

***Titusville Environmental Commission  
Regular Meeting  
November 12, 2025***

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, November 12, 2025, at 5:30 pm.

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

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Member Delgado made a motion to approve the October 15, 2025 meeting minutes. Member Browning seconded. There was a unanimous voice vote in favor.

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**Petitions and Requests from Public Present**

Stan Johnston of Titusville, Florida came to speak about water flow and the 1966 stormwater plan. Mr. Johnston showed a map that he brought to the Commission members.

Jesse Wright, 3550 S. Washington Avenue Titusville, Florida project came to speak of his concerns with the Cumberland Farms and Shell Station gas stations which have gas tank leaks. Mr. Wright provided a seventeen-page handout to the Titusville Environmental Commission. Mr. Wright went over some of the handout pages.

The Titusville Environmental Commission had discussion with Mr. Wright about the gas tank leaks. The Commission had discussion as to what can be done regarding this environmental issue. The Commission has concerns as to whether this is taking place at other gas stations who have older tanks in the ground.

Chairman Myjak said he would like for this to be on a future agenda for discussion.

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**Old Business**

None

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**New Business**

**Wetland Conservation**

Mary Sphar of Cocoa, Florida came to provide her suggestions, feedback, and recommendations for changes to the Wetland Conservation policies and strategies in Policy 1.16 in the Comprehensive Plan Future Land Use Element.

Mary Sphar's handouts were provided to the Titusville Environmental Commission members and broadcast for the public to view during her discussion.

Chairman Myjak stated that the wetland delineation should not stop at the property line where the project is on but should continue to determine the actual wetland size.

Ms. Sphar said she is unsure when city staff will be reviewing this and would like to know their timeline so that perhaps she can meet with staff regarding the suggestions for policy changes.

Ms. Sphar spoke about the Park Avenue Subdivision submittal process and the changes that took place during that process.

The Titusville Environmental Commission members had discussion on wetlands and how they function and flow onto adjacent properties and the need for mandating that they be saved when there is connectivity, even on other properties.

The Titusville Environmental Commission had discussion on zonings that would stick with Conservation zoning. Ms. Sphar stated that Open Space Recreation and Planned Development can be used with Conservation.

Chairman Myjak said he would like for all wetlands to be preserved. Ms. Sphar said that this would need to be addressed in the Conservation Element. Chairman Myjak said that the function of a wetland is very important and the quality criteria should cut off at four. Ms. Sphar said this is a Water Management District topic.

The Titusville Environmental Commission had lengthy discussion as to what to change in FLUE Policy 1.16.2.

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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.

Roll call was as follows:

Member Young	Yes
Member Burdette	Yes
Member Delgado	Yes
Member Browning	Yes
Vice Chairwoman Thompson	Yes
Member Rosa	Yes
Chairman Myjak	Yes

Motion passed.

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The Titusville Environmental Commission had additional discussion on the language in FLUE Policy 1.16.2.

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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.

Roll call was as follows:

Member Burdette	Yes
Member Young	Yes
Member Delgado	Yes
Member Rosa	Yes
Vice Chairwoman Thompson	Yes
Member Browning	Yes
Chairman Myjak	Yes

Motion passed.

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For clarification purposes the Titusville Environmental Commission is recommending that the new language for FLUE Policy 1.16.2 read as follows:

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 groundtruthed. In order to provide more accurate mapping of wetlands, when the city receives a wetland delineation on specific sites, the delineations will be accepted by the City of Titusville and the Future Land Use Map will be amended accordingly. The Conservation Land Use shall be amended to include all 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.

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The Titusville Environmental Commission members had discussion regarding wetlands that are on a project site but the wetland extends to the property boundary and obviously continues onto the adjacent property.

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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.

Member Delgado and Chairman Myjak accepted the friendly amendment.

Roll call was as follows:

Member Browning	Yes
Vice Chairwoman Thompson	Yes
Member Delgado	Yes
Member Rosa	Yes
Member Burdette	Yes
Member Young	Yes
Chairman Myjak	Yes

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Motion passed.

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Jeff Greenberg came to speak about the complexity of wetlands and suggested having specific definitions to clearly indicate what is being said in the policies etc.

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**Petitions and Requests from Public Present**

None.

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**Reports**

Member Young said he attended a workshop on solar energy and their topic of having solar canopy over vehicles in parking lots.

Chairman Myjak said the Commission has had discussion in years past on photovoltaic panels. Member Young said the city should require all new developments to be zero energy.

Member Rosa shared his displeasure regarding the utility contractors leaving litter in yards and never cleaning it up. The Commission agreed that this is a problem.

Chairman Myjak said he attended the Low Impact Development Conference along with Vice Chairwoman Thompson and Member Miller. Chairman Myjak said he learned a lot about what could be done with stormwater. Chairman Myjak said all development should be required to use Low Impact Development.

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**Future Agenda Items**

1. Jesse Wright's concerns with Cumberland Farms & Shell Station leaking gas
2. Photovoltaic panels
3. Litter

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Vice Chairwoman Thompson said she doesn't want to overload the future agendas. She said that the Commission has good momentum with the Wetland Conservation item and wants to continue that momentum. Chairman Myjak said that the Commission needs to have more meetings.

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Member Delgado made a motion to ask City Council if the Titusville Environmental Commission could have a second monthly meeting. Member Rosa seconded.

Roll call was as follows:

Member Young	Yes
Member Burdette	Yes
Member Delgado	Yes
Vice Chairwoman Thompson	Yes
Member Rosa	Yes
Member Browning	No
Chairman Myjak	Yes

Motion passed with a 6 yes, 1 no vote.

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Member Browning asked Sustainability Program Coordinator Lily Galleo if she knew about Senate Bill 180 and why it is being held back. Ms. Galleo said she believes it is due to the restrictiveness and burden on local government. Ms. Galleo said she will send information to the Titusville Environmental Commission about Senate Bill 180.

Member Young said that 1,000 Friends of Florida and Rethink Energy promote legislation.

Vice Chairwoman Thompson said that Chris Stephan with Moleaer was impressed with how the City of Titusville's City Council meeting was conducted and ran on November 11, 2025. Mr. Stephan is working on the nanobubbles.

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**Adjournment 8:10 p.m.**