

Titusville Environmental Commission
Regular Meeting
July 15, 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, 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.

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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.

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Petitions and Requests from Public Present

None

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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.

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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.

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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.

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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

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Motion passed.

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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.

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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.

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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.

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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.

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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.

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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”

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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.

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Discussion continued regarding Policy 1.6.5.

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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.

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

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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.

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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”.

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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.

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New Business

None

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Petitions and Requests from Public Present

None

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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.

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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

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Adjournment 8:25 p.m.