

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
February 2, 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:

January 5, 2021, Regular Meeting Minutes

Pages 1

BUSINESS ITEMS

- Special Exception Request- Rob & Jane Sumner 1309 Monument Ave.
Parcel #05161-000R** **Pages 2-6**
- Special Exception Request- Sidney Harris 119 Harbor Street
Parcel #06028-0003R** **Pages 7-14**

***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
January 5, 2021

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M.

Consent Agenda

A Motion was made by Phil Earley, second by Travis Burge, to approve the Regular Meeting Minutes of December 1, 2020. All in favor; Motion carried 6-0.

Business Items

Preliminary Plat Approval for Magnolia Palms, Parcels 06067-000R and 06077-000R to 6 lots.

Chairman Rish yielded the chair to Vice Chair Phil Early, as he has a relationship with the applicant.

A Motion was made by Travis Burge, second by Hal Keels, to approve the Preliminary Plat for Magnolia Palms subdivision. All in favor; Motion carried 5-0 with 1 abstention.

There was no other business^s to come before the Board and a Motion was made by Phil Early, second by Hal Keels to adjourn the meeting at 4:06 P.M. All in favor; Motion carried 6-0.

Charlotte Pierce, City Clerk

Date

Jay Rish, Chairman

Date

CITY OF PORT ST. JOE SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 1309 MONUMENT AVE Zoning: R1

Property Owner: ROB & JANE C SUMNER Phone: 770-235-2850

Mailing Address: _____ City, State, and Zip: _____

Parcel Number: 05161-00R Applicant if different: Phil Collier

Phil Collier

Owner signature

Swore to and subscribed before me this 16 day of 12 2020. Personally known or
produced identification _____

[Signature]
Signature of Notary Public



PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - \$300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property City of PSJ Lots 9 & 11 SRB 473/949 FR Hyche BIK 42
Map 50d
Copy of the Deed

- Copy of the Survey
- Site plan of the proposed improvements

Owner Signature _____

[Signature]
Applicant Signature

Date _____

12-16-20
Date

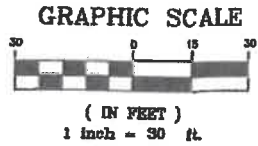
- (10) The maximum intensity shall be no more than 40 percent of lot coverage.

Sec. 3.03. Same--District R-1.

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

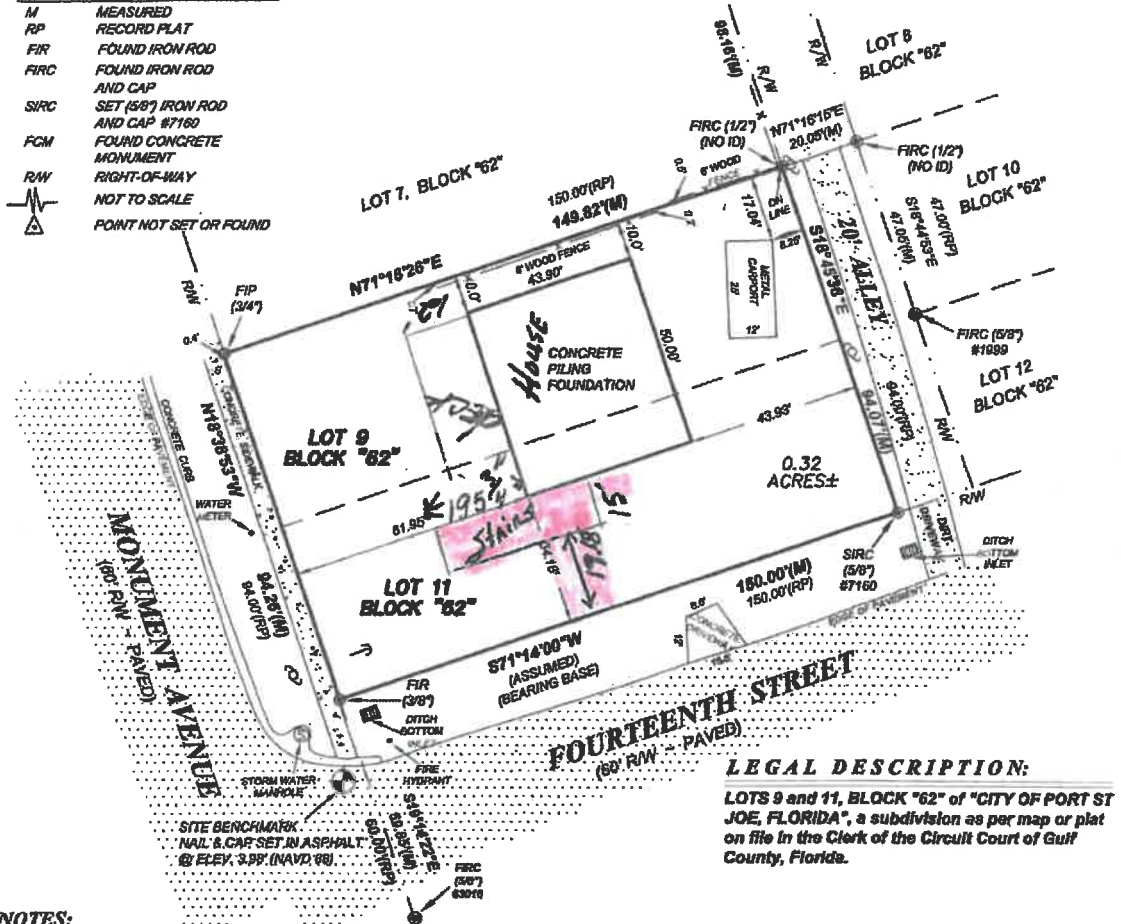
- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.
- (5) Medical office buildings if such building was in operation 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.

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
ROBERT D. SUMNER and JANE S. SUMNER
CENTENNIAL BANK,
RISH & GIBSON, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**



LEGEND

- M MEASURED
- RP RECORD PLAT
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD AND CAP
- SIRC SET (5/8") IRON ROD AND CAP #7160
- FCM FOUND CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- POINT NOT SET OR FOUND



LEGAL DESCRIPTION:

LOTS 9 and 11, BLOCK "62" of "CITY OF PORT ST JOE, FLORIDA", a subdivision as per map or plat on file in the Clerk of the Circuit Court of Gulf County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northwestly right of way boundary of Fourteenth Street having an assumed bearing of South 71 degrees 14 minutes 00 seconds West.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. ELEVATIONS depicted hereon were established using NAVD 1988 datum.
8. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE (EL 8)" as per Flood Insurance Rate Map Community Panel No: 120099 0341G, index date: April 16, 2009, Gulf County, Florida.

PRELIMINARY FLOOD ZONE INFORMATION:

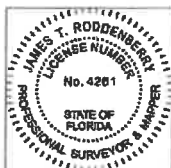
Subject property is located in Zone "AE (EL 9 & 10)" as per Flood Insurance Rate Map Community Panel No: 120099 0341H, index date: August 9, 2019, Gulf County, Florida.

REVISED 10/20/20; FOUNDATION SURVEY - MD
REVISED 07/28/20; SET BENCHMARK - MD

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for precision for land surveys as established by the Florida Board of Professional Surveyors and Mappers (F.A.G. 31-17.0511.020).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

James T. Roddenberry
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261



TR & A			
THURMAN RODDENBERRY & ASSOCIATES, INC			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBER: 850-943-2328		FAX NUMBER: 850-943-1183	
LD 9 7160			
DATE: 01/28/20	DRAWN BY: EB	N.B.623 PG.75	COUNTY: GULF
FILE: 2005A.DWG	DATE OF LAST FIELD WORK: 10/19/20	CHECKED BY: TR	JOB NUMBER: 20-054

January 6, 2021

To Whom it May Concern,

RE: 1309 Monument Ave.
Port St. Joe, Florida 32456

This letter is to inform you of your neighbors', Robert & Jane Sumner, intent to file for a Special Exception in reference to stairs within setbacks for the property located at 1309 Monument Avenue. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, February 2nd, 2021, 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 is per section 3.03 (8) of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at 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

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 **February 2nd, 2021, 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 **Sydney Harris** located at **119 Harbor St., Parcel # 06028-003R.** The reason for the request is **Per Section 3.03 (9) of the Land Development Regulations referencing side yard setbacks for a structure.** 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-11115869

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

Property Address: 119 Harbor St. Zoning: _____

Property Owner: Sidney Harris Phone: 850-774-6575

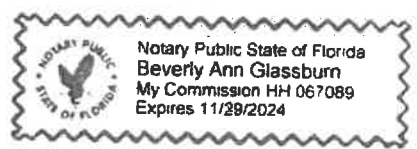
Mailing Address: 119 Harbor St City, State, and Zip: 32456

Parcel Number: _____ Applicant if different: _____

Sidney Harris
Owner signature

Swore to and subscribed before me this 23rd day of December 2020. Personally known or produced identification _____.

Beverly Ann Glassburn
Signature of Notary Public



PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

- Application Fee - \$300
- A letter indicating the section of the LDR under which special exception is being requested
- Legal Description of Property
- Copy of the Deed
- Copy of the Survey
- Site plan of the proposed improvements

Sidney Harris
Owner Signature

12-23-20
Date

Sidney Harris
Applicant Signature

12-23-20
Date

I request a variance of the 10' offset from a neighboring property. I will be 9' from the neighboring property line with my mobile home on the south side. I appreciate your consideration in this matter.

Sidney Harris

1/4/2021

6

SIDNEY HARRIS (850) 774-6575

Bobby Field

340-0772

9ft

10ft

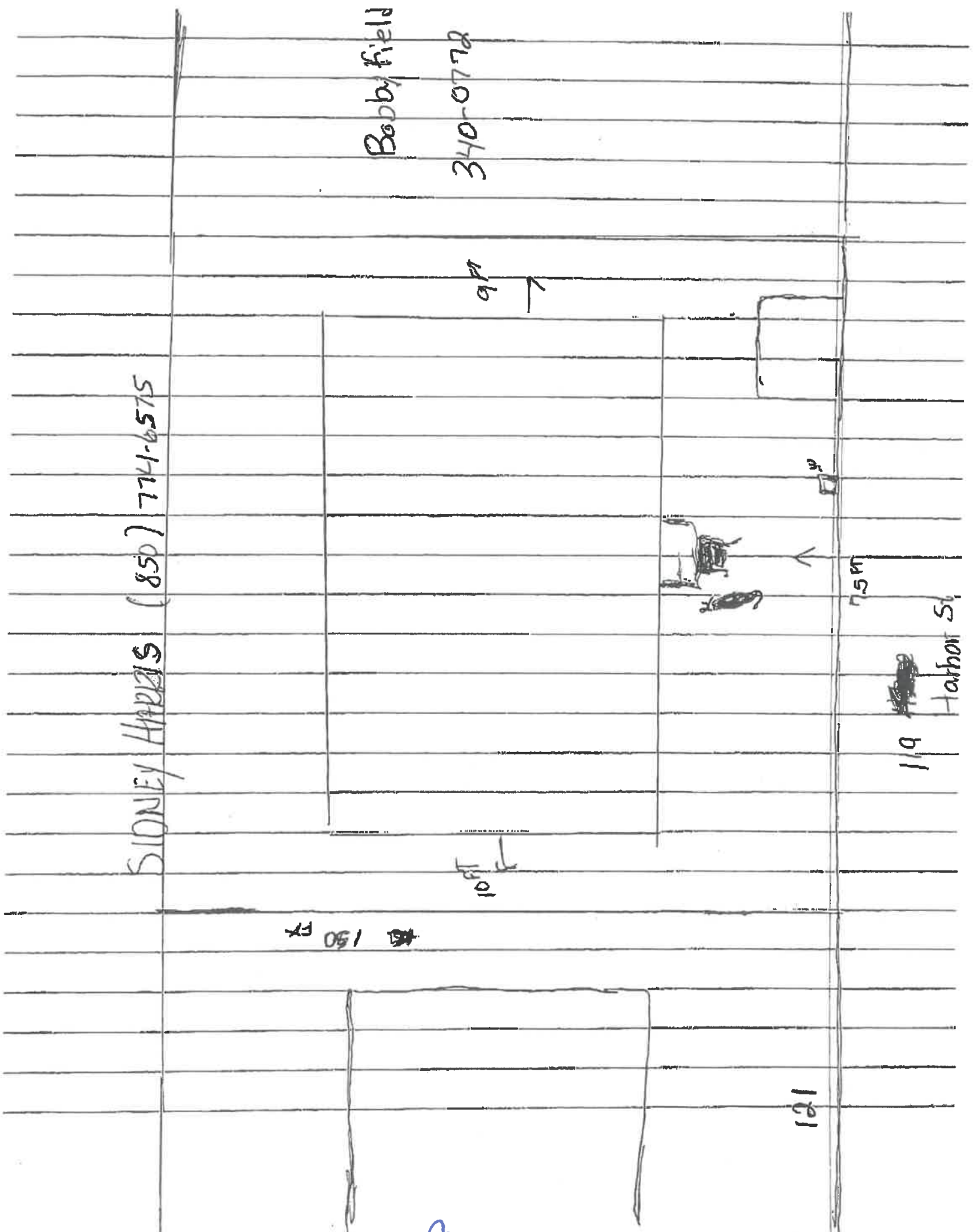
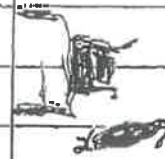
150 FX

121

7.5ft

110

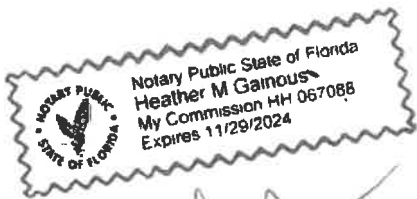
Harbor St



I hereby certify that I have no problem with Mr. Sindy Harris with using the one foot of the setback line for the use of his property.

Bobby J. Furr
12-1-2020

(850) 340-0772



[Handwritten signature]

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

2004 INSTRUMENT PREPARED BY,
LOW OFFICES
7. Patricia Elford, Clerk
428 Loop Avenue
Port St. Joe, FL 32456

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT
OF TITLE SEARCH OR ABSTRACT EXAMINATION
AND IS BASED SOLELY ON FACTS PROVIDED AND
IS BASED SOLELY ON FACTS PROVIDED BY
NONE OF THE PARTIES OR HIS AGENT

This Quit-Claim Deed

Executed this 13th day of March A.D. 2020, by WAYMON BRYANT whose address is 121 Harbor Street, Port St. Joe, FL 32456 first party, to SIDNEY HARRIS, whose address is 119 Harbor Street, Port St. Joe, Florida 32456 second party,

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representative, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, claim release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of GULF, State of Florida, to-wit:

Lot 3, Block 1021, Millview Addition to the City of Port St. Joe, Florida, Unit 3, according to Plat Book 2, Page 53 of the Public Records of Gulf County, Florida.

THE SUBJECT PROPERTY IS THE HOMESTEAD OF THE GRANTOR

SUBJECT TO covenants, restrictions, reservations and easements of record, if any. And, GULF County Comprehensive Plan and land use ordinances and all other County, State, Federal and Local laws, rules and regulations regarding the use and development of said property.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Waymon Bryant

WAYMON BRYANT ✓

Genene B. Borders

Witness Signature

Print Name *Genene B Borders*

Annie Crangley

Witness Signature

Print Name *Annie Crangley*

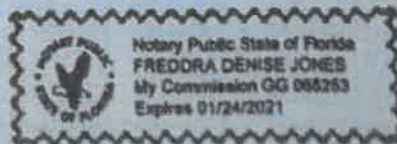


STATE OF FLORIDA
COUNTY OF GULF

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared WAYMON BRYANT to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named persons and that an oath WAS NOT taken.

Witness my hand and official seal in the County and State last aforesaid this 13th day of March, 2020.

Fredra Denise Jones
Notary Public



THIS INSTRUMENT PREPARED BY:
LAW OFFICES
P. PARRISH FLORES, CHIA.
489 South Broadway
Port St. Joe, FL 32454

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT
OF TITLE SEARCH OR ABSTRACT EXAMINATION
AND IS BASED SOLELY ON FACTS PROVIDED AND
IS BASED SOLELY ON FACTS PROVIDED BY
KIVNER OF THE PARTIES OR HIS AGENT

This Quit-Claim Deed

Executed this 13th day of March A.D. 2020, by WAYMON BRYANT whose address is 121 Harbor Street, Port St. Joe, FL 32456 first party, to SIDNEY HARRIS, whose address is 119 Harbor Street, Port St. Joe, Florida 32456 second party,

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Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of GULF, State of Florida, to-wit:

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SUBJECT TO covenants, restrictions, reservations and easements of record, if any. And, GULF County Comprehensive Plan and land use ordinances and all other County, State, Federal and Local laws, rules and regulations regarding the use and development of said property.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Waymon Bryant

WAYMON BRYANT ✓

Geneva B. Borders

Witness Signature

Print Name *Geneva B Borders*

Annie Cranger

Witness Signature

Print Name *Annie Cranger*

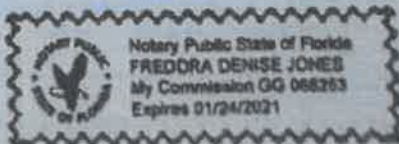


STATE OF FLORIDA
COUNTY OF GULF

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared WAYMON BRYANT to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named persons and that an oath WAS NOT taken.

Witness my hand and official seal in the County and State last aforesaid this 13th day of March, 2020.

Fredora Denise Jones
Notary Public



January 6, 2021

To Whom it May Concern,

RE: 119 Harbor St.
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Sydney Harris, intent to file for a Special Exception in reference to structure setbacks for the property located at 119 Harbor St. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, February 2nd, 2021, 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 is per section 3.03 (9) of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at 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