

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
November 5, 2024 4:00 P.M.**

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

**Hal Keels
Travis Burge
Chris Karagiannis**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

October 1, 2024 Regular Meeting Minutes

Pages 1

BUSINESS ITEMS

- **Parcel #04830-006R, 04830-007R, 04830-008R, 04830-009R, 04830-010R,
04830-011R, 04830-012R, 04830-013R, 04830-014R, 04830-015R,
& 04830-016R-Rish Family Plaza, LLC**
 - **Ordinance 615 Future Land Use Map Amendment** **Pages 2-18**

***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 PLANNING, DEVELOPMENT & REVIEW BOARD
4:00 PM | OCTOBER 1, 2024 | REGULAR MEETING MINUTES

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present

Board

Jay Rish
Hal Keels
Chris Karagiannis
Phil Earley
Minnie Likely

Staff

Jim Anderson
Michael Lacour
Charlotte Pierce
Ingrid Bundy
Clinton McCahill

Absent

Board

Rawlis Leslie
Travis Burge

Staff

April Thompson

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M.

CONSENT AGENDA

City Attorney, Clinton McCahill, presented the inclusion of two forms (8B, Chairman Rish) into the minutes. A Motion was made by Phil Earley and seconded by Minnie Likely to approve the September 3, 2024, Special Meeting Minutes. All in favor; Motion carried 5-0.

BUSINESS ITEMS

Parcel # 03040-010R-Kelly and Lisa Forehand

Ordinance 613 Future Land Use Map Amendment

Lisa Forehand as representative for the request. The request is for 2.17 acres to change from the current zoning of C1 to R-2B. There was no objection from staff. A Motion was made by Chris Karagiannis and seconded by Hal Keels to recommend approval to the City Commission. All in favor; Motion carried 5-0.

With no further business to discuss, the meeting adjourned at 4:07 P.M.

Ingrid Bundy, Deputy City Clerk

Date

Jay Rish, Chairman

Date

ORDINANCE NO. 615

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBERS 04830-006R, 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R, 04830-012R, 04830-013R, 04830-014R, 04830-015R AND 04830-016R FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL R-2, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE FROM COMMERCIAL C-1A TO RESIDENTIAL R-2B; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to small scale developments; and

WHEREAS, on November 5, 2024, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and amendment to the Zoning Map of the City; and

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Commercial land use to Medium Density Residential R-2 and the Zoning from Commercial C-1A to Residential R-2B. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the approval of the amendment is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of Medium Density Residential R-2.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Residential R-2B.

SECTION 6. REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon adoption as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this ____ day of _____, 2024.

THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

Future Land Use Map:

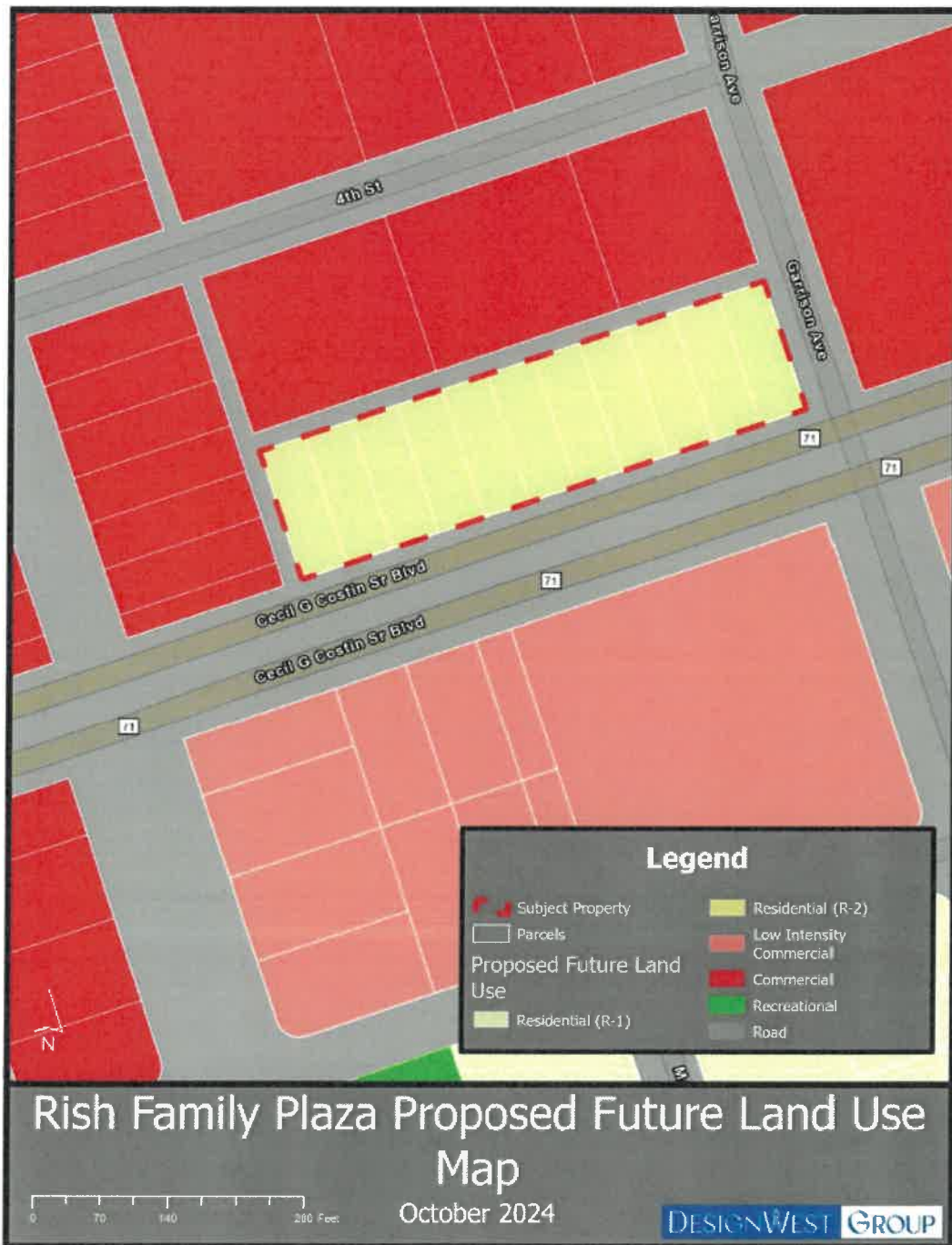
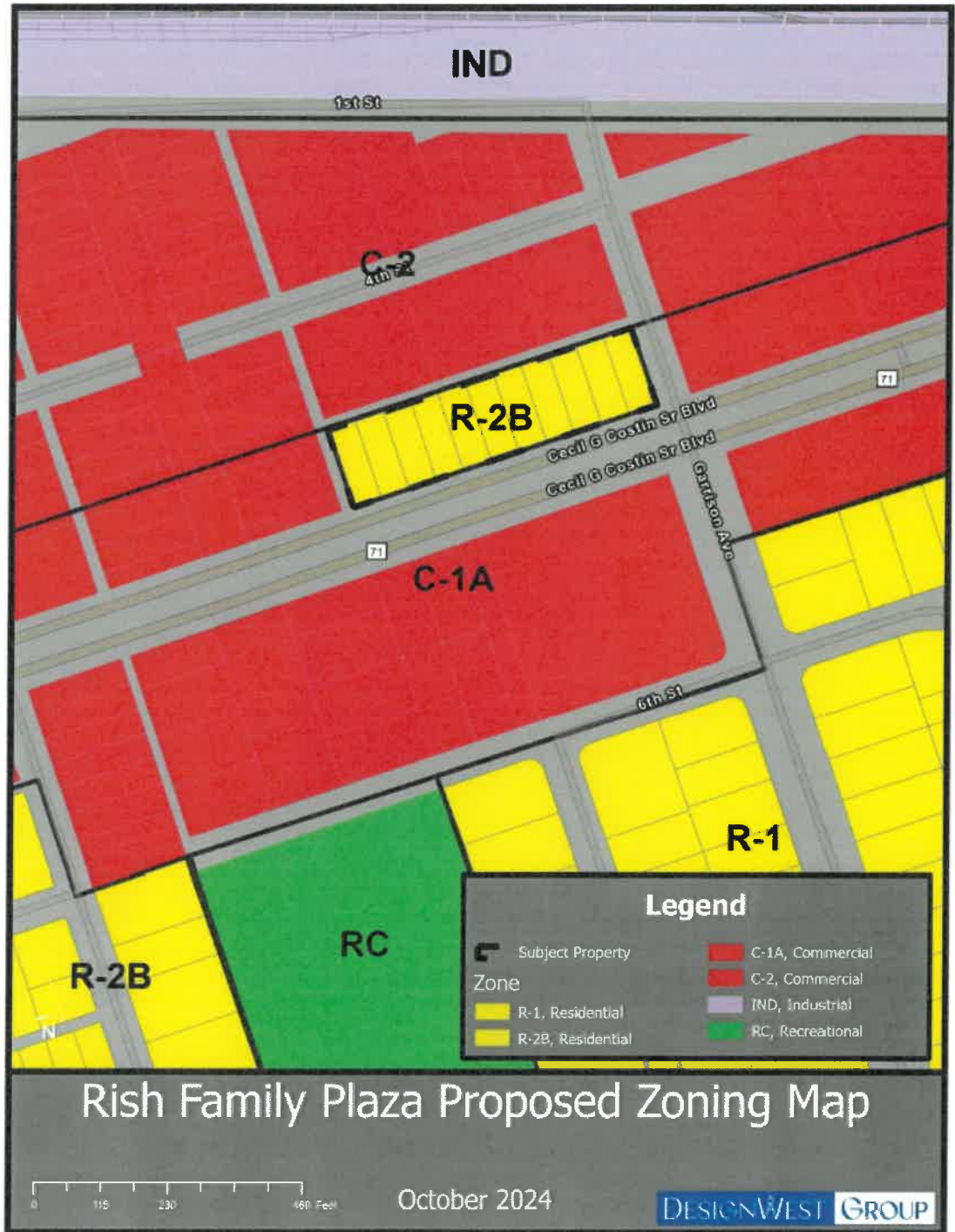


EXHIBIT "A"

Zoning Map:



**CITY OF PORT ST. JOE
COMPREHENSIVE PLAN
SMALL SCALE MAP AMENDMENT
AND REZONING APPLICATION**

Prepared for:

Rish Family Plaza, LLC
117 Sailors Cove Drive
Port St. Joe, Florida 32456

Prepared by:

DESIGNWEST GROUP
2910 Kerry Forest Parkway
Suite D4-126
Tallahassee, Florida 32309

October 2024

Agent Contact Information

Raymond W. Greer, AICP
DesignWest Group
Project Manager
2910 Kerry Forest Parkway
Suite D4-126
Tallahassee, Florida 32309
Phone: 850.545.6503

Property Information

Property Ownership:

Rish Family Plaza, LLC
117 Sailors Cove Drive
Port St. Joe, Florida 32456

Property Identification Numbers:

04830-006R, 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R, 04830-012R,
04830-013R, 04830-014R, 04830-015R AND 04830-016R

Property Description: 1.76+/- acre (amendment area) located on the west side of Highway 71 and consisting of a portion of Lots 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 and 35, Block "28", of the Official Map of Port St. Joe, Florida, a subdivision, as per map or plat thereof, as recorded in Plat Book 1, Page 17, of the Public Records of Gulf County, Florida. Less and except the southerly 30 feet of said lots, within the City of Port St. Joe, Florida.

Small Scale Land Use Map Amendment and Rezoning Request

Existing Future Land Use Map Designation: Commercial

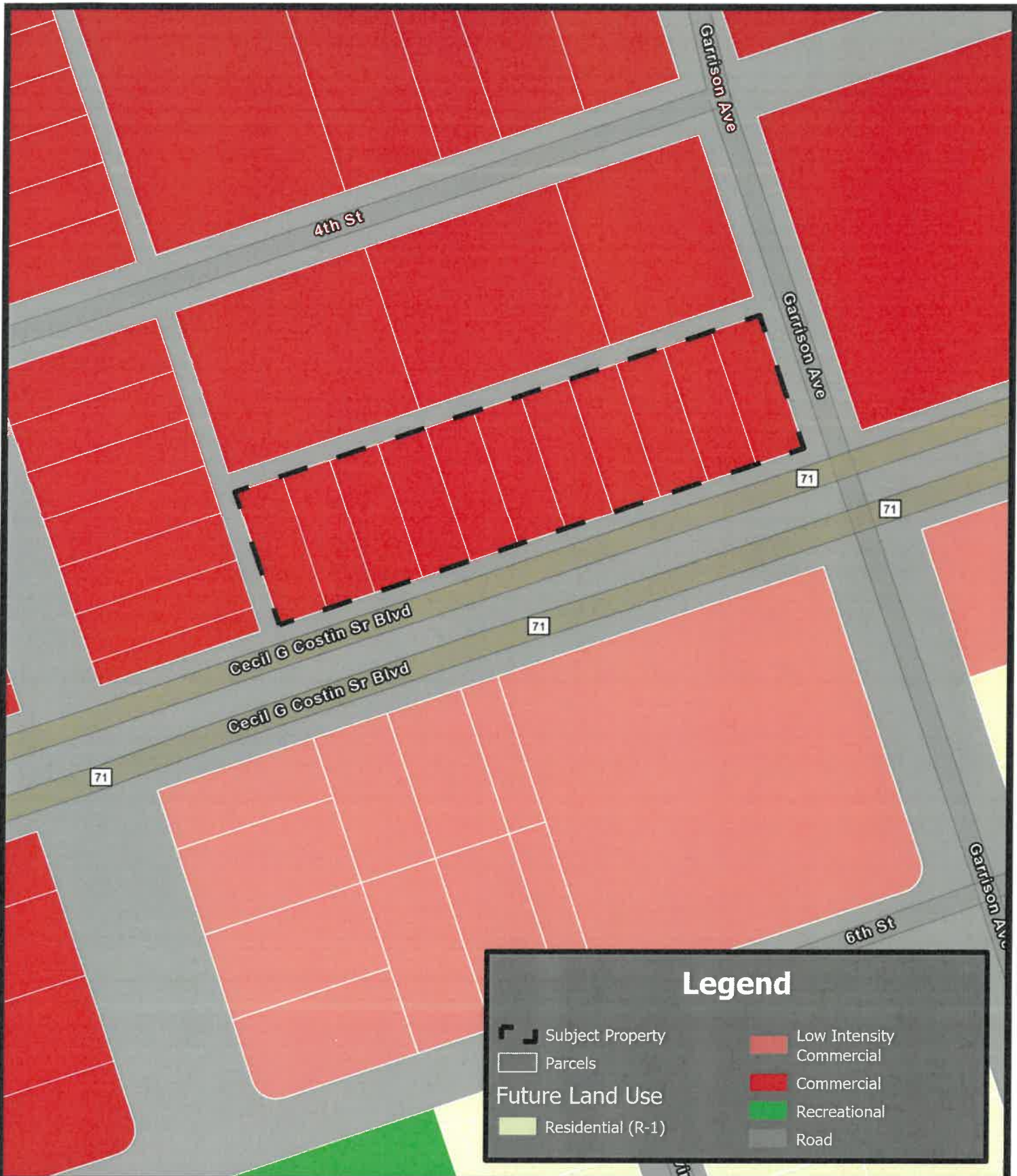
Proposed Future Land Use Map Designation: Medium Density Residential R-2

Existing Zoning District: Commercial C-1A

Proposed Zoning District: Residential R-2B

Maps

- a) Existing Future Land Use Map
- b) Proposed Future Land Use Map
- c) Existing Zoning Map
- d) Proposed Zoning Map

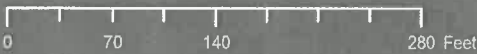


Legend

| | |
|------------------------|--------------------------|
| Subject Property | Low Intensity Commercial |
| Parcels | Commercial |
| Future Land Use | Recreational |
| Residential (R-1) | Road |

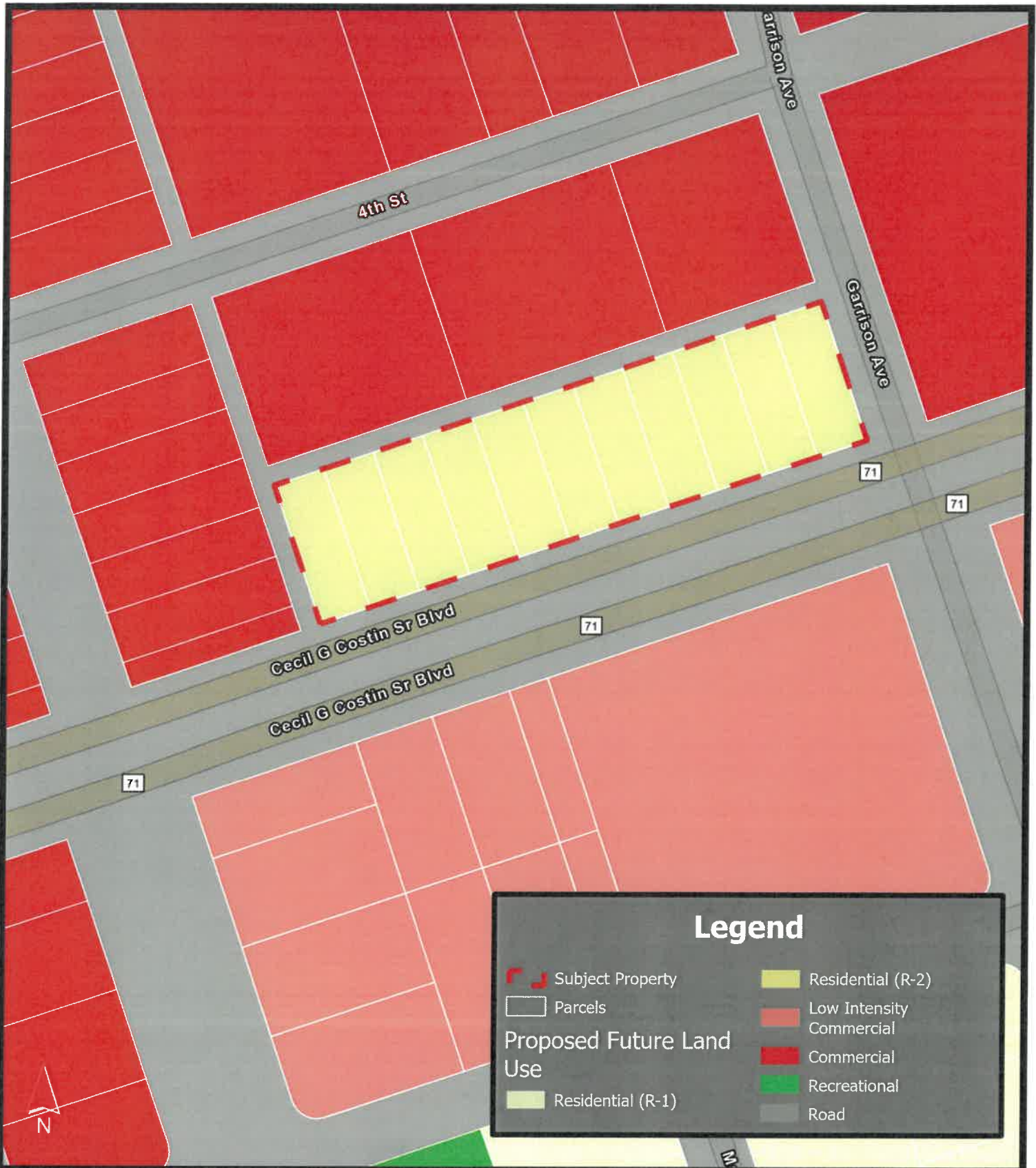
Rish Family Plaza Future Land Use Map

October 2024



DESIGNWEST GROUP

JD



Rish Family Plaza Proposed Future Land Use Map

0 70 140 280 Feet

October 2024

DESIGNWEST GROUP

IND

1st St

C-2
4th St

71

Cecil G Costin Sr Blvd
Cecil G Costin Sr Blvd

71

C-1A

Garrison Ave


6th St

R-1


R-2B


RC


Legend


 Subject Property


Zone


 R-1, Residential

 R-2B, Residential

 C-1A, Commercial

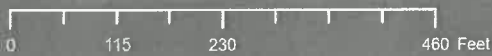
 C-2, Commercial

 IND, Industrial

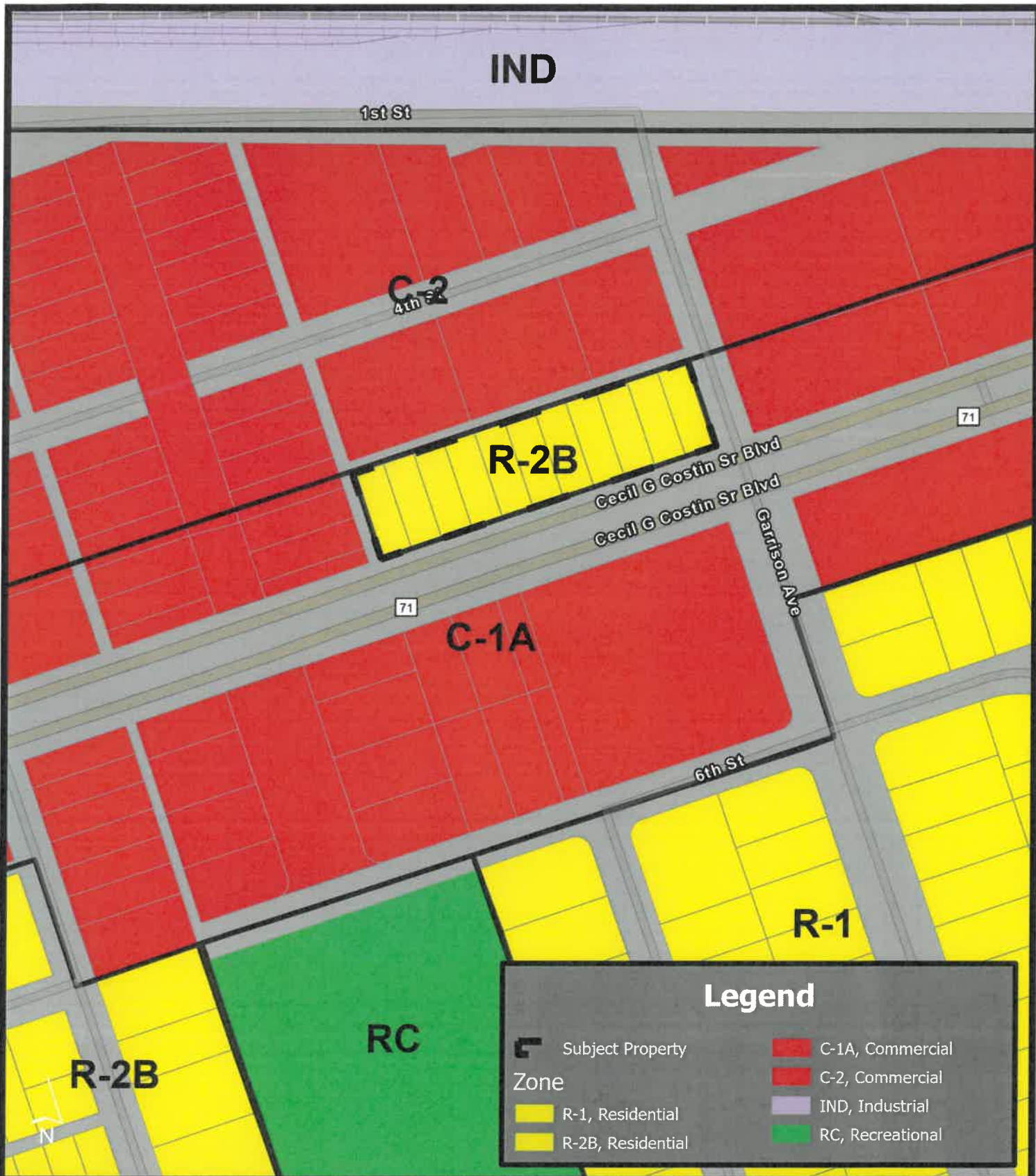
 RC, Recreational

Rish Family Plaza Zoning Map

October 2024



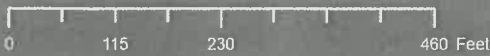
DESIGNWEST GROUP



Legend

| | | | |
|---|-------------------|---|------------------|
|  | Subject Property |  | C-1A, Commercial |
| Zone | |  | C-2, Commercial |
|  | R-1, Residential |  | IND, Industrial |
|  | R-2B, Residential |  | RC, Recreational |

Rish Family Plaza Proposed Zoning Map



October 2024



City of Port St. Joe Application

**CITY OF PORT ST. JOE FUTURE LAND USE MAP
AMENDMENT APPLICATION**

Property Address: Highway 71 Current Land Use: Commercial
Property Owner: Rish Family Plaza Proposed Land Use: Residential R-2

Mailing Address: 117 Sailors Cove Drive, Port St. Joe Florida 32456

Phone: (850) 545-6503

Applicant if Different: Raymond W. Greer

Parcel Number: 04830-006R, 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R

04830-012R, 04830-013R, 04830-014R, 04830-015R and 04830-016R

[Handwritten Signature]

10-14-24

Owners Signature

Date

Sworn to and subscribed before me this 14th day of October. Personally Known
OR Produced Identification.

Type Provided _____.



[Handwritten Signature]
Signature of Notary

PUBLIC NOTICE

1. A sign will be posted for two weeks on the property seeking the change and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS

Application Fee: Small Scale Amendment - \$500.00 – Large Scale Amendment \$2,000.00

Legal Description of Property

Copy of Deed

Copy of Survey

Property Deed

Prepared by/return to:
Watersound Title Agency, LLC
130 Richard Jackson Boulevard, Suite 200, Panama City Beach, FL
32407
Order No. WST-2021-22

Record Deed: 18.50
Deed Documentary Stamps: 3,150.00
Consideration: 450,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this December 21, 2021 by **The St. Joe Company, a Florida Corporation** and having its principal place of business at 130 R Jackson Boulevard, Suite 200, Panama City Beach, FL 32407 (the "Grantor"), and **Rish Family Plaza LLC, a Florida Limited Liability Company** whose address is 117 Sailors Cove Drive, Port St. Joe, FL 32456 (the "Grantee"):

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following parcel of land, situate, lying and being in the County of Gulf ("Property"), and more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

Subject to encumbrances, easements and restrictions of record, taxes for 2022 and for subsequent years, zoning and other regulatory laws and ordinances affecting the Property, and any matters which would be disclosed by a current and accurate survey or by a current physical inspection of the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

Nidnoy Ringquist
WITNESS
Print name: Nidnoy Ringquist

The St. Joe Company, a Florida Corporation

By: *Marek Bakun*
Marek Bakun, Executive Vice President and CFO

Lynn Benton
WITNESS
Print name: Lynn Benton

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of December, 2021 by Marek Bakun Executive Vice President and CFO of The St. Joe Company, a FL Corporation, on behalf of the Corporation.

Nidnoy Ringquist
Signature of Notary Public
Print, Type/Stamp Name of Notary



NIDNOY RINGQUIST
Commission # GG 291311
Expires March 6, 2023
Bonded Through Notary Services

Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____

EXHIBIT "A"
PROPERTY

Lots 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 and 35, Block "28", of the Official Map of Port St. Joe, Florida, a subdivision, as per map or plat thereof, as recorded in Plat Book 1, Page 17, of the Public Records of Gulf County, Florida. LESS AND EXCEPT the southerly 30 feet of said lots.