

## PORT ST. JOHN DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The Port St. John Dependent Special District Board met in regular session on Wednesday, June 5, 2024, at 6:00 p.m., at the Port St. John Library, 6500 Carole Ave., Port St. John, Florida.

Board members present were: Vaughan Kimberling, Chair; Kevin Shropshire, Vice Chair; Frank Robb; and Wendy Porter-Hyde.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager.

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

**Approval of the January 8, 2024, Minutes was deferred to the next meeting.**

**(24SS00004) Put It In Me Storage, LLC (Vaheed Teimouri)** requests a Small-Scale Comprehensive Plan Amendment (24S.04), to change the Future Land Use Designation from IND (Industrial Light) to CC (Community Commercial), on 2.46 acres, located on the east side of Curtis Blvd., approx. 1,735 ft. north of Fay Blvd. (3840 Curtis Blvd., Cocoa)

**(24Z00010) Put It In Me Storage, LLC (Vaheed Teimouri)** requests a change of zoning classification from IU (Light Industrial) to BU-2 (Retail, Warehousing and Wholesale Commercial), on 2.46 acres, located on the east side of Curtis Blvd., approx. 1,735 ft. north of Fay Blvd. (3840 Curtis Blvd., Cocoa)

Vaughan Kimberling read the application into the record.

Vaheed Teimouri, 32 East New Haven Ave., Melbourne,

Jeffrey Ball informed the Board that these are actually companion applications and they can be read into the record together and discuss them together, but they will need a separate motion for each.

Vaughan Kimberling stated that he was just going to go one at a time if that's okay and Jeffrey Ball replied that it was.

Vaughan Kimberling asked the Board members if they were able to review the agenda and did they have any questions. He then asked Mr. Teimouri to explain a little of what his applications are for.

Vaheed Teimouri stated that the property was purchased because his client would like to do boat and RV storage, however the County's code states that all storage must be behind the principal building, which doesn't make sense to him. He stated that staff informed him this would be the zoning that this property needs for that use. It was previously zoned commercial and rezoned to industrial, now we're asking to go back to commercial to be able to RV and boat storage and maybe sometime in the future, mini storage.

Vaughan Kimberling asked what the intent with the property is and Mr. Teimouri replied that it's for RV and boat storage, and **some** mini storage.

Vaughan Kimberling asked if the applicant is aware there might be scrub-jays on the property and Mr. Teimouri replied that yes, they're aware of all of that. Regardless of what zoning it is, we still have to go through all of the development process. This is just a permitted use in that zoning. We'll still have to go through the applications with Natural Resources and FWC to ensure there's nothing there. This is a platted subdivision, and it was addressed at that point as well.

Vaughan Kimberling asked what they would do if it is present and Mr. Teimouri stated that it will have to be dealt with, with the proper permits for mitigation, but it has nothing to do with the zoning, only development.

Public comment:

Carmine Ferraro, Crossover Commercial Group, is here as one of the three remaining vacant parcels on Curtis, part of the original plat. We did all of the development on Curtis, and we were able to sell this property to his client.

It was always intended during the plat when we did it that this would be the commercial hub of Port St. John. It's received that kind of support over the years. We've attracted the business and we've got more businesses coming, which we're excited about. I will speak to the scrub-jays though, because I can bring a little additional clarity to that. When we platted the subdivision, we were required by the County to mitigate for the entire 14 lots. So, we did a final mitigation through the Army Corp of Engineers and paid the appropriate fees and contributed to the scrub-jay reserves. All the lots were platted as they were having already been mitigated for scrub-jays. We're just hear to ask the Board to support the application as it's good for more businesses in Port St. John.

Motion by Vaughan Kimberling to approve the Small-Scale Comprehensive Plan Amendment (24S.04), to change the Future Land Use Designation from IND to CC. The motion passed unanimously.

Motion by Vaughan Kimberling to approve a change of zoning classification from IU to BU-2. The motion passed unanimously.

Upon consensus, the meeting was adjourned at 6:07 p.m.