

PORT SAINT JOHN DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The Port St. John Dependent Special District Board met in regular session on Wednesday, January 4, 2023, at 6:00 p.m., at the Port St. John Library, 6500 Carole Ave., Port St. John, Florida.

At the outset of the meeting, board members present were: Randy Rodriguez; Wendy Porter-Hyde; Maureen Rupe; Carmella Chinaris; and Kevin Shropshire, Vice Chair.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; and Jennifer Jones, Special Projects Coordinator.

The meeting was called to order by the Vice Chair at 6:05 p.m.

Vaughan Kimberling's presence was noted at 6:13 p.m.

Excerpt of Complete Agenda

(22Z00061) KVK Management & Remodeling Services, LLC; and JJ's Design & Construction (Keleon Watkins) requests a change of zoning classification from RU-1-9 (Single-Family Residential) to RU-1-11 (Single-Family Residential). The property is 0.27 acres, located on the south side of Marlbrook Lane, approx. 138 ft. east of Muller Ave. (6551 Marlbrook Lane, Port St. John) (Tax Account 2320171) (District 1)

Keleon Watkins, representing JJ's Design and Construction, stated he is trying to build a single-family home, and he was told that because of the wetlands on the back of his .27-acre lot, he needs more land in order to build.

Kevin Shropshire stated according to the staff comments, a house can be built in RU-1-9 zoning.

Jeffrey Ball stated the entire area was designated as RU-1-9, but that doesn't allow for this property to be developed with those current standards. The applicant is requesting to change the zoning to RU-1-11, which allows for a 7,500 square-foot lot versus 6,600 square feet in RU-1-9, so it is a bigger lot area.

Mr. Shropshire stated the only difference he noticed was that RU-1-11 was a larger house on a larger lot, and asked why the applicant would ask for a larger lot and a larger house.

Carmella Chinaris asked the difference between RU-1-9 and RU-1-11. Mr. Ball replied, the size of the house and the lot.

Randy Rodriguez noted the majority of Port St. John is RU-1-9.

Mr. Ball stated it is not about the size of the lot, it is the fact that RU-1-9 is not consistent with the Future Land Use.

Ms. Chinaris asked if RU-1-9 is inconsistent with the land use.

Mr. Ball stated the RU-1-9 zoning classification requires at least a RES 6 Future Land Use designation. The area of the subject property was designated as RES 4, and that is the reason for the rezoning. It's not for the lot size, setbacks, or depth, it is to provide for consistency with the RES 4 land use and RU-1-11. He explained RU-1-9 allows for a smaller lot and that is why he would need the RES 6. He said based on the 6,500 square-foot lot, there is a potential to get 6 units per acre, and that is why RES 4 is not consistent with RU-1-9 and the next higher zoning is required as far as lot

size. He said RU-1-11 is a larger lot which could only get 4 units per acre, so it provides consistency between the land use and the zoning.

Ms. Chinaris asked if the zoning change would affect just that one lot. Mr. Ball replied yes, it just affects that one lot.

Mr. Shropshire stated his confusion is because according to the staff comments RU-1-11 requires a minimum 7,500 square-foot lot, and he could understand if someone was down-zoning to RU-1-7 with a smaller lot size, but to go up in lot size for larger house, making it RES 6, which is 6 units per acre instead of 4 units per acre, it seems the applicant needs more of a waiver because he wants to change the zoning to RU-1-11.

Mr. Ball stated there is no waiver process to provide consistency, the only opportunity would be to change the land use, and that is a bigger deal than changing the zoning. Everything around the subject property is RES 4, so RES 6 would be an introduction, and it is more appropriate to change the zoning than to change the land use. He stated the request does not change the land use.

Wendy Porter-Hyde asked if that is that problematic in any way. Mr. Ball replied, from an aesthetic standpoint, no, RU-1-11 requires a larger lot and a larger structure. He said what the request does is provide consistency between land use and zoning regulations.

Mr. Shropshire noted the staff comments already state that no development shall be done without mitigation. Mr. Ball replied the applicant is going through Natural Resources to correct some wetland impacts that were done, but that will be done in a separate process through Natural Resources.

Mr. Rodriguez asked the applicant if the proposed house is larger than 1,100 square feet. Mr. Watkins replied yes, it is proposed to be 1,800 square feet.

Mr. Shropshire noted the applicant has submitted a proposed site plan for the house. Mr. Ball stated the proposed site plan has been provided as a courtesy, but it is not tied to rezoning.

Public comment.

Tim Roach, 6420 Addax Ave., asked the size of the proposed house. Mr. Watkins replied 1,800 square feet, but the problem is the setbacks from the wetlands.

Mr. Ball noted that Natural Resources will help with the wetland setbacks.

Mr. Roach stated at one time, the subject property was joined with several lots as part of the St. Johns River Water Management District, and asked how it became re-platted as one lot.

Mr. Shropshire stated the lot was legally established after 1988.

Mr. Ball stated someone has created several lots out of the original Tract D.

Motion by Randy Rodriguez, seconded by Carmella Chinaris, to approve the change of zoning classification from RU-1-9 to RU-1-11. The motion passed unanimously.