



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

January 23, 2020

5:00 PM

PORT ST. JOHN COMMUNITY CENTER

Committee Members Present

Vaughan Kimberling, Chair
Carmine Ferraro, Vice Chair
Steven Darling
Matt Denyer
Chris Kane
John Wortham

Committee Members Not Present

Maureen Rupe

Staff Present

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

Public Present

Joan Bourguignon
Ashanya Brown
Kevin Shropshire

Call to Order

The Meeting was called to order at 5:01 p.m. A quorum was established.

Approval of Minutes

Motion made by Chris Kane to approve the minutes of December 12, 2019 as distributed. Seconded by Steven Darling and motion passed.

Old Business

Update on parcels suggested for possible parks/green space

Maps were distributed by county staff supplied by Maureen Rupe identifying the parcels suggested for green space. Jane Hart distributed an aerial map identifying the six existing parks and radius around the parks that are county owned.

Cheryl Campbell reported that Maureen Rupe was hopeful that the county could turn these parcels into county parks. County staff had a meeting with Mary Ellen Donner, Parks and Recreation Director, and identified reasons that this will not be possible. Cheryl said this could still be a recommendation by the committee. There would be a lot of maintenance and safety issues involved which would have a cost. There would need to be trash receptacles and possibly water and bathrooms. They would have to be assessed for environmental issues and crime prevention concerns. The Sheriff's department would need to be able to see into these areas and right now they are all heavily wooded. Residents in Port St. John pay ½ million into the Parks and Recreation MSTU to maintain the six current parks and additional money is being taken from the general fund to supplement the maintenance. The only way this could happen would be to increase the MSTU to maintain the additional parks. Cheryl believes that the county acquired these lots when General Development Corporation (GDC) left.

Chuck Wortham asked if the original loan for the parks was paid off or is still outstanding. Cheryl Campbell stated that residents are still paying millage rate of 0.3234, which is for maintenance of the parks.

Jane Hart reported that the National Park and Recreation recommendation is a park within a 10-minute walk. Per County's Parks & Recreation Director there is not standard, however they work on the premise of a park within 10-minute walk of all residents, which equals to ½ mile. The map of existing parks show a ½ mile buffer around each park so the committee can see what areas in Port St. John are not within ½ mile of a park. Brevard County Comp Plan states 3.0 acres of park land per 1,000 residents. With 19,000 residents, as of last census, that would equal to 57 acres of parks. Currently there are 216.4 acres of developed park land in Port St. John. Even though not every residential area is within the ½ mile buffer, developed park land exceeds the acreage recommended.

Carmine Ferrero stated that if you overlay the undeveloped parcel map over the exiting parks map they fall within the boundaries. Jane Hart mentioned that these parcels are considered green space, environmental and wetland areas.

Steven Darling asked how many acres of developed parks would there be if you removed the acreage for the undeveloped wooded areas and the lake area. Also asked how many acres of park land does the \$500,000 paid by the residents maintain. Jane Hart knows that there is a 27-acre fishing lake, but not sure how many acres of woods. Steven Darling also asked how much would the MSTU need to be increased to maintain the parks. Staff will do the analysis and bring back at the next meeting.

Jane Hart reported that shade structures were a priority in the survey, and shade structures will be installed on the playground at the Port St. John Community Center this year.

Chris Kane asked if these lots were nice to look at. Cheryl Campbell said the lots are wooded and she thinks they are nice to look at. Discussion ensued regarding benefiting from making these a park. They would have to be cleared so that that law enforcement could see in the area among other requirements.

Resident, Joan Bourguignon asked if all of the parcels were vacant lots in the neighborhood. Staff stated they are vacant lots and distributed maps to the residents in attendance. Ms. Bourguignon also asked if you needed permission to enter the county-maintained parks. The answer was no that you did not need permission to enter the county parks when they are open.

It was discussed that there is a small park with a playground area at the Port St. John Library. Jane Hart listed the county-maintained parks as; Boat Ramp, Friendship Park, Fay Park, Nichol Park, Fay Lake Wilderness Park and Port St. John Community Center. Friendship Park is currently closed due to hurricane damage.

Committee Discussion

Report draft (1st half)

All committee members received a copy of the 1st half of the Report Draft and reviewed the report.

Chair Vaughan Kimberling thanked staff for the work on the report. Chair, Vaughan Kimberling asked the committee if the alternates should be listed on the report because they have not attended any of the meetings. County staff stated they had not been present and they have not heard anything from them. It was suggested by the Chair that their names be removed from the report. Carmine Ferrero asked county staff if they had replied back to them at any time by email or other means. County staff reported that they had not had any reply from the alternates. Chris Kane made a motion to remove the alternates names from committee member listing in the report for lack of participation. Seconded by Chuck Wortham and motion passed.

County staff asked if any members have photos please send to county staff so they can be included in the report. Chair Vaughan Kimberling will get a picture from the parade.

Committee Recommendations

County staff handed out a recommendation from Vice Chair, Carmine Ferraro and Chris Kane. Staff also handed out examples of recommendations from the North Merritt Island Small Area Study to show how the recommendations will be stated. Cheryl Campbell pointed out that the recommendations by this advisory committee do matter. She referenced the recommendations in the North Merritt Island Study that the Board of County Commissioners acted on at the meeting when the recommendations were before the board. Cheryl Campbell stated that the committee can make as many recommendations as they choose.

Committee to send recommendations to county staff in writing so that it will be in their own words. Staff would like to have the recommendations for the next meeting for the committee to prioritize and then have an executive summary with top three priorities before it goes to the Board of County Commissioners. After staff compiles all the recommendations they will send to the committee members so they can start looking at what is important to them and finalize the committee priorities at the next meeting.

Chuck Wortham mentioned that at the time the Fire Station was built it was probably in the center of the area and now it needs to be reconsidered because the area has changed. Carmine Ferrero spoke to some of the local fire fighters and was told they were not allowed to service the I 95 corridors because they were not within the required response time. Steven Darling asked if Carmine would consider modifying his recommendation to add an additional Fire Station. It was discussed that in lieu of moving the station to add a station, which will incur the same cost. Carmine suggested to move it because of the presentation from county traffic staff when they talked about the modification of Curtis and Fay intersection and the only reason the traffic signal is there is because of the Fire Station. Steven will confirm with Corrina Gumm the reason for the location of the traffic signal. After discussion Carmine agreed to make the modification to add an additional substation somewhere to the west.

Chair Vaughan Kimberling asked how much land is required for a fire station. Jane Hart stated that in county policy 1.3 there is a level of response time, which includes but not limited to: 6 minute response time and 90% of residents within 3 miles of a station.

Chair Vaughan Kimberling asked staff to get cost of how much an additional station would cost outfitted the same as the current Port St. John Station (Station 26) so that if the committee wanted to make a recommendation to increase the MSTU.

Chuck Wortham pointed out that there is building to the north of Grissom and on US1 south which must have been studied and it seems the back area of Port St. John has been overlooked and has become more important than it once was. Chair Vaughan Kimberling mentioned that the criteria for putting the Port St. John interchange in was if something happened to Fay Blvd the schools and the residents in the back had no way to get fire trucks or police in the back of PSJ. Phase A was to put in the current existing Port St. John Parkway with a Phase B coming down the road, which would be the west connector, but it has not happened. Based on this Chair Vaughan Kimberling asks if a Fire Station should be something to recommend to service the back side of Canaveral Groves, Port St. John and into Port St. John. Canaveral Groves Fire Station 29 responds in Port St. John, so there appears to be a need for additional services. Steven Darling stated that the area at the end of Golfview will develop at some point and services will be needed in the area. Chair Vaughan Kimberling mentioned that when more development starts then the price of land would go up so having all the costs associated with an additional fire station would help the committee in making a recommendation.

Chris Kane asked if a developer has any responsibility for services such as fire when they develop property. Cheryl Campbell stated that there is a concurrency review for all services, such as fire, law enforcement etc. County collects impact fees which is onetime fee and helps pay for additional services needed. Carmine Ferrero stated the cost depends on the development and what the impacts are. These are paid upon completion of the project.

Consideration of holding a final meeting in March

After committee discussion a Motion was made by Steven Darling to hold a final meeting on March 26th at 5:00 p.m. Seconded by Chris Kane and motion passed.

Topics for Next meeting

Final Report

Jane Hart will send out an electronic version of the report prior to the February meeting. The committee will choose the top three recommendations at the March meeting. After discussion regarding photos, committee will submit any photos to county staff by February 13 so they can be included in the report.

Steven Darling asked if the committee should limit the number of recommendations. County staff said they did not limit the number of recommendations in the Merritt Island Small Area Study, but that would be the decision of the committee.

Staff will contact SCGTV, or Space X to get a photo of the Space X Abort launch

Public Comment

Kevin Shropshire, 4975 Carter Street, Cocoa 32927, thanked everyone for the online survey and asked if there was a copy of the study online. County staff will email him a copy. Mr. Shropshire will send county staff pictures that he has taken for them to use in the report.

Joan Bourguignon, 1000 Albin Street, Cocoa 32927, asked if the recommendations would be shared. County staff gave her a copy of the two recommendations they have now and will mail her other recommendations as they are received.

Chair Vaughan Kimberling asked that any recommendations and comments by residents should be sent to county staff by February 5, 2019.

Ashanya Brown, 6617 Crest Avenue, Cocoa 32927, asked if the study included connecting and adding additional sidewalks. Chair Vaughan Kimberling advised her that there were comments regarding sidewalks included in the online survey and it is a part of the study.

Joan Bourguignon, 1000 Albin Street, Cocoa 32927, asked if county staff had response records for Fire Rescue. County staff said they could get those records. The records will be included in the report.

Chair Vaughan Kimberling asked also for response records for how many times Station 29 in Canaveral Groves responds to Port St. John.

Final Comments by Chair and Committee Members

Steven Darling asked staff to send out the language needed to increase the MSTU. BOCC can increase to a certain point but cannot go over charter cap without defining a critical need. Chair Vaughan Kimberling said there was a Municipal Services Taxing Unit (MSTU) which was on the tax bill for ten years to fund the parks, and improvements on Fay Blvd. Chair Vaughan Kimberling suggested contacting the Fire Chief to see if he feels there is a critical need. Steven Darling will ask the Chief and forward information to staff. Carmine Ferrero mentioned there is a Municipal Services Benefit Unit (MSBU) also and could that include an entire community. Cheryl Campbell stated yes it could and an MSBU is a onetime cost and not for ongoing maintenance. Cheryl Campbell stated that the MSTU is for capital and ongoing maintenance and MSBU program is one-time special assessment. Both MSTU and MSBU can be citizen sponsored petition, voter referendum or direct action by BOCC.

Matt Denyer asked what the Port St. John MSTU rate is now. Millage rate is .3234 for parks. Discussion ensued about other MSTU's that are paid by Port St. John residents.

Adjournment

Motion by Steven Darling to adjourn meeting, seconded by Chris Kane and motion passed. Meeting adjourned at 6:01 p.m.

Minutes Approved

 9/24/2020