

## **Port Saint John Dependent Special District Board**

The Port Saint John Dependent Special District Board met in regular session on **Tuesday, November 6, 2024**, 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, Wendy Porter-Hyde, Carmella Chinaris, Vaughan Kimberling, Randy Rodriguez, Maureen Rupe, and Frank Robb.

Staff members present were: Jeffrey Ball, Zoning Manager; Derrick Hughey, Planner; Alice Webber, Operations Support Specialist; and Desirée Jackson, Planner.

### **Approval of the January 03, 2024 and June 05, 2024, PSJ Minutes**

Motion to approve the January 03, 2024 PSJ Minutes by Randy Rodriguez, seconded by Carmella Chinaris. The motion passed unanimously.

Motion to approve the June 05, 2024 PSJ Minutes by Frank Robb, seconded by Kevin Shropshire. The motion passed unanimously.

#### **H.1. RHR Construction & Development LCC requests a change of zoning classification from GU and RU-1-11 to RU-1-11. (24Z00042) (Tax Account 2320049) (District 1)**

#### **H.2. RHR Construction & Development LLC requests a Small-Scale Comprehensive Plan Amendment (24.012), to change the Future Land Use designation from PI to RES 4. (24SS00012) (Tax Account 2320049) (District 1)**

Jeffrey Ball read both companion items into the record. He recommended the board to make a motion on item H.2. before item H.1.

Trey Robison, presenting on behalf of the applicant, explained the purpose of the request. He distributed for the record copies of documents for the meeting. He referred to the first exhibit on page 3 and noted that this is one lot with a tract divider line. This lot has multiple zoning classifications and future land use designations. He clarified that they are seeking to put two units on this property to allow for half acre lots for each unit. He referred to exhibit A2 and stated there is a 40 ft. wide drainage easement that is not be altered during the construction of residential homes. Mr. Robinson referred to an environmental study that was performed on the property to determine if any wetlands or endangered fauna existed. "The report came back and said of this 1.1 acre property, 0.1 acres of it is actually wetlands. But 100% of these wetlands are confined to this ditch" he said. He believed the ditch was man-made. He further noted that there were no Scrub Jays or Gopher Tortoises discovered.

Maureen Rupe had an understanding of the construction of the property.

Randy Rodriguez noted there are not yards after you.

Frank Robb asked if they will need to build it up.

Mr. Robison answered yes because they are 2 ft. below the streets. He also added that all water compensatory storage will have to remain on the property.

Mr. Rob had concerns even with swales being installed on the property.

Mr. Robinson stated that once plans are submitted to the county for the application process, they will need to prove that they are holding the water capacity.

Kevin Shropshire asked about the discrepancies regarding the wetlands. He noted from the FEMA maps that the western parcel looked to be entirely wetlands.

Mr. Robinson referred to the environmental study done on the property which noted where the wetlands were on the property.

Mr. Robb asked how all the construction will affect the box culvert. His was concerned about the water flow for that area as well.

Mr. Robinson said that if required they would extend the gap from that culvert to Fay an additional 25 ft and provide a minor culvert that would be up to today's standards.

Wendy Porter-Hyde asked what happens under special circumstances such as hurricanes with regards to the compensatory storage.

Mr. Robinson stated they have to account for the 100-year compensatory water storage.

Mr. Ball had clarified the land use on the property to be PI and the zoning is RU-1-11 and GU. He pointed to the admin policies, in particular to policy 7, for the environmental considerations to take into account for the property. He does not believe that the study has been vetted by the Natural Resources Department. There is a 40' wide drainage ditch on the property that runs through the property to the north. Based on the staff report, the maximum allowed wetland impact is 0.2 acres or 877 sq.ft.

Mr. Robinson restated that no impacts will be done to the wetlands which are just focused around the ditch. Therefore, they will make zero wetland impacts on the property.

Mr. Shropshire believes in the wetland documents that he has in front of him.

Mr. Robinson says the study has been vetted and approved by the natural resources management department.

Vaughan Kimberling explained that the Board has to base their decision on the documents they have in front of them.

Mr. Ball at this point we are only going by what the wetlands impact.

Carmella Chinaris pointed out to the map with already impacted wetlands in the surrounding areas and asked if this rezoning would allow for multi-family.

Mr. Ball clarified that it allows for 4 units to the acre.

Ms. Hyde asked about the environmental assessments.

Mr. Ball stated what the county has been provided.

Mr. Robinson stated he had submitted the environmental study to the County.

Ms. Hyde read from page 48 and asked if the wetland delineation has been done.

Mr. Robinson stated that a preliminary wetland delineation has been done. But that a new wetland delineation will need to be done.

Mr. Shropshire asked about the updated wetland delineation being reviewed by the PSJ Board and whether they will have a chance to re-review the item with the wetland delineation.

Mr. Ball confirmed to have it and said "if it was not included with the packet then I assume so."

### **Public Comment**

Stephanie Comet noted their concerns. She has had many issues with the ditch being full and the county not maintaining it. She noted after Hurricane Irma the level of the ditch was extraordinarily high with the current flowing west. She stated that the applicant can build but there are already high flooding issues going on in the surrounding areas. She noted the low point on Curtis is all the way by the churches. After Irma the ditch had filled up and the property behind her flooded. Now if the property is to be sold and developed, her concerns were where the water runoff will then go. She has flood insurance. She was also concerned as to whether the culvert would be required or not. If not then she wished to know what would happen.

Ms. Chinaris asked if the ditch had been cleaned out.

Ms. Comet stated the County had come out last week to clear out the ditch. She said they had to do a lot to clean out the culvert.

Ms. Chinaris stated that maybe that the ditch would be better maintained with the property being developed.

Ms. Comet stated she is not sure and can only go with what has happened in the past. She said every 7 years the ditch should be cleaned out and maintained.

Mr. Kimberling asked how close she was to this development.

Ms. Comet replied two doors down.

Frank Robb further explained to which areas the ditch connects to and what other areas it impacts.

Mr. Kimberling asked if the drainage canal is suitable enough to accommodate the additional two houses.

Jeffrey Ball stated adding two more houses to an area with already existing flooding will not make it better. The building permitting process would have to account for drainage. He also noted the Public Works is responsible for the maintenance of the drainage canal.

Jesse Guess considers the area "right beside me is a wetland". He lives right next to the development.

### **End Public Comment**

Mr. Robb stated where the highest point in Port Saint John is.

Ms. Chinaris asked if the same drainage standards for building on FLU PI match the standards for building on a Residential FLU.

Jeffrey Ball stated no industrial uses would fit on this property. From a residential standpoint there are rules and regulations about impacting Riverine Floodplains. The potential issues that Natural Resources noted will need to be addressed prior to the building permit being issued. The applicant's environmental study will also need to be vetted properly.

Motion by Randy Rodriguez on item H.2. to approve, seconded by Carmella Chinaris. The motion passed 4 to 2. Kevin Shropshire abstained from voting.

Motion by Randy Rodriguez on item H.1. to approve, seconded by Carmella Chinaris. The motion passed 4 to 2. Kevin Shropshire abstained from voting.

The meeting was called to adjourn at 6:45 p.m.

DRAFT