

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
June 2, 2020 at 4:00 P.M.**

**App- Zoom
Phone #1-646-876-9923
Meeting ID: 817 3966 0616
Password: 925694**

**Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley**

**Hal Keels
Travis Burge
Letha Mathews**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

May 12, 2020, Special Meeting Minutes

Page 1

BUSINESS ITEMS

- **Special Exception – 1301 Monument Ave, Parcel # 05156-000R
1303 Monument Ave. Parcel #05156-010R
Zach Ferrell**

Pages 2-21

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe
Special Meeting
Planning Development & Review Board
May 12, 2020

***Teleconference as allowed under Executive Order 20-69; App – Zoom; Phone 1-646-876-9923;
Meeting ID: 820 4287 8673; Password 716839
Minutes***

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish - P	Jim Anderson	Phil Earley	Bo Creel
Travis Burge - T	Charlotte Pierce	Rawlis Leslie	
Hal Keels - T	Clinton McCahill		
Minnie Likely- Z	Brie Scheibe		
Letha Mathews - P	Kelly Simpson		

Attendance Key: P – Present T – Telephone Z – Zoom

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M. Calls were received that neither Mr. Earley nor Mr. Leslie would be able to attend the meeting.

Consent Agenda

A Motion was made by Letha Mathews, second by Hal Keels, to approve the Regular Meeting Minutes of the April 7, 2020, Meeting. All in favor; Motion carried 5-0.

Business Items

Special Exception Request – James C. and Jonilyn Mock -112 Gulf Coast Circle – Port St. Joe, FL 32456; Parcel ID # 03039-550R:

Mr. Mock stated the property currently meets the total impervious surface area ratio established for their zone which is 40% per Section 5.02 of the LDR. They are requesting a Special Exception to exceed the impervious surface coverage ratio by approximately 5% to install a pool and spa.

James M. Terry, a neighbor of the Mock's, submitted a Letter of Support for the Mock's project.

A Motion was made by Hal Keels, second by Letha Mathews, to grant the Special Exception Request to increase the impervious surface coverage from 40% to 45% for the Mock's to install a pool and spa. All in favor; Motion carried 5-0.

There being no further business to come before the Board, a Motion was made by Letha Mathews, second by Travis Burge, to adjourn the meeting at 4:05 P.M.

Charlotte Pierce, City Clerk

Date

Jay Rish, Chairman

Date

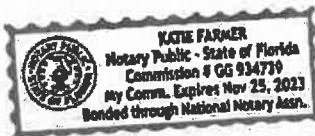
**CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION**

Property Address: 1301 Monument Ave. Zoning: SFR
Property Owner: No Worries Vacation Rentals Phone: (850) 527-2330
Mailing Address: 736 Driftwood Dr Lynn Haven, FL 32444
Applicant if different: _____

Parcel Number: _____

Owners Signature _____

Sworn to and subscribed before me this 27th day of April . Personally Known
OR Produced Identification.
Type Provided _____



Katie Farmer
Signature of Notary Public

PUBLIC NOTICE

1. A sign will be posted for 15 days on the property seeking the special exception and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS:

Application Fee - \$300.00

Hardship Relief Request Letter (See Sec. 2.13 of the LDR)

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

[Signature]
Owner Signature

Date: 4-27-20

Applicant Signature

Date: _____

Letter of Special Request

April 28, 2020

1301 and 1303 Monument

Port St. Joe, FL 32456

City of Port St. Joe Planning and Zoning Board,

I own two lots on Monument Ave. that are smaller lots that have setback issues that need to be addressed in order to build a normal size house.

With 1301 Monument Ave. it is a corner lot. I am asking to have a 15 ft. setback on the Thirteenth St. side rather than 25 ft., also a 15 ft. setback on the rear rather than 25 ft. Per the survey of the old house that was taken out by Hurricane Michael, it sat 10.3 ft. off of Thirteenth St.

With 1303 Monument Ave. I would like to go from 25 ft. rear setback to 15 ft.

My house plans are 2 story homes in the 1700-1800 sq. ft. range and are about 22 ft. wide.

Thanks for your time and consideration on these items.

Respectfully,


Zach Ferrell

- (10) The maximum intensity shall be no more than 40 percent of lot coverage.

Sec. 3.03. Same—District R-1.

The following uses and regulations shall apply in R-1 residential districts:













- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.
- (5) Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.
- (6) Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3) hereof.
- (7) Building site area required: A minimum frontage at the building line of at least 75 feet. If a lot has less area or width than herein required and was of record at the time of the effective date of any ordinance with this requirement, such lot may be occupied by a single-family dwelling, provided, however, that the minimum side, front and rear yard requirements are conformed with as set out in this section.
- (8) **Front yard required:** There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (9) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet. On lots of record as of October 3, 1995 having widths of more than 50 and less than 100 feet, the side yard on each side of the building shall be no less than ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the building shall be no less than seven feet.
- (10) **Rear yard required:** There shall be a rear yard for the main building having a depth of not less than 25 feet.
- (11) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.
- (12) The density allowed in district R-1 shall be no more than five (5) dwelling units per acre.
- (13) Home occupations shall not be allowed in district R-1.
- (14) The maximum intensity shall be no more than 40 percent of lot coverage.



Overview



Legend

-  **Parcels**
-  **USA Major Highways**
-  **Limited Access**
-  **Highway**
-  **Major Road**
-  **Local Road**
-  **Minor Road**
-  **Other Road**
-  **Ramp**
-  **Ferry**
-  **Pedestrian Way**
-  **Roads**

Parcel ID	05156-000R	Alternate ID	05156000R	Owner Address	NO WORRIES VACATION RENTALS
Sec/Twp/Rng	12-8S-11W	Class	VACANT		C/O ZACH FERRELL
Property Address	1301 MONUMENT AVE	Acreage	0.102		736 DRIFTWOOD DR
	PORT ST JOE				LYNN HAVEN, FL 32444-3424
District	5				
Brief Tax Description	CITY OF PORT ST. JOE				
	(Note: Not to be used on legal documents)				

Date created: 5/28/2020
Last Data Uploaded: 5/27/2020 5:54:34 PM













Developed by  **Schneider**
GEOSPATIAL



Overview



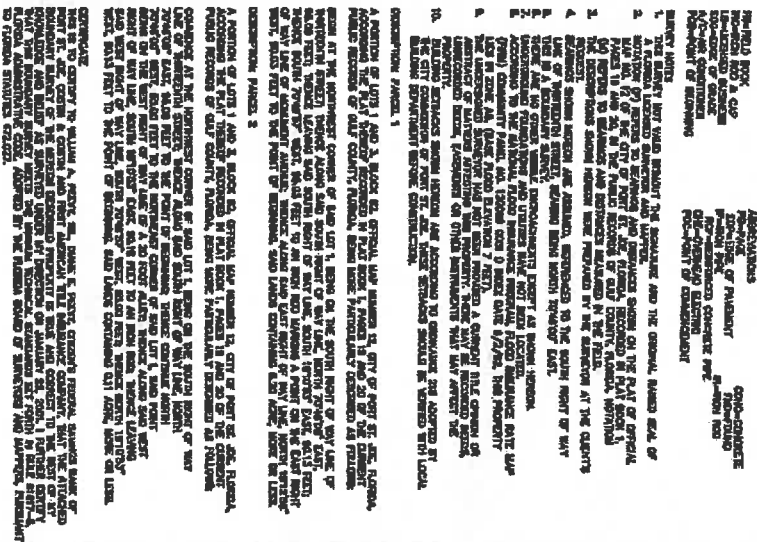
Legend

-  Parcels
-  USA Major Highways
-  Limited Access
-  Highway
-  Major Road
-  Local Road
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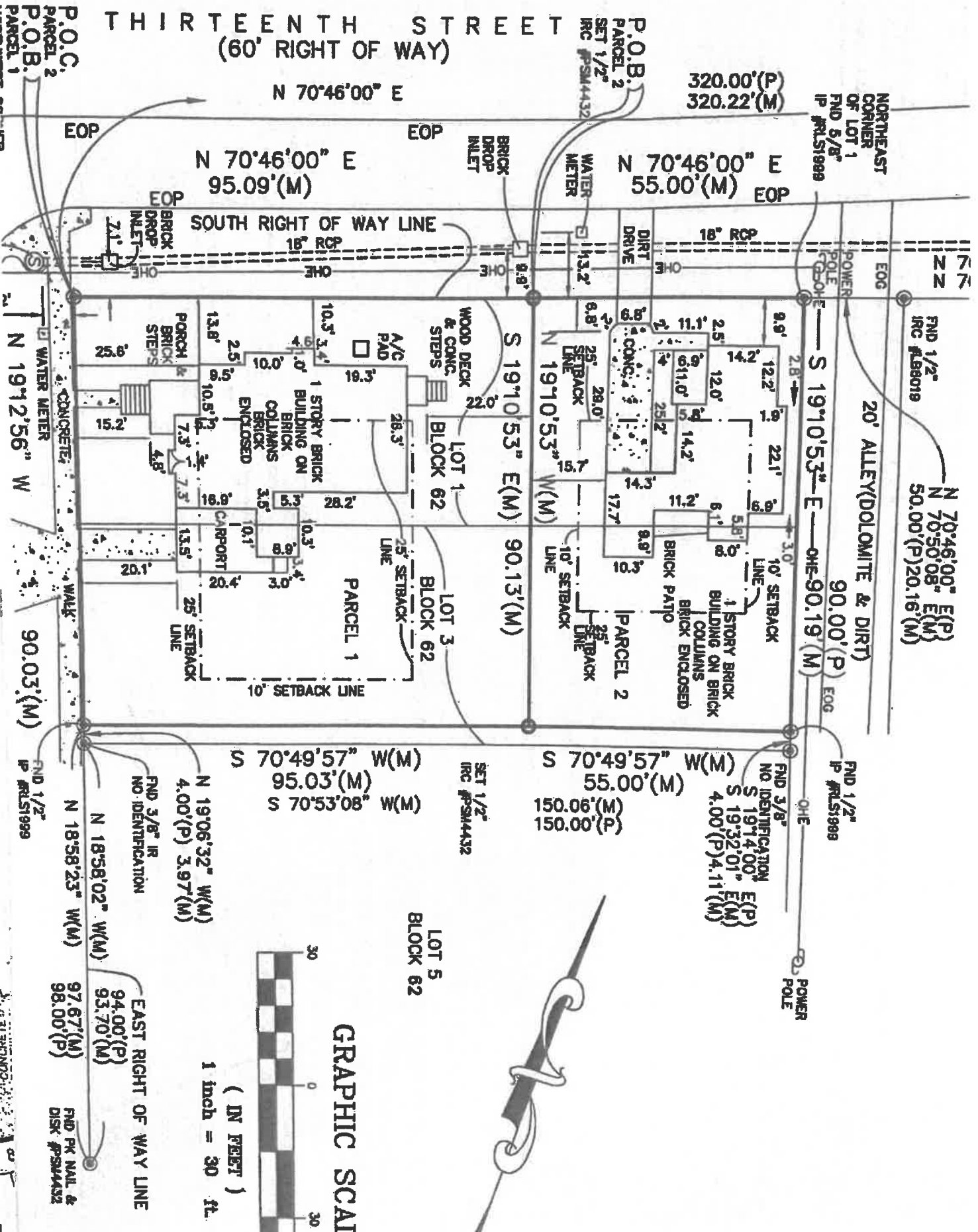
Parcel ID	05156-010R	Alternate ID	05156010R	Owner Address	NO WORRIES VACATION RENTALS
Sec/Twp/Rng	12-8S-11W	Class	VACANT		C/O ZACH FERRELL
Property Address	MONUMENT AVE	Acreage	0.093		736 DRIFTWOOD DR
	PORT ST JOE				LYNN HAVEN, FL 32444-3424
District	5				
Brief Tax Description	CITY OF PORT ST. JOE				
	(Note: Not to be used on legal documents)				

Date created: 5/28/2020
Last Data Uploaded: 5/27/2020 5:54:34 PM

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GEOSPATIAL



DATE:	7/22/04	DISC#		SCALE:	1"=30'	DRAWN BY:	TJ
LOTS 1 & 3, BLOCK 62, CITY OF FORT ST.							
JOE, ADDITION 12, FB 157, PG 20							
DEBANK NUMBER: 01C-4385-B							



THIRTEENTH STREET
(60' RIGHT OF WAY)

N 70°46'00" E

N 70°46'00" E
95.09'(M)

320.00'(P)
320.22'(M)

N 70°46'00" E
55.00'(M)

NORTHEAST
CORNER
OF LOT 1
FND 5/8"
IP #RLS1999

FND 1/2"
IRC #L88019

N 70°46'00" E(P)
N 70°50'08" E(M)
50.00'(P) 20.16'(M)

20' ALLEY(DOLomite & DIRT)

90.00'(P)

FND 1/2"
IP #RLS1999

POWER
POLE

S 19°10'53" E(M) 90.13'(M)

S 70°49'57" W(M)
55.00'(M)
150.06'(M)
150.00'(P)

S 19°14'00" E(P)
S 19°32'01" E(M)
4.00'(P) 4.11'(M)

NO IDENTIFICATION

SET 1/2"
IRC #PSM4432

LOT 5
BLOCK 62

S 70°49'57" W(M)
95.03'(M)
S 70°53'08" W(M)

N 19°06'32" W(M)
4.00'(P) 3.97'(M)

FND 3/8" IR
NO IDENTIFICATION

N 18°58'02" W(M)
N 18°58'23" W(M)

EAST RIGHT OF WAY LINE
94.00'(P)
93.70'(M)

FND PK NAIL &
DISK #PSM4432

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

P.O.C.
PARCEL 2
P.O.B.
PARCEL 1

N 19°12'56" W

90.03'(M)

FND 1/2"
IP #RLS1999



(IN FEET)
1 inch = 20 ft.

CORNER
2" OF THE
12 OF THE
FLORIDA,
THEREOF
BOOK 1,
C RECORDS
FLORIDA

CL EL
3.32'

TBM
N/C IN PAVEMENT
AT AN EL OF 3.11'
NAVD 88 DATUM

MONUMENT AVENUE (P)
SECOND AVENUE (P)
(100' ~R/W) (OPEN/PAVED)

CL EL
3.22'

THIRTEENTH STREET
(60' ~R/W) (OPEN/PAVED)

PARCEL
CONTAINS
0.20AC. ±

PARCEL 2

LOT 1

LOT 3

LOT 5

ZONE "AE"
EL 9.0'

ZONE "AE"
EL 9.0'

CONCRETE
DRIVEWAY

58°10'32"E
80.12'(M)
(BEARING BASE)

57°52'12"W
95.03'(M)

57°48'34"W
6'

LEGEND

- R/W - RIGHT OF WAY
- CL - CENTER LINE
- ER - EDGE OF ROAD
- EP - EDGE OF PAVEMENT
- TBM - TEMPORARY BENCHMARK
- FFE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- TO - TOP OF CONCRETE
- OR - GROUND
- INV - INVERT

- - LIGHT POLE
- - SERVICE POLE
- △ - POWER POLE
- - GUY ANCHOR
- ✕ - FIRE HYDRANT
- W - WATER VALVE
- EB - ELECTRIC BOX

PLAT OF BOUNDARY S

THIRTEENTH STREET
(60' ~R/W) (OPEN/PAVED)

20' WIDE ALLEY

PARCEL 2

LOT 1,
BLOCK "62"

LOT 3

LOT 5

MONUMENT AVENUE
SECOND AVENUE (P)
(100' ~R/W) (OPEN/PAVED)

PRO 1/2
P NO 10

S19°05'32"E 47.00'(M)

N10°47'10"E 95.13'(M)

PRO 3/4"
P NO 10

N19°42'49"E 47.00'(M)

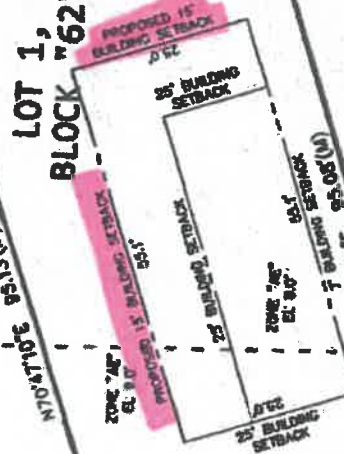
PRO 3/4"
P NO 10

S10°46'34"W 94.93'(M)

PRO 1/2"
P NO 10

S10°52'12"W 95.03'(M)

PRO 3/4"
P NO 10



Parcel Summary

Parcel ID 05156-000R
Location Address 1301 MONUMENT AVE
 PORT ST JOE 32456
Brief Tax Description* CITY OF PORT ST. JOE LOT 1 LESS ORB 252/901 TO PEAVY ORB 553/100 CT FR CLK OF COURT PARCEL SPLIT 4/22/20 PER OWNER
 BLK 62 MAP 50D
 *The Description above is not to be used on legal documents.
Property Use Code VACANT (000000)
Sec/Twp/Rng 12-8S-11W
Tax District City of Port St. Joe (District 5)
Millage Rate 17.1631
Acreage 0.195
Homestead N

[View Map](#)

Owner Information

Primary Owner
 No Worries Vacation Rentals
 C/O Zach Ferrell
 736 Driftwood Dr
 Lynn Haven, FL 324443424

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
500009	PSJ LOT (MONUMENT)	0.65	LT	47	95

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/02/2014	\$85,900	CT	553	100	Unqualified (U)	Improved	CLERK OF COURT	NO WORRIES VACATION RENTALS LLC
N	03/16/2006	\$329,500	WD	404	980	Qualified (Q)	Improved	FISHERO NORMAN & IRENE	FINLEY MICHAEL & TINA
N	01/30/2001	\$50,000	WD	252	901	Qualified (Q)	Improved	FISHERO	PEEVY
N	09/12/1997	\$65,000	WD	204	880	Qualified (Q)	Improved	MCDUGAL	FISHERO
N	08/01/1986	\$100		113	980	Unqualified (U)	Improved		

Valuation

	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$117,816
Extra Features Value	\$0	\$717
Land Value	\$37,500	\$37,500
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$37,500	\$156,033
Assessed Value	\$34,646	\$118,727
Exempt Value	\$0	\$0
Taxable Value	\$34,646	\$118,727
Minimum Save Our Homes Portability	\$0	\$0

Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

IN THE CIRCUIT COURT OF THE
FOURTEENTH JUDICIAL CIRCUIT,
IN AND FOR GULF COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 232012CA000217CAAXMX

CITIMORTGAGE, INC., AS SUCCESSOR BY
MERGER TO ABN AMRO MORTGAGE
GROUP, INC.

Plaintiff,

vs.

MICHAEL J. FINLEY, et al
Defendants.

Inst:201423006912 Date:4/2/2014 Time:3:39 PM

Doc Stamp-Deed:601.30

Doc:Rebecca L. Norris, Gulf County Bc:553 Pr:100

FILED FOR REC'D
REBECCA L. NORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2014 APR - 1 PM 3:28

CERTIFICATE OF TITLE

Rebecca L. Norris, Clerk

The undersigned, ~~Donny G. Lister~~, Clerk of the Court certifies that he executed and filed a
Certificate of Sale in this action on March 20, 2014 for the property described
herein and that no objections to the sale have been filed within the time allowed for filing
objections.

The following property in GULF COUNTY, Florida:

Lots One (1) and Three (3), Block Sixty-Two (62) of Bay Ridge Subdivision to the
City of Port St. Joe, Florida, according to the official plat thereof on file in the
Office of the Clerk of Circuit Court, Gulf County, Florida; LESS AND
EXCEPTING, however, four(4) feet from that portion of Lot Three (3) which
adjoins Lot Five (5) in said block.

ALSO, LESS AND EXCEPT:

Parcel 2:

A portion of Lots 1 and 3, Block 62, Official Map Number 12, City of Port St. Joe,
Florida, according the plat thereof recorded in Plat Book 1, Pages 19 and 20, of the
Current Public Records of Gulf County, Florida, being more particularly
described as follows:

Commence at the Northwest corner of said Lot 1, being on the South right of way line of Thirteenth Street; thence along said South right of way line, North 70 Degrees 46 Minutes 00 Seconds East 95.09 feet to the Point of Beginning; thence continue North 70 Degrees 46 Minutes 00 Seconds West, 55.00 feet to the Northeast corner of said Lot 1, said point being on the West right of way line of a 20 foot alley; thence along said West right of way line, South 19 Degrees 10 Minutes 53 Seconds East, 90.19 feet to an iron rod; thence leaving said West right of way line, South 70 Degrees 49 Minutes 57 Seconds West, 55.00 feet; thence North 19 Degrees 10 Minutes 53 Seconds West, 90.13 feet to the Point of Beginning. Said lands containing 0.11 acre, more or less.

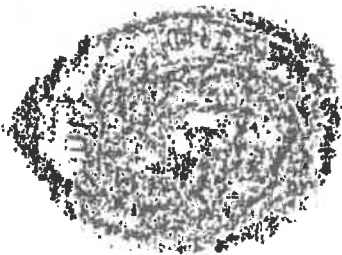
and all fixtures and personal property located herein or thereon, which are included as security in Plaintiff's Mortgage, was sold to:

NO WORRIES VACATION RENTALS, LLC
C/O ZACH FERRELL
212 WATER DRIVE
MEXICO BEACH, FLORIDA 32456

WITNESS my hand and the seal of the Court this 01st day of April,
2014

~~Benny C. Lister~~ Rebecca L. Norris, Clerk
As Clerk of said Court

(SEAL)



By: BA Baxter
As Deputy Clerk

PH # 32787

SERVICE LIST
CASE NO.: 232012CA000217CAAXMX

THE FORREST LAW FIRM

Attn: Christopher D. Forrest, Esq.

christopher@forrest-law.com

jessica@forrest-law.com

Attorney for Defendant MICHAEL J. FINLEY

Sarasota, FL.

34236-8000

THE FORREST LAW FIRM

Attn: Christopher D. Forrest, Esq.

christopher@forrest-law.com

jessica@forrest-law.com

Attorney for Defendant TINA S. FINLEY

Venice, FL.

34292

NATIONAL CITY BANK

C/O NATIONAL CITY BANK, as Registered Agent

PNC BANK

222 Delaware Avenue

Wilmington, DE 19899

PHELAN HALLINAN, PLC

2727 West Cypress Creek Road

Ft. Lauderdale, FL 33309

Service by Email: FL.Service@PhelanHallinan.com












✓ No Worries Vacation Rentals, LLC
c/o Zach Ferrell
212 Water Drive
Mexico Beach, FL. 32456



Overview



Legend

-  **Parcels**
- USA Major Highways**
 -  **Limited Access**
 -  **Highway**
 -  **Major Road**
 -  **Local Road**
 -  **Minor Road**
 -  **Other Road**
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 -  **Pedestrian Way**
 -  **Roads**

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Sec/Twp/Rng	12-8S-11W	Class	VACANT		C/O ZACH FERRELL
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	PORT ST JOE				LYNN HAVEN, FL 32444-3424
District	5				
Brief Tax Description	CITY OF PORT ST. JOE				
	(Note: Not to be used on legal documents)				

Date created: 5/19/2020
Last Data Uploaded: 5/18/2020 5:51:25 PM

Developed by  **Schneider**
GEOSPATIAL

May 20th, 2020

To Whom it May Concern,

RE: 1301 & 1303 Monument Ave.
Port St. Joe, Florida 32456
Parcels: 05156-000R & 05156-010R

This letter is to inform you of your neighbor's, Zach Ferrell, intent to file for two Special Exceptions in reference to setback requirements for properties located at 1301 & 1303 Monument Avenue.

The City of Port St. Joe will hold a meeting to discuss the requests for these Special Exceptions on Tuesday, June 2nd, 2020, at 4:00 PM EST, at the Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave. Port St. Joe, FL 32456.

The reason for the request for the property at **1301 Monument Ave. is per section 3.03 (8) & (10)** of the Land Development Regulations referencing front & rear yard setbacks, see attached copy.

The reason for the request for the property at **1303 Monument Ave. is per section 3.03 (10)** of the Land Development Regulations referencing rear yard setbacks, see attached copy.

The proposed plans can be reviewed by calling the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

owner / Applicant

NO WORRIES VACATION RENTALS
C/O ZACH FERRELL
736 DRIFTWOOD DR
LYNN HAVEN, FL 32444-3424

POWELL MARVIN L JR & GLENN M
2414 MIRANDA AVENUE
TALLAHASSEE, FL 32304
1209 Monument Ave.

ROUGHSAWN LLC
PO BOX 531
PORT ST JOE, FL 32457
204 13th St.

SPARKS DIANE
1404 LONG AVE
PORT ST JOE, FL 32456

1302 Palm Blvd

TRICON BUILDERS INC
PO BOX 13993
TALLAHASSEE, FL 32317
1305 Monument Ave.

PUBLIC NOTICE

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception** on **Tuesday, June 2nd, 2020, at 4:00 P.M. EST.** The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for **Zach Ferrell** located at **1301 Monument Ave., Parcel # 05156-000R.** The reason for the request is **Per Section 3.03 (8) & (10) of the Land Development Regulations** referencing front & rear yard setbacks. The proposed plans can be reviewed at the Building Department located at 1002 10th St. and can be reached for questions at 850-229-1093.

All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850) 229-8261.

NF-11091405

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

NF-11091405 (100%)

ADVERTISER: EPCI

SALES PERSON: NF825

SIZE: 3X5

PUBLICATION: NF-ST JOE STAR

PROOF CREATED AT: 5/11/2020 10:07:02 AM

NEXT RUN DATE: 05/14/20

PROOF DUE: 05/13/20 07:59:55

PUBLIC NOTICE

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception on Tuesday, June 2nd, 2020, at 4:00 P.M. EST.** The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for **Zach Ferrell** located at **1303 Monument Ave., Parcel # 05156-010R.** The reason for the request is **Per Section 3.03 (10) of the Land Development Regulations referencing rear yard setbacks.** The proposed plans can be reviewed at the Building Department located at 1002 10th St. and can be reached for questions at 850-229-1093.

All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

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NF-11091407

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

NF-11091407 (100%)

ADVERTISER: EPCI

SALES PERSON: NF825

SIZE: 3X5

PUBLICATION: NF-ST JOE STAR

PROOF CREATED AT: 5/11/2020 10:30:38 AM

NEXT RUN DATE: 05/14/20

PROOF DUE: 05/13/20 07:59:55

May 18, 2020

Port St Joe Planning Board

RE: 1301 and 1303 Monument Avenue Special Exemption Request.

Dear Board-

We live around corner of 1301 and 1303 Monument at 1409 Constitution. We also live on a corner lot like 1301 Monument Ave. We welcome that Mr Ferrell wants to rebuild on his property, but have grave concerns on his asking for multiple exemptions to circumvent regulations and setbacks that govern our area so he can squeeze two homes on small individual lots.

The first issue is that these two lots are smaller than almost every other lot like these on Monument. In 2002, 204 13th st was created by cutting off the back 55 x 90 portion of the original two lots. So instead of having two lots that are 150' deep, you have two lots that are 95 ft deep. If the lots were left the original size, there would be plenty of room to build a house that fits within the setbacks.

We also rebuilt recently, but adhered to every setback that is on our property. Setbacks are established for many reasons- aesthetics of the area, safety, etc. Mr Ferrell is not asking for an exemption so he can put back what he lost in the storm- he is asking for preferential treatment to build what he wants, which is two 1800 square foot homes instead of the original 1300sf single house that fit on these two lots. In his letter that should describe hardship relief (which is part of the application packet), he does not describe a hardship. He only states that "he would like to go from 25ft rear setback to 15ft" on one lot, and "asking" for two different setbacks on the other lot. Again, I would agree that he can rebuild to his pre storm status. But he should not benefit for his own good at the expense of the surrounding properties and neighborhood.

Even though special exemptions are supposedly not variance requests, I cannot see how this is not asking for a variance to established regulations. If this exception is approved, you will have many people applying for special exceptions because they "want" it, not need it.

Thanks for your time-


Steve and Kelli Newman

