

PORT SAINT JOHN DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The Port Saint John Dependent Special District Board met in regular session on Wednesday, April 10, 2019, 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, Randy Rodriguez, Vice Chair; Carmella Chinaris; and Maureen Rupe.

Staff members present were: George Ritchie, Planner III; and Jennifer Jones, Special Projects Coordinator II.

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

Officer Nominations

Motion by Carmella Chinaris, seconded by Randy Rodriguez, to nominate Vaughan Kimberling as Chair. Hearing no other nominations, Mr. Kimberling accepted the nomination.

Vaughan Kimberling called for a vote on the motion as stated, and it passed unanimously.

Motion by Carmella Chinaris, seconded by Maureen, to nominate Randy Rodriguez as Vice Chair. Hearing no other motions, Mr. Rodriguez accepted the nomination.

Vaughan Kimberling called for a vote on the motion as stated, and it passed unanimously.

Approval of the August 8, 2018, Minutes

Randy Rodriguez stated on page 7, in the sixth paragraph, the word "number" is missing.

Motion by Randy Rodriguez, seconded by Carmella Chinaris, to approve the August 8, 2019, minutes as amended. The vote passed unanimously.

St. Patrick's Anglican Catholic Church, Inc. (Michael Coop)

Requests a change of zoning classification from IN(L) (Institutional Use – Low-Intensity) to RU-1-11 (Single-Family Residential). The property is 1.03 acres, located on the north side of Fresno Street, lying between Curtis Boulevard and Hartford Road. (4797 Curtis Boulevard, Port St. John) (19PZ00012 (District 1))

Bishop John Vaughan stated he's the director of Saint Patrick's Anglican Catholic Church, and the President of the board. The church property was originally 14 individual residential lots that were deeded together to make the church property of 1.03 acres. What the church would like to do now is separate four of those lots to sell and build single-family homes to benefit both the church and the community. The church will retain all the requirements of a church, including parking, and will still have enough land if additional parking is needed in the future. He said it is a good location for homes because it is a residential area, the church is there, and down the street is a school.

Randy Rodriguez asked if the church intends to build and maintain the lots as property of the church, or sell the lots.

Bishop Vaughan replied they will be sold to individual owners and families; there's a demand for homes in this area that are built with quality.

Maureen Rupe stated her only concern is with threatened or endangered species on the property, but she could not see anything.

Michael Coop stated according to Natural Resources, there are no Scrub Jays on the property.

Mr. Rodriguez stated he likes that all four of the lots are big enough for a septic. A lot of times builders come from out of the area and want to make smaller lots because they get more houses, and then they can't get a septic permit. He said he is concerned about one shed which would not have sufficient setbacks if the property line is maintained, because it looks like it is five or six feet off what will be the new property line, meaning the church would have to apply for a variance.

Bishop Vaughan stated the shed will be removed.

Mr. Coop stated a fence will be along the back of the church property.

Public Comment.

Linda Valkos, 4680 Huber Street, stated there is property on Opal Avenue that was seven acres and intended to be a park area for the area residents.

Mr. Rodriguez stated it looked that way on the General Development plat, but it never belonged to the County. It belonged to two different groups and General Development couldn't sell one side of it because the soil was bad, and now it is being used for water retention, because that's all they could do with it. He noted there was a shopping center on that plat that also never happened.

Ms. Valkos stated the location of the church is the only wooded area that is left in the area and people walk there all the time. Falcon Boulevard dead-ends right there at the front of the church, so people are going to have to go right or left, and then there will be all these other people causing more traffic, and also people going right or left on Curtis Boulevard.

Mr. Rodriguez stated the church is only adding four homes on the back side of the church where Opal Avenue comes out.

Ms. Valkos asked about septic tanks on the new lots.

Mr. Rodriguez replied septic systems are acceptable as long as there is a quarter-acre to disperse them over. Most of Port Saint John is on a pass, because most lots are a little shy of a quarter-acre, but the County allows the easement area to be counted to make up the quarter-acre so people don't have to tear them out, which would be a great expense.

Ms. Valkos stated she didn't know what they were doing, and she didn't want to see the church torn down and houses crowded on the little piece of beautiful property.

Mr. Rodriguez stated the church is not being torn down.

Michael Coop stated the main reason for splitting off and selling the lots is to improve the church, because without it, the church might have to close. He said the church needs the money to rebuild itself; it doesn't have the people who used to go to church anymore; and there are very little people there now on a Sunday.

Bishop Vaughan stated there is a memorial ground in the back of the church where many of the parishioners are cremated and buried, so the church will never be abandoned. He said there are things that need to be done to improve the parking lot, and in general, the property needs upkeep.

George Ritchie stated once the property is divided the buildings will not meet the setbacks and they would need to be relocated or removed. The change of zoning doesn't change a property line, so it isn't until they actually divide the property to sell it that that's when that would become an issue. The proposed site plan for the lot configurations that they are doing, it is not a binding development plan, so the property lines can move a little bit within the new zoning if approved. The future land use plan requires quarter-acre lots, so that's one of the reasons why the lots are a quarter-acre in size. The setbacks are 20 feet in the front and 20 feet in the back; and they are showing 25 feet in the front and 15 in the rear, so the house placements will have to shift. He stated the request still has to go before the Planning and Zoning board and the County Commission, so if there's any public concerns about that, the survey would need to be updated if it were to be a condition upon the zoning to improve it in this manner, there would need to be corrections made.

Motion by Carmella Chinaris, seconded by Randy Rodriguez, to recommend approval of the change of zoning classification from IN(L) to RU-1-11. The motion passed unanimously

Upon motion and second, the meeting was adjourned at 6:24 p.m.