

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
January 5, 2021 at 4:00 P.M.**

**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:

December 1, 2020, Regular Meeting Minutes

Pages 1

BUSINESS ITEMS

- **Preliminary Plat Approval for Magnolia Palms
Parcels 06067-000R & 06077-000R to 6 lots**

Pages 2-7

***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
Regular Meeting
Planning Development & Review Board
December 1, 2020

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M. Mr. Keels called to say that he would be unable to attend the meeting.

Consent Agenda

Attorney McCahill read Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local Public Officers completed by William J. Rish, Jr., for the November 3, 2020, meeting where he abstained from voting on the Development Order for the Overlook Townhomes Parcels 04430-000R, 04428-000R, 04429-000R, 04431-000R, 04427-000R , and 04426-000R as he was the Realtor of Record for the sale of the property.

A Motion was made by Letha Mathews, second by Travis Burge, to approve the Regular Meeting Minutes of November 3, 2020. All in favor; Motion carried 6-0.

Business Items

Special Exception Request – Pole Barn 604 Marvin Avenue David and Chen Asbell Parcel #04915-000R

Mr. Asbel attended the meeting and stated that he was requesting a Special Exception to have a 5' setback rather than the required 10' side set back.

Alice Jean Martin, a neighbor, shared her concerns about the impact the plan provided by Mr. Asbel would have on her adjoining property.

After a lengthy discussion, a Motion was made by Travis Burge, second by Rawlis Leslie, to accept Mr. Asbel's plan for a 5' Special Exception to the side setbacks contingent upon a third-party engineer signing off and putting their seal on the documents that water from Mr. Asbel's property will not be running to Ms. Martin's property. All in favor; Motion carried 6-0.

Mrs. Likely left the meeting at 4:30 P.M.

There was no other business to come before the Board and a Motion was made by Phi Earley, second by Travis Burge, to adjourn the meeting at 4:40 P.M. All in favor; Motion carried 5-0.

Charlotte Pierce, City Clerk

Date

Jay Rish, Chairman

Date

**CITY OF Port St Joe PLANNING DEPARTMENT
Development Order Application Packet**

**INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED
(The Building Department requires separate forms and fees to obtain building permits)**

NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.

1. X Two complete sets of plans, drawn to scale.

Including: A site plan with square feet of living, total square feet, impervious surface, and setbacks.

****Setbacks are measured from the closest overhang to property line****

A site plan showing any protected trees which will be removed from the property. (Protected trees are any trees other than pine larger than 8" in diameter measured 54" from the base of the tree).


Floor plan, indicating all bearing walls, fixtures and exterior hose bibs.

2. X Development Order and/or Requirements

3. N/A New address application

4. N/A Complete City water meter impact form

5. N/A Complete driveway permit application

 (850) 340-1270
Applicant Telephone Number
06077-000R and 026067-000R 12/14/2020
Project Address Date

(Do not write below this line)

Elevation _____	Land Use District _____	Flood Zone _____	Total Square Feet _____
Connection fees _____	Set Meter fee _____	Account Deposit fee _____	C.A. fee _____
Driveway Permit fee _____	Total Impact fees _____	Water _____	Check _____
Second Check _____			
Reviewed by _____	Date _____		

Development Order Application
(Please refer to City of Port St. Joe's Land Development Regulations)

DESCRIPTION

Project Address: 06077-000R and 06067-000R

Lot Square Footage: See attached plat Dwelling Square Footage: N/A

Driveway Square Footage: N/A Accessory Building Square Footage: N/A

Pool Square Footage: N/A Patio/Deck Square Footage: N/A

Setbacks: Front: 20' Left Side: 7'

Rear: 10' Right Side: 7'

Floor Area Ratio: N/A Lot Coverage: N/A

Building Height in Feet: N/A Impervious Surface: N/A

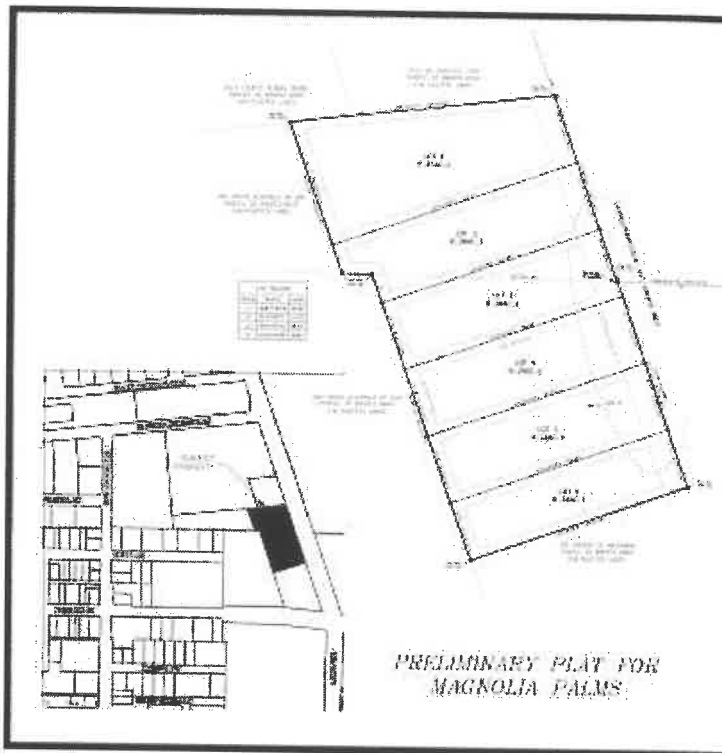
Landscape Buffers: (height x width) N/A

Elevation: N/A

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, January 5th, 2021, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, January 19th, 2021, at 12:00 P.M. EST** at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:

PRELIMINARY PLAT APPROVAL OF MAGNOLIA PALMS SUBDIVIDING A PORTION OF PARCELS 06067-000R & 06077-000R TO 6 LOTS ON LONG AVENUE



Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning and Development 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.

Project Address: 06077-000R and 06067-000R

Setbacks in feet for accessory uses (including pools and sheds).

From Rear Property Line: N/A From Primary Structure: N/A

Are trees to be removed from the said property? (If yes, attach a tree location map)	Y	<input checked="" type="radio"/> N
Is a Conservation Easement required? (For DEP jurisdictional lands)	Y	<input checked="" type="radio"/> N
Are there any yard encroachments?	Y	<input checked="" type="radio"/> N
Are any of the following located on the said property?		
Protected habitat	Y	<input checked="" type="radio"/> N
Archaeological site	Y	<input checked="" type="radio"/> N
Historical site	Y	<input checked="" type="radio"/> N
Wetlands	Y	<input checked="" type="radio"/> N
Protected species	Y	<input checked="" type="radio"/> N
Conservation site	Y	<input checked="" type="radio"/> N
Flood zone classification other than X-(Other will require elevation certificate)	Y	<input checked="" type="radio"/> N
Which of the following will be placed, conducted or located in this property:		
Waterwells	Y	<input checked="" type="radio"/> N
Radio, Television antenna or satellite dish	Y	<input checked="" type="radio"/> N
Home business	Y	<input checked="" type="radio"/> N
Swimming Pool	Y	<input checked="" type="radio"/> N

I have answered the above questions truthfully and to the best of my knowledge.

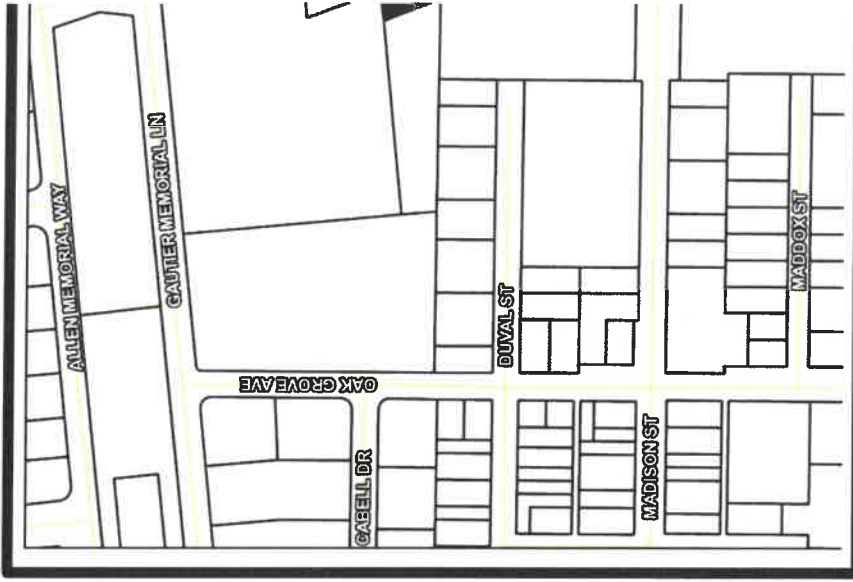

Applicant's Signature

12/14/2020
Date



1. ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS SHOWN ABOVE UNLESS OTHERWISE NOTED ON PLAT.
2. LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED WITHOUT COMPLYING WITH THE PLATTING PROCESS PURSUANT TO CHAPTER 177, FLORIDA STATUTES AND THE GULF COUNTY SUBDIVISION REGULATIONS.
3. AS SCALED FROM FLOOD INSURANCE RATE MAPS FOR GULF COUNTY, FLORIDA, COMMUNITY-PANEL NUMBER 12045C 0341 G; DATE OF FIRM INDEX: APRIL 16, 2009. THIS PROPERTY IS LOCATED IN ZONE "X" & "A" APPROXIMATE FLOOD LINES SHOWN HEREON ARE SCALED FROM THE ABOVE DESCRIBED FLOOD MAP AND ARE SUBJECT TO CHANGE.
4. BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF LONG AVENUE HAVING A BEARING OF SOUTH 19°14'00" EAST.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. MANY OF THE SOILS IN GULF COUNTY HAVE POOR COMPATIBILITY FOR BUILDING AND WILL REQUIRE SOIL TESTING PRIOR TO DESIGNING A FOUNDATION THAT WILL COMPLY WITH CHAPTER 18 OF THE FLORIDA BUILDING CODE.
7. SETBACK INFO UNLESS NOTED OTHERWISE:

FRONT: 20'
 SIDE: 7'
 REAR: 10'



SITE MAP (NOT TO SCALE)

GULF COUNTY SCHOOL BOARD
 PARCEL ID #06072-050R
 (UN-PLATTED LAND)

PRELIMINARY PLAT MAGNOLIA PALM

NOTES:

1. No improvements were located in this survey other than those shown
2. No underground encroachments, utilities or foundations were located in
3. All measurements shown hereon are Standard U.S. Survey Feet, and c
4. As scaled from Flood Insurance Rate Map for Gulf County, Florida, Con Panel Number 12045C 0341 G; Date of Firm Index: April 16, 2009. Thi Property is located in Zone "X" & "A".
5. The use of this survey is limited to the specific transaction shown her
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.

Commence at the Southeast corner of Section 12, also being the Northeast corner of Section 12, Township 20 North, Range 18 West, Gulf County, Florida; thence run North 88 degrees 56 minutes 00 seconds West 187.27 feet to a 6x6 St. Joe Paper Company concrete monument lying on the Westerly right of way line of a 60' wide right of way line of said Section 12; thence leaving said POINT OF BEGINNING run along said Westerly right of way line South 70 degrees 44 minutes 09 seconds West 199.84 feet to a 6x6 St. Joe Paper Company concrete monument; thence leaving said monument run South 15 minutes 01 seconds West 261.29 feet to a 6x6 St. Joe Paper Company concrete monument; thence leaving said monument run South 25 seconds West 26.08 feet to a 6x6 St. Joe Paper Company concrete monument; thence leaving said monument run South 70 degrees 44 minutes 09 seconds West 138.10 feet to a 6x6 St. Joe Paper Company concrete monument; thence leaving said monument run South 70 degrees 44 minutes 09 seconds West 138.10 feet to a 6x6 St. Joe Paper Company concrete monument lying on the Westerly right of way line of said Section 12; thence leaving said monument run South 70 degrees 44 minutes 09 seconds West 138.10 feet to a 6x6 St. Joe Paper Company concrete monument lying on the West

7

said Westerly right of way line run South 19 degrees 17 minutes 09 :