

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

May 6, 2025 Regular Meeting Minutes

Page 1-2

BUSINESS ITEMS

- **Special Exception Request- Short Term Rental in an R-1 District, 314 Jones Homestead Road- Sean Garrett** **Pages 3-22**
- **Special Exception Request For the Side & Rear Setback** **Pages 23-31**
 - **Betty Hardin, 1906 Cypress Ave., 05666-000R**
- **Special Exception Request For the Rear Setback** **Pages 32-40**
 - **Thomas & Joy Hayes, 208 Tenth Street, 05120-000R**

***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
Regular Meeting
Planning, Development & Review Board
May 6, 2025
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M. Travis Burge and Chris Karagiannis notified Mrs. Pierce they would be unable to attend the meeting.

Consent Agenda

April 1, 2025, Regular Meeting Minutes

A Motion was made by Phil Earley, second by Hal Keels, to approve the Minutes of the April 1, 2025, Regular Meeting. All in favor; Motion carried 4-0.

Business Items

Special Exception Request For Side Setback - Jeremy Tull, 1310 Palm Blvd., Parcel #05162-000R

Mr. Tull stated that a new shed was installed to replace a previous shed that was damaged by Hurricane Michael and it was installed in an incorrect location. He requested a Special Exception for the new shed to encroach 2.8" into the left side setback of his property. His neighbor, James C. Cox, provided a letter stating he believed the variance was warranted and will not negatively impact the neighborhood.

A Motion was made by Minnie Likely, second by Hal Keels, to approve the request. All in favor; Motion carried 4-0.

Plat Approval Request: Windmark JV, LLC – Windmark Beach North, Phase 3 East Unit 1 Lots

Konstadine Galones spoke on behalf of Windmark.

A Motion was made by Phil Earley, second by Hal, to recommend approval of the Plat to the City Commission. All in favor; Motion carried 4-0.

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

There was no further business to come before the PDRB. A Motion was made by Minnie Likely, second by Hal Keels, to adjourn the meeting at 4:06 P.M.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Wednesday, May 28, 2025 10:48 AM
To: Jim Anderson; Charlotte Pierce
Cc: Brienne Scheibe
Subject: June 3rd PDRB Meeting
Attachments: 314 Special Exception.pdf; 1906 Cypress Ave Special Exception.pdf; 208 10th Special Exception.pdf

314 Jones Homestead- Meyers Park PUD- Zoned R-1 Residential (Single Family homes- no short-term rental) and mixed used commercial. This property is already a single-family home so would follow residential requirements. They are requesting to allow them to short term rent their home.

1906 Cypress Ave-Zoned R-1 Required side setback is 10', Required accessory building rear setback is 10' where there is no alley. Requesting side yard and rear setback exception to replace an old existing shed with new shed and carport. The new shed would be placed where the old existing shed has been for 20+ years.

208 10th St- Zoned R-2B Required side setback 10', Required Accessory building setback is 10'. Requesting a side yard setback exception.

Have a blessed day.

April

City of Port St. Joe Building Department

850-229-1093



CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 314 Jones Homestead Rd Zoning: Resid Single Family
Box 5 Sec. FL 32456
Property Owner: Sean Garrett Phone: 678-227-0378
Mailing Address: 4972 Garden Brook Ct Auburn, GA 30011

Applicant if different: _____

Parcel Number: 03072-0842

Owner Signature: [Signature]

Sworn to and subscribed before me this 23rd day of April 2025 . Personally Known
OR Produced Identification.

Type Provided Driver License



[Signature]
Signature of Notary Public

PUBLIC NOTICE

1. A sign will be posted for 15 days on the property seeking the special exception and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS:

Application Fee - \$300.00

Hardship Relief Request Letter (See Sec. 2.13 of the LDR)

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Owner Signature: [Signature]

Applicant Signature: [Signature]

Date: 4/23/25

Date: 4/23/25

To Whom It May Concern,

My name is Sean Garrett. My wife and I recently bought a home in Port St. Joe at 314 Jones Homestead Road. We fell in love with Port St. Joe a couple years ago when we visited on vacation. We love the small town feel and laid back atmosphere and of course the beautiful beaches!

Our plan is to make this home our primary residence in the future when we retire. We purchased this home to use several weeks throughout the year until we reach the point of retirement. I like the idea of making memories in this home over the next few years before all of our children move out on their own. We have three kids, our oldest, who is graduating high school this year, and our other two are in middle school.

When we purchased this home, we wanted to ensure space for our family but also wanted a home that was free from stairs due to our future plans of living here in our later years. Our plan was to allow short term rentals in the time that we are not using the home and as a way to work towards paying it down before we retire. We went through the Florida Business and Professional Regulation to get our license to use the home as a vacation/ short term rental. Upon receiving that, we thought we were good to go until a couple weeks ago when Vacasa told us that we were in the three quarter mile area of the Jones Homestead Road that does not allow short term rentals (I'm sure you can imagine the shock).

We are by no means real estate investors hence our lack of knowledge with this. I am a logistics manager, and my wife is a registered nurse. It is a very small area in the Myers Park PUD area that we have landed in as there are short term rentals all around us. Allowing for short term rental will have no impacts on the following:

- Off street parking
- Traffic flow
- Noise ordinance
- Pedestrian safety
- Entering or exiting the property
- Access in case of a fire
- Utilities
- Any structure of the existing property

We were informed that we may do a long term rental, but that defeats the purpose of us enjoying our house and making it feel like a home.

At this time, we would like to ask the City of Port St Joe to grant a special exception to allow us to use our home as a short term rental when we are not using the home ourselves. Should you have any questions or need any additional information, please do not hesitate to contact us at the email or phone number below.

We truly appreciate your time and consideration on this matter. We look forward to hearing from you soon.

Best Regards,

Sean Garrett
(678) 227-0378
kandsgarrett@gmail.com

ORDINANCE NO. 413

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATION CODE AND ZONING MAP; AMENDING THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATION CODE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The St. Joe Company ("Applicant") has filed an application for planned unit development approval of the Myers Park Planned Unit Development Zoning District, which will allow for a mixture of uses and is to be located on a parcel of land in The City of Port St. Joe, Florida, owned by St. Joe Timberland Company of Delaware, LLC., and which is generally described and depicted in Exhibit "A", attached and incorporated herein (the "Property"); and

WHEREAS, The Myers Park Planned Unit Development Zoning District will include residential units with a density not to exceed 10 units per gross acre of the High-Density Residential (R-3) portion of the Property, residential units with a density not to exceed 5 units per gross acre of the Low-Density Residential (R-1) portion of the Property, as depicted on the map attached and incorporated herein as Exhibit "B", up to 150,000 square feet of commercial space within that Retail/Office Commercial portion of the Property depicted on Exhibit "B", (i.e. retail, office, hospitality, etc), civic uses and/or open space; and

WHEREAS, The Low-Density Residential (R-1) portion of the Myers Park Planned Unit Development Zoning District is subject to the Affordable Housing Density Bonus Development Agreement entered into by The St. Joe Company and The City of Port St. Joe on July 25, 2007; and

WHEREAS, The Myers Park Planned Unit Development Zoning District is designed to provide connectivity with surrounding uses and the Port St. Joe downtown area; and

WHEREAS, The Myers Park Planned Unit Development Zoning District will be served by Lighthouse Utilities water and City of Port St. Joe sewer facilities; and

WHEREAS, The Myers Park Planned Unit Development Zoning District will comply with the all applicable storm water management requirements for the Property; and

WHEREAS, The City of Port St. Joe Comprehensive Plan (Future Land Use Policy 1.3.3) authorizes the use of a PUD to authorize the development of mixed-use projects.

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

SECTION 1. AMENDMENT OF CONFLICTING ORDINANCES

The City of Port St. Joe Ordinance Number 394, known as the implementing ordinance for the Myers Park Planned Unit Development Zoning District, incorporated herein as Exhibit "C", is hereby amended as follows.

SECTION 2. NAME

This Ordinance shall be known as the ordinance amending the Myers Park Planned Unit Development Zoning District implementing ordinance.

SECTION 3. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the Myers Park Planned Unit Development Zoning District is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan. In addition, the Myers Park Planned Unit Development Zoning District is consistent with and supported by the following goals, objectives and policies of the City of Port St. Joe Comprehensive Plan:

Future Land Use Element Policy 1.2.1 ("...new development within the City will be in areas within or immediately adjacent to existing areas of public services...");

Future Land Use Element Policy 1.2.4 ("...projected growth will occur along the existing traffic circulation network...");

Future Land Use Element Policy 1.3.3 ("The City's Comprehensive Plan will control land uses and densities of development within the City as well as provide for mixed land use designations and development polices," and "Mixed use developments will be allowed in the form of Planned Unit Developments (P.U.D's)...");

SECTION 4. APPROVAL

The application for establishment of the Myers Park Planned Unit Development Zoning District on the Property is hereby approved subject to the conditions in this Ordinance.

SECTION 5. PERMITTED USES

The following uses shall be principal and accessory permitted uses within the Myers Park Planned Unit Development Zoning District:

A. High-Density Residential (R-3). Provides for single family and multi-family residential units. Density shall not exceed 10 units per gross acre of the High-Density Residential (R-3) portion of the Property as depicted on Exhibit "B".

B. Retail and Office Commercial. Provides for retail stores, personal service establishments or businesses, banking facilities, restaurants and lounges and other retail commercial uses allowed in the City, as well as professional and business offices. Retail and office Commercial uses shall be limited to a maximum of 150,000 square feet, and may be located within the Retail/Office Commercial portion of the Property as depicted on Exhibit "B".

C. Low-Density Residential. Provides for single family residential units. Density shall not exceed 5 units per gross acre of the Low-Density Residential (R-1) portion of the Property as depicted on Exhibit "B".

D. Passive Recreation. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities include, but are not limited to pedestrian and bike paths, storm water management facilities, fishing, docks, piers, viewing platforms, boardwalks, picnic areas, bird watching and associated ancillary structures.

E. Open Space. Open Space means lands which are designed and intended for the common use or enjoyment of the residents of the Myers Park Planned Unit Development Zoning District and their guests and may include such complementary and ancillary structures and improvements as are necessary and appropriate, including storm water management facilities active and passive parks and areas dedicated to the public.

F. Permitted Accessory and Ancillary Uses. Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, private pool club and private tennis facilities, boat and recreational vehicle storage, and other uses or facilities associated with the support of the permitted principal uses.

G. Additional Uses. Any other similar uses which are deemed consistent and compatible with the permitted uses listed in subsections A – E above, or in accordance with permissible uses for C-1A, C-1, and C-2 Subdistricts, as shown in the Port St. Joe Code, as approved by the City Manager.

SECTION 6. DEVELOPMENT STANDARDS

A. All permanent residential, commercial and non-residential uses shall be served by central potable water facilities and central wastewater facilities, as provided by Lighthouse Utilities and the City of Port St. Joe.

B. All development shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance. The City will conduct review and approval of all preliminary and final plats.

C. The minimum setbacks for residential uses shall be 10 feet from road rights of way and 5 feet from other property lines. Minimum set backs for residential garage structures shall be 5 feet from road rights of way, alley or property lines. Rear setbacks for any structure may be reduced to 0 feet to protect natural features on the property if the lot adjoins a natural area included as common open space or natural area. These set back requirements shall not apply to residential uses which are contained with commercial uses in mixed-use structures. There shall be no minimum setbacks for commercial uses or residential uses contained with commercial uses in mixed-use structures. Balconies, overhangs, steps, stairs, eaves and bays will be allowed in the setbacks.

D. Within the residential use category, there shall be a minimum lot size of 2,000 square feet for single family units and no minimum lot size for multi-family units, including townhomes. There shall be no minimum block size, width, depth, frontage or other dimensional requirements. Flag lots are permitted.

E. Within the Residential use category, maximum impervious coverage for single family units shall be 40% and multi-family units, including townhomes shall be 90%. Maximum impervious coverage for Retail and Office Commercial use categories shall be 90%.

F. Within each phase of development, maximum impervious coverage totals will be determined based on the gross acreage within the development project.

G. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents and guests by providing a functional and integrated system of pedestrian and bicycle paths. The paths can be of an impervious or pervious surface material.

H. The storm water management system will be designed to comply with the standards of Chapter 62-346, F.A.C. and all other applicable regulations.

I. Streets may be privately owned and maintained and shall be built in accordance with a 50 foot minimum right of way dimension, and may include one-way streets and two-way alleyways having less than a 50 foot right of way dimension. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration

recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer.

J. Signs visible from U.S. Highway 98, which are not otherwise subject to stricter standards imposed on the Property, shall be consistent with applicable City law. Offsite signage will be permissible in the Commercial Land Use district, and the maximum size of any individual sign cannot exceed 400 square feet of surface area.

K. The Myers Park Planned Unit Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking for single-family residential areas, except that on street parking will be allowed with a minimum width of on street parking of eight (8) feet, and 1.2 parking spaces per multi-family residential unit, including townhomes, shall apply. Any other deviations to the City parking regulations may be granted by the Planning and Development Review Board if it is established by a parking study certified by a traffic consultant that use of different standards would be acceptable, especially in the case of the use of shared spaces for adjacent uses.

L. All construction shall meet the standards in the Florida Building Code, latest edition.

M. Section 5.04 of the City of Port St. Joe Land Development Regulation Code (the "Code"), as well as any other provisions with respect to buffer zones shall not apply to any portion of the Myers Park Planned Unit Development Zoning District.

N. Sidewalks within the PUD zoning district may be required on only one side of residential streets

O. No minimum height standards shall apply to street lighting.

SECTION 7. DEVELOPMENT PLAN/PRELIMINARY PLAT/PLAT PHASING

The Myers Park Planned Unit Development Zoning District may be developed through a series of individual projects, with the submission of development plans and preliminary plats per project. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review preliminary plats as part of the development review process. The development plan, preliminary plat and appropriate application fees for each phase of development shall be initially submitted to the City Manager for review. Applicants may simultaneously obtain approval of the preliminary plat, development order and development permit with respect to each phase of development.

SECTION 8. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Myers Park Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development. The Myers Park Planned Unit Development Zoning District may be developed by separate parties. The specific nature of the Myers Park Planned Unit Development Zoning District's development will be a function of the development plans and preliminary plats submitted for approval.

SECTION 9. AMENDMENTS TO THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT

Requests for an amendment to this Ordinance shall be made to the Building Inspector, and must be accompanied by, or supplemented by, such documents as may be reasonably required by the Building Inspector to clearly depict the impacts of the proposed amendment, if any. Upon receipt of the amendment request, the Building Inspector shall review in accordance with Article II of the Land Development Regulations Code of The City of Port St. Joe.

SECTION 10. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 11. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 12. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the amended Myers Park Planned Unit Development Zoning District. The City Manager hereby directed to revise the City of Port St. Joe Zoning Map to reflect this designation.

SECTION 13. SEVERABILITY

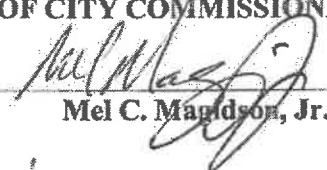
The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without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

SECTION 14. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

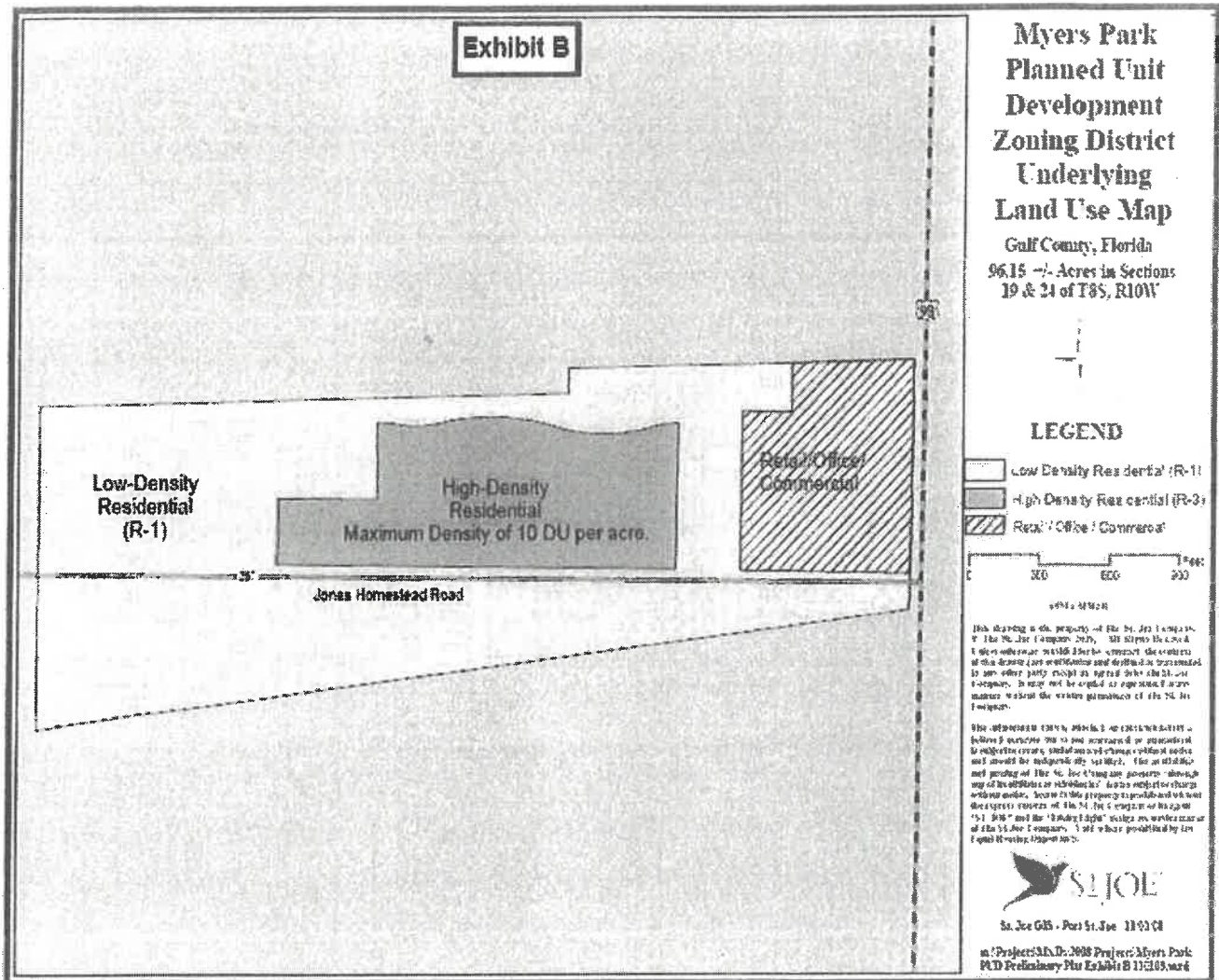
This Ordinance was adopted in open regular meeting after its second reading this _____ day of December, after due notice in accordance with Florida Statute Section 166.041.

**THE CITY OF PORT ST. JOE BOARD
OF CITY COMMISSIONERS**


Mel C. Magidson, Jr., Mayor

Attest:


City Clerk



ORDINANCE NO. 394

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATION CODE AND ZONING MAP; DESIGNATING AND ESTABLISHING THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATION CODE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The St. Joe Company ("Applicant") has filed an application for planned unit development approval of the Myers Park Planned Unit Development Zoning District, which will allow for a mixture of uses and is to be located on a parcel of land in The City of Port St. Joe, Florida, owned by St. Joe Timberland Company of Delaware, LLC., and which is generally described and depicted in Exhibit "A", attached and incorporated herein (the "Property"); and

WHEREAS, The Myers Park Planned Unit Development Zoning District will include residential units with a density not to exceed 10 units per gross acre of the Residential portion of the Property as depicted on the map attached and incorporated herein as Exhibit "B", up to 150,000 square feet of commercial space within that Retail/Office Commercial portion of the Property depicted on Exhibit "B"; (i.e. retail, office, hospitality, etc), civic uses and/or open space; and

WHEREAS, The Myers Park Planned Unit Development Zoning District is designed to provide connectivity with surrounding uses and the Port St. Joe downtown area; and

WHEREAS, The Myers Park Planned Unit Development Zoning District will be served by Lighthouse Utilities water and City of Port St. Joe sewer facilities; and

WHEREAS, The Myers Park Planned Unit Development Zoning District will comply with the all applicable storm water management requirements for the Property; and

WHEREAS, The City of Port St. Joe Comprehensive Plan (Future Land Use Policy 1.3.3) authorizes the use of a PUD to authorize the development of mixed-use projects.

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

SECTION 1. NAME

This Ordinance shall be known as the implementing ordinance for the Myers Park Planned Unit Development Zoning District.

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

The Board of City Commissioners hereby finds and determines that the Myers Park Planned Unit Development Zoning District is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan. In addition, the Myers Park Planned Unit Development Zoning District is consistent with and supported by the following goals, objectives and policies of the City of Port St. Joe Comprehensive Plan:

Future Land Use Element Policy 1.2.1 ("...new development within the City will be in areas within or immediately adjacent to existing areas of public services...");

Future Land Use Element Policy 1.2.4 ("...projected growth will occur along the existing traffic circulation network...");

Future Land Use Element Policy 1.3.3 ("The City's Comprehensive Plan will control land uses and densities of development within the City as well as provide for mixed land use designations and development policies," and "Mixed use developments will be allowed in the form of Planned Unit Developments (P.U.D's)...");

SECTION 3. APPROVAL

The application for establishment of the Myers Park Planned Unit Development Zoning District on the Property is hereby approved subject to the conditions in this Ordinance.

SECTION 4. PERMITTED USES

The following uses shall be principal and accessory permitted uses within the Myers Park Planned Unit Development Zoning District:

A. Residential. Provides for single family and multi-family residential units. Density shall not exceed 10 units per gross acre of the Residential portion of the Property as depicted on Exhibit "B".

B. Retail and Office Commercial. Provides for retail stores, personal service establishments or businesses, banking facilities, restaurants and lounges and other retail commercial uses allowed in the City, as well as professional and business offices. Retail and office Commercial uses shall be limited to a maximum of 150,000 square feet, and may be located within the Retail/Office Commercial portion of the Property as depicted on Exhibit "B".

C. Agricultural. Uses allowed within the Agricultural Future Land Use category of the Gulf County Comprehensive Plan, within those Agriculture portions of the Property as depicted on Exhibit "B".

D. Passive Recreation. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities include, but are not limited to pedestrian and bike paths, storm water management facilities, fishing, docks, piers, viewing platforms, boardwalks, picnic areas, bird watching and associated ancillary structures.

E. Open Space. Open Space means lands which are designed and intended for the common use or enjoyment of the residents of the Myers Park Planned Unit Development Zoning District and their guests and may include such complementary and ancillary structures and improvements as are necessary and appropriate, including storm water management facilities active and passive parks and areas dedicated to the public.

F. Permitted Accessory and Ancillary Uses. Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, private pool club and private tennis facilities, boat and recreational vehicle storage, and other uses or facilities associated with the support of the permitted principal uses.

G. Additional Uses. Any other similar uses which are deemed consistent and compatible with the permitted uses listed in subsections A – E above, or in accordance with permissible uses for C-1A, C-1, and C-2 Subdistricts, as shown in the Port St. Joe Code, as approved by the City Manager.

SECTION 5. DEVELOPMENT STANDARDS

A. All permanent residential, commercial and non-residential uses shall be served by central potable water facilities and central wastewater facilities, as provided by Lighthouse Utilities and the City of Port St. Joe.

B. All development shall be in compliance with all applicable land development regulations of the City of Port St. Joe and Articles 1, 2 and 3 of the Gulf County Subdivision Ordinance, except as otherwise contained in this Ordinance. The City will conduct review and approval of all preliminary and final plats.

C. The minimum setbacks for residential uses shall be 10 feet from road rights of way and 5 feet from other property lines. Minimum set backs for residential garage structures shall be 5 feet from road rights of way, alley or property lines. Rear setbacks for any structure may be reduced to 0 feet to protect natural features on the property if the lot adjoins a natural area included as common open space or natural area. These set back requirements shall not apply to residential uses which are contained with commercial uses in mixed-use structures. There shall be no minimum setbacks for commercial uses or residential uses contained with commercial uses in mixed-use structures. Balconies, overhangs, steps, stairs, eaves and bays will be allowed in the setbacks.

D. Within the residential use category, there shall be a minimum lot size of 2,000 square feet for single family units and no minimum lot size for multi-family units, including townhomes. There shall be no minimum block size, width, depth, frontage or other dimensional requirements. Flag lots are permitted.

E. Within the Residential use category, maximum impervious coverage for single family units shall be 65% and multi-family units, including townhomes shall be 90%. Maximum impervious coverage for Retail and Office Commercial use categories shall be 90%.

F. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents and guests by providing a functional and integrated system of pedestrian and bicycle paths. The paths can be of an impervious or pervious surface material.

G. The storm water management system will be designed to comply with the standards of Chapter 62-25, F.A.C. and all other applicable regulations.

H. Streets may be privately owned and maintained and shall be built in accordance with a 50 foot minimum right of way dimension, and may include one-way streets and two-way alleyways having less than a 50 foot right of way dimension. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer.

I. Signs visible from U.S. Highway 98, which are not otherwise subject to stricter standards imposed on the Property, shall be consistent with applicable City law. Offsite signage will be permissible in the Commercial Land Use district, and the maximum size of any individual sign cannot exceed 400 square feet of surface area.

J. The Myers Park Planned Unit Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking for single-family residential areas, except that on street parking will be allowed with a minimum width of on street parking of eight (8) feet, and 1.2 parking spaces per multi-family residential unit, including townhomes,

shall apply. Any other deviations to the City parking regulations may be granted by the City Manager if it is established by a parking study certified by a traffic consultant that use of different standards would be acceptable, especially in the case of the use of shared spaces for adjacent uses.

K. All construction shall meet the standards in the Florida Building Code, latest edition.

L. Section 5.04 of the City of Port St. Joe Land Development Regulation Code (the "Code"), as well as any other provisions with respect to buffer zones shall not apply to any portion of the Myers Park Planned Unit Development Zoning District.

M. Sidewalks within the PUD zoning district may be required on only one side of residential streets

N. No minimum height standards shall apply to street lighting.

SECTION 6. DEVELOPMENT PLAN/PRELIMINARY PLAT/PLAT PHASING

The Myers Park Planned Unit Development Zoning District may be developed through a series of individual projects, with the submission of development plans and preliminary plats per project. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review preliminary plats as part of the development review process. The development plan, preliminary plat and appropriate application fees for each phase of development shall be initially submitted to the City Manager for review. Applicants may simultaneously obtain approval of the preliminary plat, development order and development permit with respect to each phase of development.

SECTION 7. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Myers Park Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development. The Myers Park Planned Unit Development Zoning District may be developed by separate parties. The specific nature of the Myers Park Planned Unit Development Zoning District's development will be a function of the development plans and preliminary plats submitted for approval.

SECTION 8. AMENDMENTS TO THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT

A. Requests for an amendment to this Ordinance shall be made to the City Manager, and must be accompanied by, or supplemented by, such documents as may be reasonably required by the City Manager to clearly depict the impacts of the proposed amendment, if any. Upon review of the amendment request, the City Manager shall determine if the request is a Major Amendment or a Minor Amendment. An amendment shall be deemed a Major Amendment if the amendment purports to (i) change the number of housing units by more than 5%, (ii) change the amount of retail or office square footage by more than 10%, (iii) add land uses not contemplated by the Myers Park Planned Unit Development Zoning District, or (iv) substantially decrease Open Space.

B. If the request is determined to be a Major Amendment, the City Manager shall refer the request to the Board of City Commissioners for review and consideration. The Board of City Commissioners shall approve, approve with conditions, or deny the request within 30 calendar days from submittal of a complete application. If the Board of City Commissioners requests additional information in writing, the time for final action on the application shall be tolled until the information is supplied or the Applicant in writing declines to provide the additional information. Once the Applicant supplies the additional information requested by the Board of City Commissioners, or declines in writing to supply the additional information, the Board of City Commissioners shall approve, approve with conditions or deny the request within the balance of the time remaining before time was tolled. The decision of the Board of City Commissioners shall be based on consistency with the Code.

C. If the request is determined to be a Minor Amendment, the City Manager shall approve, approve with conditions, deny the request or request additional information within 15 calendar days from submittal of a complete application. The City Manager shall notify the Applicant in writing within the specified 15 days, or the request shall be deemed approved. If the City Manager requests additional information in writing, the time for final action on the application shall be tolled until the information is supplied or the Applicant in writing declines to provide the additional information. Once the Applicant supplies the additional information requested by the City Manager, or declines in writing to supply the additional information, the City Manager shall approve, approve with conditions or deny the request within the balance of the time remaining before time was tolled, or the request shall be deemed approved. The decision of the City Manager shall be based on consistency with the Code.

SECTION 9. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 10. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 11. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the Myers Park Planned Unit Development Zoning District. The City Manager hereby directed to revise the City of Port St. Joe Zoning Map to reflect this designation.

SECTION 12. 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 13. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 6th day of November, 2007, after due notice in accordance with Florida Statute Section 166.041.

THE CITY OF PORT ST. JOE BOARD
OF CITY COMMISSIONERS


Mel C. Magidson, Jr., Mayor

Attest:



City Clerk


Exhibit A

Myers Park Planned Unit Development Zoning District Boundary Map

Gulf County, Florida

96.15 +/- Acres in Sections
19 & 24 of T8S, R10W

LEGEND

 Approx. Boundary of
Subject Property



DISCLAIMER

This drawing is the property of The St. Joe Company. The St. Joe Company 2007. All Rights Reserved. This drawing is provided for information only and should not be used for any other purpose without the written consent of The St. Joe Company. It may not be copied or reproduced in any manner without the written permission of The St. Joe Company.

The information shown, stated or contained herein is believed to be accurate but is not warranted or guaranteed. It is subject to change without notice and should be independently verified. The accuracy and pricing of this information is not warranted. Any use of this information or modification is also subject to change without notice. Access to this property is prohibited without the written consent of The St. Joe Company or its agent. "ST-JOE" and the "Tribble Paper" design are trademarks of The St. Joe Company. Void where prohibited by law. Equal Housing Opportunity.



Penny Ford 10/11/07
107ProjectArea\MyersPark_Zoning\MyersPark_PUD_TribblePaper_Plan071007.mxd

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

Property Address: 1900 Cypress Ave Zoning: R1

Property Owner: Betty Hardin Phone: 850 818 1095

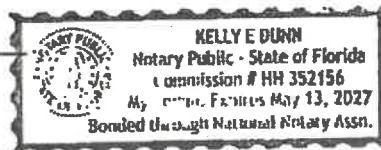
Mailing Address: 1900 Cypress Ave City, State, and Zip: PSJ, FL

Parcel Number: 05666-000R Applicant if different: _____

Betty Hardin
Owner Signature

Swore to and subscribed before me this 18 day of April 2025. Personally known or produced identification FL DL.

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
- ✓ Legal Description of Property
- ✓ Copy of the Deed
- ✓ N/A email Copy of the Survey
- ✓ Site plan of the proposed improvements

Betty Hardin
Owner Signature

[Signature]
Applicant Signature **TOOL TIME**

4/18/25
Date

4/18/2025
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: 1906 Cypress Ave (Parcel #05666-000R) - - Attn: City of PSJ- Special Exception Request

04/28/2025

We are writing this letter because we are helping homeowner, Betty Hardin, apply for a special exception request.

She would like us to apply for a building permit to build a new shed with carport if this request is approved.

She is asking for the right Side Setback and Rear setback to be 3' each from the property lines. - -

in the LDR Section 3.01 - Item 4 would state she needs a 10' rear setback since there is no alley.

Section 3.01 - Item 9 states since her lot is more than 50' wide she would need a 10' side setback.

Thank you for your time and assistance in this matter. If she is approved, we will then apply for a building permit.

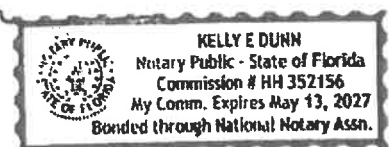

James McConnell

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me this 28 day of April, 2025
by James McConnell

Personally Known ☒ OR Produced Identification Kelly E Dunn



1906 Cypress - parcel # 05666-000R

previous shed/canopy gone



Site plan of proposed improvement at 1906 Cypress Ave, PSJ:

Proposing 10 x 16 shed with 16 x 20 carport

SETBACKS	
Front - 89'	
Rear - 3'	
R Side - 3'	
L Side - 66'	
From house - 31'	

Alternate ID 05666000R
Class SINGLE FAMILY
Acreage 0.26

Owner Address: MARDIN BETTY
1906 CYPRESS AVE
PORT ST JOE, FL 32456-2002

90' x 123'

Lot:

0.26 Acres = 11,325 sq ft

HOUSE - 1521 sq ft

Driveway - 528 sq ft

2049 sq ft

proposing 480 sq ft of shed carport -

new total would be 2529 sq ft

22,370 sq ft avg.

To Have and to Hold the same, together with the covenants, conditions and appurtenances thereto belonging, and the rent, issue and profits thereof, unto the mortgagee, in fee simple,

And the mortgagee covenants with the mortgagee that the mortgagee is indefeasibly seized of said land in fee simple; that the mortgagee has good right and lawful authority to convey said land as aforesaid; that the mortgagee will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagee hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free and clear of all encumbrances.

Provided Always, that if said mortgagee shall pay unto said mortgagee the certain promissory note hereinafter substantially stated or identified, in-
very note hereinafter substantially stated or identified, in-
 very note hereinafter substantially stated or identified, in-

PROMISSORY NOTE

For value received, FRANK HARDIN and Wife, BETTY C. HARDIN, the Makers, hereby jointly and severally promise to pay to the Order of Florida First National Bank at Fort St. Joe, Florida, the sum of Nineteen thousand four hundred & no/100 (\$19,400.00) dollars, payable in Two hundred forty (240) monthly installments of One hundred seventy four & 55/100 (\$174.55) dollars each payable on the 24th day of each month beginning September 24th 1977, together with costs of collection, including a reasonable Attorney's fee. The amount of this Note includes the proceeds of Nineteen thousand four hundred & no/100 (\$19,400.00) dollars plus a FINANCE CHARGE for interest in the amount of Twenty two thousand four hundred ninety two & 00/100 (\$22,492.00) dollars resulting in an ANNUAL PERCENTAGE RATE of Nine per cent (9%) per annum; however, Lender reserves the right at the conclusion of each five (5) year period, i.e. at the conclusion of sixty (60) months, one hundred twenty (120) months and one hundred eighty (180) months, to adjust the rate of interest, if necessary; Borrower will be advised of any adjustment in the rate of interest prior to the effective date of such adjustment.

The Borrowers shall have the option to prepay the entire amount outstanding under this Note at any time and at the Borrower's option without penalty, providing, however, that if prepayment is from other borrowed funds, a penalty of One (1%) per cent of the amount so prepaid shall be paid by Borrowers, to Lender. Closing costs in the amount of One hundred ninety four & no/100 (\$194.00) dollars equalizing One (1%) per cent and an Appraisal Fee in the amount of \$25.00 are being charged and shall be paid by the Makers.

This Promissory Note is secured by a Mortgage of even date covering the real property. In the event any installment of principal is not paid when it becomes due, the entire amount of this Note shall become due and payable at the election of the Holder. Presentment, Notice of Dishonor and Notice of Nonpayment are hereby waived.

DATED this the 24th day of August, 1977.

FRANK HARDIN (Seal)
 (Maker)

BETTY C. HARDIN (Seal)
 (Maker)

60

761

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either to pay all and singular the taxes, assessments, liens, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than nineteen thousand four hundred & no/100 (\$19,400.00) in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagee for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiting or effecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within ten (10) days next after the same become due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagor to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

In Witness Whereof, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
Witness

Frank Hardin
FRANK HARDIN

BETTY C. HARDIN
Betty C. Hardin

STATE OF FLORIDA
COUNTY OF GULF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared FRANK HARDIN and wife, BETTY C. HARDIN to me known to be the persons identified to me and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

August A.D. 1977.

Notary Public
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-11-78

This instrument prepared by: Robert M. Moore, Esq.,
Address: P.O. Box 248
Port St. Joe, Florida 32456

761

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 05666-000R
Location Address 1906 CYPRESS AVE
PORT ST JOE
Brief Tax Description ST. JOSEPH ADDITION UNIT NO. 9 LOT 12 BLK 121 MAP 50D
(Note: Not to be used on legal documents.)
Property Use Code SINGLE FAMILY (0100)
Sec/Twp/Rng 12-8S-11W
Tax District Port St. Joe City (5)
Millage Rate 15.5418
Acreage 0.26
Homestead Y

[View Map](#)

Owner Information

Primary Owner
HARDIN BETTY
1906 CYPRESS AVE
PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500002 - ST JOSEPH ADD UNIT 1	1	LT	0	0

Building Information

Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	1,857	Air Conditioning	CENTRAL
Heated Area	1,209	Bathrooms	1
Exterior Walls	CB STUCCO	Bedrooms	2
Roof Cover	BUILT-UP	Stories	1
Interior Walls	PLASTER	Actual Year Built	1973
Frame Type	MASONRY	Effective Year Built	2010
Floor Cover	CARPET		

*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.

NOTARIAL SEAL
LONG TERM

77-1809

PAID FOR REC

This Mortgage Deed

759

Executed the 24th day of August A.D. 1977 by
FRANK HARDIN and Wife, BETTY C. HARDIN

hereinafter called the mortgagor, to
FLORIDA FIRST NATIONAL BANK at Port St. Joe, Florida

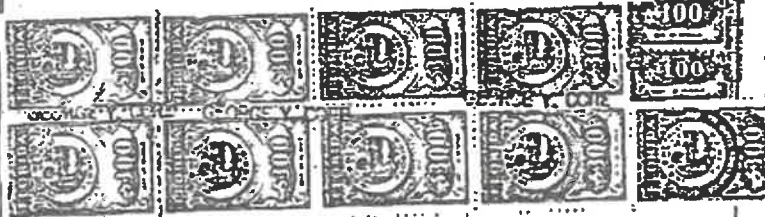
hereinafter called the mortgagee:

Witnesseth, that for good and valuable considerations, and also in consideration of the covenants and conditions of the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, alien, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Gulf County, Florida, viz:

Lot 12, Block 121, St. Joseph's Addition, Unit #9, City of Port St. Joe, Florida. 91 feet wide x 124.16 feet long.

Received \$36.80 in payment of Taxes due on Class C Income Personal Property, pursuant to Chapter 26724, Laws of Florida, Acts of 1941.

(s) George Y. Carr, Clerk Circuit Court
Gulf County, Florida



CH: 2-5-1978 FLA.
FILED FOR OFFICE

RECORD VERIFIED

BOOK 71 PAGE 759
CLEAN COPY
BY



SATISFACTION RECORD
BOOK 177 PAGE 592
DATE 3/06/82

759

Name: Betty Hardin

Requesting a 3 foot variance
from the City of Port St. Joe
to build a 10x16 shed and a
10x20 Carport at the right rear
side of property at 1906 Cypress
Avenue, Port St. Joe

Need signatures from surrounding
neighbors saying they have NO PROBLEM
with the structures being build.

<u>Neighbor</u>	<u>Address</u>
Karin Bradley	1904 CYPRESS AVE
Wendy King	1908 Cypress Ave
Gail Coleman	1903 Juniper Ave
Cheryl Deek	1905 Juniper Ave

1906 Cypress Ave. Special Exception

Port St Joe Plan Review

Review Date: _____

Reviewed By: _____

Owner: Betty Hardin

Contractor: Tool time

Address: _____

Parcel ID: 05666-000R

Residential ☒ Commercial _____

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

Project Description: 10 x 16 shed w/ Attached Carport

Required Setbacks: Front: 25 Rear: 10 Left: 10 Right: 10

Proposed Setbacks: Front: 89' Rear: 3' Left: 66' Right: 3'

Flood Zone: AE/X Seaward of CCCL? _____ Date of DEP permit if required: _____

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

0.26 Lot Size: 11,326 Covered Area Sq Ft.: _____

House H/C: _____ House Footprint: 1886^{sf} Garage: _____

Porches: _____ Deck/Patio: _____ Shed: _____

Pool/ Decking: _____ Driveway: 528^{sf} Other: _____

Height Allowed: _____ Height Proposed: _____

Impervious Surface Allowed: 4070 4530^{sf} Proposed: 480^{sf}

total
2894

Survey Provided? _____ Building Application _____

NOC _____ Hold Harmless _____ Owners Affidavit _____

Product Affidavit _____ Energy Calcs _____ Truss Drawings _____

Cost of Construction _____

NOTES:

Recommendations: _____

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

Property Address: 208 TENTH STREET Zoning: R-2 A

Property Owner: THOMAS & JOY HAYES Phone: 443-523-0977

SEND CORRESPONDENCE TO:

Mailing Address: 5576 SPINNAKER DRIVE City, State, and Zip: SALISBURY, MD, 21801

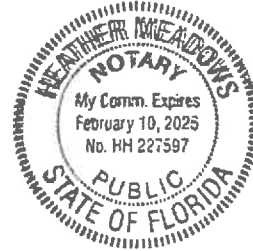
EMAIL: TWHAYES0819@GMAIL.COM

Parcel Number: 05120-000R Applicant if different: NOT APPLICABLE

Thomas W. Hayes
Owner signature

Swore to and subscribed before me this 28th day of April 2025. Personally known or
produced identification driver's license

Heather Meadows
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

Thomas W. Hayes
Owner Signature

4-28-2025
Date

Thomas W. Hayes
Applicant Signature

4-28-2025
Date

APRIL 28, 2025

E.P.C.I., CODE ADMINISTRATION SERVICES
PORT ST. JOE BUILDING DEPARTMENT
1002 TENTH ST., PORT ST. JOE, FL. 32456

AS REQUESTED BY MS. APRIL THOMPSON AT THE PORT ST. JOE BUILDING DEPARTMENT, THE FOLLOWING INFORMATION DESCRIBED IN THIS LETTER REQUESTS A REAR YARD SETBACK VARIANCE, IN THE FORM OF A SPECIAL EXCEPTION REQUEST UNDER SECTION 62.44 REQUIREMENT OF THE CITY OF PORT ST. JOE'S ZONING REQUIREMENT.

I/WE ARE REQUESTING TO EXPAND OUR EXISTING TOOL SHED BECAUSE I HAVE PURCHASED ADDITIONAL TOOLS TO CONTINUE TO MAINTAIN AND KEEP MY RESIDENCE IN TIP TOP CONDITION.

WE BELIEVE THAT THIS REQUEST TO EXPAND APPROXIMATELY 144 SQUARE FEET TO THE REAR OF THE PROPERTY WILL NO HAVE AN ADVERSE AFFECT TO THE COMMUNITY AND MY ADJOINING NEIGHBOR'S PROPERTIES.

WE ARE THANKING YOU IN ADVANCE FOR YOUR ASSISTANCE IN THE LEGAL PROCESS AND YOUR CONSIDERATION OF APPROVAL.

SINCERELY,

THOMAS W. & JOY L. HAYES

Thomas Hayes Joy Hayes

208 TENTH STREET
PORT ST. JOE, FLORIDA 32456
CELL PHONE: 443-523-0977

MAIL CORRESPONDENCE TO:
5576 SPINNAKER DRIVE
SALISBURY, MD. 21801

EMAIL: TWHAYES0819@GMAIL.COM

COPIES:

KEITH FORD
2957 PARKER AVENUE
PORT ST. JOE, FLORIDA 32456

ATTACHMENTS:

SPECIAL EXCEPTION REQUEST APPLICATION WITH NOTARY PUBLIC INFORMATION
PROPERTY DEED INFORMATION
PROPOSED SITE DEVELOPMENT PLAN

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 05120-000R
Location Address 208 10TH ST
PORT ST JOE
Brief Tax Description CITY OF PORT ST. JOE E/2 OF LOTS 2 & 4 ORB 555/971 FR BRABHAM BLK 56 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 0.154
Homestead N

[View Map](#)

Owner Information

Primary Owner
HAYES THOMAS & JOY
5576 SPINNAKER DRIVE
SALISBURY, MD 21801

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500017 - PSJ PALM LOT	0.5	LT	45	75
500017 - PSJ PALM LOT	0.5	LT	45	75

Building Information

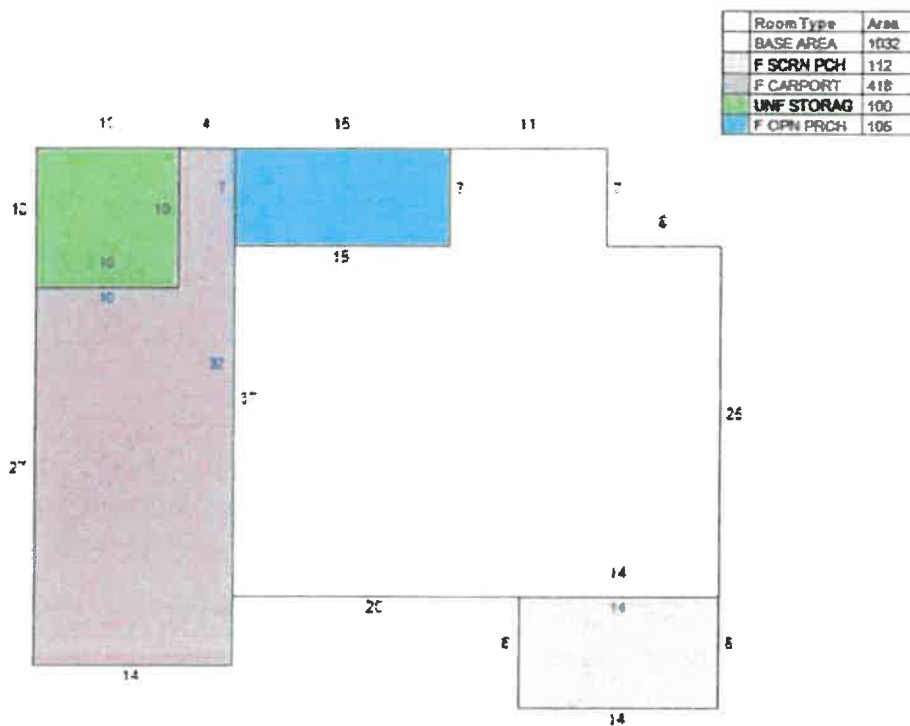
Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	1,767	Air Conditioning	CENTRAL
Heated Area	1,032	Bathrooms	1
Exterior Walls	CORG ASB	Bedrooms	3
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	WALL BD/WD	Actual Year Built	1940
Frame Type	WOOD FRAME	Effective Year Built	2010
Floor Cover	HARDWOOD		

*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

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	6/2/2014	\$73,000	WD	0555-0971	Qualified	Improved	BRABHAM JOSEPH H, EMILY B, JOSEPH M ET AL	HAYES THOMAS & JOY
N	2/22/2013	\$100	WD	0555-0972	Unqualified	Improved	BRABI AM JOSEPH I H & EMILY B (LIFE EST RESV'D)	BRABI AM JOSEPH M & MATTHEW H & EMILY

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$146,209	\$148,625	\$70,815	\$69,731
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$70,000	\$80,000	\$60,000	\$32,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$70,000	\$80,000	\$60,000	\$0
Just (Market) Value	\$216,209	\$228,625	\$130,815	\$101,731
Assessed Value	\$87,580	\$79,618	\$72,380	\$65,800
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$87,580	\$79,618	\$72,380	\$65,800
Maximum Save Our Homes Portability	\$128,629	\$149,007	\$58,435	\$35,931

Sketches



35

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rich, Gibson & Scholz, P.A.
P. O. BOX 30
PORT ST. JOE, FL 32457
Parcel No. 65120-008

Inst: 201423007826 Date: 6/2/2014 Time: 11:48 AM
Doc Stamp-Deed: 611.00
JOY, DC, Rebecca L. Morris, Gulf County B: 555 P: 971

WARRANTY DEED

THIS WARRANTY DEED made May 23, 2014, by

JOSEPH H. BRABHAM and EMILY B. BRABHAM, husband and wife and JOSEPH MARK BRABHAM and MATTHEW HAYNES BRABHAM and EMILY LYNN McDONALD

hereinafter called the Grantor, to THOMAS HAYES and JOY HAYES, husband and wife

whose post office address is 5576 Spinnaker Drive, Salisbury, MD 21801 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:

EAST 1/2 OF LOTS 2 AND 4, BLOCK 56, OF THE CITY OF PORT ST. JOE, ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE CLERK OF THE CIRCUIT COURT, GULF COUNTY, FLORIDA.

GRANTORS HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTORS.

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

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 are 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, 2013 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations.

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

Signed, sealed and delivered
in our presence:

Angie Nelson
Witness Signature
Printed Name: Angie Nelson

Heidi R Nelson
Witness Signature
Printed Name: Heidi R Nelson

Joseph Mark Brabham
JOSEPH MARK BRABHAM



STATE OF Florida

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 23 day of May, 2014 by JOSEPH MARK BRABHAM,
who is personally known to me or who have produced their driver's license as identification.

Angie Nelson
Notary Public, State of
My Commission Expires:



Signed, sealed and delivered
in our presence:

Stacy Jacobi
Witness Signature
Printed Name: Stacy Jacobi

Belinda Perry
Witness Signature
Printed Name: Belinda Perry

Matthew Haynes Brabham
MATTHEW HAYNES BRABHAM



STATE OF Florida

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 28 day of May, 2014 by MATTHEW HAYNES BRABHAM, who is personally known to me or who have produced their driver's license as identification.

Teresa Tomberlin Boyett
Notary Public, State of
My Commission Expires: Feb 3 2015

NOTARY PUBLIC-STATE OF FLORIDA
Teresa Tomberlin Boyett
Commission # EE061297
Expires: FEB. 03, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

Signed, sealed and delivered
in our presence:

Jennifer A Bailey
Witness Signature

Printed Name: Jennifer A. Bailey

Emily Lynn McDonald
EMILY LYNN MCDONALD

Martha B. Harris
Witness Signature

Printed Name: Martha B. Harris



STATE OF FL

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 23 day of May, 2014 by EMILY LYNN MCDONALD, driver's license as identification, who is personally known to me or who have produced their



Joyce C. DesMarques
Notary Public, State of
My Commission Expires:

[illegible]

PROPOSED SITE DEVELOPMENT PLAN

208 TENTH STREET
PORT ST. JOE, FLORIDA 32456

M. CA, FL 32465	CLIENT: THOMAS & JOY HAYES
	JOB NUMBER: 10803-140
	FIELD BOOK & PAGE: 51 & 74
	SCALE: 1" = 16' 0"
	DATE: 05/05/14
	REVISED DATE: 4-28-2025

