

PORT ST. JOHN DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The Port St. John Dependent Special District Board met in regular session on Wednesday, May 11, 2016, 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; Carmella Chinaris, Vice Chair; Randy Rodriguez; Wendy Porter; Greg Messer; Pete Costello; and Gary Musselman.

Staff members present were: Cindy Fox, Planning and Zoning Manager; Conroy Jacobs, Planner I; and Jennifer Jones, Special Projects Coordinator II.

The meeting was called to order by Chairman, Vaughan Kimberling, at 6:00 p.m.

Vaughan Kimberling – The first item on the agenda tonight is the approval of the minutes from the April 2016 meeting.

Carmella Chinaris – I move that we accept the minutes as written.

Wendy Porter – I Second.

Randy Rodriguez – Is that open for discussion?

Vaughan Kimberling – It is open for discussion.

Randy Rodriguez – I would like to amend one character in the whole thing. On page 3 is my comment, the last half of the last sentence, I'd like to think that I did not say, "what he wants to do is a great 'us' of this property". So, if we could change that to 'use' I'd be happy.

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

IV.B.3. (16PZ00025) – CARMINE FERRARO, TRUSTEE – requests a Small Scale Plan Amendment (16S.02) to change the Future Land Use from NC to CC, and a change of classification from BU-1-A to BU-1, on 1.59 acres +/-, located on the south side of Fay Blvd., approx. 200 ft. east of Adams Place. (4735 Fay Blvd., Cocoa) **PSJ Recommendation: Kimberling/Rodriguez – Tabled to the July 13, 2016, PSJ meeting. Vote was unanimous.**

Vaughan Kimberling – Would the representative from Brevard County Planning and Development please explain the differences between the future land use NC and CC; additionally, please explain the difference between BU-1-A and BU-1.

Cindy Fox – The BU-1 zoning classification, which is what the applicant is requesting tonight, is your general retail commercial zoning classification. It is typically where all of your super markets, Publix, Walmart, any type of retail store, would be allowed to be in BU-1. The BU-1-A classification is a neighborhood commercial which is designed for personal services, perhaps your local barber shop, accountants office, professional office use. When it comes to future land use, the zoning classification and the future land use designation have to be consistent. In this situation this applicant is requesting the BU-1 zoning, so that also requires a change to the comp plan from Neighborhood Commercial to Community Commercial. The other aspect which is unique to these types of future land uses is that in the BU-1-A zoning and the Neighborhood Commercial, corresponding future land use designation, drive-thru's are prohibited. So, in order for any business to have a drive-thru they would at least need the BU-1 zoning classification and its companion future land use designation of Community Commercial. That's how those two work together and that's the request tonight.

Vaughan Kimberling – Thank you. The applicant has requested that this agenda item to be tabled to the July 13th meeting of this board. I therefore so move, making a motion tabling this agenda item to the 13, July, 2016, meeting of the Port St. John Dependent Special District Advisory Board. Do I have second?

Cindy Fox – Point of order, you have to pass the gavel.

Chairman Kimberling passed the gavel to Vice Chairman Chinaris.

Carmella Chinaris – Vaughan made a motion, do we have a second?

Randy Rodriguez – Normally we comply with what the applicant wishes for that, so I'll second it at least for discussion.

Carmella Chinaris – Seconded by Randy. Shall we vote all in favor of tabling this?

Randy Rodriguez – Do we want to have discussion first?

Carmella Chinaris – Discussion among the board?

Randy Rodriguez – Yes.

Carmella Chinaris – Public comments for this item will be heard at the July 13th meeting.

Randy Rodriguez – If we table it.

Vaughan Kimberling – You can make a statement, step forward to the podium.

Carmine Ferraro – Carmine Ferraro, Carmel Development, I'm here on behalf of the applicant. We've had several discussions in the last 24 hours with this applicant. The reason we're asking for tabling tonight is all these people came out here to speak tonight and I want to respect that, but we are strongly pushing the applicant in the direction to consider another property that will be more consistent with this, that has the zoning in place already. So, with this amount of time we should be able to go out and determine whether or not we can secure that property for them, and then we would withdraw our application. So, the tabling is with the intent of trying to find another property, having the time to do that, and then withdrawing the application. That's why I'm asking to table it. It is not a stalling tactic. If you want to hear it, I am prepared to go forward tonight, but we felt, in light of all of the community response we've had, this would be a wiser decision to push the applicant in this direction.

Carmella Chinaris – Do you want the gavel back?

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

Vaughan Kimberling – Are there any public comments? I so move to adjourn tonight's meeting.

Upon motion and second, the meeting was adjourned at 6:10 p.m.