



BOARD OF COUNTY COMMISSIONERS

Planning & Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

PORT ST. JOHN SMALL AREA STUDY

Meeting Minutes

September 24, 2020

5:00 PM

PORT ST. JOHN COMMUNITY CENTER

Committee Members Present

Vaughan Kimberling, Chair
Carmine Ferraro, Vice Chair
Steven Darling
John Wortham

Committee Members Not Present

Chris Kane
Maureen Rupe
Matt Denyer

Staff Present

Jeffrey Ball, Planning and Development
Cheryl Campbell, Planning and Development
Jane Hart, Planning and Development
Marcia Newell, Chief Legislative Aide District 1

Public Present

Linda McKinney
Keith McKinney

Call to Order

The Meeting was called to order by Vaughan Kimberling, Chair at 5:00 p.m. A quorum was established.

Approval of Minutes

Minutes of January 23, 2020 and February 13, 2020 were approved.

New Business

Jeffrey Ball, Planning and Development, reviewed the Future Land Use Presentation. Presentation attached.

Staff identified three areas for consideration, so Future Land Use and Zoning could be changed to meet the current development trends in the area and to correct inconsistencies:

1. Fay Boulevard (Stillwater Avenue to Waterloo Avenue)
2. Intersection at Fay Boulevard and Grissom Parkway

3. Intersection at Fay Boulevard and US1

Recommendation 1 – Change Future Land Use designation from RES 4 to Neighborhood Commercial (NC) on 2.92 acres at corner of Fay Boulevard and Adams Place. No changes to Zoning designations recommended. (tax account #s: 2309950, 2309949, 2309948)

Recommendation 2 – Change Future Lane Use designation from RES 4 to Neighborhood Commercial (NC) on 0.30 acres on the corner of Fay Boulevard and Grissom Parkway. No changes to Zoning designations recommended. (tax account #: 2310247)

Recommendation 3 – No Future Land Use designation changes recommended in the area of Fay Boulevard and US1. Current Future Land Use and Zoning designations are consistent.

Discussion ensued on county staff's recommendations.

Jeffrey Ball stated that these recommendations were made by staff after reviewing discussions by BOCC regarding Future Land Use inconsistencies. Committee can move forward with all of the committee's recommendations including the three recommended by staff.

Jeffrey Ball let the committee know that the report will be revised after what is decided tonight and members are welcome to speak at the BOCC meeting when the report is presented.

Committee Discussion

Committee Recommendations

Vaughan Kimberling, Chair stated that the committee needs to determine what the top three recommendations will be and suggested the committee go through each of the 6 recommendations made by the committee. (Recommendations attached)

Recommendation 1: Brevard County should assure continuation of ownership of all green space within the Port St. John Small Area Study boundary.

Discussion ensued regarding amount of green space and parks in Port St. John.

Steven Darling made a motion to strike Recommendation 1. Seconded and motion passed unanimously.

Recommendation 2: Survey and list all County owned greenspace in the Port St. John Study Area boundary to identify areas that need additional parks, and/or other county recreational services (community pool, dog park, etc.). Create a strategic plan to build three (3) projects within the next five (5) years. Funding source could be a combined MSTU and MSBU within the boundary.

Discussion ensued regarding adequate parks and no interest raising taxes to pay for more parks.

Steven Darling made a motion to strike Recommendation 2. Seconded and motion passed 3-1.

Recommendation 3: Survey number of full-time sheriffs' deputies assigned to Port St. John and evaluate how much additional police presence is required based on the population and add deputies needed to meet this requirement. Funding source could be a combined MSTU and MSBU within the boundary.

Discussion ensued regarding this was a high priority for residents that responded to the survey. It was discussed that the BCSO MSTU was increased last year in the budget. Steven Darling made a motion to strike Recommendation 3. Seconded and motion unanimously.

Recommendation 4: One full time Code Enforcement Officer (FTE) be scheduled one shift per week to visually inspect properties located within the boundary of the Port St. John Small Area Study boundary, to ensure their compliance with current regulations, with an emphasis on the protection of citizens with the community.

Discussion ensued as to whether other communities had a full time Code Enforcement officer and whether Code Enforcement is reactive or proactive. Staff responded that Code Enforcement is reactive.

Steven Darling made a motion to strike Recommendation 4. Seconded and motion passed 3-1.

Recommendation 5: Adjust the Port St. John Dependent John Dependent Special District boundary (PSJ Advisory Board) to the north to match the Small Area Study boundary less any lands that are currently part of the City of Cocoa or the City of Titusville.

Discussion ensued regarding the boundary issue is what brought the need for study to the attention of the commission.

Steven Darling made a motion to approve. Seconded and motion passed unanimously.

Recommendation 6: Relocate Brevard County Fire Station from Fay and Carol Avenue to the west which is more to the center of Port St. John. Ideally, the land owned by Brevard County at or near Fay Avenue and Adams Place. Funding source could be a combined MSTU and MSBU within the boundary.

Discussion ensued regarding Fire Assessment being underway and will address needs and additional services. It was discussed that the need is for a fire station on the west side of I 95.

Steven Darling made a motion to approve. Seconded and motion passed unanimously.

Discussion ensued on regarding what the top three recommendations should be out of the five remaining recommendations.

Chuck Wortham made a motion to strike county staff's 3 recommendations. Motion died for lack of a second.

Discussion continued.

Chuck Wortham made the following motion:

Recommendation 6 to be Number 1

Recommendation 5 to be Number 2

Staff Recommendation 1 to be Number 3

Staff Recommendation 2 to be Number 4

Staff Recommendation 3 to be Number 5

Seconded and passed unanimously.

Citizens Committee Approved Final Recommendations

Recommendation 1: Relocate Brevard County Fire Station from Fay and Carol Avenue to the west which is more to the center of Port St. John. Ideally, the land owned by Brevard County at or near Fay Avenue and Adams Place. Funding source could be a combined MSTU and MSBU within the boundary.

Recommendation 2: Adjust the Port St. John Dependent John Dependent Special District boundary (PSJ Advisory Board) to the north to match the Small Area Study boundary less any lands that are currently part of the City of Cocoa or the City of Titusville.

Recommendation 3: Change the Future Land Use designation from Residential 4 (RES 4) to Neighborhood Commercial (NC) on 2.92 acres located on Fay Boulevard (tax account #: 2309950, 2309949, 2309948). No changes to zoning recommended.

Recommendation 4: Change the Future Land Use designation from Residential 4 (RES 4) to Neighborhood Commercial (NC) on 0.30 acres located at the intersection of Fay Boulevard and Grissom Parkway (tax account #: 2310247). No changes to zoning recommended.

Recommendation 5: No changes recommended in the area of Fay Boulevard and US Highway 1. Current Future Land Use and Zoning designations are consistent.

Approval of Final Report

Jeffrey Ball stated that the Final Report will be revised with changes and presented to the Board of County Commissioners.

Steven Darling made a Motion to Approve the Final Report with Revisions. Seconded and Motion passed unanimously.

Jeffrey Ball thanked staff for their time and hard work on the study.

Public Comment

Linda McKinney, Port St. John Resident, thanked the committee for standing up and not increasing taxes and she supports the reprioritizing of the recommendations. Would like to have a copy of the Fire Assessment study when completed and believes that an additional fire station is important. Ms. McKinney asked the committee if this is the first step to incorporation of Port St. John.

Jeffrey Ball stated that incorporation was not a part of this small area study.

Final Comments by Chair and Committee

No additional comments by committee

Adjournment

Meeting adjourned at 6:04 p.m.