

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
December 3, 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:

November 5, 2024 Regular Meeting Minutes

Pages 1

BUSINESS ITEMS

- **Special Exception Request- Gary N. Gibbs Sr. Pages 2-10
204 16th Street, Parcel #05208-000R**

***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 | NOVEMBER 5, 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
April Thompson

Absent

Board

Rawlis Leslie
Travis Burge

Staff

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

CONSENT AGENDA

A Motion was made by Chris Karagiannis and seconded by Minnie Likely to approve the October 1, 2024, Regular Meeting Minutes. All in favor; Motion carried 5-0.

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

Ray Greer was present to represent the Rish Family Plaza, LLC for the request. The request is for the parcels to change from Commercial to Medium Density Residential R-2, and the City Zoning Map from Commercial C-1A to Residential R-2B . There was no objection from staff. A Motion was made by Chris Karagiannis and seconded by Phil Earley to recommend approval to the City Commission. All in favor; Motion carried 4-0. Chairman Rish stated that he would be abstaining. Mr. Rish completed Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers and is attached as Exhibit A.

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

Ingrid Bundy, Deputy City Clerk

Date

Jay Rish, Chairman

Date

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

Property Address: 204 16th ST Zoning: _____

Property Owner: GARY M GIBBS, SR Phone: 850-541-3143

Mailing Address: 204 16th ST City, State, and Zip: PSJ FL 32456

Parcel Number: 05208-000R Applicant if different: _____

Gary M Gibbs
Owner signature

Swore to and subscribed before me this 6th day of Nov. 2024. Personally known or produced identification DL.

April D Thompson *April D Thompson*
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

Gary M Gibbs
Owner Signature

11-6-24
Date

Applicant Signature

Date

NOV. 5, 2024

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

WE RESPECTFULLY REQUEST A SPECIAL
EXCEPTION TO SEC. 3.03 # (9) SIDE
YARD REQUIREMENT.

IT IS OUR REQUEST TO BE ALLOWED TO ADD
A BATHROOM AND CLOSET AS SHOWN ON
ATTACHED LAYOUT, (12 FT X 16 FT)

IMPORTANT THIS ADDITION MATCHES THE
EXISTING SIDE LINE.

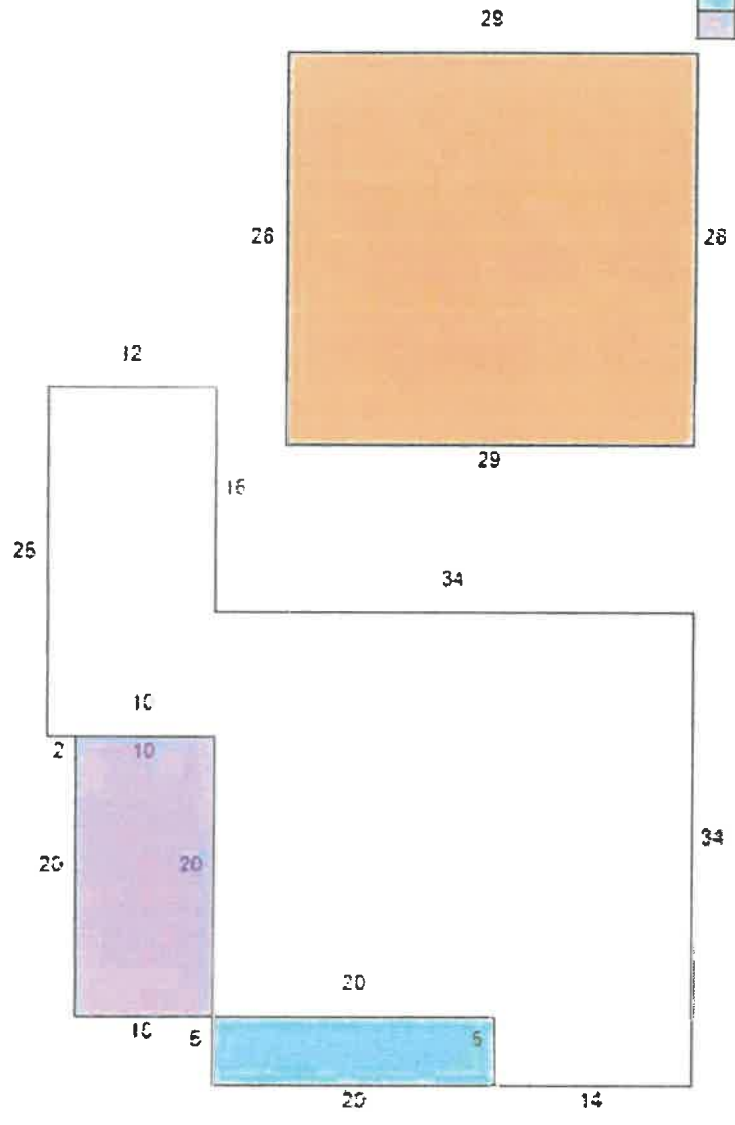
THANK FOR YOU FOR YOUR CONSIDERATION.

GARY N. GIBBS, SR. *Gary N. Gibbs*
204 16th ST

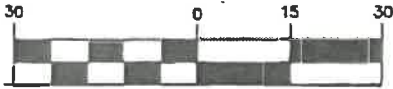
PORT ST. JOE FL 32456

850-541-3143

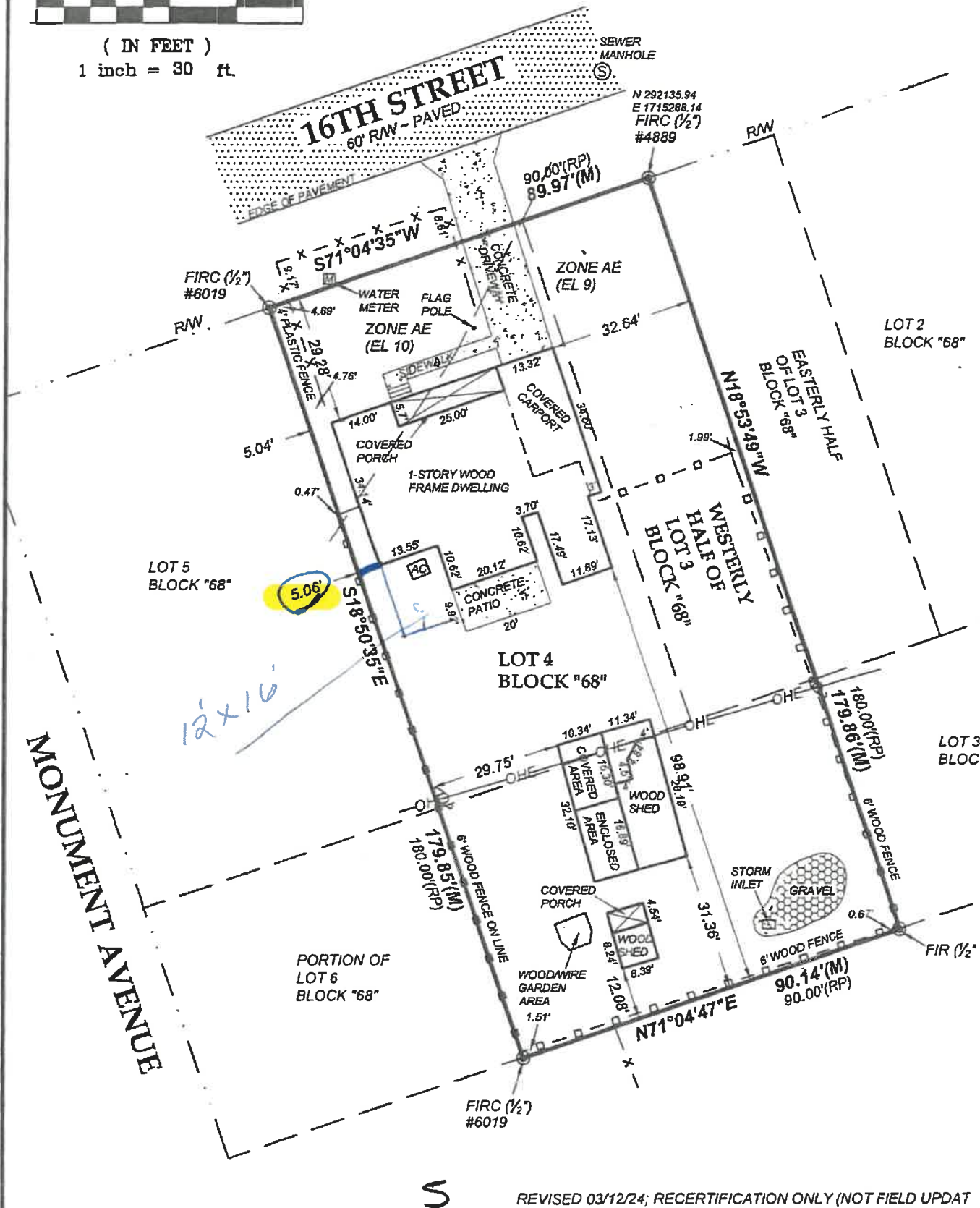
Room Type	Area
F UP STORY	812
BASE AREA	1356
F OPN PRCH	100
F CARPORT	200



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 24-0045
Parcel No. 05208-000R

WARRANTY DEED

THIS WARRANTY DEED made the 28th day of March 2024,

by **CHRISTOPHER JOSEPH TOTH and EDITH DARLENE TOTH, husband and wife**, whose post office address is 114 Eaglebend Dr., Sadieville, KY 40370, hereinafter called the Grantor,

to **GARY M. GIBBS, SR** whose post office address is 2900 Club Place, Gainesville, GA 30506, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Gulf County, Florida, viz

The west half of Lot 3, and all of Lot 4, in Block 68, in the City of Port St. Joe, Florida, according to the re-subdivision of Lots 68 to 75, inclusive, and recorded in the Office of the Clerk of Circuit Court, Gulf County, Florida; ALSO, the east portion of Lot 6, Block 68, described as being 90 feet of the east end of Lot 6 of Block 68, according to Official Map No. 12 of City of Port St. Joe, Florida on file in the Office of the Circuit Court of Gulf County, Florida, in Plat Book 1, page 37.

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD OF THE GRANTOR.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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


AND the Grantor hereby covenant with said grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023 and

SUBJECT TO the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


*Signed, sealed and delivered
in our presence:*



Witness Signature
Printed Name: Deborah L. Jasinski
Witness Address: 116 Sailors Cove Dr.
Witness Address: Port St Joe, FL 32456



CHRISTOPHER JOSEPH TOTH



Witness Signature
Printed Name: Trinity H. Stucky
Witness Address: 116 Sailors Cove Dr.
Witness Address: Port St. Joe, FL 32456



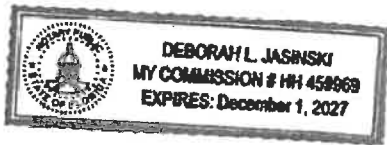
EDITH DARLENE TOTH



STATE OF FLORIDA

COUNTY OF Gulf

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this day 15th of March, 2024, by **CHRISTOPHER JOSEPH TOTH and EDITH DARLENE TOTH, husband and wife**, [] is/are personally known to me or [] has/have produced FL DL as identification.





Notary Public, State of Florida
My Commission Expires:

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 05208-000R
 Location Address 204 16TH ST
 PORT ST JOE
 Brief Tax Description CITY OF PORT ST JOE LOT 4 & W/2 OF LOT 3 & E90 FT OF LOT 6 BLK 68 ORB 822/313 WD FR TOTM 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 0.37
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 GIBBS GARY MSR
 2900 CLUB PLACE
 GAINESVILLE, GA 30506

Building Information

Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	2,468	Air Conditioning	CENTRAL
Heated Area	2,168	Bathrooms	2
Exterior Walls	FACE BRICK	Bedrooms	3
Roof Cover	COMP SHINGL	Stories	2
Interior Walls	DRYWALL	Actual Year Built	1960
Frame Type	WOOD FRAME	Effective Year Built	2015
Floor Cover	HARDWOOD		

*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
0409	SHED METAL (*)	32 x 8 x	256	1988
0121	CLFENCE 4' (*)	250 x 0 x	1	1988

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	3/28/2024	\$487,500	WD	822/313	Qualified	Improved	TOTH CHRISTOPHER & EDITH	GIBBS GARY M SR
N	3/30/2022	\$420,000	WD	761/281	Qualified	Improved	HOPKINS SCOTT A & LORNA M	TOTH CHRISTOPHER JOSEPH & EDITH DARLENE
N	6/11/2018	\$243,000	WD	643/1011	Qualified	Improved	LYONS CECIL H JR & NONA W	HOPKINS SCOTT ALLEN & LORNA M

Valuation

	2024 Preliminary Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$287,363	\$292,111	\$223,005	\$175,925
Extra Features Value	\$257	\$257	\$257	\$257
Land Value	\$137,350	\$123,000	\$123,000	\$65,600
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$123,000	\$123,000	\$0
Just (Market) Value	\$424,970	\$415,368	\$346,262	\$241,782
Assessed Value	\$424,970	\$415,368	\$81,207	\$78,842
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$374,970	\$365,368	\$31,207	\$28,842
Maximum Save Our Homes Portability	\$0	\$0	\$265,055	\$162,940

"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.

Sketches

- (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.