

Port Saint John Dependent Special District Board

The Port Saint John Dependent Special District Board met in regular session on **Wednesday, June 11, 2025**, at **6:00 p.m.**, in the Port St. John Library 6500 Carole Ave., Port St. John, Florida.

The meeting was called to order at 6:00 p.m.

Board members present were Kevin Shropshire, Carmella Chinaris, Randy Rodriguez, Maureen Rupe, and Frank Robb.

Staff members present were Trina Gilliam, Zoning Manager; Derrick Hughey, Planner; Alice Randall, Operations Support Specialist; and Jordan Sagosz, Operations Support Specialist.

Approval of the November 06, 2024, PSJ Minutes

Frank Robb inquired if we should be putting who voted nay on an application. He was one that voted against. It might be nice to have our names on there and who voted against it.

Maureen Rupe said she voted against also.

Kevin Shropshire asked if that was something we could do in the future, indicate who voted for or against an application.

Ms. Rupe asked if we needed to put the name(s) of those who abstained from voting.

Mr. Robb stated that Mr. Shropshire's name was noted as abstaining. He was looking for the names that were against the application.

Ms. Rupe asked if we needed to indicate who abstained and why.

Alice Randall stated she would investigate the requirements and report back at the next PSJ meeting.

There was no motion on the November 06, 2024, PSJ Minutes.

H.1. Thomas Daugherty requests a change of zoning classification from GU to RU-1-11. (25Z00007) (Tax Account 2301907) (District 1)

Mr. Shropshire read the item into the record.

Thomas Daugherty stated he just really wants to build a house there. I own the property, and I basically want better setbacks. I have a deed that dates to 1952, so they'll grandfather it anyway, but I prefer better setbacks.

Mr. Shropshire asked if the board had had a chance to review the information.

Mr. Robb stated it was pretty straight forward.

Randy Rodriguez noted that it's residential becoming conforming from nonconforming. He's not sure if there will be a conflict with the RU-1-11 depending on the size of the house he wants to try to build there. That zoning allows bigger than your lot setbacks are going to allow. A 9 or a 7 might serve you better. But I don't think it really matters. He suggested the applicant investigate that before spending money on plans.

Mr. Daugherty stated he had spoke with George (Ritchie) at zoning and was told that the zoning he applied for he can go that big or smaller. So, he wouldn't have to reapply.

Mr. Rodriguez stated he'd much rather see a house and a lawn there than the overgrowth that is currently there.

Trina Gilliam stated that RU-1-11 minimum house size is 1,100 sq. ft.

Mr. Daugherty stated he thought he applied for 13. George told him that he could go smaller, but not bigger.

Mr. Rodriguez stated the application says 11. He also stated you can build a tiny house there. 1,100 is the minimum. You'd be challenged but you can make it smaller.

Ms. Gilliam stated that it is the opposite of that. The minimum floor area is 1,100 sq. ft. living. So, you cannot go smaller than that. That is your minimum. You can go larger, but your minimum is 1,100.

Mr. Rodriguez stated you'll get another shot at this at the County Commission's Zoning Board too.

Public Comment

David McGee said he didn't have a problem as long as it doesn't affect his property. They have ruined my property, the county and the city. They built houses across the street. Plowed the bore machine all over my property and put shut off valves. I can't put a driveway in properly now. I went to the county and haven't gotten anywhere. Like I have for 30 years.

Mr. Robb asked Mr. McGee what impacted him and how. I'm trying to understand.

Mr. McGee stated they put in a storm drain about this big, which they don't maintain. It's washing out around it and I pay for stormwater runoff. They put a meter box this big then they put 3 shutoff valves and an AT&T box. The city of Cocoa told me those are all shutoff valves. It's all broken up and a mess.

Mr. Rodriguez stated it is an engineering issue.

Mr. Daugherty stated they have steel plates laying there.

Mr. Rodriguez stated that Mr. McGee is not alone with the steel plates in Port St. John. They are annoying. Eventually they get changed. He thanked Mr. McGee for his input.

Mr. McGee stated he complained about the rental house putting stuff on his property and code enforcement told him he couldn't make a complaint because he's the property owner. I'm going to the county manager or the news.

Mr. Shropshire stated that would probably be your best bet.

Mr. Rodriguez stated the media can be handy.

Mr. Robb stated this isn't going to have that kind of impact by any means.

Mr. McGee asked if they're going to put another meter or shutoff.

Mr. Daugherty stated he already has water.

End Public Comment

Motion by Randy Rodriguez on item H.1. to approve, seconded by Frank Robb. The motion passed 5 to 0.

The meeting was adjourned at 6:14 p.m.

DRAFT