

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
June 1, 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:

May 4, 2021, Regular Meeting Minutes

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BUSINESS ITEMS

- **Ordinance 589 Mobile Home on Ave E.**

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***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
 May 4, 2021

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Vice Chairman Earley called the Meeting to Order at 4:00 P.M. Chairman Rish was absent due to illness and Travis Burge called to say that he would be unable to attend the meeting today. Mr. Leslie joined the meeting at 4:05 P.M. Kelly Simpson and Erica McNair joined the meeting at 4:08 P.M.

Consent Agenda

A Motion was made by Letha Mathews, second by Hal Keels, to approve the Regular Meeting Minutes of March 2, 2021. There was no meeting in April. All in favor; Motion carried 5-0.

Business Items

Ordinance 588 Mobile Homes Located on Harbor Street

Attorney McCahill shared that Zone R-1 on Harbor Street requires a 1,200 SF mobile home with an architectural design requirement. This Ordinance would allow a reduction to a 700 SF mobile home and eliminates the architectural design requirement for these two trailers only located at 105 (Parcel ID # 06028-016R Janene Robyn Malone) and 120 (Parcel ID # 06027-005R Carolyn Byrd) Harbor Street. The two structures in question are not mobile homes but trailers.

Minnie Likely shared that she wants to see better structures for residents and that she wants the same thing for everyone else in the City that she wants for herself.

Rawlis Leslie noted his concerns and that there are requirements that are to be met. He stated that he was not against the ladies having a home but not this type. Mr. Leslie pointed out that the seller of one home did not obtain the required building permits prior to bringing the home to Port St. Joe. He also noted that this type home devalues existing neighborhood homes.

Carolyn Byrd of 120 Harbor Street shared that she wants what is best for everyone.

A Motion was made by Minnie Likely, second by Hal Keels, to recommend to the City Commission that they deny the Ordinance as written and adhere to the current LDR that is in place. All in favor; Motion carried 5-0.

There was no other business to come before the Board and a Motion was made by Hal Keels, second by Letha Mathews, to adjourn the meeting at 4:22 P.M. All in favor; Motion carried 5-0.

 Charlotte M. Pierce, City Clerk

 Date

 Phil Earley, Vice Chairman

 Date

ORDINANCE NO. : 589

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LESS RESTRICTIVE LAND USES UNDER ARTICLE III, SECTION 3.04, DISTRICT R-2B IN A SPECIFICALLY DEFINED AREA; CONTAINING A SUNSET PROVISION PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERALBILITY; PROVIDING FOR APPLICABILITY; AND PROVIDING FOR AN EFECTIVE DATE.

WHEREAS, the property described in Exhibit A, attached hereto, and made a part hereof, (hereinafter referred to as "Property"), was platted as part of the City of Port St. Joe in 1937; and

WHEREAS, the City Commission having found that less restrictive land use allowances within that specifically identified parcel of Property located within Article III, Section 3.04, District R-2B, of the Land Development Code, is in the best interest of the City; and

WHEREAS, the Property consists of primarily residential property; and

WHEREAS, in the aftermath of Hurricane Michael the current restrictions for the Property creates hardship for the owner of that certain individual lot within the Property area due to certain City Land Development Regulations;

NOW THEREFORE, be it enacted by the people of the City of Port St. Joe, Florida that:

1. RECITALS. The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

2. From and after the effective date of this ordinance, Land Development Regulation Code, Article III, Section 3.04, District R-2B is amended by adding a subsection “R” with the following text:

“Single-family sectional, modular, and mobile homes shall be allowed within the boundary of the Property designated in Exhibit “A” so long as they meet any and all State and Federal Regulations applicable thereto and all other requirements of Ordinances, rules and regulations of the City of Port St. Joe, Florida. Those State and Federal regulations are incorporated herein by reference.”

3. INCLUSION INTO THE CODE OF ORDINANCES. It is the intent of the City Commission of the City of Port St. Joe that the provisions of this ordinance shall become and be made a part of the City of Port St. Joe’s Code of Ordinances, and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section”, “article”, “regulation”, or such other appropriate word or phrase in order to accomplish such intentions.

5. SUNSET PROVISION. This Ordinance shall sunset and be repealed upon the occurring of the following events.

- A. Upon the death of the current owner(s) of the Property identified in Exhibit A.
- B. Upon the transfer of the ownership of the Property from the current owner(s) to any other individual or entity.

Upon the occurrence of either event as described in A and B above the mobile home shall be removed from the Property within thirty (30) days from the date of said occurrence.

4. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

5. REPLEALER. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

6. The appropriate officers and agents of the City are authorized and directed to codify, include, and publish the provisions of this Ordinance within the Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained.

7. This Ordinance shall take effect immediately upon its adoption.

THIS ORDINANCE ADOPTED this ____ day of _____, 2021.

**BOARD OF CITY COMMISSIONERS
PORT ST. JOE, FLORIDA**

REX BUZZETT
MAYOR-COMMISSSIONER

ATTEST:

CHARLOTTE M. PIERCE
CITY CLERK

EXHIBIT A

The parcel of property set forth below is in the 200 Block of Avenue E and has frontage on Avenue E, Port St. Joe, Florida and is more specifically described within the listed parcel identification number located in the public records of Gulf County, Florida.

1. 05875-000R