

**City of Port St. Joe  
Planning, Development, and Review Board Regular Meeting  
June 4, 2024 4:00 P.M.**

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

**Hal Keels  
Travis Burge  
Chris Karagiannis**

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**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL OF THE BOARD**

**CONSENT AGENDA:**

**May 7, 2024 Regular Meeting Minutes**

**Pages 1-2**

**BUSINESS ITEMS**

- Special Exception Request- David Dykes  
1101 Palm Blvd, Parcel #05131-000R****Pages 3-10**
  
- Special Exception Request- Dusty & Carla May  
115 Allen Memorial Way, Parcel #05616-000R****Pages 11-16**
  
- Special Exception Request- Jonathan Hall  
150 Gulf Coast Circle, Parcel #03039-455R  
(Tabled at the 5/7/24 PDRB Meeting)  
\*\*Request Withdrawn by Applicant\*\***

**\*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 7, 2024  
**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

<b>Present</b>		<b>Absent</b>	
<b>Board</b>	<b>Staff</b>	<b>Board</b>	<b>Staff</b>
Jay Rish	Mike Lacour	Travis Burge	Jim Anderson
Phil Earley – By telephone	Charlotte Pierce	Hal Keels	Bo Creel
Chris Karagiannis	Clinton McCahill	Rawlis Leslie	
Minnie Likely	April Thompson		

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M. Travis Burge, Hal Keels, and Phil Earley notified City Staff that they would not be able to attend the meeting. Phil Early participated by telephone to constitute a quorum, but he did not vote on any issues.

**Consent Agenda**

*April 2, 2024, Regular Meeting Minutes*

A Motion was made by Chris Karagiannis, second by Minnie Likely, to approve the Minutes of the April 2, 2024, Regular Meeting. All in favor; Motion carried 3-0.

Attorney McCahill read Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers as competed by Mr. Rish on April 2, 2024, when he abstained from voting on the Development Order Request – Marina Cottages, St. Joe Marina Cottages, LLC Parcel #'s 04594-030R, 04594-022R, and 04594-021R.

Attorney McCahill also read Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers as competed by Mr. Rish on April 2, 2024, when he abstained from voting on Ordinance 609 Butler Bay PUD.

**Business Items**

*Special Exception Request – Jonathan Hall, 150 Gulf Coast Circle, Parcel #03039-455R*

No one was present to represent Mr. Hall. Chairman Rish requested that this item be Tabled to obtain more information as he felt the requested set back was excessive.

A Motion was made by Chris Karagiannis, second by Minnie Likely, to Table this item. All in favor; Motion carried 3-0.

*Special Exception Request – 1303 Marvin Avenue, Parcel #05377-000R*

The owner represented himself and requested that he be allowed to continue the side setback currently existing which is approximately 5.91' from the North side property line. This will line the new construction up with what is currently there rather than have it misaligned.

A Motion was made by Chris Karagiannis, second by Minnie Likely, to grant this request. All in favor; Motion carried 3-0.

**Citizens to be Heard**

No one from the public wished to speak.

**Discussion by Board Members**

There were no issues to discuss by any of the Board Members.

**Motion to Adjourn**

A Motion was made by Chris Karagiannis, second by Minnie Likely, to adjourn the meeting at 4:08 P.M. All in favor; Motion carried 3-0.

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jay Rish, Chairman

\_\_\_\_\_  
Date

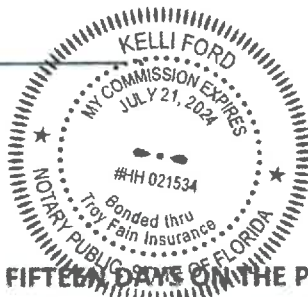
**CITY OF PORT ST. JOE  
SPECIAL EXCEPTION REQUEST APPLICATION**

Property Address: 1101 Palm Blvd Zoning: R-2A  
Property Owner: DAVID L DYKES Phone: 850-340-0605  
Mailing Address: 1101 Palm Blvd City, State, and Zip: Port St Joe FL 32456  
Parcel Number: 05131-000R Applicant if different: \_\_\_\_\_

David L Dykes  
Owner signature

Swore to and subscribed before me this 29 day of April 2024. Personally known or  
produced identification personally known.

Kelli Ford  
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

David L Dykes  
Owner Signature

April 29 - 2024  
Date

David L Dykes  
Applicant Signature

\_\_\_\_\_  
Date

Impervious Surface 60%

Setback front 25'  
side 10'  
rear 15'

I would like to build a pole barn on my property and I need to obtain a permit from the City of Port St Joe to do so . If you DO NOT see any reason that I shouldn't be permitted to have a pole barn please sign below . This will be submitted with my permit request. I have attached a drawing of the placement and dimensions of the pole barn .

Thank you  
David Dykes  
1101 Palm Blvd  
Port St Joe , Fl

Sign

Date

Sid Collins  
1018 Long Ave

5/19/2024

Paul Smith  
1102 LONG AVE

5-23-2024

Gil Simpson  
1020 Long Ave

5-23-2024

Patty Brown  
1105 Palm Blvd.

5-26-2024

## IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110

**\*An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

### Parcel Summary

Parcel ID	05131-000R
Location Address	1101 PALM BLVD PORT ST JOE
Brief Tax Description	CITY OF PORT ST. JOE LOTS 1 & 3 LOCATED AT 1101 PALM BLVD ORB 596/936 FR SWARTWOOD BLK 59 MAP 50D (Note: Not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (0100)
Sec/Twp/Rng	12-85-11W
Tax District	Port St. Joe City (5)
Millage Rate	15.5418
Acreage	0.323
Homestead	Y

[View Map](#)

### Owner Information

Primary Owner  
[DYKES DAVID](#)  
1101 PALM BLVD  
PORT ST JOE, FL 32456

### Building Information

Type	SFR C-PILG	Heat	AIR DUCTED
Total Area	5,106	Air Conditioning	CENTRAL
Heated Area	2,113	Bathrooms	3
Exterior Walls	F-C SIDING	Bedrooms	3
Roof Cover	METAL ROOF	Stories	1
Interior Walls	DRYWALL	Actual Year Built	2020
Frame Type	WOOD FRAME	Effective Year Built	2020
Floor Cover	LAM WD FL		

\*Effective Year is simply the difference between economic life and remaining economic life of the structure.  
The year is evident by the condition and utility of the structure.  
The Effective Year may or may not represent the Actual Year Built.

Extra Features

Code	Description	Length x Width	Area	Year Built
0203	GARAGE-DETACHED (*)	20 x 16 x	320	2003
0203	GARAGE-DETACHED (*)	34 x 32 x	1,088	2003
0261	CONCRETE (*)	30 x 20 x	600	2003
0088	ELEV WHEEL/FRGHT(*)	0 x 0 x	1	2020
0079	DECK, WOOD (*)	0 x 0 x	1,055	2020
0484	CANOPY (*)	16 x 8 x	128	2020

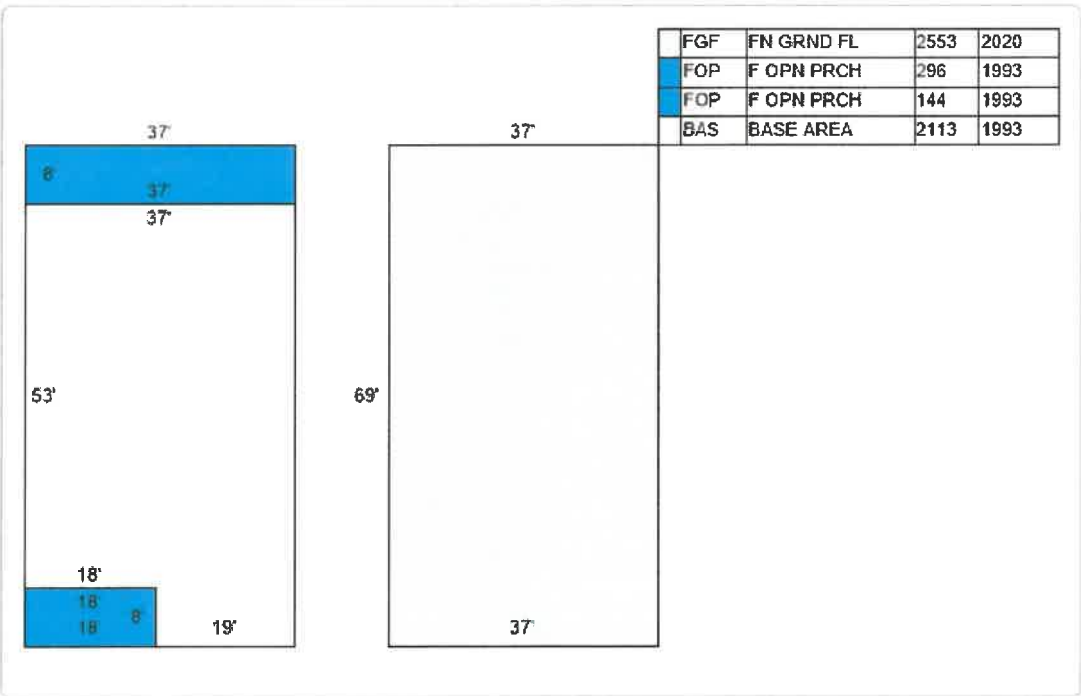
Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	6/16/2016	\$40,600	QC	<a href="#">596/936</a>	Unqualified	Improved	SWARTWOOD BARBARA (DYKES)	DYKES DAVID
N	5/31/2013	\$0	OR	<a href="#">538/97</a>	Unqualified	Improved	PROBATE COURT	DYKES DAVID & BARBARA

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Building Value	\$554,306	\$548,920	\$357,283	\$0
Extra Features Value	\$33,680	\$36,158	\$38,637	\$16,324
Land Value	\$120,000	\$120,000	\$64,000	\$64,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$120,000	\$120,000	\$0	\$0
Just (Market) Value	\$707,986	\$705,078	\$459,920	\$80,324
Assessed Value	\$232,728	\$225,950	\$219,369	\$53,639
Exempt Value	\$50,000	\$50,000	\$50,000	\$28,639
Taxable Value	\$182,728	\$175,950	\$169,369	\$25,000
Maximum Save Our Homes Portability	\$475,258	\$479,128	\$240,551	\$26,685

"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.



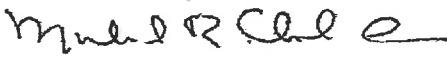
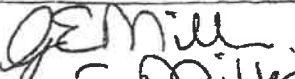
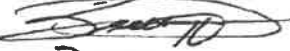
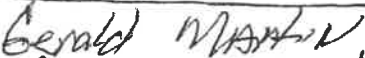
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Contact Us

Developed by  
 Schneider  
GEOSPATIAL

I would like to build a pole barn on my property and I need to obtain a permit from the City of Port St Joe to do so . If you DO NOT see any reason that I shouldn't be permitted to have a pole barn please sign below . This will be submitted with my permit request. I have attached a drawing of the placement and dimensions of the pole barn .

Thank you  
David Dykes  
1101 Palm Blvd  
Port St Joe , Fl  
Sent from my iPhone

Sign	Date
 Michael R. Cusumano 1106 LONG AVE. PSJ FL 32456	5/2/24
 Amy E. Miller 1019 Palm Blvd PSJ FL 32456	05/02/2024
 SCOTT Deppe 1105 Palm Blvd PSJ FL 32456	5/3/24
Bryan Brown Bryan Brown 1105 Palm BLVD	5/3/24
 Gerald Martin 1611 Palm Blvd	5/3/24
Ann Salter Margy Belin 1014 Palm Blvd.	5/3/24

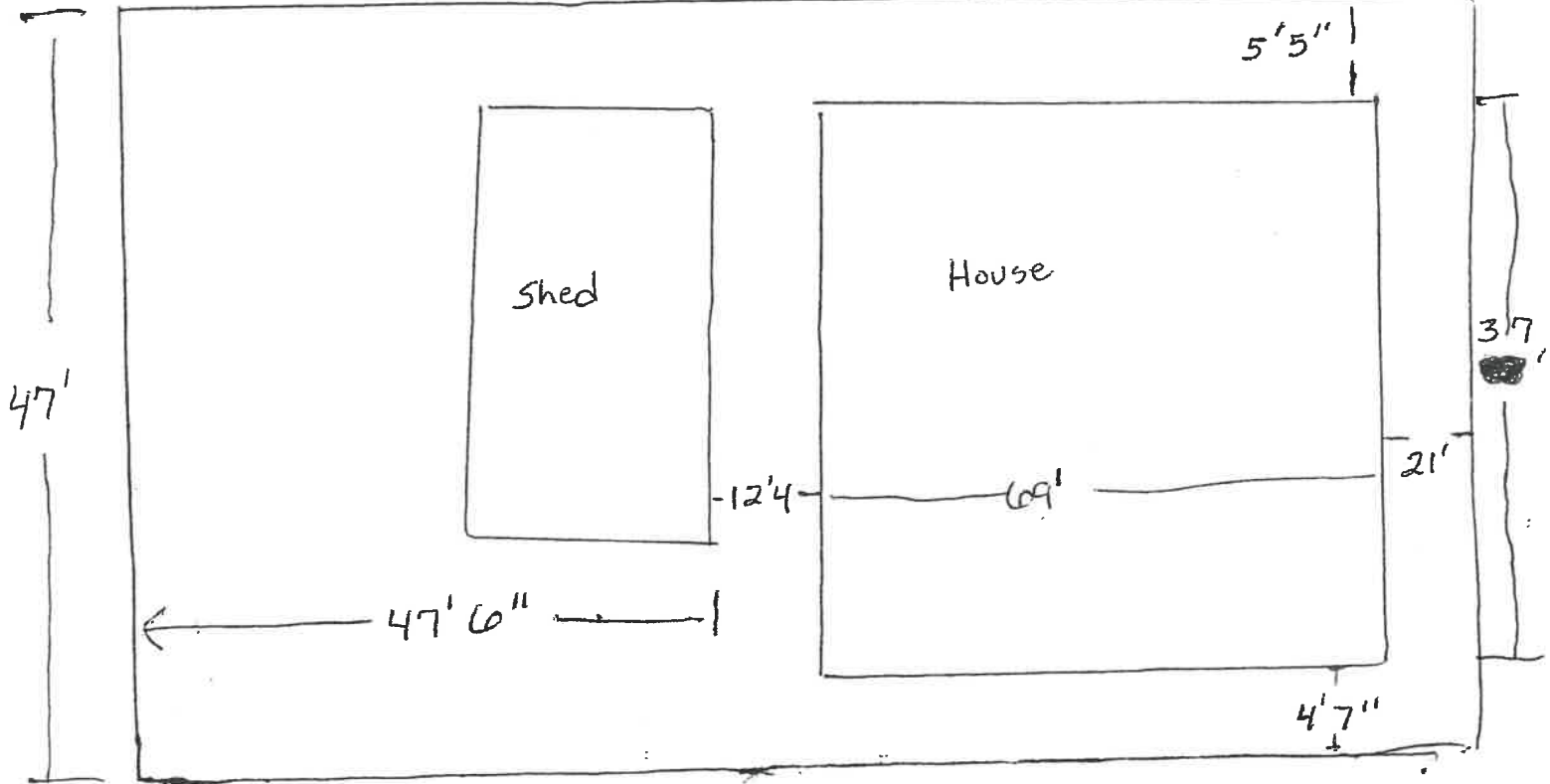


1101 Palm Blvd

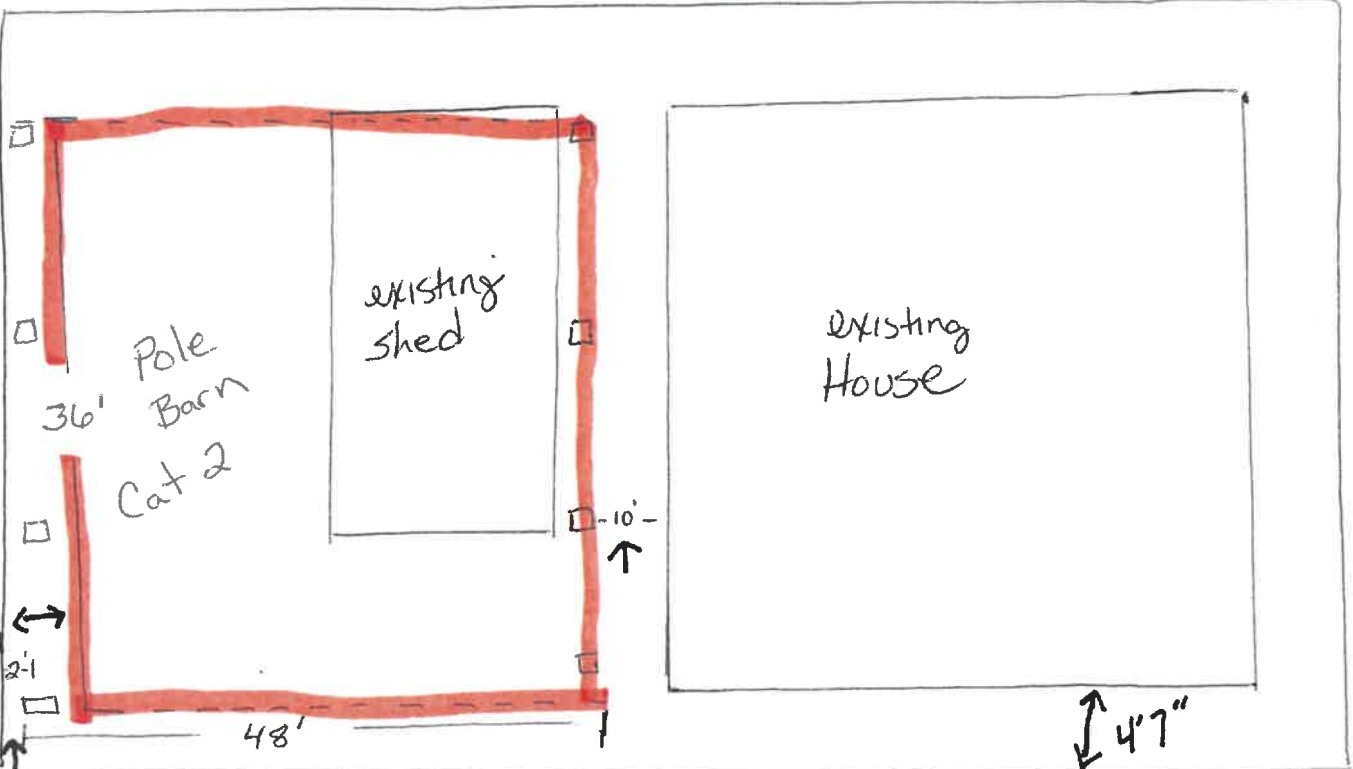
1101 Palm Blvd

DAVID L. DYKES  
850-340-0605

150'



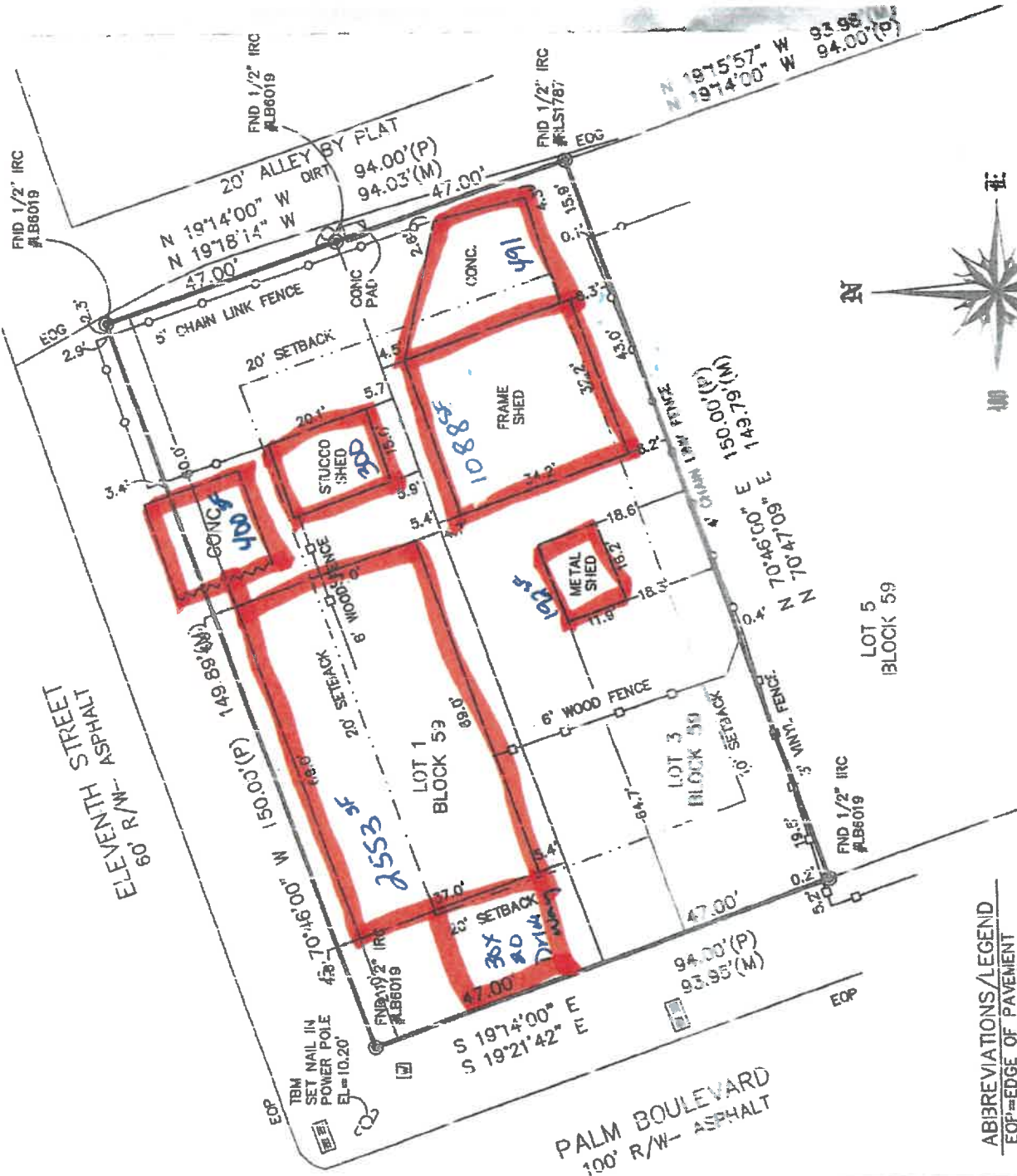
Alley



Palm Blvd

Pole Barn Cat 2 36 Deep 48 wide 16' Eves

11<sup>th</sup> Street 8



**ABBREVIATIONS/LEGEND**

- EOG=EDGE OF PAVEMENT
- EOG=EDGE OF GRADE
- CONC=CONCRETE
- LS=LICENSED SURVEYOR
- LB=LICENSED BUSINESS
- PSM=PROFESSIONAL SURVEYOR/MAPPER
- PLS=PROFESSIONAL LAND SURVEYOR
- RLS=REGISTERED LAND SURVEYOR
- COIR=CORNER
- R/W=RIGHT OF WAY
- ID=IDENTIFICATION
- FB=FIELD BOOK
- PG=PAGE
- IR=IRON PIPE
- IR=IRON ROD AND CAP
- IR=IRON ROD AND CAP

D. 600  
 H 2553  
 S 192  
 G 1088  
 S 320  
 Alley 491  
 11m Drive 400  
 Dack 230 ÷ 2 115  
 total 5439

Proposed 1728  
 total 7,167

Allowed 8,460

Lot Surfs 14,100 SF

1101 Palm Blvd.



END - FOUND

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

Property Address: 115 Alex Memorial Way Zoning: R-1  
Property Owner: Frank D May Phone: 850-227-4316  
Mailing Address: 115 Alex Mem. Way City, State, and Zip: Port St Joe, FL 32456  
Parcel Number: 05616-000R Applicant if different: \_\_\_\_\_  
Frank D May  
Owner signature

Swore to and subscribed before me this 24 day of April 2024. Personally known or produced identification FL DL.

[Signature]  
Signature of Notary Public



April D Thompson  
Comm.: HH 153883  
My Commission Expires:  
July 14, 2025

**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

[Signature]  
Owner Signature

4-22-24  
Date

Applicant Signature

Date

Dear Sirs/Madams,

We are respectfully asking for a variance to allow for a carport to be constructed on our already existing driveway.

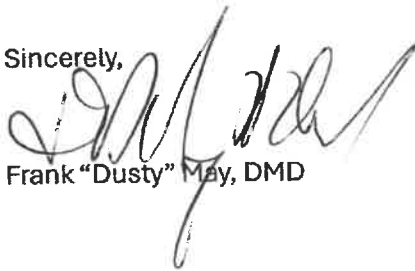
The renderings and dimensions are included in the application, and plans will be prepared by MB engineering.

The SE Corner of the Carport would be 27.6 ft from the property line.

The NE corner of the carport would be 14.1 ft from the property line.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Frank May', is written over the printed name.

Frank "Dusty" May, DMD



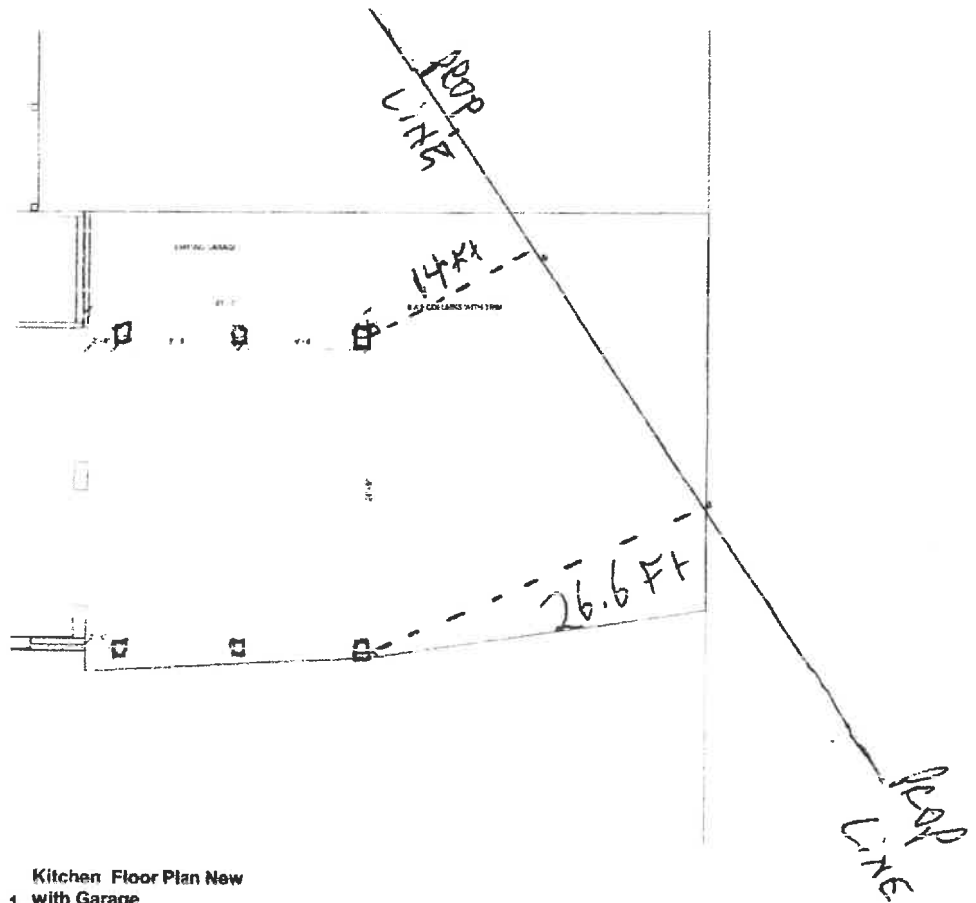


h: 27.75 feet  
a: 0 sq ft  
C ear



DUPONT DR

S.E. CORNER 26.6 Ft FROM PK  
 N.E. CORNER 14 Ft FROM P



Kitchen Floor Plan New  
 1. with Garage  
 1/4" = 1'-0"





Overview



Legend

-  Parcels
-  Roads

Date created: 4/21/2024  
Last Data Uploaded: 4/21/2024 4:06:10 AM  
Developed by  **Schneider**  
GEOSPATIAL

VARIANCE REQUEST FOR FRANK D. WATKINS

74 FT  $\approx$  36 CM

CARPORT DIMENSION = 20' LONG  
24' WIDE

15



