



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 2382, **Version:** 1

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### **Subject:**

Port St. John Small Area Study

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Port St. John Dependent Special District Board conduct a public hearing to consider the Port St. John Small Area Study.

### **Summary Explanation and Background:**

On October 4th, 2018, the Board of County Commissioners directed Planning and Development Department staff to conduct a Small Area Study of Port St. John. The study set out to take an in depth look at the area; infrastructure and environment; and the community's vision to serve as a tool for planning for development while preserving a unique quality of life. Seven residents of Port St. John were officially appointed on July 18th, 2019 by the District 1 Commissioner to serve as members of the Citizens Committee to guide the Port St. John Small Area Study. The first Citizens Committee meeting took place on August 15, 2019. Due to the pandemic, the final committee meeting took place on September 24, 2020.

The Small Area Study focused on providing data and information to the Citizens Committee for the purpose of formulating recommendations for future improvement projects, land development regulations or amendments to the Comprehensive Plan. The study addressed long-term concerns by examining the Character of the Community; Population, Demographics and Housing; Land Use and Zoning; Infrastructure and Service Demand; Safety and Emergency Management; and Environmental and Ecological Factors. Final recommendations were developed during the course of the Study, and the top five (5) recommendations were selected by vote at the final meeting of the Citizens Committee.

Attached is the final report of the 2020 Port St. John Small Area Study for Board consideration. The top recommendations of the 2020 Port St. John Small Area Study Citizens Committee are as follows:

**Recommendation 1:** 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 Boulevard and Adams Place (Funding source could be a combined MSTU and MSBU within the boundary).

**Recommendation 2:** 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.

**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.

**Clerk to the Board Instructions:**

None