to adjacent properties.~~

Rationale (via Mary Sphar Suggestions for small changes to motion made on 3-11-2026)

It is premature to suggest such language because the City will be having a workshop on stormwater. Lately, "inundation areas" have been the focus, instead of restricting any solution to the 100-year flood plain.

FLUE Policy 1.16.4 (Motion made on 1.27.26 and Edits on 2.26.26 and 3.11.26)

~~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. 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.~~

Conservation Element 1.1 (Motion made on 6/10/26 and 7/25/26)

Objective 1.1: - Natural Resources.

To ensure the preservation of ~~environmentally endangered land and the protection of~~ wildlife, particularly threatened and endangered species ~~and the protection of their habitat~~, identify and conserve important natural resources and ~~essential critical~~ habitat where economically and environmentally feasible, to prevent adverse alterations to these areas.

Policy 1.1.1:

~~Identify state and federal listed wildlife species habitat: Potential wildlife habitat and sites of listed species shall be depicted in a Map by 2012 which will indicate the presence of state and federal listed wildlife species as per data provided by Florida Fish and Wildlife Conservation Commission (FFWCC), United States Fish and Wildlife Services (USFWS) and other agencies.~~

Policy 1.1.2:

The City shall work with other agencies having jurisdiction to conduct an inventory of state and federal listed wildlife species habitat remaining within its boundaries.

Policy 1.1.3:

The City shall inventory, identify and define environmentally endangered lands within the City utilizing applicable data from state and federal agencies and will cooperate with the

State ~~and with Brevard County~~ in acquiring and conserving environmentally endangered lands to be preserved through acquisition and/or regulations.

Strategy 1.1.3.1:

The City shall develop a procedure to identify such lands. Review and evaluation shall include at a minimum the following:

1.State and federal listed wildlife and estuary life species habitats.

~~2. Wetlands five acres or greater in size and crucial adjoining portion of their respective watersheds.~~

~~23. Wetlands, n~~Natural lakes, lagoon and rivers.

~~34.~~Upland native vegetation that are rare and depleting in the City/County.

~~45.~~Undisturbed and undeveloped 100-year flood plains.

~~56.~~Wellhead protection area and Areas of Critical Concern.

~~67.~~Critical ~~or essential~~ habitats ~~identified by the East Coast Florida Regional Planning Council (ECFRPC) for state and federally listed species and lands providing habitat connectivity.~~

7.Habitat Corridors.

Policy 1.1.4:

The City shall maintain, to the best of its abilities, the populations of wildlife species which are state and federal listed and their habitat, and shall restrict activities within these areas known to adversely affect the survival of these species as per regulations by permitting agencies.

Policy 1.1.5:

The owner/developer of ~~development property~~ in the City of Titusville which requires formal site plan approval, including, but not limited to any platting of land shall be required to perform an environmental study, as appropriate. ~~If any permit, clearance, or consultation is required by a federal or state agency, the applicant will submit documentation compliance with all requirements before commencement of development.~~ ~~Any These~~ stipulations and/or management plans required by the applicable regulatory agency or agencies will be included in the City's site plan approval.

Commented [LG2]: Replacement language excluded from motion on 6.10.26

Policy 1.1.6:

The City shall purchase, if economically feasible, properties identified as critical habitat by the East Coast Florida Regional Planning Council (ECFRPC), or properties identified as in Policy 1.1.3 in their capacity as a clearinghouse for this information. The selection criteria to be used in determining these properties shall place greater weight on the selection of lands, which appear on inventories of endangered or threatened species, even though public use and recreation may not be appropriate. The following criteria shall be adhered to in the implementation of this policy: The protection of critical habitat can be accomplished through acquisition, easements, Transfer Development Rights, Purchase Development Right and other planning tools.

The City shall purchase, if economically feasible, properties identified as environmentally endangered lands. The City shall also consider alternate methods of protecting these lands, including easements, land donation, mitigation bank establishment, Transfer of Development Rights, and other planning tools.

Strategy 1.1.6.1:

Acquired land should be selected based on the need to prioritize all current fiscal obligations of the City's resources.

Strategy 1.1.6.2:

Priority shall be given to the acquisition of lands which are identified as environmentally endangered lands and to those areas known to be important as "habitat corridors" in the movement of wildlife. Environmental value shall be prioritized, even where public use maybe limited or inappropriate.

Policy 1.1.7:

Where acquisition of identified ~~wildlife property~~ habitat is not fiscally possible, any public or private use of such land ~~greater than three (3) acres in an area shall require a management plan designated~~ to minimize harm to the state and federal listed wildlife species and its habitat. The City shall recognize the species as "listed" by the United States Fish and Wildlife Services (FWS), National Marine Fisheries Services (NMFS), Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission (FFWCC), or Florida Department of Agriculture and Consumer Services (FDACS).

Strategy 1.1.7.1:

The City shall recognize the species as "listed" by the United State Fish and Wildlife Services (USFWS), National Marine Fisheries Services (NMFS), Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission

Commented [LG3]: 7/15/26 motion to keep as FFWCC

~~(FFWCC), and Florida Department of Agriculture and Consumer Services (FDACS) as compiled by the East Central Florida Regional Planning Council (ECFRPC), acting as a data source and information clearinghouse.~~

Policy 1.1.8:

The City shall work cooperatively with the US Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as listed wildlife species.

Strategy 1.1.8.1:

The City shall require applicants of a development order to provide determination of these agencies when development proposals are received for sites documented as having historic and/or current occurrences of state or federal listed wildlife species;

Strategy 1.1.8.2:

The City shall consult with these agencies for technical assistance consultation as appropriate; ~~or,~~

Strategy 1.1.8.3:

The City shall cooperate with these agencies in locating potential introduction sites for designated species ~~on existing conservation lands.~~

Policy 1.1.9:

When one (1) or more individuals of state or federal listed wildlife species are found on a site undergoing development activities, ~~for which no management plan has been adopted,~~ said activities shall cease until the applicant submits evidence of compliance with permitting requirements of all applicable federal and state agencies. Evidence of such compliance shall be submitted to the City, before development activities resume. ~~a management plan has been prepared by the developers and found to be acceptable by the City.~~

Commented [LG4]: Replacement language excluded from motion on 6.10.26

Policy 1.1.10:

~~The City shall protect existing natural reservations including recreation and publicly protected conservation lands according to the strategies set forth in the Recreation and Open Space Element.~~

Policy 1.1.10~~1~~:

All costs for restoring environmentally damaged areas shall be borne by the party directly responsible for the damage. Mitigation (wetlands/seagrass) shall occur as per State and Federal regulations. If within a reasonable time, for the particular plant species, mitigation has not been successful, the responsible party shall replant or act to "mitigate" the problem.

Conservation Element 1.6 (Motion made on 6/10/26)

Objective 1.6:

To encourage the preservation/protection of wetlands according to their function by implementing programs both locally and in conjunction with other governmental entities, toward this effort:

Policy 1.6.1:

The development of wetlands shall be addressed in the development regulations according to the following criteria:

Strategy 1.6.1.1

The protection of the wetlands shall be determined by the functional value of the wetland in order to achieve no net loss of wetlands function.

Strategy 1.6.1.2:

The development of land under all land uses categories shall take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential.

Policy 1.6.2

Proposed land uses, which are compatible with the function of wetlands, shall be identified within a conservation land use designation on the Future Land Use Map and further addressed in the land development regulations. In addition, conditional use in wetlands may be considered when necessary to ensure access to uplands on the property or provide utility right-of-way through wetlands.

Commented [LG5]: Moved in changes on 7.15.26

Strategy 1.6.2.1:

In addition to the permitted land uses identified in the Future Land Use Element for conservation land use, conditional uses may be considered as provided for in the land development regulations, . All conditional uses shall be ecologically sound or the least

~~environmentally damaging alternative, and any unavoidable damage or loss of wetland shall be mitigated to ensure no net loss of wetlands and no loss of functional value. Additional use-specific criteria to be satisfied for conditional use approval with criteria based upon the mitigation policies of the U.S. Fish and Wildlife Service. At a minimum, the criteria to be considered for approval of a conditional use shall include:~~

- ~~1. For water dependent or water related uses, there is a documented public need. The use is ecologically sound;~~
- ~~2. For right-of-way for public roads or utilities, direct public benefits shall exceed those lost to the public as a result of the degradation or destruction of wetlands. The use is water dependent or water related and there is a documented public need;~~
- ~~3. For properties with commercial and/or industrial land uses which include portions of designated Conservation land use, there is no alternative to ensure any reasonable use of the upland portion of the applicant's property without impacting wetlands five acres or greater in size. The use is the least environmentally damaging alternative;~~
- ~~4. There is no practical alternative to insure reasonable use of the applicant's property; and~~
- ~~5. Any unavoidable damage or loss of wetland shall be mitigated to insure no net loss of wetlands and no loss of functional value.~~

Strategy 1.6.2.2

~~As of [Date of Adoption], subdivided commercial and industrial parcels that also include portions of Conservation land use shall contain sufficient uplands for the intended use and for any buffering necessary to ensure wetland functionality.~~

Policy 1.6.3:

Wetlands shall be defined consistent with existing state and federal regulatory agencies.

Strategy 1.6.3.1:

At a minimum, the U.S. Department of the Interior Fish and Wildlife Service Wetland Maps (1988), or as most recently updated, shall be used to define the Conservation Land Use areas within the City.

Strategy 1.6.3.2:

At a minimum, wetlands five (5) acres or more in size shall be designated as a conservation land use and wetlands less than five (5) acres will be subject to review to determine what protection, if any, they should receive from development. Said review shall be based on the functional value criteria specified in Strategy 1.6.4. If based on this determination,

protection is warranted, development may be permitted, based upon criteria set forth in the environmental performance standards of the land development regulations.

Policy 1.6.4:

Land development impacts on designated wetlands shall be assessed based upon the functional value of wetlands. The functional value assessment criteria for wetlands shall include, at a minimum, consideration of:

- 1.Size;
- 2.Capacity for ~~floor flood~~ storage or flow regulation;
- 3.Potential as wildlife and/or fisheries habitat;
- 4.Provision of habitat for state or federally protected species;
- 5.Rarity as a vegetative community type;
- 6.Degree of prior adverse impacts which would limit the future viability of wetland (e.g., invasion by upland or exotic species, fire, permanent alteration of drainage patterns); ~~and~~
- 7.Potential for recreational use, ~~and~~.

8.Proximity to the Indian River Lagoon or St. Johns River

9. Drainage to the Indian River or St. Johns River

Policy 1.6.5:

~~Activities whose impacts are assessed to be minimal, or offset by mitigation measures, shall be addressed in the land development regulations and shall utilize the following criteria:~~

- ~~1.The activity is necessary to prevent or eliminate a public hazard;~~
- ~~2.The activity would provide direct public benefits which would exceed those lost to the public as a result of the degradation or destruction of wetlands (e.g., right-of-way for public roads or utilities); and~~
- ~~3.The activity is proposed for wetlands whose functional values are so limited that their loss does not significantly affect the public interest (i.e., inherent in this statement is that this land can be utilized as recreational, conservation, open space or low density residential areas.);~~

Policy 1.6.5 6:

Commented [LG6]: Replacement language excluded from the motion on 6.10.26

Commented [LG7R6]: Motion to eliminate 1.6.5 on 7.15.26

Mitigation for unavoidable impacts to wetlands, which possess significant functional value, as determined by a functional assessment, will be addressed in the land development regulations.

Commented [LG8]: Was deleted and brought back

Strategy 1.6.5.1

Mitigation within the City limits may be addressed and encouraged in the land development regulations. Coordination with the regulatory agencies shall be required.

Strategy 1.6.5.2

Establishment of a wetlands mitigation bank within the City limits may be addressed in the land development regulations. Mitigation banking by the City shall be coordinated with state regulatory agencies to achieve optimal participation by applicants require to provide mitigation.

Policy 1.6.6.7:

Monitoring shall be required to ensure that all mitigation or ~~compensation efforts as outlined in the land development regulations are successful consisting of preservation and maintenance, as documented by deed restriction or conservation easement executed in favor of the City of Titusville, remains legally compliant.~~

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.

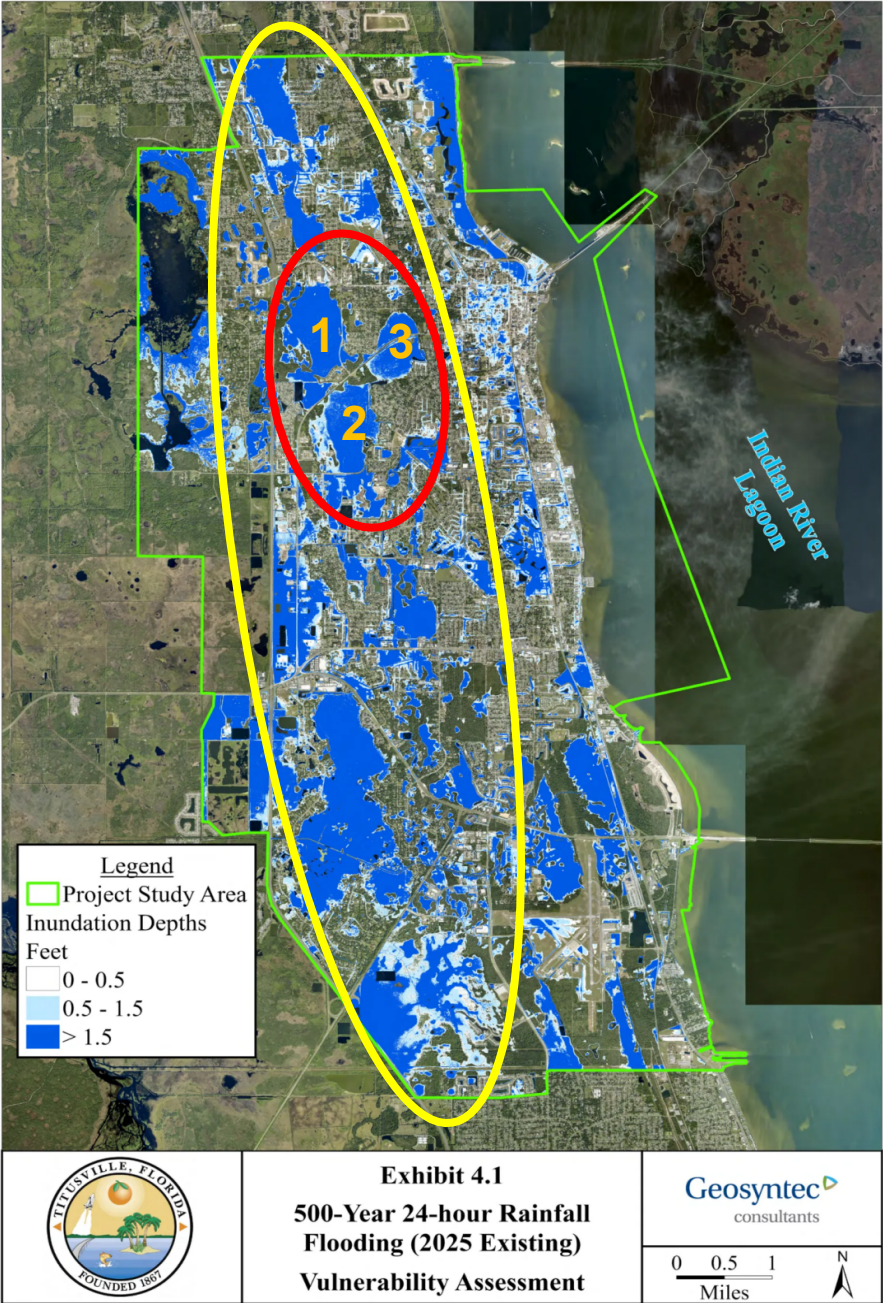
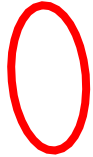
11/12/2025	Member Delgado made a motion to recommend that when a wetland touches the property line the delineation continues to be counted beyond that property line until the entire wetland is fully delineated. Chairman Myjak seconded. Vice Chairwoman Thompson suggested that it should be delineated until 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 acres 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.
2/11/2026	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, <i>unless such wetlands are preserved by a conservation easement as part of a Planned Development (PD) or other master planned development, and any other.</i> Member Tucker seconded
2/11/2026	Member Miller made a motion to accept the rational that Mary Sphar provided in her handout to better clarify the removal of the sentence in Policy 1.16.2. Member Delgado seconded.
2/26/2026	Vice Chairwoman Thompson made a motion and Member Tucker seconded it to recommend Option 2 changes to Policy 1.16.3 along with a new strategy labeled 1.16.3.1 to read 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.
2/26/26	Member Nico made the motion and Vice Chairwoman Thompson seconded 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 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.
3/11/2026	Member Miller made a motion to remove the entire first sentence of FLUE Policy 1.16.4. Chairman Myjak seconded.
3/11/2026	Member Miller made a motion to accept the suggested change provided by Ms. Sphar to Policy 1.16.3 which is to have the language read as follows: “1.8% of each residential development’s total Conservation land use on a cumulative basis. Commercial and Industrial uses are not permissible in the Conservation land use category. Member Tucker seconded.
3/11/2026	Member Miller made a motion to remove the entire second sentence in Strategy 1.16.3.1 that reads “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
3/26/2026	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 “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.

3/26/26	Member Nico made a motion to adopt the new Policy 1.16.2 as written in the handout titled "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." Member Rosa seconded
3/26/26	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.
6/10/26	Vice Chairwoman Thompson made a motion to recommend the clean version of Policy 1.16.2 that Ms. Sphar handed out with the change to have "an environmental study" in place of the word documentation in the clean version provided. Member Nico seconded.
6/10/26	Vice Chairwoman Thompson made a motion to accept the discussed changes in Policy 1.1.6 and Policy 1.1.7 and accept all the recommendations provided by Mary Sphar for all policies and strategies provided in the handout with the exception of Policy 1.1.5 and Policy 1.1.9 to allow further review and changes to these at the July 15, 2026 Titusville Environmental Commission meeting. Member Nico seconded.
7/15/26	Member Miller made a motion to accept Ms. Sphar's language (Choice 2) for Policy 1.1.5. The new language will read as follows: <i>The owner/developer of property in the City of Titusville which requires formal site plan approval, including, but not limited to any platting of land shall be required to perform an environmental study, as appropriate. If any permit, clearance, or consultation is required by a federal or state agency, the applicant will submit documentation showing compliance with all requirements before commencement of development. Any stipulation and/or management plans required by the applicable regulatory agency or agencies will be included in the City's site plan approval.</i> Member Tucker seconded.
7/15/26	Member Nico made a motion to keep the Florida Fish and Wildlife Conservation Commission acronym as FFWCC in Policy 1.1.7. Member Miller seconded.

7/15/26	Member Nico made a motion to change Policy 1.1.9 to read as follows: <i>When one or more individuals of state or federal listed wildlife species are found on a site undergoing development activities, said activities shall cease until the applicant submits evidence of compliance with permitting requirements of all applicable federal and state agencies. Evidence of such compliance shall be submitted to the city, before development activities resume.</i> Member Tucker seconded.
7/15/26	Member Miller made a motion to accept all the changes that Ms. Sphar suggested for Policy 1.6.2 and Strategies 1.6.2.1 and 1.6.2.2. Member Tucker seconded.
7/15/26	(MOTION FAILED) Member Miller made a motion to not include the addition of the language from the Technical Manual as Policy 1.6.5. Member Delgado seconded.
7/15/26	Member Miller made a motion to eliminate Policy 1.6.5. Member Tucker seconded.
7/15/26	Member Miller made a motion to accept Policy 1.6.6 as the new Policy 1.6.5 and Strategies 1.6.6.1 and 1.6.6.2 as recommended by Ms. Sphar in the agenda packet. Member Nico seconded.
7/15/26	Member Miller made a motion to delete the words <i>"beyond a wetland delineation adjustment"</i> from Strategy 1.16.2.1 in FLUE Objective 1.16. Member Tucker seconded.

Location of SR
405 Wetland
Areas in Western
Titusville





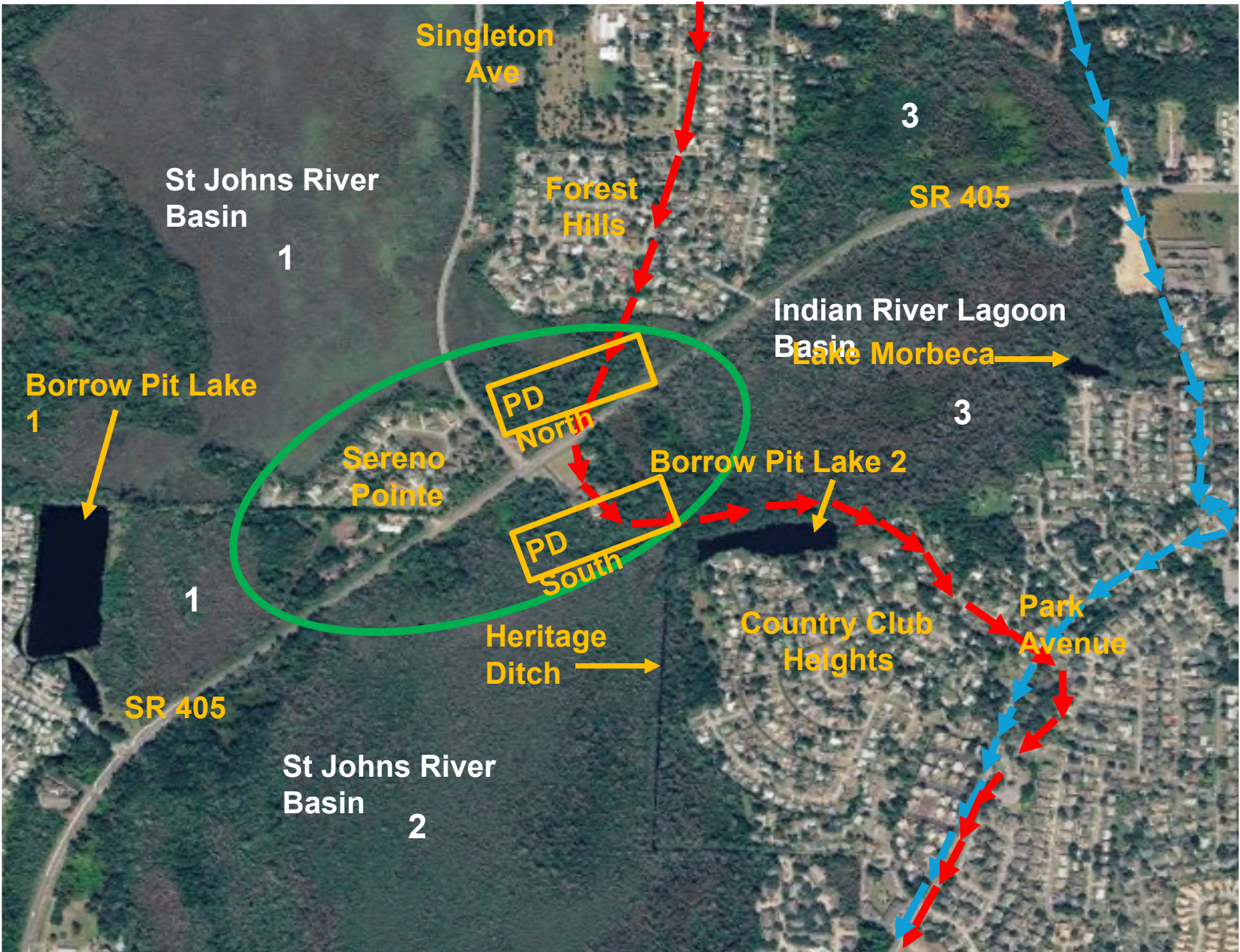
Island of Upland Habitat



1966
Basin
Boundary



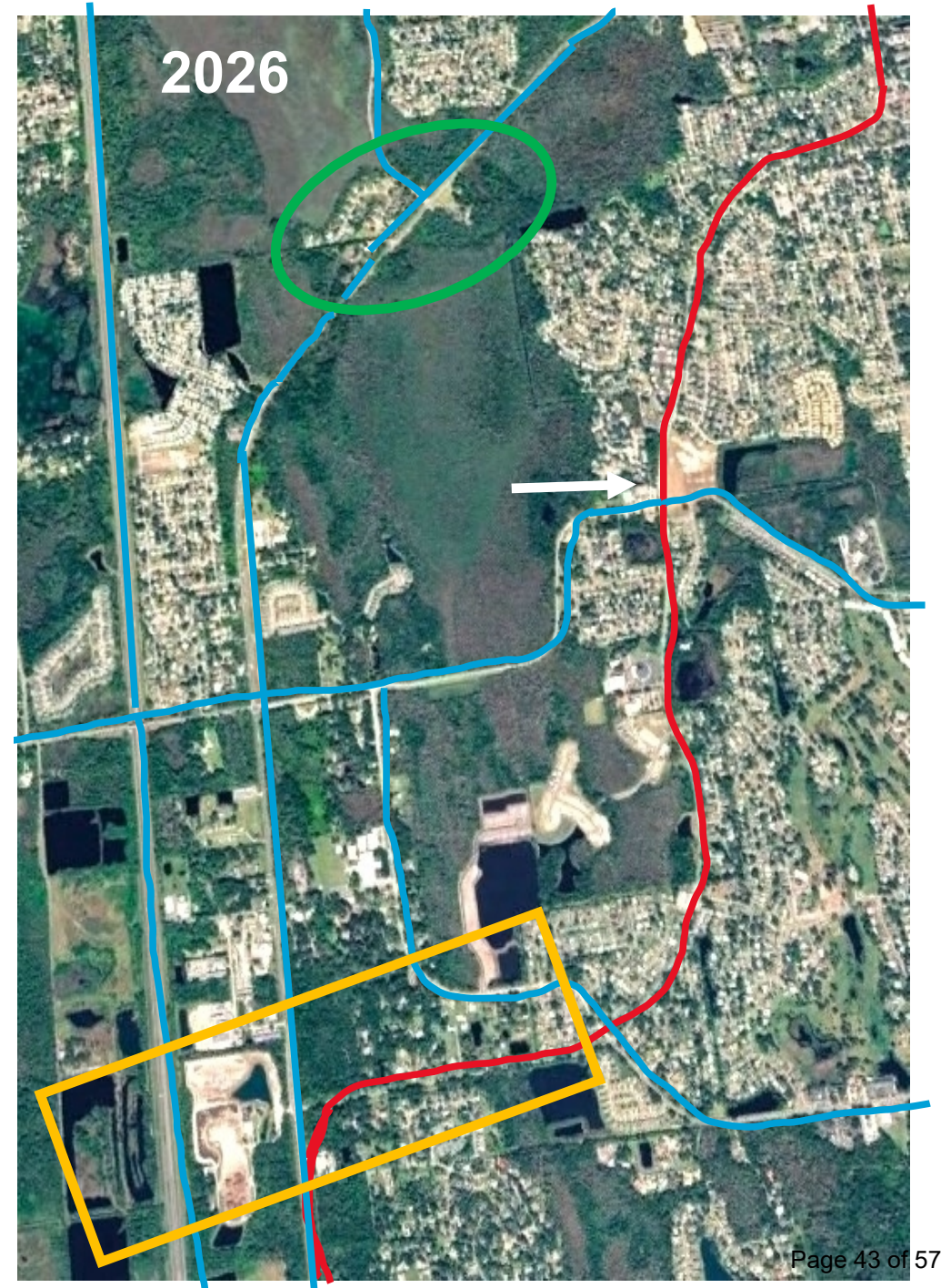
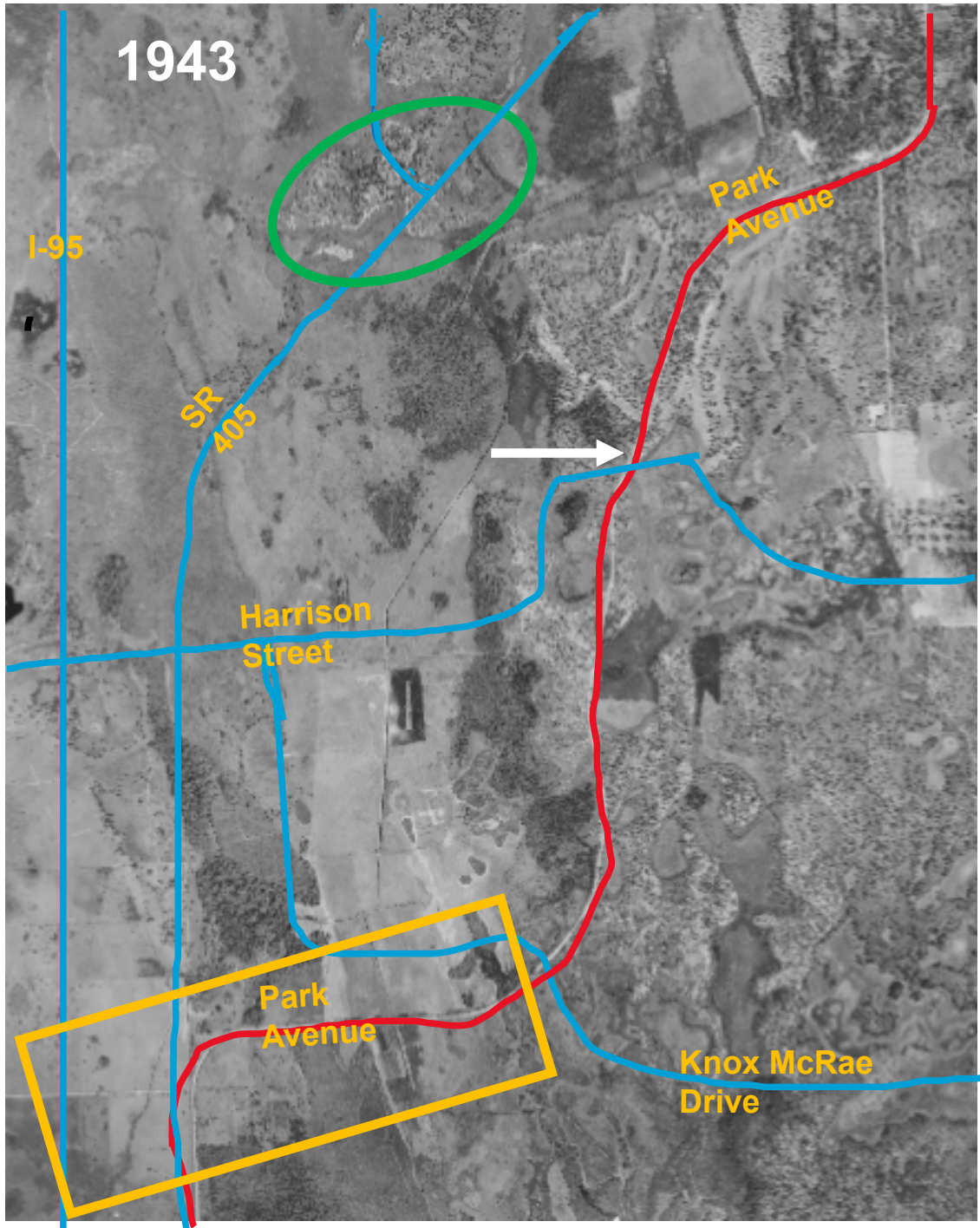
2026
Basin
Boundary



194
3

Park
Avenue →

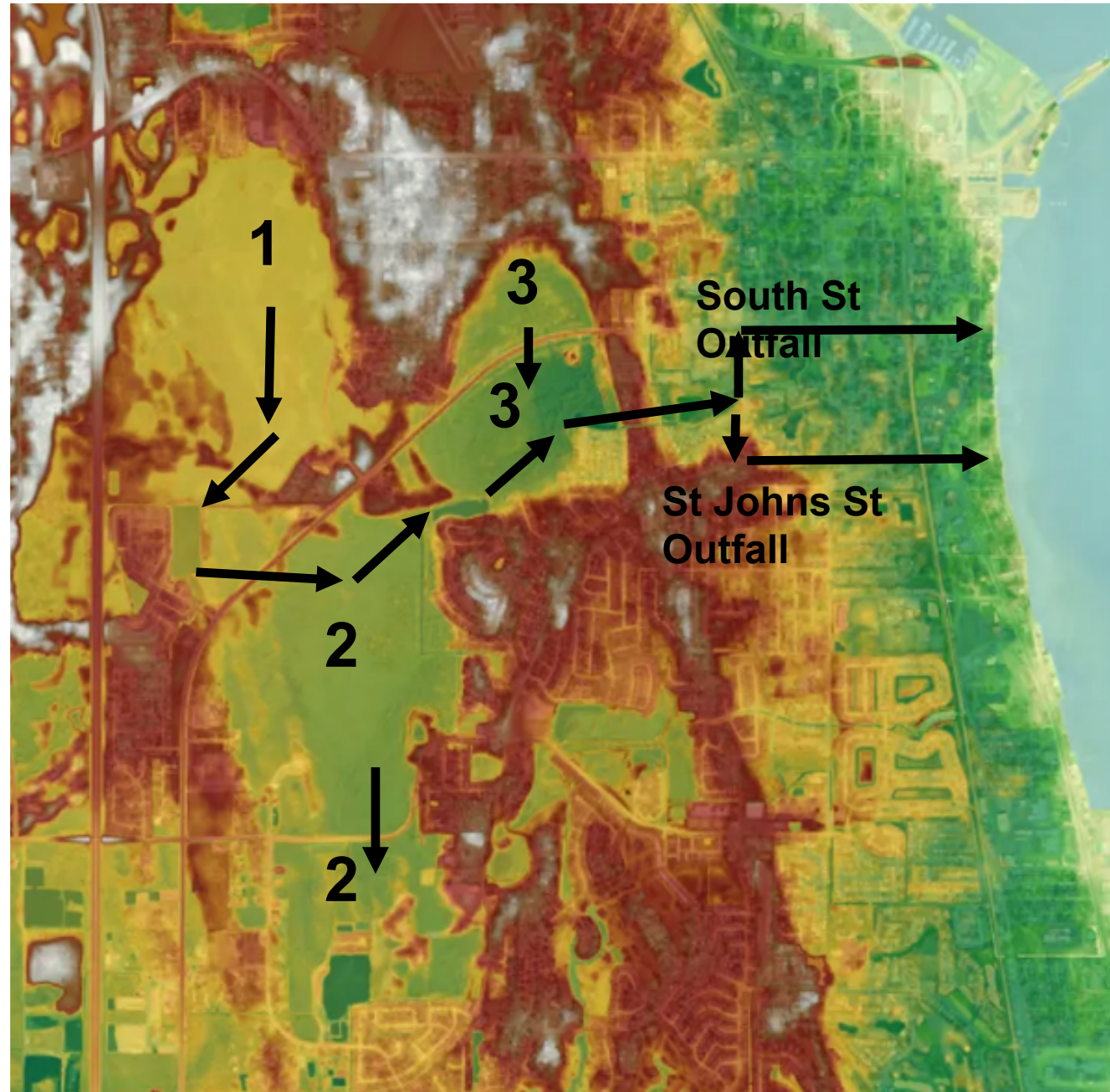
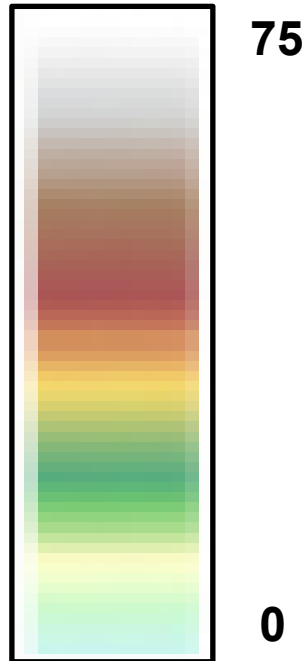




Surface Water's Path to the Indian River Lagoon...

- Water Flows
Downhill**
1. Northern SR 405 Wetlands
 2. Southern SR 405 Wetlands
 3. Eastern SR 405 Wetlands

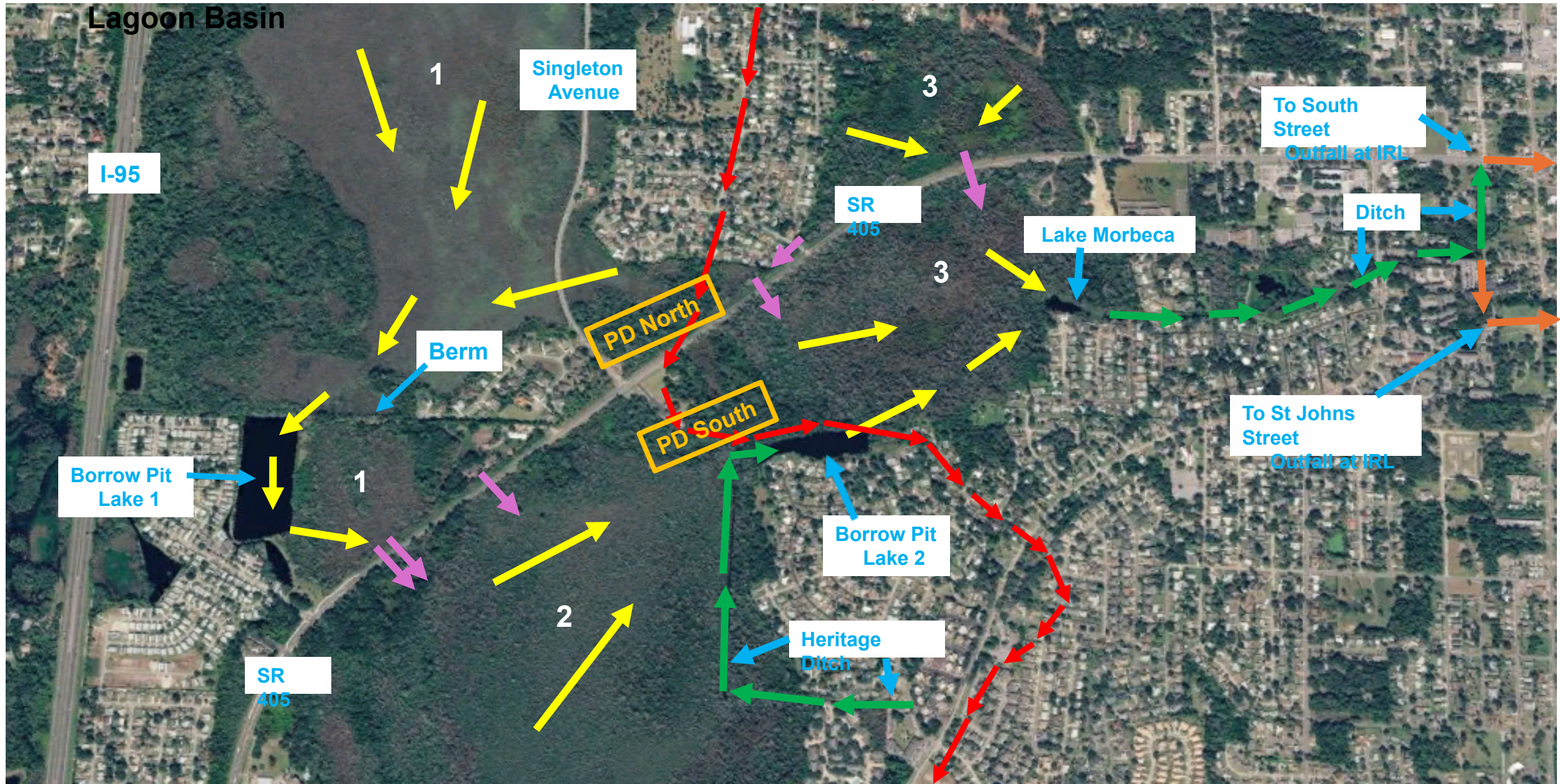
Elevation in Feet



Left Side is St Johns River Basin
Lagoon Basin

Basin Boundary

Right Side is Indian River



Surface Water



Ditch



Water Goes



Culver



St Johns Street Drainage Basin

Surface Water Flow

Underground Pipe
Ditch



South Street Outfall to IRL

St Johns Street Outfall to IRL

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Titusville Environmental Commission
From:
Subject: **Swale Program Presentation**
Department/Office: Planning

Recommended Action:

Summary Explanation & Background:

During the April 30th, 2026 meeting Myjak reported on Vinnie Taranto's presentation to the SOIRL CoC on stormwater and putting in swales throughout the right of ways throughout the city with several different designs. He suggested inviting Vinnie Taranto to come and give this report to TEC.

During the May meeting, Vinnie confirmed availability for the August 2026 TEC meeting. This is his presentation
<https://drive.google.com/file/d/1IkRAF6dGJYMhILw5CibMIJneVInP1FCU/view>

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Flat Indialantic SC&RC Swales Final Titusville



How Swell It Is With Swales

Vinnie Taranto
Sustainable Community & Resiliency Committee
Town of Indialantic



First, A Few Thanks

Current Members:

- Christine Bamberger
- Bill DeLuccia
- Amanda Elmore
- Alyssa Forward
- Mollie Lentini
- Amy McLaughlin
- Laura Spivey

Past Contributors:

- Sandra Brown
- Anne Maguire
- Lorraine Schulte
- Paul Gougelman
- Chris Chinault
- Interns

...Just A Few More

- Mike Casey - Town Manager
- Joe Gervais - Public Works Director
- Town Council



*AI Generated

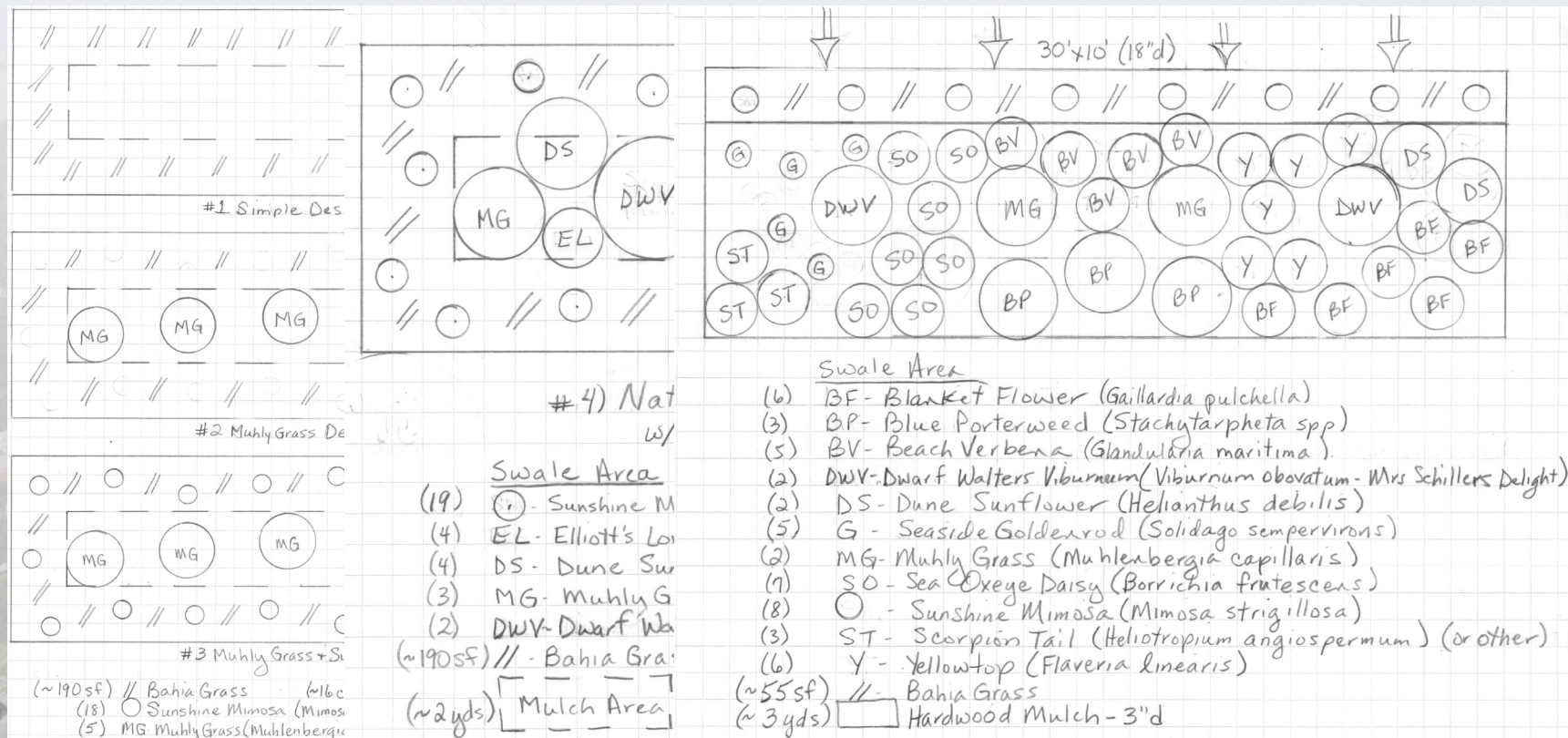


In The Beginning...

- Town of Indialantic is a 1 square mile municipality located on the barrier island cut in half by US 192.
- In 2016 when the precursor to SC&RC was created, Town offered free swales*.
- Town voters approved a \$3 million bond issue on March 20, 2018, to fund stormwater improvements.
- Town Engineer stated to hold more water Town needs more swales.

We Went To Work...

- Started Drafting Designs





We Went To More Work...

- Created An Ordinance

1	35	71	WHEREAS, th	93	WHEREAS, the Tr	133	SECTION 3. Th	176	nps.org/natives/definition .
2	36	72	finds that this Ordin	94	Board and finds it in the p	134	amended by adding a ne	177	(5) "Impervious area" means the total cumulative square footage on the
3	37	73	particular Future Le	95	NOW THEREFORE, BE	135	section 17-170, which sa	178	ground of a home, structure, or other building, the square footage on the ground of any
4	38	74	Management and Cc	96	INDIALANTIC, BRE ARC	136		179	expansion of the home, structure, or other building, the square footage area of any new
5	39	75	and Policies 1.4 and	97		137		180	or expanded or existing paved impervious driveway, and the square footage on the
6	40	76	WHEREAS, th	98	SECTION 1. Speci	138	Sec. 17-170. General F	181	ground of existing or new or expanded sheds, porches, patios, and pool decks.
7	41	77	this Ordinance is to:	99	incorporated herein.	139		182	(6) "Residential" means any lot or parcel of land in the R-1A or R-1B
8	42	78	(1) (	100		140		183	zoning districts, or any property in any zoning district used as a single-family dwelling.
9	43	79	character of the tow	101	SECTION 2. Tha	141	(a) Purpose.	184	(7) "Pervious area" means gross square footage of the lot or other parcel
10	44	80	along roadways and	102	Florida, is hereby	142	and maintain and enhan	185	of land minus the square footage of the impervious area.
11	45	81	(2) I	103		143	specifies landscaping cr	186	
12	46	82	site constraints, low	104	Sec. 16.5-36. Ex	144	is intended to serve the	187	SECTION 4. That the Code of Ordinances of Indialantic, Florida, is hereby
13	47	83	(3) (	105		145	(1) Cre	188	amended by adding a new section, to be numbered section 17-171, which said section
14	48	84	installations which ai	106	(a) For f	146	character of the town t	189	reads as follows:
15	49	85	(4) I	107	further consid	147	along roadways and wit	190	Sec. 17-171. Residential surface water runoff management system.
16	50	86	impact of developme	108		148	(2) Ens	191	(a) For new residential development, or major residential renovations including
17	51	87	(5) I	109	and the surfac	149	(3) Car	192	300 square feet or more on the ground of new or additional development of impervious
18	52	88	water recharge; and	110	construction p	150	(4) Fos	193	area, surface water runoff shall be managed on residential property and must comply with
19	53	89	(6) I	111	system w	151	(5) Pro	194	the scale below for total effective impervious areas.
20	54	90	minimize the impact	112	welfare;	152	(6) Pro	195	
21	55	91	of roadway corridor	113	existing s	153	the impact of a	196	
22	56	92	paved vehicular use	114	surface wat	154	ay corridors, e	197	
23	57			115	board;	155	ular use are		
24	58			116	#	156	Definitions		
25	59			117	located	157	mean the fc		
26	60			118	establi	158	(1) "Co		
27	61			119		159	zoning d		
28	62			120		160	(2) "De		
29	63			121		161	(3) "Efi		
30	64			122		162	(4) "Flo		
31	65			123		163	(5) "Sta		
32	66			124		164	(6) "Sci		
33	67			125		165	(7) "Und		
34	68			126		166	(8) "Pri		
	69			127		167	(9) "Fla		
	70			128		168	(10) "1(m)		
				129		169			
				130		170			
				131		171			
				132		172			

Effective Impervious Area	Rain Garden Surface Area*	Depth of Rain Garden (in inches)**	Potential Rain Garden Dimensions	Rain Garden Slope at Edges
2,000 square feet or less	150 square feet	10	10'x15', 12'x13'	4:1
2,000 to 2,999 square feet	250 square feet	10	10'x25', 13'x20'	4:1
3,000 to 3,999 square feet	350 square feet	10	10'x35', 14'x25'	4:1
4,000 to 4,999 square feet	450 square feet	10	10'x45', 14'x32'	4:1
5,000 to 5,999 square feet	550 square feet	10	10'x55', 14'x40', 22'x25'	4:1

* means the average effective impervious area/depth

** means the depth which may vary between 6" and 12" (if depth is different than 10" rain garden surface will need to be calculated)

(b) To provide for surface water runoff from the effective impervious area of any residential lot or parcel of land on which new residential development, or major residential renovations including a cumulative total of 300 square feet or more on the ground of new additional development including home expansion, new or additional paved driveway area, new or expanded sheds, patios, porches, or pool decks, one of the following rain



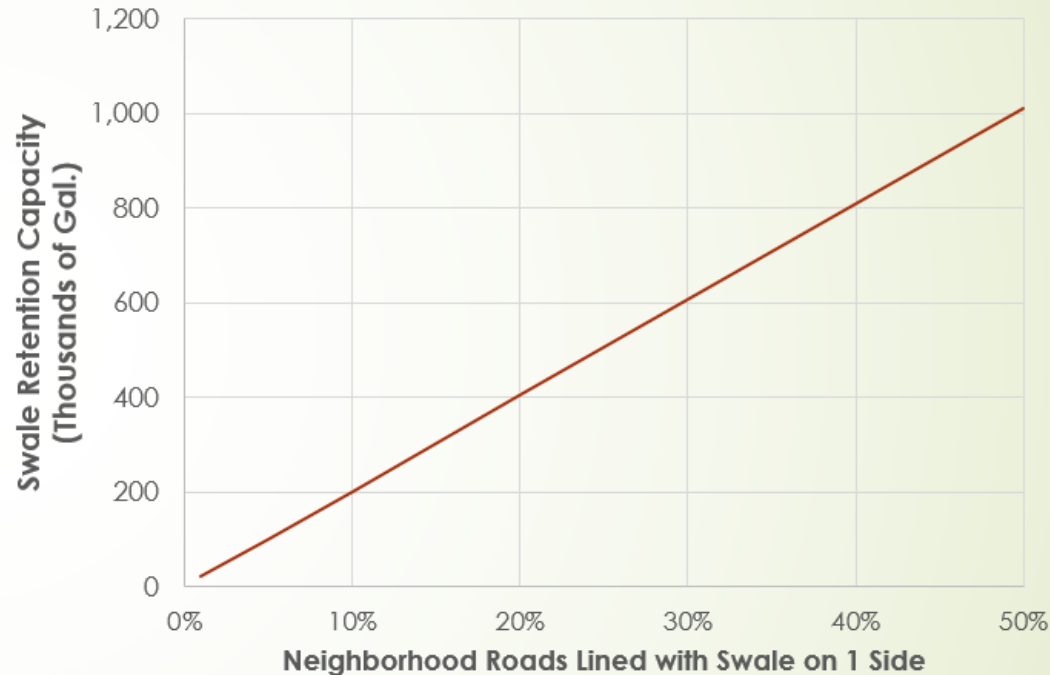
The Interns Went To Work...

- Alex Paluzzi via Dr. Ken Lindeman at Florida Tech

Cost



% Road with Swale	Length of Road (ft)	Retention (gal)
1%	925	20,188
5%	4627	100,942
10%	9253	201,885
20%	18506	403,769
30%	27759	605,654
40%	37012	807,538
50%	46265	1,009,423



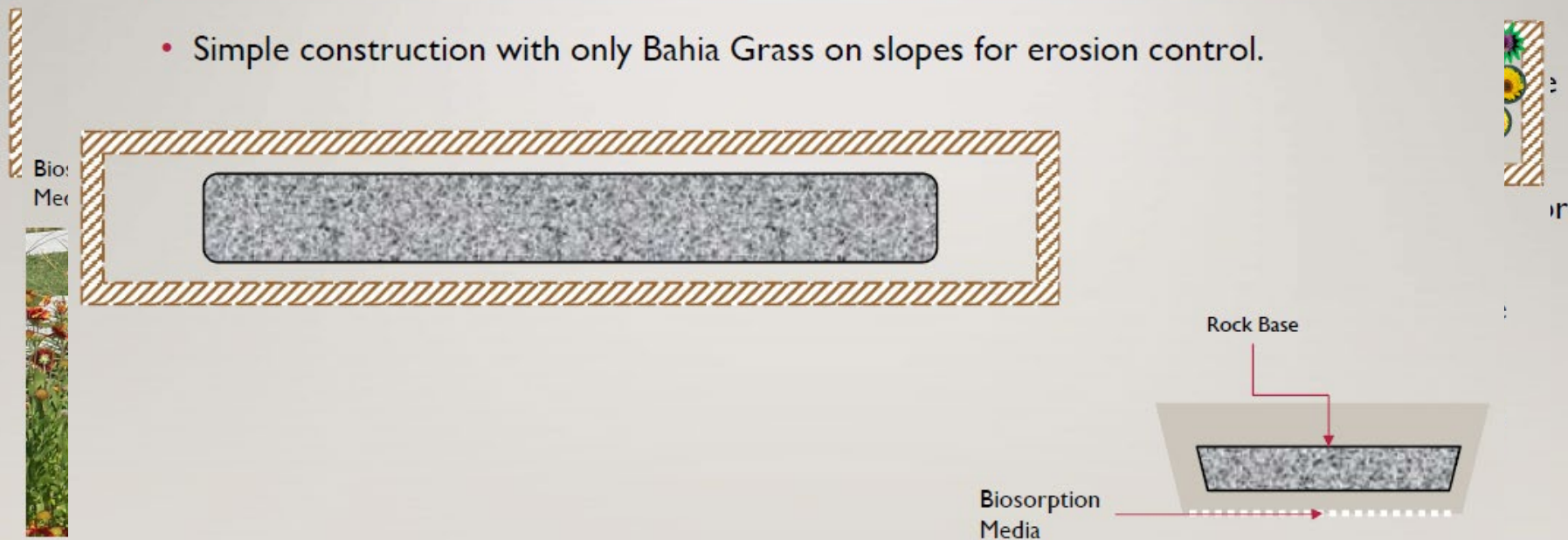
ABOUT 17.5 miles of neighborhood roads

Where Are We Know

- Voluntary And Involuntary Free Swales

OPTION 5: BAHIA GRASS DESIGN

- Simple construction with only Bahia Grass on slopes for erosion control.





More Science!

YouTube Search or ask a question

Project Type	Estimated Total Nitrogen (TN) Reduction	Estimated Market Cost	Cost/lb TN Reduction
Rain Barrels	0.3 lb per 1200 square feet of roof runoff generated by 0.5 inch rainfall events	\$50 / Barrel (7 Barrels capture 0.5 inch rain event)	\$1,167/lb
Tree Planting	0.007 lb average/yr during 10 years of tree growth	\$70 / Tree (Planting a 1" diameter at breast height tree)	\$10,000/lb
Bioswale / Rain Garden	1 lb/yr with 0.5 inch of rainfall retention over site impervious areas	\$25 / Linear Foot	\$2,140/lb
French Drain	1 lb/yr with 0.5 inch of rainfall retention over site impervious areas	\$50 / Linear Foot	\$4,285/lb
Aquatic Plants/ Buffer	Littoral shelf to provide 10% reduction for 30% pond area coverage, must meet 80% coverage of littoral shelf at 24 months	\$6 / Linear Foot of Pond Perimeter	\$517/lb
Pond Aeration	10% removal for 1 unit per acre of pond surface area	\$3000 each Aeration Unit	\$334/lb
Floating Wetlands	10% removal for covering 5% of pond surface area	\$23 / Square Foot	\$4,627/lb

May 2026 - Save Our Lagoon Citizen Oversight Committee Meeting 113 views Streamed 2mo ago

How Truly Swale It Is



*AI Generated?