



BOARD OF COUNTY COMMISSIONERS

Rita Pritchett, District 1 Commissioner

2000 South Washington Avenue, Ste. 2

Titusville, FL 32780

(321) 607-6901

www.brevardfl.gov

PORT ST. JOHN SMALL AREA STUDY

Meeting Minutes

December 12, 2019

5:00 PM

PORT ST. JOHN COMMUNITY CENTER

Committee Members Present

Steven Darling

Matt Denyer

Carmine Ferraro (Vice-Chair)

Chris Kane

Vaughan Kimberling (Chair)

Maureen Rupe

Committee Members Not Present

John Wortham

Staff Present

Cheryl Campbell- Planning and Development

Amy Craddock- Legislative Assistant District 1

Edward Fontanin- Brevard County Utilities Services Director

Jane Hart- Planning and Development

Public Present

Joan Bourguignon, Marcia Donahue

Call to order

The meeting was called to order at 5:00 pm. A quorum was established.

Approval of the minutes

A motion was made to approve the minutes for the November 21st meeting as amended by Steven Darling and seconded by Chris Kane. The motion passed.

Special Presentations



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Eddie Fontanin, the Brevard County Utilities Services Director, introduced himself and explained his role. He gave a general overview of the system within Port St. John and current initiatives. He provided a handout to committee members showing Port St. John and the location of utility service for wastewater collection.

In his overview, he indicated that Port St. John has 38,000 feet of force main, 57,000 feet of gravity sewers that function with 7 lift stations. Mr. Fontanin stated that 3 of the 7 lift stations in Port St. John were new. He spoke briefly about sewer discharges not only in Brevard County but in the entire State of Florida. He explained that a gravity sewer assessment is underway and Port St. John will be included in this assessment.

He shared that Save Our Indian River Lagoon has initiatives that have looked at expanding the collection system and septic to sewer conversion. He explained that the Indian River Lagoon is defined by a basin and in Brevard County there are 2 basins. The Indian River Lagoon Basin east of US1 and the St. Johns River Basin west of US1. Port St. John is located within both basins. Grants have been submitted to the SORIL Citizens Oversight Committee for a project to expand the wastewater collection system east of US1. Mr. Fontanin then turned it over for questions from the committee.

Discussion ensued among the committee members and Mr. Fontanin about the possibility and feasibility of Port St. John converting from septic systems to sewer in the future. The discussion included topics not limited to, who would be responsible for the cost or if grants and loans would be available to fund the conversion. Mr. Fontanin stated for complete conversion they would need to hear a consensus from residents. Committee Chair Vaughan Kimberling clarified the committee's role in recommendations to the board. The committee continued their discussion with Mr. Fontanin about the future capacity of the wastewater treatment plant and how many houses the plant could support. A discussion on growth ensued, and if there had been any thought on where a second treatment plant would be located. Mr. Fontanin stated there is an internal review taking place with a consultant using a 30% growth model and if direction is given, and the need for a second plant was warranted, they would then decide on a location.

Committee Chair Vaughan Kimberling asked how many homes the wastewater treatment plant can handle. Mr. Fontanin estimated that right now it can handle a total of 2500 single family homes.

Cheryl Campbell asked how many single-family homes are currently in Port St. John. Jane Hart stated that they are currently calculating that and they will have the information in January.

Discussion continued among committee members and Mr. Fontanin about households in Port St. John connecting to sewer; it was noted that originally when Port St. John was developed, the utilities were private and provided by General Development.

Steven Darling asked what the timeframe would be for conversion from septic to sewer after a consensus by residents is reached. Mr. Fontanin stated it would be 7-8 years depending on funding.

Public Comment- Joan Bourguignon 1050 Albin St. Cocoa 32927. Ms. Bourguignon stated she is located on the northside of Fay Blvd and 1 block away from sewer. She would like to know if there is some reason why she can't have sewer.



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Mr. Fontanin stated it depends on two components; are there enough of the homeowners in the area that would like to convert and how will it be paid for. If both of these can be met, then it is possible.

Cheryl Campbell asked Mr. Fontanin if a formal recommendation from the committee about this would help. Mr. Fontanin stated it would help.

Committee Chair Vaughan Kimberling asked if there is a way to get a ballpark figure on the cost for homeowners if they were able to connect to sewer. Mr. Fontanin stated not at this time. Discussion continued among the committee members and Mr. Fontanin about a variety of aspects regarding the conversion from septic systems to sewer.

Committee Chair Vaughan Kimberling asked if it is within the authority of the committee to request a feasibility study of the wastewater treatment plant. Cheryl Campbell indicated that yes, this could be in the committee's recommendation to the board. Mr. Fontanin clarified that his direction to perform the study would have to come from the Board of County Commissioners. Cheryl Campbell stated that recommendations from this committee will go to the Board and you as a committee will prioritize them.

Mr. Fontanin asked the committee if all of Port St. John is serviced by Cocoa water or do some homeowners have well water. Committee Chair Vaughan Kimberling stated that some homeowners do still have well water. Carmine Ferraro indicated that one small section of Port St. John, Cypress Woods, is serviced by the City of Titusville.

Public Comment- Joan Bourguignon 1050 Albin St. Cocoa 32927. Ms. Bourguignon asked for clarification of an area on the map provided. Mr. Fontanin stated the area she was referring to was a school and they are serviced by sewer. It was clarified that all the commercial property on Curtis Blvd is serviced by sewer. Ms. Bourguignon had further questions, Mr. Fontanin stated he would get her contact information and follow up with her.

Matt Denyer asked about the aerobic septic systems that are being installed in Merritt Island. Mr. Fontanin stated these systems are high efficiency systems. Mr. Denyer asked if it could be a recommendation of the committee that new systems being installed by homeowners in Port St. John would be required to be this type. Mr. Fontanin stated that it is the State that issues the permits for septic tank installation.

Public Comment- Joan Bourguignon 1050 Albin St. Cocoa 32927. Asked if the water lines are going to be updated. Mr. Fontanin stated this would be a question for the City of Cocoa.

Committee Discussion

Preservation of Green Space in Port St. John

Maureen Rupe inquired about the status of 9 vacant lots in Port St. John owned by the County. She stated she approached the county 5-6 years ago about making these properties into parks. Steven Darling asked Ms. Rupe if she could provide the addresses



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to Jane or Cheryl and he would research the property and find out a status. Carmine Ferraro asked if the committee could have a copy of the map Ms. Rupe had showing the vacant property. Ms. Rupe will email the map to Cheryl and she will distribute it to the committee through email.

Carmine Ferraro asked if the county has a working plan for Port St. John with green space currently available. Cheryl Campbell replied no, she did state that Environmentally Endangered Lands (EELS), is buying land in Port St. John. She also referred to the community survey results about the need for smaller parks. She stated this could be added to the committee's recommendation to the Board. Carmine Ferraro said he would like to see how much green space Port St. John has; what level of development is it at; and where it will be in 10 years.

Cheryl Campbell stated the committee will need to start gathering their recommendations for the report so the committee can prioritize them. Committee Chair Vaughan Kimberling encouraged the committee to start thinking of recommendations and send them by email to Cheryl Campbell so they can be added to the agenda for discussion.

Chris Kane referred to the community survey and the need for preservation of green space and family-oriented areas. She would like to also see the integrity of the community stay the same. She stated that building is not necessarily needed.

Committee Chair Vaughan Kimberling asked if they knew where the green spaces are located. Jane Hart stated that at the January meeting they will bring the future land use and current zoning analysis that shows all the vacant categories. Cheryl stated they will be bringing the first half of the report to the next meeting but it will be emailed to them prior to the next meeting.

Sheriff's Office Enforcement of Speed Limits

Chris Kane stated the need to keep the community safe for the elderly and children. She shared examples she and her husband have witnessed. She would like for Law Enforcement presence in the area. Cheryl Campbell stated the committee could make this a recommendation. Maureen Rupe talked about the Brevard County comprehensive plan, and recalled it required 2 Deputies per a certain number of residents. Cheryl Campbell stated she would research this.

A discussion ensued among the committee members about the past and present Sheriff Deputy presence in Port St. John. Committee Chair Vaughan Kimberling explained to the committee different funding options for the possibility more law enforcement. Cape Canaveral was used as an example he explained their funding. He stated that if the



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committee finds this to be a concern, they can add it to their recommendations to the Board. Steve Darling noted the Sheriff did receive an increase in his 2020 budget for critical needs; he indicated that each household will pay approximately \$5 more in their tax bill for the MSTU.

Brevard County Code Enforcement within Port St. John

Committee Chair Vaughan Kimberling started by saying Code Enforcement does not drive around looking violations. Chris Kane believes there are things we may be missing out on in Port St. John; she stated everyone wants to have a nice community. She said her neighbors are afraid to call on their neighbors in fear of retaliation. Cheryl Campbell suggested adding something to the committee recommendation regarding proactive Code Enforcement and placing more emphasis on Port St. John.

Discussion ensued about Code Enforcement in areas of the County. Committee Chair Vaughan instructed the committee members to send their recommendation for Code Enforcement to Cheryl Campbell via email. Steven Darling asked Cheryl Campbell to include in the email the top 5 priorities of residents from the community survey.

Topics for Next Meeting

Special District Boundaries, Brevard County Planning and Zoning

Cheryl Campbell stated the possibility of changing boundaries will be discussed. She said it will be talked about in greater detail at the next meeting.

Jane Hart added that they will be bringing in half of the report for the committee to review. That will be on the agenda under committee discussion.

Committee Chair Vaughan Kimberling reminded committee members of their homework. Review data that Cheryl Campbell will be sending and send your recommendations via email to Cheryl.

Public Comment- Joan Bourguignon 1050 Albin St. Cocoa 32927. Asked when the community survey was done, how was it distributed and what the purpose was. Cheryl Campbell stated it was online and paper copies had been made available at the District 1 Commission Office. She stated the survey was to see what the community would like to see for Port St. John in the future.

Marcia Donahue 1066 Albin St. Cocoa 32927. Ask if a survey could be mailed to her.

General Public Comments – Joan Bourguignon 1050 Albin St. Cocoa 32927. Asked what the purpose of the committee is. Cheryl Campbell explained what a Small Area Study Committee is and their responsibility.

Final Comments by Chair and Committee Members- None



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Adjournment

A motion was made by Chris Kane to adjourn the meeting and seconded by Steven Darling. The meeting adjourned at 6:06 pm.

Minutes approved S/Vaughan Kimberling