

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
April 1, 2025 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:

February 4, 2025 Regular Meeting Minutes

Page 1-2

BUSINESS ITEMS

- **Special Exception Request For the Side Setback** **Pages 3-13**
- **Special Exception Request For the Rear Setback** **Pages 14-23**
 - **Jonathan Hall, 150 Gulf Coast Circle-03039-455R**

***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
February 11, 2025
Minutes

MEETING CONTINUED FROM FEBRUARY 4, 2025, AT 4 P.M.

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish	Jim Anderson	Travis Burge	Bo Creel
Phil Earley	Mike Lacour	Hal Keels	April Thompson
Chris Karagiannis	Charlotte Pierce	Minnie Likely	
Rawlis Leslie	Clinton McCahill		
	Jake Richards		

After ascertaining that a quorum was present, Chairman Rish called the continued meeting from February 4, 2025, to order. Travis Burge, Hal Keels, and Minnie Likely notified City Staff that they would be unable to attend the meeting today.

Consent Agenda

January 7, 2025, Regular Meeting Minutes

A Motion was made by Chris Karagiannis, second by Rawlis Leslie, to approve the Minutes of the January 7, 2025, Meeting. All in favor; Motion carried 4-0.

Attorney McCahill noted the at the January 7, 2025, Meeting, Chairman Rish abstained from voting on the Development Order and Special Exception Request to Utilize the Alley and for a Replat for a Small Subdivision – Rish Family Plaza, Parcels 04830-008R through 04830-016R as voting would be inured to his special private gain or loss. Form 8B, Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers was completed by Chairman Rish and attached to the Minutes of January 7, 2025, as Exhibit A.

Business Items

Ordinance 617 – Comprehensive Plan Update

Ray Greer, City Planner, explained the process of updating the Comprehensive Plan to the members, and noted the last update was in 2018. Florida Statutes require an update every 7 years.

A Motion was made by Phil Earley, second by Rawlis Leslie, to recommend approval to the City Commission and transmit the Comprehensive Plan to the State for review. All in favor; Motion carried 4-0. If there are any concerns from the state agencies, they will be noted and the plan returned to the City for changes. When the Comprehensive plan is approved by the state agencies, it will be submitted to the City Commission for adoption by the Commission.

Citizens to be Head

No one from the Public attended the meeting.

Discussion by Board Members

None of the Board Members and any other concerns to be discussed.

Motion to Adjourn

A Motion was made by Chris Karagiannis, second by Rawlis Leslie, to adjourn the meeting at 4:07 P.M.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

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

Property Address: 609 10TH ST. Zoning: R2B

Property Owner: EDWARD B. ZAHWISER Phone: 850-340-0770

Mailing Address: 609 10TH ST. City, State, and Zip: PORT ST. JOE, FL. 32456

Parcel Number: 05111-000R Applicant if different: _____

Edward B. Zahwiser
Owner signature

Swore to and subscribed before me this 25 day of FEB 2025. Personally known or produced identification FL DL.

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

Edward B. Zahwiser
Owner Signature

02-25-25
Date

Edward B. Zahwiser
Applicant Signature

02-25-25
Date

ALLEY

50'

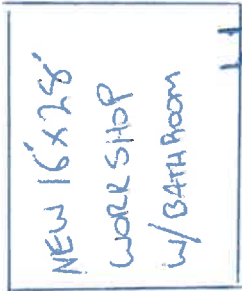
LOT 8500 SQ FT.
EXISTING COVERAGE 7052 SQ FT.
PROPOSED 448 SQ FT.

GRAVEL

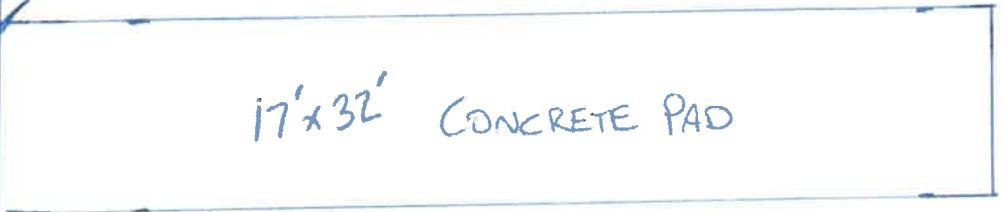


16' x 20'
EXISTING
SHED

6'

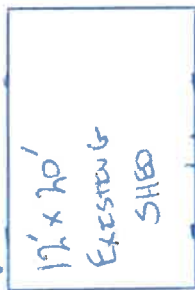


NEW 16' x 28'
WORKSHOP
w/ BATH ROOM



17' x 32' CONCRETE PAD

FENCE



17' x 20'
EXISTING
SHED

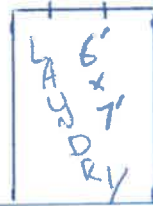
6'

YARD

170'

30'

11'



LAUNDRY
6' x 7'

HOUSE
28' x 32'

YARD

EXISTING
HOUSE

YARD

9'

9'

COVERED
PORCH

YARD

4

FRONT 609 10TH ST. PST

609 10th St - Special exception for setbacks

Port St Joe Plan Review

Review Date: 2-27-25 Reviewed By: _____

Owner: Ed Zahner Contractor: _____

Address: _____ Parcel ID: 05111-000R

Residential Commercial _____

Zoning R-2B Density Units Allowed _____ Proposed Density Units _____

Project Description: Side Setback - Workshop w/Bathroom

Required Setbacks: Front: 15' Rear: 15' Left: 7' Right: 7'

Proposed Setbacks: Front: 100' Rear: 50' Left: 3' Right: 36'

Flood Zone: AE Seaward of CCCL? n/a Date of DEP permit if required: n/a

Existing Grade Elevation: _____ Elevation of First Finished Floor: _____

0.195 Lot Size: 8500 Covered Area Sq Ft.: 2244

House H/C: _____ House Footprint: 1080 Garage: _____

Porches: _____ Deck/Patio: _____ Shed: 320 300

Pool/ Decking: _____ Driveway: _____ Other: 54

Height Allowed: _____ Height Proposed: _____

Impervious Surface Allowed: 16070 5100 Proposed: 448 sqft

total Imp Surf
2692^{sq}

Survey Provided? _____ Building Application _____

NOC _____ Hold Harmless _____ Owners Affidavit _____

Product Affidavit _____ Energy Calcs _____ Truss Drawings _____

Cost of Construction _____

NOTES:

Asking for a 3' side yard setback to match previously approved setback exception on a different shed.

Recommendations: _____

(15) The east half of block 1020 and the west half of block 1021, all having frontage on Harbor Street.

- a. Single-family sectional or modular homes shall be allowed so long as they meet any and all state and federal regulations applicable thereto and those state and federal regulations are incorporated herein by reference.

Sec. 3.04. Same--District R-2.

There shall be two subdistricts in district R-2 as identified on the city zoning map: Subdistrict R-2A and subdistrict R-2B.

(1) *R-2A Single-family district.*

- a. Uses permitted in R-2A: Any uses permitted in the VLR and R-1 district.
- b. Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3).
- c. Floor area required: No building shall be constructed in subdistrict R-2A of less than 800 square feet of living area. In computing the floor space as provided above the areas occupied by porches, patios, terraces, attached garages, carports or nonroofed areas shall be excluded.
- d. No home occupations shall be allowed in subdistrict R-2A.
- e. Front yard required: There shall be a front yard not less than 20 feet deep measured to the front line of the 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, provided the front yard shall not exceed 30 feet. Where the distance between dwellings on adjacent lots is 150 feet or more, the next above yard requirements will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets, but no more than 30 percent of the total need be used for front yards.
- f. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least 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 lot shall be no less than seven feet.
- g. Rear yard required: There shall be a rear yard of not less than 20 feet. On corner lots there shall be a setback of not less than 15 feet.
- h. No more than seven (7) units per acre shall be allowed in district R-2A and intensity shall be no more than 60 percent lot coverage.

(2) *R-2B district. Uses permitted:*

- a. Any use permitted in the R-1 or R-2A district.
- b. Multiple-family dwellings.
- c. Boarding and lodging houses.
- d. Hospitals and clinics, except animal hospitals.

- e. Clinics, nursing homes or congregate living facilities.
- f. Guest houses.
- g. Accessory buildings and uses customarily incident to any of the above uses, including private and storage garages when located on the same lot and not involving the conduct of a business.
- h. Community centers and buildings owned by a governmental agency and used for a public purpose.
- i. Home occupations shall be allowed in District R-2B.
- j. Funeral parlors and mortuary establishments may be permitted in this district provided application is made to the city commission for the establishment of same, and it shall be determined by the city commission that such use will not adversely affect the property values of the land adjacent thereto and the city commission shall find that such use is an appropriate use for the particular plot or parcel of land for which application is made for the establishment thereof.
- k. Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height, except as provided in subsection 3.10(3).
- l. Building site and minimum floor area required: For the following specified uses every lot or parcel of land shall provide a land area for each family unit of at least the amount indicated:

TABLE INSET:

Number of dwellings	Square foot area of living quarters family unit	Square foot land area required per family unit on ground floor
One-family	650	5,000
Two-family	550	2,500
Three-family	480	2,000
Four-family	480	2,000
Five- to eight-family	480	1,400
Nine- to twelve-family	400	1,300

Where a lot has an area less than the above required minimum and was of record on October 3, 1995, such lot may be used, provided all setbacks and area requirements of this zone are observed.

m. Front yard required: There shall be a front yard having a depth of not less than 15 feet measured to the front of the 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. Where the distance between dwellings on adjacent lots is 100 feet or more, the next

above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.

n. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least 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 lot shall be no less than seven feet.

o. Rear yard required: There shall be a rear yard not less than 15 feet in depth. On corner lots there shall be a setback of not less than 15 feet.

p. Density and intensity shall be the same in district R-2B as in R-2A.

q. Law offices, accounting and bookkeeping services, counseling services, decorating or millinery businesses, or other service related businesses or occupations which in the opinion of the building inspector, will not cause a significant increase in vehicular traffic in the area. In the event that a property owner disagrees with the opinion of the building inspector, then the property owner can appeal to the planning and development review in accordance with the appeal process provided by this land development regulation code.

Sec. 3.05. Same--District R-3.

(a) Uses permitted. Any use permitted in any other residential district.

(b) No more than fifteen (15) units per acre shall be allowed in this district and intensity of no more than 80 percent lot coverage shall be allowed.

(c) Building site and minimum floor area required. For the following specified uses every lot or parcel of land shall provide a land area for each family unit of at least the amount indicated.

TABLE INSET:

Number of dwellings	Square foot area of living quarters family unit	Square foot land area required per family unit on ground floor
One-family	650	5,000
Two-family	550	2,500
Three-family	480	2,000
Four-family	480	2,000
Five- to eight-family	480	1,400
Nine- to twelve-family	400	1,300

Where a lot has an area less than the above required minimum and was of record as of October 3, 1995, such lot may be used, provided all setbacks and area requirements of this zone are observed.

(d) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 22-0514
Parcel No. 05111-000R

WARRANTY DEED

THIS WARRANTY DEED made 30, August 2022,

by **JAMES C. PATTERSON**, hereinafter called the Grantor,

to **EDWARD BRUCE ZAHNISER** whose post office address is 609 10th St, Port Saint Joe, FL 32456, 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

Lot 27, Block 52, City of Port St. Joe, as per official plat thereof recorded in Plat Book 1, Page 16, in the Public Records of Gulf County, Florida

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, 2021 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.

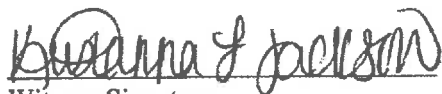
And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

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

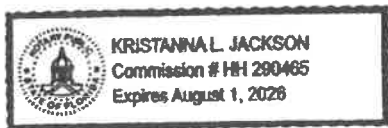

JAMES C. PATTERSON

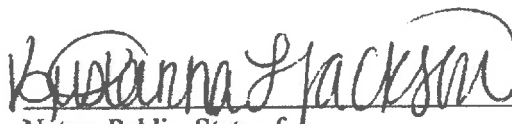

Witness Signature
Printed Name: Kristanna L. Jackson



STATE OF Florida
COUNTY OF Gulf

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day 30 of August, 2022, by JAMES C. PATTERSON, is/are personally known to me or has/have produced _____ as identification.




Notary Public, State of _____
My Commission Expires: _____



Overview



Legend

-  Parcels
-  Roads

Parcel ID	05111-000R	Alternate ID	05111000R	Owner Address	ZAHNISER EDWARD BRUCE
Sec/Twp/Rng	1-8S-11W	Class	SINGLE FAMILY		609 10TH ST
Property Address	609 10TH ST	Acreage	0.195		PORT ST JOE, FL 32456
	PORT ST JOE				
District	5				
Brief Tax Description	CITY OF PORT ST JOE				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/25/2025
 Last Data Uploaded: 2/25/2025 2:10:22 AM

Developed by  SCHNEIDER
 GEOSPATIAL

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 05111-000R
 Location Address 609 10TH ST
 PORT ST JOE
 Brief Tax Description CITY OF PORT ST JOE LOT 27 ORB 775/373 FR PATTERSON BLK 52 MAP 50A
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (0100)
 Sec/Twp/Rng 1-8S-11W
 Tax District Port St. Joe City (5)
 Millage Rate 15.5418
 Acreage 0.195
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 ZAHNISER EDWARD BRUCE
 609 10TH ST
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500000 - PSJ LOT	1	LT	50	170

Building Information

Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	1,080	Air Conditioning	CENTRAL
Heated Area	912	Bathrooms	1
Exterior Walls	VINYL SID	Bedrooms	3
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	DRYWALL	Actual Year Built	1978
Frame Type	WOOD FRAME	Effective Year Built	2010
Floor Cover	PINE WOOD		

*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
0121	CLFENCE 4' (*)	180 x 0 x	1	1988

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	8/30/2022	\$220,000	WD	775/373	Qualified	Improved	PATTERSON JAMES C	ZAHNISER EDWARD BRUCE
N	11/10/2005	\$150,000	WD	0396/0007	Unqualified	Improved	BAY WASH OF PORT ST JOE	PATTERSON JAMES
N	5/5/2005	\$112,500	WD	0376/0776	Unqualified	Improved	NORRIS CONNIE S	BAY WASH OF PORT ST JOE
N	4/18/1997	\$15,400	QC	0200/0282	Unqualified	Improved	NORRIS	NORRIS
N	4/28/1994	\$30,000	WD	0170/0118	Qualified	Improved	DAVIS	NORRIS

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$131,917	\$134,292	\$85,699	\$84,319
Extra Features Value	\$1	\$1	\$1	\$1
Land Value	\$67,000	\$60,000	\$60,000	\$32,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$67,000	\$60,000	\$60,000	\$0
Just (Market) Value	\$198,918	\$194,293	\$145,700	\$116,320
Assessed Value	\$198,918	\$194,293	\$127,949	\$116,320
Exempt Value	\$50,000	\$50,000	\$0	\$0
Taxable Value	\$148,918	\$144,293	\$127,949	\$116,320
Maximum Save Our Homes Portability	\$0	\$0	\$17,751	\$0

"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

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

Property Address: 150 GULF coast circle Zoning: _____

Property Owner: Jonathan M. Hall Phone: 360-850-6961

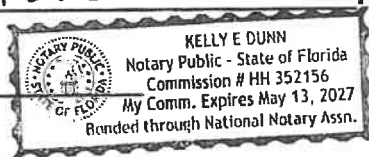
Mailing Address: Po Box 473 City, State, and Zip: Port St. Joe, FL 32456

Parcel Number: 03039-455R Applicant if different: TOOITIME Building + Roofing

Jonathan M. Hall
Owner signature

Swore to and subscribed before me this 20 day of February, 2025. Personally known or produced identification FLDL

Kelly E. Dunn
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

- ① Legal Description of Property (prop Appraiser)
- ① Copy of the Deed
- ① Copy of the Survey (MTS)
- ① Site plan of the proposed improvements

Jonathan M. Hall
Owner Signature

[Signature]
Applicant Signature

2/20/2025
Date

2/20/2025
Date

Tool Time Portable Buildings & Storage Sheds, Inc.
DBA
Tool Time Building & Roofing
3822 E. 15th ST.
Panama City FL 32404
Admin 850-481-1996
Tel 850-763-0065 (Main Office)
www.tooltimebuildings.com
#CBC1256685 / #RC29027540



RE: 150 Gulf Coast Circle - Special Exception Request

02/26/2025

To: City of Port St Joe

Jonathan Hall, homeowner of 150 Gulf Coast Circle, has obtained HOA approval for an enclosed screen room size on the rear of his home on top of an existing concrete slab.

We are assisting him in apply for a special exception request as he is zoned in R-1 and the LDR states that in that zone area, there is a rear setback of 25'

If we are granted permission to build this project, the rear setback would be 13'

Thank you for your time and assistance in this matter,

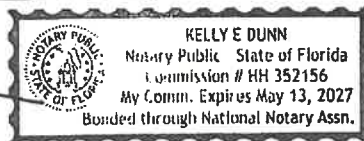

James McConnell

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me this 20 day of Feb, 2025, by James McConnell





Personally Known OR Produced Identification



Tylere Ranow <tylere.tooltime@gmail.com>

Sketch's for Mr. Halls Screen enclosure.

Chris Mock <chris@currentsolutionsllc.com>
Reply-To: chris@currentsolutionsllc.com
To: Tylere Ranow <tylere.tooltime@gmail.com>

Mon, Feb 24, 2025 at 6:04 AM

Tyler,

The Southgate HOA board has approved this screened enclosure as long as the structure abides by all city building codes and setbacks. Please send a copy of the building permit from City of PSJ as soon as you have it.

Thank you,
Chris Mock
Current Solutions of the Gulf Coast
P.O. Box 81
Port St. Joe, FL 32457
850-229-5333 (Office)
850-340-1811 (Cell)

On 2025-02-21 09:56, Tylere Ranow wrote:

|

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Parcel Summary

Parcel ID 03039-455R
 Location Address 150 GULF COAST CIR
 PORT ST JOE
 Brief Tax Description SOUTHGATE SUB PB 4 PG 17 LOT 11 ORB 790/606 FR CAMBEN HOLDING MAP 69B
(Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (0100)
 Sec/Twp/Rng 18-8S-10W
 Tax District Port St. Joe City (5)
 Millage Rate 15.5418
 Acreage 0.23
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 HALL JONATHAN M
 150 GULF COAST CIRCLE
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
530000 - SOUTHGATE	1	LT	0	0

Building Information

Type	SINGLE FAMILY*	Heat	FORCED AIR
Total Area	2,530	Air Conditioning	CENTRAL
Heated Area	1,890	Bathrooms	2
Exterior Walls	F-C SIDING	Bedrooms	4
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	DRYWALL	Actual Year Built	2022
Frame Type	WOOD FRAME	Effective Year Built	2022
Floor Cover	VINYL PLNK		

*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.
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Prepared by and return to:

Joyce Johnson
The Law Office of Lucy C. Collins, P.A.
12805 Hutchison Boulevard
Panama City Beach, FL 32407
(850) 588-6018
File No 2023-RE-008
Consideration: \$390,000.00
Parcel Identification No 03039-455R

[Sign Above This Line For Recording Only]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of February, 2023 between Camben Holding, LLC, a Florida Limited Liability Company, whose post office address is 2023 Thomas Drive, Panama City Beach, FL 32408, of the County of Bay, State of Florida, Grantor, to Jonathan M. Hall, a single man, whose post office address is 150 Gulf Coast Circle, Port St. Joe, FL 32456, of the County of Gulf, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Gulf, Florida, to-wit:

Lot 11, Southgate Subdivision, according to the map or plat thereof as recorded in Plat Book 4, Page 17, Public Records of Gulf County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Joyce Johnson
WITNESS
PRINT NAME: Joyce Johnson

Lucy C
WITNESS
PRINT NAME: Lucy C. Collins

Camben Holding, LLC, a Florida Limited Liability Company

By: Benjamin Wortman
Benjamin Wortman, Manager

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 24th day of February, 2023, by Benjamin Wortman, Manager of Camben Holding, LLC, who is personally known to me.

Joyce Johnson
Signature of Notary Public
Name of Notary



SYMBOLS AND ABBREVIATIONS	
SET FOR CONCRETE	CONCRETE
SET FOR CONCRETE PAV. MARK	CONCRETE PAV. MARK
POINT OF BEGINNING	P.O.B.
POINT OF CURVATURE	P.O.C.
POINT OF TANGENCY	P.O.T.
POINT OF DISCONTINUITY	P.O.D.
POINT OF REVERSE CURVATURE	P.O.R.C.
POINT OF BEGINNING OF CURVE	P.O.B.C.
POINT OF ENDING OF CURVE	P.O.E.C.
PERMANENT REFERENCE MONUMENT	P.R.M.
CONCRETE	CONC.
COMPUTERIZED METAL PIPE	C.M.P.
REINFORCED CONCRETE PIPE	R.C.P.
WATER METER	W.M.
LIGHT POLE	L.P.
ELECTRIC BOX	E.B.
CABLE BOX	C.B.
TRANSFORMER	T.F.

LEGAL DESCRIPTION:
 LOT 11, SOUTHGATE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 17, PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

FLOOD ZONE:
 X
 MAP #12045C0341H EFFECTIVE 03/09/2021

CERTIFIED TO:
 TOOL TIME

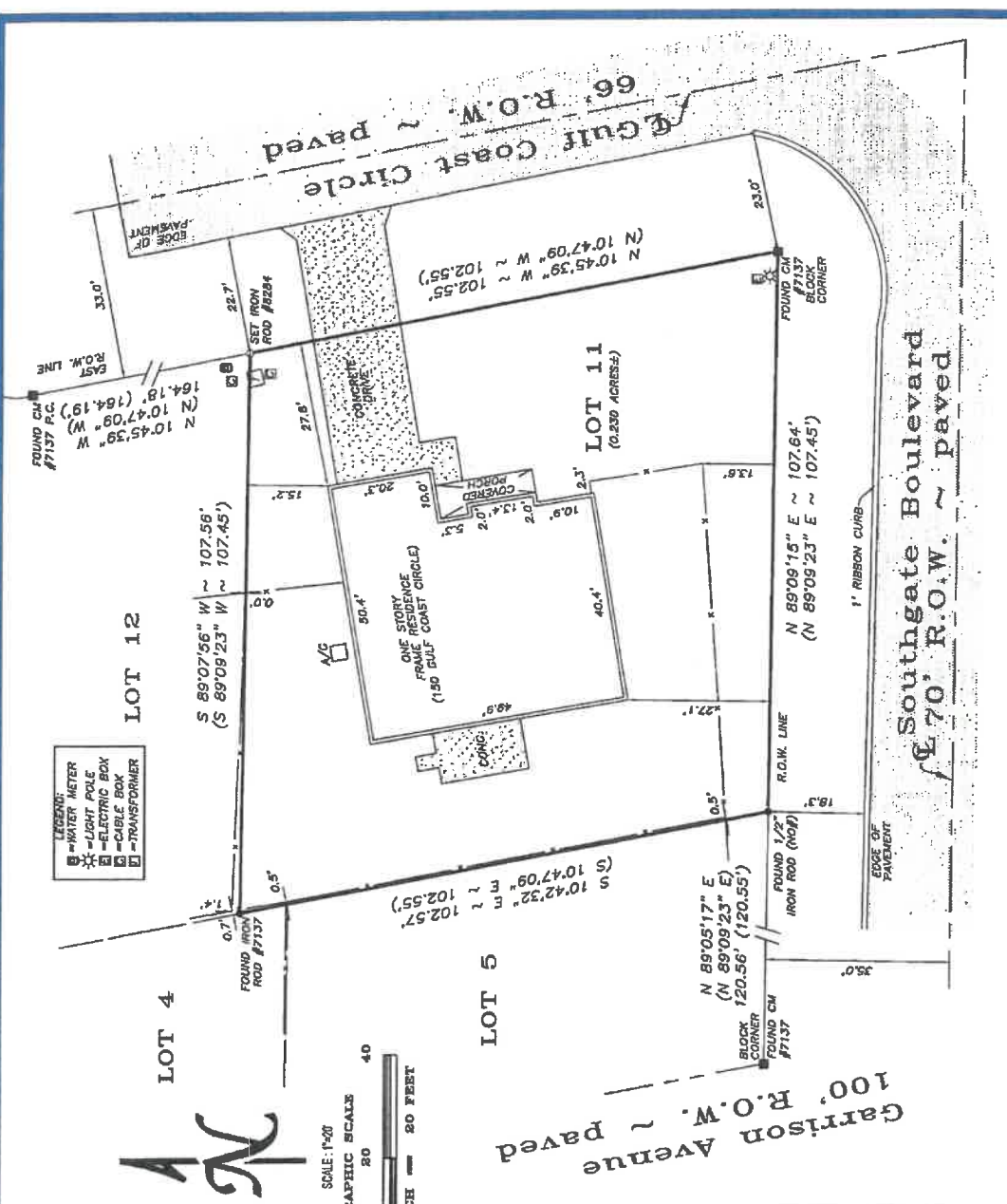
NOTES:
 NO UNDER GROUND FOUNDATIONS, IMPROVEMENTS OR ENCROACHMENTS LOCATED DURING THIS SURVEY. A COMPARISON HAS BEEN MADE BETWEEN RECORDED OR PLATED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATTED ARE SHOWN IN PARENTHESES.

BEARING BASED ON STATE PLANE FL. NORTH
 A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE DEEDS, (RECORDED OR UNRECORDED), EASEMENTS, RIGHT OF WAYS, STATE OR FEDERAL JURISDICTIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

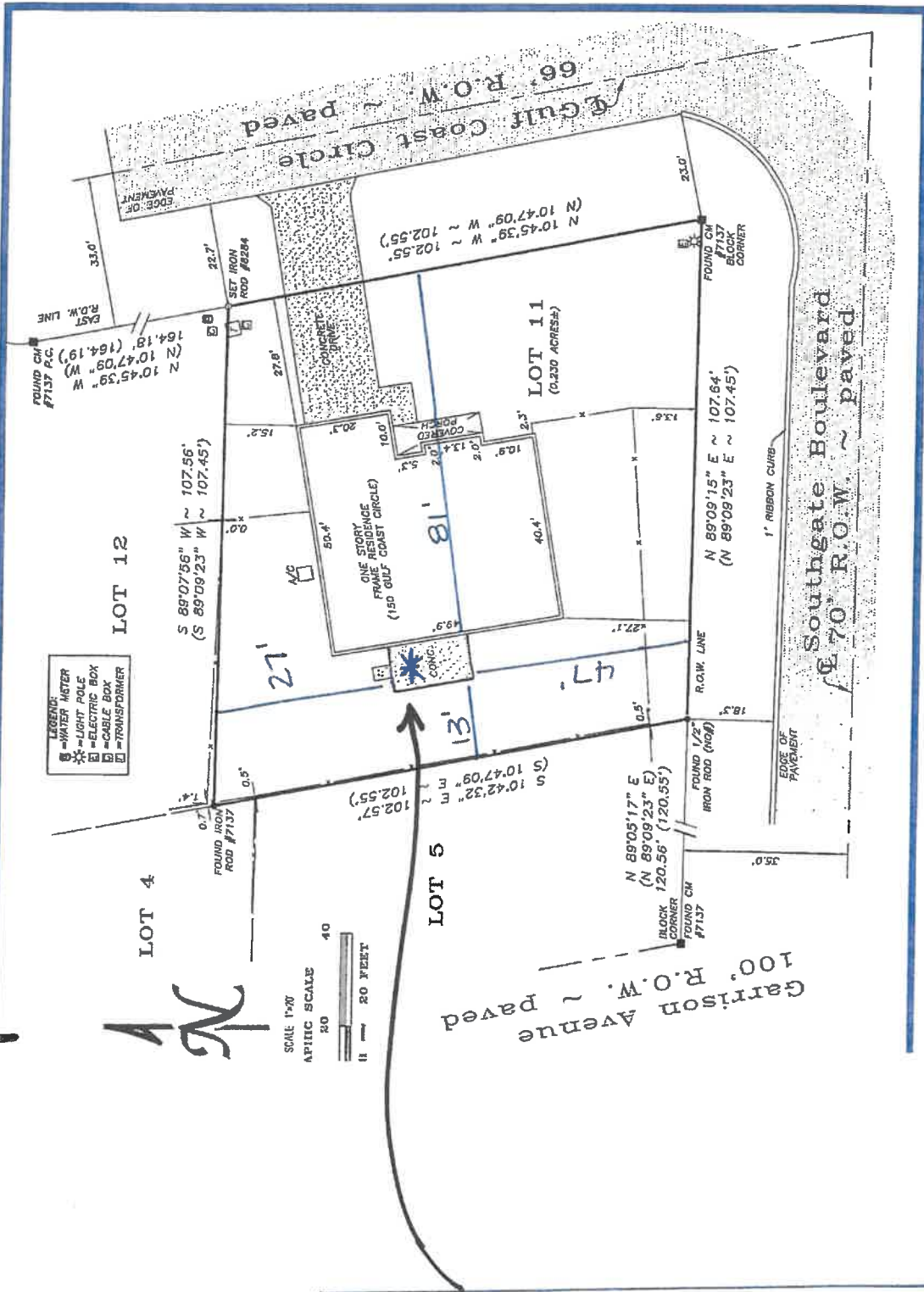
SURVEYOR CERTIFICATION:
 I HEREBY CERTIFY THAT IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 34-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021 FLORIDA STATUTES.
 THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON

MTS Surveying and Mapping
 1318 W. 46th St.
 PANAMA CITY, FL 32404
 PHONE: 850-704-5775
 mtsurveyingandmapping@gmail.com

BOUNDARY SURVEY
 OF
 150 GULF COAST CIRCLE
 PORT ST. JOE, FL 32468
 DATE OF FIELDWORK: 03/09/2024
 DRAWN BY: MDP
 APP # 154-24



150 Gulf Coast Circle Parcel # 03039-455R



* Proposed
 10x10
 screen room
 on existing
 slab

SETBACKS
 Front - 81'
 Rear - 13'
 Side - 47'
 Side - 27'

Mike and Doreen McGill

3595 Garrison Avenue
Port St Joe, FL 32456
918-607-4420
850-340-3664

10 March 2025

EPCI Code Administration Services

Attention: Port St. Joe Building Department

Reference: Objection to Setback variance request for screen Room – 150 Gulf Coast Circle

All,

We are the owners of 3595 Garrison Avenue and share a fence line with 150 Gulf Coast Circle. With regard to the proposed screen-room addition at the above referenced address, please note that we object for the following reasons.

The house at 150 Gulf Coast Circle was built on the western edge of the legal setback and the site was graded to provide the house with a considerable amount of elevation above normal grade. We have a 6-foot privacy fence, and even so, when someone is standing on the existing slab at 150 Gulf Coast Circle, they are visible from our living room from about the waistline up. I mention this only for a reference point for the following paragraph and further note that the home was constructed well after our occupancy of our home, so it was an issue that we could not have foreseen at the time of purchase, and it is what it is.

However, using the aforementioned frame of reference, if you add a screen room onto the existing slab, it'll be at least 8 feet tall, likely more, it will be within 13 feet of our fence and will literally loom over our backyard and living room to such an extent that we have valid and reasonable concerns about it having a substantial impact on the resale value of our home.

For this reason, we respectfully ask that you deny the request for a variance in setback for the above referenced project and property.

If you have any questions or need further assistance, contact me at either of the above phone numbers or by email at doreenmcgill@gmail.com.

Best Regards



Mike McGill

Cc: Chris Mock – Southgate HOA

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150 Gulf Coast Circle

Port St Joe Plan Review

Review Date: 2-27-25

Reviewed By: _____

Owner: Jonathan Hall

Contractor: _____

Address: _____

Parcel ID: 03039-455R

Residential Commercial _____

Zoning R-1 Density Units Allowed _____ Proposed Density Units _____

Project Description: Screened porch - Rear setback special exception

Required Setbacks: Front: 25 Rear: 25 Left: 25 Right: 15

Proposed Setbacks: Front: 81 Rear: 13 Left: 47 Right: 27

Flood Zone: X Seaward of CCCL? n/a Date of DEP permit if required: n/a

Existing Grade Elevation: _____ Elevation of First Finished Floor _____

0.23

Lot Size: 10,018.8 ^{sq} Covered Area Sq Ft.: _____

House H/C: _____ House Footprint: 2530 Garage: _____

Porches: _____ Deck/Patio: _____ Shed: _____

Pool/ Decking: _____ Driveway: 600 Other: _____

Height Allowed: _____ Height Proposed: _____

Impervious Surface Allowed: 4070 4007 ^{sq} Proposed: 3070 ^{total}

Survey Provided? _____ Building Application _____

NOC _____ Hold Harmless _____ Owners Affidavit _____

Product Affidavit _____ Energy Calcs _____ Truss Drawings _____

Cost of Construction _____

NOTES:

10x16 Screened porch over existing concrete slab

Recommendations: _____
