



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**

**February 13, 2020**

**5:00 PM**

**PORT ST. JOHN COMMUNITY CENTER**

**Committee Members Present**

Carmine Ferraro, Vice Chair

Chris Kane

Maureen Rupe

John Wortham

**Committee Members Not Present**

Vaughan Kimberling, Chair

Steven Darling

Matt Denyer

**Staff Present**

Cheryl Campbell, Planning and Development

Jane Hart, Planning and Development

Marcia Newell, Chief Legislative Aide District 1

**Public Present**

Joan Bourguignon

Marcia Donoghue

Corey Reynolds

Kevin Shropshire

**Call to Order**

The Meeting was called to order by Carmine Ferraro, Vice Chair at 5:01 p.m. A quorum was not established.

**Approval of Minutes**

Due to lack of quorum minutes of January 23, 2020 could not be approved.

**Old Business**

**Update on parcels suggested for possible parks/green space**

Jane Hart reported that they do not have the MSTU information for the break down as what it would cover if an additional park was added.

In policy 1.3 Recreation and Open Space Element in the Comp Plan establishes a standard of 3 acres of

County owned managed park land per 1,000 people living in unincorporated park areas. This is not just Port St. John but the entire North Area Park operation area has an acceptable level of parks at 1,048.01 acres of parks. MSTU currently covers maintenance costs for the current parks and general fund money is also needed to cover the costs. Jane Hart does not have the information on number of acres, however if that is a recommendation that analysis would come from Parks & Recreation. Each recommendation that the committee puts forth each county department will respond with an analysis.

Maureen Rupe asked if there is anything the residents in Port St. John are paying for in the MSTU was a referendum. County staff stated the MSTU is only for maintenance.

#### Update on information requested: Fire Department – Response and Costs

Cheryl Campbell reported that the information for Engine 26 in Port St. John is included on page 52 of the draft report. It was noted that the average response time is 5:30 minutes. Staff also requested information from Canaveral Groves Engine 29, however that information has not been received, but will be emailed to the committee. The cost for building a new fire station would be 2 million.

Maureen Rupe asked what the comp plan says about having a fire station within so many miles of another station. Jane Hart reported level of response time, includes: 6-minute response time and 90% of residents within 3 miles of a station. The Fire Department will be conducting a Fire Assessment which will address the need for an additional station and that assessment is forthcoming.

Joan Bourguignon, 1000 Albin Street, Cocoa 32927, asked if the parks include the Titusville Parks? Jane Hart reported that the parks are within the North Area Parks Operations. Port St. Johns has 216.4 acres of parks in the study area. It was reported that it would include any Titusville owned parks that the county maintains, with an agreement with the city. City of Titusville provides funds to the county for the maintenance of city owned parks.

#### Committee Discussion

##### Report draft (2nd half)

All committee members received a copy of the 2nd half of the Report Draft and reviewed the report. Carmine Ferraro, Vice Chair stated that the committee should continue to read and absorb the recommendations so they can discuss the top three recommendations at the next meeting. Jane Hart stated that if there are any edits or comments to the report get to staff by March 19<sup>th</sup>. Final Report will contain all recommendations but the top three will be the focus.

#### Committee Recommendations

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

This was Chris Kane's recommendation. Encourage county not to sell off green space. There is a process when county sells property and is a complicated process and goes through several layers. Maureen Rupe stated that any property the community purchased would go to referendum.

Public present supports this recommendation.

**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, et.). 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).

This is Carmine Ferraro's recommendation.

Chuck Wortham asked when the last community park was put in Port St. John? Carmine Ferraro believes the last project was the community center. Chuck Wortham asked if because of the growth in Port St. John do they need more parks. Cheryl Campbell reported that Port St. John has more parks than average for number of residents.

Carmine Ferraro said he made this recommendation because the community has mentioned the need for other recreational activities for kids.

Maureen Rupe mentioned that since the Sheriff would have to see inside the lots left by GDC and that kids go in those lots. Cheryl Campbell reported that it was not cost effective to clear the lots and there would have to be an increase in the MSTU. Maureen Rupe suggested that maybe could get sponsors to adopt an area. Parks & Recreation does have some kind of contract with volunteers. Carmine Ferraro mentioned the situation of private property and that a homeless camp was set up in this area. How does the code react to this and can a private owner clear the property? There would have to be a permit to clear land. This is a problem in Port St. John.

Kevin Shropshire, 4975 Carter Street, Cocoa 32927, stated that he loves parks and green space. He is concerned that a study or planning for more parks may take away from funds to maintain the current parks. Mr. Shropshire feels that we have great parks, however he did stop going to once side of Fay Lake Wilderness Park because the playground equipment was rusted. Maureen Rupe asked Mr. Shropshire in his opinion should the lots be cleared. He stated that he knows that if a lot is cleared it has to be maintained.

Chuck Wortham suggested that since Port St. John has enough park space and the maintenance may need to be improved that the committee move this recommendation out of top three.

Maureen Rupe mentioned that some neighbors have taken over the lots left by GDC and this can cause a problem.

**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).

This is Carmine Ferraro's recommendation.

Maureen Rupe thinks that it is 2 deputies to every 1,000 residents. County staff does not have the data back from the Sheriff's Department. The committee will have this information by the next meeting.

Joan Bourguignon, 1000 Albin Street, Cocoa 32927 stated the Sheriff is getting a raise to hire more deputies. County staff stated that Port St. John does not pay an MSTU for Sheriff.

Kevin Shropshire, resident, supports this recommendation and suggested to add a volunteer patrol. Carmine Ferraro stated since there is no quorum and committee cannot act, it will be added to the notes.

Corey Reynolds, 5030 Patricia Street, Cocoa 32927, mentioned that Animal Control is overworked,

however he would like to see the dog parks incorporated into the Sheriff's patrol areas. He stated there is a lot going on at the dog parks. There is an area for small dogs and larger dogs and some times problems occur when people take their dog into an area not made for that size dog. Another suggestion is instead of two areas for dogs there could be 4 sections.

Mr. Reynolds feels that there needs to be more Sheriff presence, such as just driving in and taking a look. Carmine Ferraro asked staff if we could bring in some one from Animal Control. Staff said not at this time.

Chuck Wortham mentioned that Fay Lake Wilderness Park has a lot of undeveloped land and when was the last time it had an upgrade. Suggested to make a destination, for example a splash park, incorporated with the dog park.

Maureen Rupe reported that some of that property is preservation land.

Carmine Ferraro suggested that this could be a recommendation.

Chuck Wortham asked do we know what portion of Fay Lake Wilderness Park is state owned?

Jane Hart directed the committee to page 32 of the report for that information.

Joan Bourguignon, resident, asked how many dog parks there are in Port St. John? County staff stated there is one dog park in Port St. John.

**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 within the community.

This is Chris Kane's recommendation.

Carmine Ferraro said this was one that was strongly supported by the survey.

Chuck Wortham asked if there was an area that should be focused on? Maureen Rupe asked if this is within the purview of Planning and Development. County staff reported that Code Enforcement is reactive not proactive.

Chuck Wortham would like to see some general focus areas. Jane Hart mentioned that one of the items mentioned in survey was parking cars on sidewalks. Cheryl Campbell stated this could be a part of the recommendation.

**Recommendation 5:** Adjust the Port St. 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.

This is Carmine Ferraro's recommendation.

Carmine Ferraro feels that all land in Port St. John should be governed by that board. There is not a lack of participation with this board and they are engaged in the community. The Port St. John Special District board has been advised that the committee will be making this request. Corey Reynolds, asked how this affects the Kings Highway area and the logistics center and the increase of heavy equipment and heavy trucks going through Port St. John. Carmine Ferraro stated the logistics

center is in the City of Titusville and the Port St. John Special District does not address traffic, only zoning issues.

County staff stated that the county has Joint Participation Agreements with cities and if a project affects the county, the county departments are notified and make comments.

**Recommendation 6:** Relocate Brevard County Fire Station from Fay and Carole 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).

This is Carmine Ferraro's recommendations and provided a handout to support this recommendation.

Carmine Ferraro would like to see these recommendations supported together. Carmine Ferraro disclosed that he does have business interest in Curtis Blvd. He was part of the development of the road, platting the property, lift station and infrastructure to support commercial development. There were some, including Maureen, that felt that residential needed to stay residential and commercial go where it needs to go. Carmine Ferraro feels that these recommendations are for safety reasons.

First recommendation is to install a traffic signal at Curtis and Fay Blvd. Carmine Ferraro stated there has been a lot of discussion regarding this intersection and a number of accidents. When this area was platted the development group offered to pay for any studies that would support a traffic signal. The then Commission said no to a traffic signal.

Carmine Ferraro reported reasons to reject the county plan to redesign and close a part of Fay/Curtis intersection. Staff proposal is on page 40 of the Report. There will be no left turn onto Fay, only will be able to make a right-hand turn, which would cause trucks to have to make a U-turn. Making U-turns in large vehicles are dangerous.

Carmine Ferraro suggested that commercial should be kept where commercial is and only way to do that is signalize Curtis Blvd. Cannot have a signal at Carole and Curtis because of railroad tracks. Therefore, recommendation is to relocate existing Fire Station to center of Port St. John. Carmine Ferraro states that you cannot have a traffic signal at Curtis unless you remove the signal at Carole and you cannot remove it unless you move the Fire Station.

Chuck Wortham stated that there would be lots of cars doing a U-turn and the accidents would be moved from Curtis and Fay to Carole and Fay.

Kevin Shropshire, resident, suggested to add to the recommendation to change a emergency signal at the intersection of Carole & Fay. Carmine said this was a good idea and would probably involve a traffic study.

Corey Reynolds stated that trucking companies will fire drivers on the spot for making U-turns. Fay and Grissom are where these trucks will end up. Chuck Wortham stated this would force more trucks into the middle of Port St. John.

Joan Bourguignon, resident, stated that when the Beef O' Brady's was developed it was discussed that this was a dangerous intersection and how many have to die before something will be done. Chuck Wortham suggested that the short term would be an emergency signal at Carole and then long term move the Fire Station. He will add to the recommendation and send to staff.

Carmine Ferraro asked staff if the committee will get a chance to speak before the County Commission when they are considering the recommendations. Cheryl Campbell said the committee will be given an opportunity to speak to the Commission at the meeting.

Marcia Donoghue, 1066 Albin Street, Cocoa 32927, asked what is the proposed site for the Fire Station? Where does this land come from and who owns it? Carmine Ferraro stated it would probably be preferred to put on county land. Ms. Donoghue stated that if this was moved to back of Port St. John this would leave the front of Port St. John in the same condition as back is now.

Carmine Ferraro stated it will be the county staff's role to determine feasibility of recommendations. County will be responsible to do the heavy lifting on these recommendations and then it will be up to the community if they want to pay for some of these things.

### Topics for Next meeting

#### Top 3 Committee Recommendations for Final Report

Carmine Ferraro asked committee to provide any final recommendations to staff and think about top three, which will be decided at the next meeting. Chuck Wortham suggested that the traffic signal, animal control, citizens patrol be added.

#### Approval of Final Report

Will be discussed at final meeting.

#### Public Comment

No public comment


#### Final Comments by Chair and Committee

Members No additional comments by committee

#### Adjournment

Meeting adjourned at 6:01 p.m.

Minutes Approved

 9/24/2020