



CITY OF TITUSVILLE

TITUSVILLE ENVIRONMENTAL COMMISSION

AGENDA

Regular Meeting

November 12, 2025 - 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 October 15, 2025

Approve Minutes

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

7. OLD BUSINESS

A. Wetland Conservation

Discuss the wetlands

8. NEW BUSINESS

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 October 15, 2025**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes October 15, 2025

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 10.15.25 TEC Minutes Draft

Titusville Environmental Commission
Regular Meeting
October 15, 2025

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, October 15, 2025, at 5:30 pm.

XXX

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

XXX

Member Tucker made a motion to approve the September 10, 2025 meeting minutes with a correction. Member Browning seconded. There was a unanimous voice vote in favor.

XXX

Vice Chairwoman Thompson thanked Member Browning for the work he did on the tree mitigation fund for the Urban Forest Plan that was presented to City Council at their October 14, 2025 meeting.

XXX

Petitions and Requests from Public Present

None

XXX

Old Business

None

XXX

New Business

Wetland Conservation

Vice Chairwoman Thompson explained why the Titusville Environmental Commission is going to look thoroughly into the wetland conservation policies and strategies in the Comprehensive Plan and Future Land Use Element.

Vice Chairwoman Thompson provided handouts to the Titusville Environmental Commission that Mary Sphar created to better explain some areas of confusion. Vice Chairwoman Thompson asked the Commission members if they would approve Ms. Sphar sitting at a staff table to use the microphone this evening. The Titusville Environmental Commission members agreed to this.

Vice Chairwoman Thompson said that she met with Community Development Director Brad Parrish and Sustainability Program Coordinator Lily Galleo about the Wetland Conservation Future Land Use Element Policies.

Mary Sphar of Cocoa, Florida came to speak to the Titusville Environmental Commission about the handouts that were provided by her to review at tonight's meeting.

The Titusville Environmental Commission members had lengthy discussion relating to the Comprehensive Plan – Future Land Use Element Wetland Policies – Policy 1.16.2 and Policy 1.16.2.1.

Sustainability Program Coordinator Lily Galleo suggested that the Titusville Environmental Commission make a recommendation to City Council that they give advisability to staff to look into Comprehensive Plan – Future Land Use Element Wetland Policies – Policy 1.16.2 and Policy 1.16.2.1. Ms. Galleo said she understands from discussion what the Commission desires to change to help protect the wetlands.

Ms. Sphar agrees with Ms. Galleo to ask City Council for advisability to review the wetlands policies.

XXX

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.

XXX

Ms. Sphar spoke regarding her concerns with small parcels less than 5 acres that contain portions of large wetlands continuing onto adjacent properties not being saved. Vice Chairwoman Thompson said that City Council is aware of this and recognize that it is a problem that needs to be addressed.

The Titusville Environmental Commission had discussion as to how to address this problem.

Vice Chairwoman Thompson said that this should be addressed in its own stand along policy.

XXX

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.

Discussion took place.

Member Miller amended his motion to state that when parcels less than five (5) acres are being considered that all available and appropriate data be used to determine if they are part of a larger wetland falling under the conservation requirements. Member Browning seconded. There was a unanimous voice vote in favor.

XXX

Ms. Sphar briefly went over row three of her chart handout.

XXX

Petitions and Requests from Public Present

None

XXX

Reports

Sustainability Program Coordinator Lily Galleo went over the upcoming events that were provided in detail in the agenda packet.

Ms. Galleo asked if any of the Titusville Environmental Commission members would volunteer to help at the Enchanted Forest Fall Festival event on October 25, 2025 from 10:00am to 3:00pm. She said it will be advertised that more than one member will be together and reminded the Commission members of Sunshine Law and to please not discuss any items that will come before the Commission for discussion.

Member Burdette said he will volunteer to attend the Enchanted Forest Fall Festival event.

Member Delgado said he will volunteer to attend the Enchanted Forest Fall Festival event.

XXX

Future Agenda Items

1. Wetland Conservation

XXX

Adjournment 7:39 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Titusville Environmental Commission
From:
Subject: **Wetland Conservation**
Department/Office: Planning

Recommended Action:

Discuss the wetlands

Summary Explanation & Background:

During the October meeting Ms. Sphar submitted and reviewed her wetland summary for the TEC to review and propose action.

This is a continuation of that overview.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Comment on Suggested FLUE Revisions 9-30-2025
2. Wetlands Confusion and Clarification -- FLUE 9-30-2025

One Reason for the Confusion about Titusville’s Wetlands Language

In 2010, Titusville submitted EAR amendments to the Comprehensive Plan to the State. The adopted amendments to all Comp Plan elements except the Conservation Element were found to be “in compliance”. These amendments included FLUE policy changes to the Conservation land use category. The FLUE changes, found to be “in compliance”, were intended to be consistent with proposed changes to the wetlands policies of Conservation Element. However, the proposed amendments to the Conservation Element were found to be “not in compliance”. This was due to the proposed major changes to the wetlands policies.

To deal with the State’s objections, the City Council decided to return to the existing Pre-EAR wetlands language and abandon the proposed major wetlands Conservation Element changes. The DCA had stated in the ORC report that the historical way of protecting wetlands and their functional values was acceptable. From the 2010 ORC report:

Although the currently in effect Plan makes no distinction between the types of wetlands by functional value, it requires that all wetlands five acres or greater in size be placed in a Conservation future land use category and that wetlands less than five acres in size be subject to review. This provided adequate protection and conservation of the wetlands based on the size, type, value and function of the wetlands.

What Titusville now has is a troublesome mismatch particularly between FLUE Policy 1.16.4, which contains major changes included in that 2010 EAR update, and the older Conservation Element language, which was reinstated. Specifically, FLUE Policy 1.16.4 could possibly be interpreted to allow a subjective determination of property rights (placing a large and unnecessary burden on Staff) or a deference of the City’s land use planning responsibilities to SJRWMD’s determination of the extent of allowable impacts.

The subjective determination of reasonable use of the land can be eliminated by modifying FLUE Policy 1.16.3. The allowable residential use impacts could be expressed in terms of a measurable criterion such as a percentage of the acreage in Conservation land use. Language could be similar to Brevard County’s use of 1.8%. However, since Titusville generally does not weigh in on SJRWMD’s permitted impacts to any wetland less than 5 acres, the City should express the 1.8% in terms of Conservation land use, basically meaning wetlands 5 acres or more in size.

The improper deference to SJRWMD can be stopped by replacing the confusing and problematic FLUE Policy 1.16.4 language with wording clarifying the partnership between land use planning and permitting. Brevard County found it necessary to head off problems with new clarifying language in 2003. Policy 1.16.4 would state that the City shall apply Comprehensive Plan land use and density requirements when wetland destruction or degradation has been permitted by SJRWMD or any applicable permitting agency.

Wetlands Confusion and Clarification

FLUE Policies

Point of Confusion	Suggested Clarification Future Land Use Element policies for Conservation land use
<p>Comprehensive Plan Conservation Element Strategy 1.6.3.2 states: “At a minimum, wetlands 5 acres or more in size <u>shall</u> be designated as a conservation land use.” This is <u>very important</u> because there is a density limitation of one residential unit per 5 acres stated in FLUE Policy 1.16.3.</p> <p>FLUE Policy 1.16.2 contains an outdated loophole allowing removal of some wetlands 5 acres or greater from the Conservation land use. Strategy 1.16.2.1 does not require a wetland delineation when wetlands are suspected on land not designated as Conservation.</p>	<p>Revise the language in Policy 1.16.2 and Strategy 1.16.2.1 so that all wetlands 5 acres and greater in size are designated Conservation land use and always remain in Conservation.</p>
<p>How should the City ensure that small parcels less than 5 acres that contain portions of large wetlands continuing onto adjacent properties are assigned Conservation land use on the wetland?</p>	<p>Add language ensuring that the best available and appropriate data shall be used to determine whether a wetland continuing onto adjacent property is 5 acres or greater in size.</p>
<p>How is compliance with the residential limitation of one unit per five acres to be assessed? Should the density limitation be interpreted as a percentage, such as 1.8% of the Conservation land use?</p> <p>Does “residential uses of one unit per five acres” allow for any residential types other than single-family?</p>	<p>Add language to Policy 1.16.3 specifying a method for assessing compliance with the one residential unit per five acres limitation.</p> <p>Also clarify in this policy whether or not “residential uses of one unit per five acres” can include residential types other than single-family.</p>
<p>How can the City discourage applicants from using “reasonable use of the land” as an excuse to try to wiggle out of the Conservation land residential density limitation?</p> <p>How should the City and the permitting agencies work together to regulate wetlands, but avoid duplication of effort?</p>	<p>Replace the confusing and problematic FLUE Policy 1.16.4 wording with a statement saying that the City shall apply the Comprehensive Plan land use and density requirements when wetland destruction or degradation has been permitted by SJRWMD or any applicable permitting agency.</p>