#### City of Port St. Joe Planning, Development, and Review Board Regular Meeting September 2, 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:**

July 14, 2025 Regular Meeting Minutes

Page 1-4

#### **BUSINESS ITEMS**

- Salt Pines Subdivison- Parcel # 03040-002R
  - Development Order Amendment from Townhomes to Single Family Residences
- Pages 5-9

- Special Exception-Side Setbacks
- Rish Family Plaza- Parcel #'s 04830-006R thru 04830-016R
  - O Special Exception- Side Setbacks

Pages 10-19

- Tenth Street Workforce Housing
  - Development Order Request

Pages 20-37

- 1401 Plam Blvd- Linda Corrigan
  - Special Exception Request- Side Setbacks

Pages 38-44

- 510 1st Street- Tim Peterson
  - Special Exception Request- Required Number of Parking Spaces
- Pages 45-54
- PDRB Terms up for Renewal- Travis Burge, Phil Earley,
   & Hal Keels

\*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 Special Meeting Planning, Development & Review Board July 14, 2025

#### **Minutes**

#### Pledge of Allegiance and Moment of Silence

#### Roll Call of the Board

Present		Abs	sent
Board	Staff	Board	Staff
Jay Rish	Jim Anderson	Rawlis Leslie	Bo Creel
Travis Burge	Mike Lacour		April Thompson
Phil Earley 4:03 P.M.	Charlotte Pierce		
Hal Keels	Carrie Fodge		
Chris Karagiannis	Clinton McCahill		
Minnie Likely			

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

#### Consent Agenda

A Motion was made by Chris Karagiannis, second by Travis Burge, to approve the June 3, 2025, Regular Meeting Minutes. All in favor; Motion carried 5-0.

Mr. Earley joined the Meeting at 4:03 P.M.

#### **Business Items**

410 Reid Avenue, Parcel #04794-000R, BKS Land Holdings LLC: Special Exception for Density to allow 2 Residential Units; Development Order Request

No one spoke on behalf of BKS Land Holdings, LLC.

A Motion was made by Phil Earley, second by Minnie Likely, to recommend approval of the Special Exception and Development Order. All in favor; Motion carried 6-0.

This will allow for two residence above, a roof top pavilion, commercial below for a restaurant, and two parking spaces on the back of their property.

Windmark Beach North Phase 3 West Unit 1; Plat Approval

Konstadino Galangs spoke on behalf of Windmark, and stated they were asking for a Plat approval of 43 of the previously approved 197 lots of Unit 1 under the Development Order.

A Motion was made by Travis Burge, second by Hal Keels, to grant the Plat approval of the 43 lots.

Jeremy Novak shared his concerns about the Windmark DRI.

All in favor; Motion carried 6-0.

Ordinance 617 Comprehensive Plan Update

Ray Greer updated the Board on the Comprehensive Plan. The state has reviewed the plan, they required a slight modification and have returned it for the City's consideration, and once approved, it will go back to the state for final approval.

Ordinance 619 H & K Holdings, Small Scale and Rezoning Request Parcel #04571-000R from Residential (County) to Residential R-3

Ray Greer spoke on behalf of H & K Holdings.

Jay Rish, Chairman

A Motion was made by Travis Burge, second by Hal Keels, to recommend approval of the Small Scale and Rezoning Request to the City Commission.

Jeremy Novak shared his thoughts, and stated the County would oppose any voluntary annexation.

Chairman Rish stated his objections to making a recommendation.

Voting in favor of recommending the request to the City Commission were Hal Keels, Travis Burge, Chris Karagiannis, and Phil Earley. Voting against was Jay Rish. Minnie Likely abstained stating that she was not assured from comments made orally and from written information as to whether it was a matter that was clearly stated as to how she should vote. Mrs. Likely completed Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local Public Officers and it is attached as Exhibit A.

Ordinance 620 Gulf Coast State College: Rezoning Request Parcel #03040-150R from Commercial C-1 and Residential R-1 to Public

Alex Schroth, Northstar Engineering Services spoke on behalf of Gulf Coast State College.

A Motion was made by Hal Keels, second by Minnie Likely, to recommend approval of the zoning request to the City Commission. All in favor; Motion carried 6-0.

Date

A Motion was made by Travis Burge, second by Minnie Likely, to adjourn the meeting at 4:35 P.M.

arlotte M. Pierce City Clerk	Date
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Exhibit A

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME  LIKELY WINNIE SONES	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Port St. Joe Planning, Development, and Review Board			
MAILING ADDRESS B	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:			
COUNTY	MCITY COUNTY OTHER LOCAL AGENCY  NAME OF POLITICAL SUBDIVISION:			
fort St. Soe, Guir	City of Port St. Joe			
DATE ON WHICH VOTE OCCURRED  Suly 14, 2025	MY POSITION IS:			

#### WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

#### INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

#### **ELECTED OFFICERS:**

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

#### **APPOINTED OFFICERS:**

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the
minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

CE FORM 8B - EFF. 11/2013 Adopted by reference in Rule 34-7.010(1)(f), F.A.C. PAGE 1

#### **APPOINTED OFFICERS (continued)**

- · A copy of the form must be provided immediately to the other members of the agency.
- · The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the
  meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the
  agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST
i. Mingie Janes Likely, hereby disclose that on July 14, 2025:
(a) A measure came or will come before my agency which (check one or more)
inured to my special private gain or loss;
inured to the special gain or loss of my business associate,;
inured to the special gain or loss of my relative,;
inured to the special gain or loss of, by
whom I am retained; or
inured to the special gain or loss of, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:
I was not assured from Comments to Made Orally and from Written information as to Whether it was a matter that was chearly Staded as to how I should vote.
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.
July 14, 2025  Date Filed  Signature  Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

## CITY OF PORT ST. JOE PLANNING DEPARTMENT DEVELOPMENT ORDER APPLICATION PACKET

#### INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED

(The Building Department requires separate forms and fees to obtain building permits.)

NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.

+1+4+-44

Two complete sets of plans, drawn to scale. Including: A site plan with square feet of living, total square feet, impervious surface, and setbacks.  ** Setbacks are measured from the closest overhang to property line**
A site plan showing any protected trees which will be removed from the property. (Protected trees are any trees other than pine larger than 8" in diameter measure 54" from the base of the tree.)
2. x Development Order Packet
3. n/a New Address application
4 x _ Complete City water meter impact form
5. X Complete Driveway permit application
(Please refer to City of Port St. Joe's Land Development Regulations)
DESCRIPTION
Project Address GULF CO. PARCEL ID: 03040-002R, GARRISON AVE, PORT ST. JOE, FL 32465
Lot Square Footage: 79,926.14 Dwelling Square Footage: 22,879.05 (MAX)
Driveway Square Footage: Accessory Building Square Footage:
Pool Square Footage:N/A Patio/Deck Square Footage:N/A
Setbacks: Front: Left Side: 5'
Rear: 20' Right Side: 5'
Floor Area Ratio:28.6% Lot Coverage:28.6%
Building Height in Feet: 60' (MAX.) Impervious Surface: 22,879.05 (MAX)
Landscape Buffers: (height x width) N/A Elevation:
68V SALT PINES (FL) 2024, L.L.C. 707 BELROSE AVE 850-340-1270
NATHAN COX Applicant Name  Applicant Name  Applicant Address  Applicant Address  Phone Number
8-8-25
Applicant Signature Date

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

Property Address:	GARRISON AVE, PORT ST. JOE, FL 32456	Zoning:	K3
Property Owner:	68V SALT PINES (FL) 2024, L.L.C.	Phone:	850-340-1270
Mailing Address:	707 BELROSE AVENUE, DAPHNE, AL 35626		
Applicant if different:	SAME		
Parcel Number:	03040-002R	-	
Owners Signature	12	_	
Sworn to and subscri OR Produced Identif Type Provided	ication.	heum	M. Luc (
PUBLIC NOTICE  1. A sign will be published	be posted for 15 days on the prope ed in the local newspaper.	Not Co	MEAGAN M LIVELY ary Public-State of Florida ommission # HH 287742 My Commission Expires July 13, 2026  An exception and a notice will
APPLICATION REC	QUIREMENTS:		
Application Fee - \$300	0.00		
Hardship Relief Reque	est Letter (See Sec. 2.13 of the LDR)		
Legal Description of P	roperty		
Copy of the Deed			
Copy of the Survey			
Site plan of the propos	ed improvements	Date:	)-25
Owner Signature		Date	
-2		Date: 7 - 30	0-25
Applicant Signature			



July 30, 2025

City of Port St. Joe Building Department 1002 10<sup>th</sup> Street Port St. Joe, Florida 32456

RE: SALT PINES SUBDIVISION
GULF COUNTY PARCEL ID NUMBER: 03040-002R
(SCE PROJECT NUMBER: 23-683-02)

To Whom it May Concern,

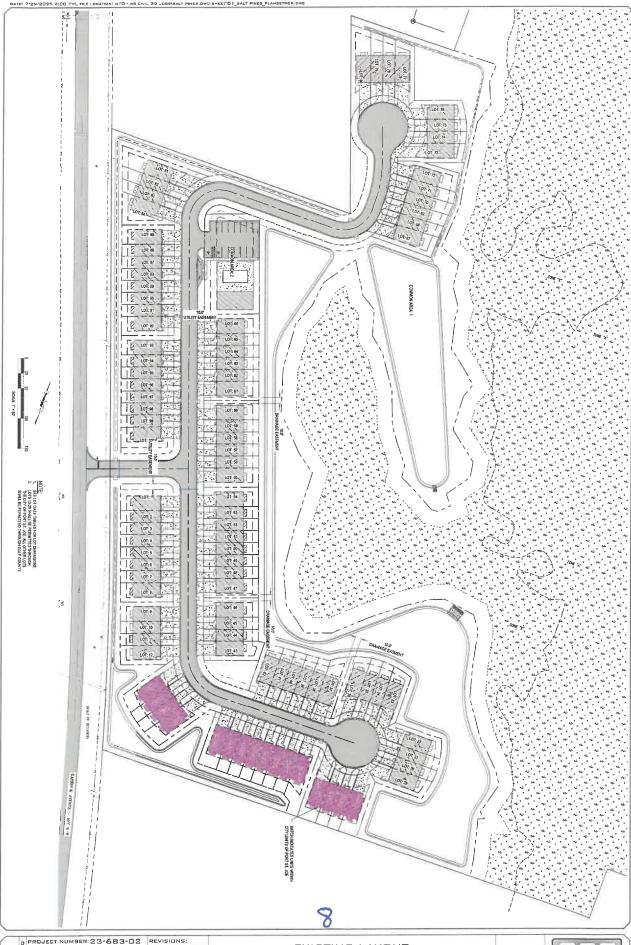
Please allow the following to serve as our Hardship Relief Request Letter.

The subject project was initially approved with <u>100</u> units made up of 4-plex, 6-plex, & 8-plex attached multi-family townhouse units, of which <u>16</u> were within the city limits of Port St. Joe. We are proposing to modify the project to include <u>80</u> single-family detached units of which <u>12</u> will be within the city limits of Port St. Joe. The original townhouse layout proposed <u>0.0</u>° lot line setbacks with fire protection between units and <u>7.0</u>° setbacks between the buildings. In order to achieve the proposed single-family layout, we are requesting to provide <u>10</u>° of separation between the residences (<u>5.0</u>° setback from property line) along with the fire protection required by F.B.C. All other setback and lot coverage standards set forth within the LDR will be met.

We believe this is a justifiable request as it was initially approved with  $\underline{0.0'}$  setbacks. Also, the proposed single-family layout contains a lower density, reduces the impervious coverage on each lot and lowers the impervious area of the entire development. Please refer to the included layout maps for any further information. Should you have any questions, please do not hesitate to contact me any time at 850.639.3860.

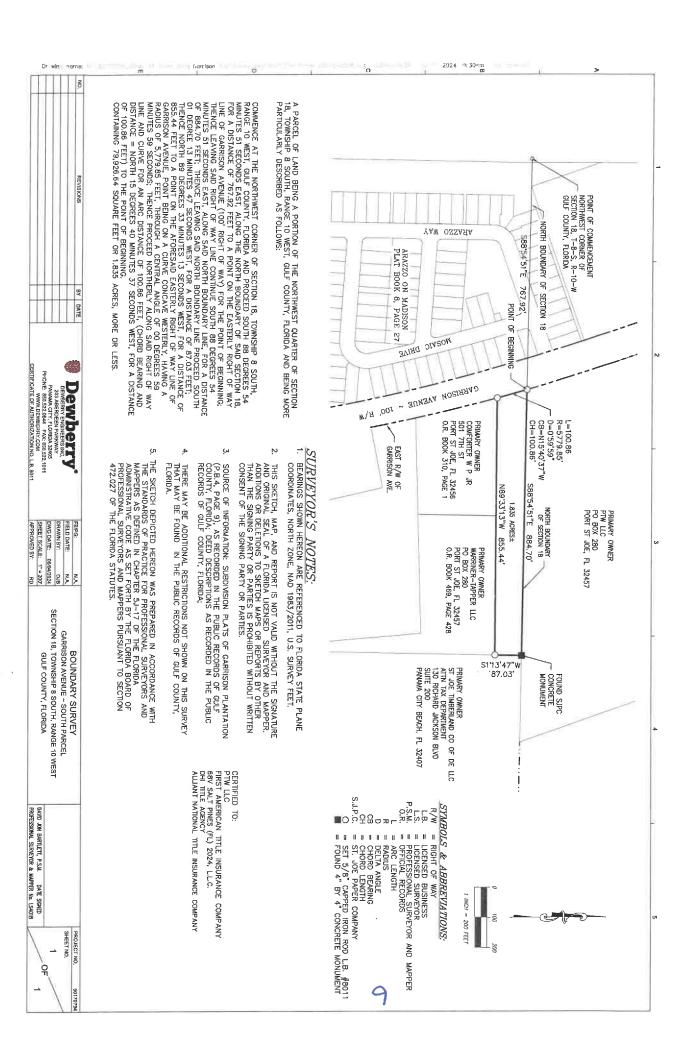
Sincerely,
SOUTHEASTERN CONSULTING ENGINEERS, INC.

J. Clay Murphy, E.I. Project Manager



	PROJECT NO	DJECT NUMBER: 23-683-02			SION	5:		
_ , , ]	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	EXISTING LAYOUT	
	G. MURPHY	W. BAILEY	J. HUSBAND					
O RT NO.	707 BE DAPHN	LT PINES (FI LROSE AVE. E. AL 36526					SALT PINES SUBDIVISION GULF COUNTY, FLORIDA (GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R	





# CITY OF PORT ST. JOE SPECIAL EXCEPTION APPLICATION

#### **Prepared for:**

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

#### Prepared by:

DESIGNWEST GROUP

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

July 2025

City of Port St. Joe Special Exception Application

#### **Agent Contact Information**

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

Phone: 850.545.6503

#### **Property Information**

#### **Property Ownership:**

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

#### **Property Identification Numbers:**

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

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

#### Special Exception Request

**Special Exception:** 5 (five) foot side setback.

The current side setback as defined in Section 3.04 (2) R-2B, of the Land Development Regulations, is 7 (seven) feet. The special exception requested is to allow for a 5 (five) foot side setback for the proposed 13 (thirteen) lot single-family Rish Plaza Subdivision. However, the side setback for the east side of Lot 13 along Garrison Avenue will remain at 20 (twenty) feet. Please reference the Rish Plaza Subdivision Plat.

The requested special exception will allow for a more efficient single-family subdivision to be located on the 1.76 +/- acre site, while maintaining a high quality of aesthetic for the development. Moreover, the special exception will provide for the building footprint of the development to front along Highway 71 with all driveways and garages located along the rear of the houses. The development of the 1.76 +/- acre site will allow for an infill development to occur, provide for a paved roadway, allow for safer transportation operations, and provide treatment of stormwater within an area that currently does not have treatment.

ii

## City of Port St. Joe Special Exception Application

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

Property Address:	Highway 71 and Garrison Avenue		Zoning:	R-2B
Property Owner:	Rish Family Plaza, LLC		Phone:	(850) 545-6503
Mailing Address:	117 Sailors Cove Drive			
Applicant if differen	t; Ray Greer			
Parcel Number: Owners Signature	04830-006R, 04830-007R, 04830-			4830-010R, 04830-011R, 04830-012R 0-014R, 04830-015R AND 04830-016
•	ribed before me this <u>3</u> st day dification.	of J	Man	. Personally Known
PUBLIC NOTICE		Sig	Notary Comm	AGAN W LIVELY Public-State of Florida hission # HH 287742 commission Expires July 13, 2026
	Il be posted for 15 days on the prop hed in the local newspaper.	erty see	king the spe	ciar exception and a notice will
APPLICATION RE	QUIREMENTS:			
Application Fee - \$30	00.00			
Hardship Relief Requ	est Letter (See Sec. 2.13 of the LDR)	)		
Legal Description of	Property			
Copy of the Deed				
Copy of the Survey				
Site plan of the propo	sed improvements			
Owner Signature	C	Date:	7-3	1-25
	-	Date:	7/31/202	25
Applicant Signature				

## **Property Deed**

Prepared by/return to: Watersound Title Agency, LLC 130 Richard Jackson Boulevard, Suite 200, Panama City Beach, FL

Order No. WST-2021-22

Record Deed:

18.50

Deed Documentary Stamps: Consideration:

3,150.00

450,000.00

#### SPECIAL WARRANTY DEED

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

#### WITNESSETH:

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

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

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

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

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

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

WITNESS Print nam

WITNESS

The St. Joe Company, a Florida Corporation

Marek Bakun, Executive Vice President and CFO

STATE OF FLORIDA COUNTY OF BAY

Print name

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

NIDNOY RINGQUIST

Commission # GG 291311

Expires March 8, 2023 Bended Thru Budget Notary Sordos

Signature of Metary Public Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification:

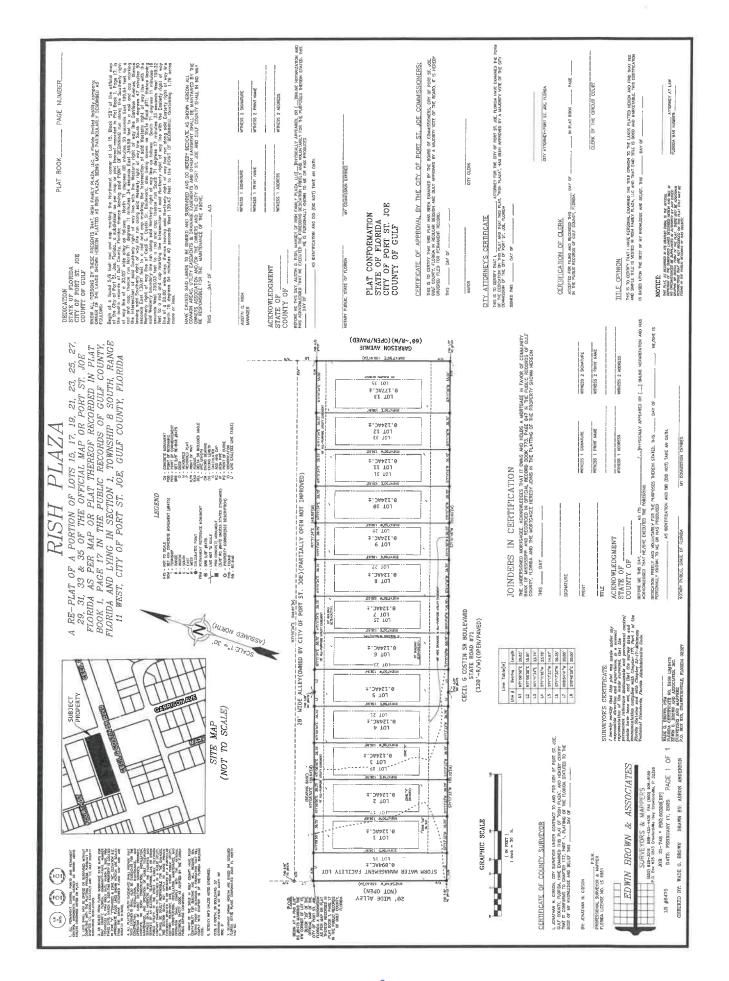
Type of Identification Produced:\_

Inst. Number: 202123010533 Book: 750 Page: 889 Page 2 of 2 Date: 12/22/2021 Time: 1:40 PM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 3,150.00

#### EXHIBIT "A" PROPERTY

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

#### **Rish Plaza Subdivision Plat**



#### CITY OF PORT ST. JOE PLANNING DEPARTMENT **DEVELOPMENT ORDER APPLICATION PACKET**

#### INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED

(The Building Department requires separate forms and fees to obtain building permits.)

NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.

1. X Two complete sets of plans, of Including: A site plan with squand setbacks.  ** Setbacks are measured fr	uare feet of living, total sq	uare feet, impervious surface o property line**
, , ,	trees other than pine large	pe removed from the property or than 8" in diameter measure
2. X Development Order Packet		
3 New Address application		
4 Complete City water meter im	pact form	
5 Complete Driveway permit a	pplication	
(Please refer to City of Port St. Joe's L DESCRIPTION	Land Development Regula	tions)
Project Address 10th St. Port St. Jo	oe	
Lot Square Footage: 979,291.13		tage: _159,815.35
Driveway Square Footage:53,160.4	41 Accessory Building S	quare Footage: N/A
Pool Square Footage: N/A	Patio/Deck Square F	ootage: _N/A
Setbacks: Front: 15.0'	Left Side: _7.0'	
Rear: _15.0'	Right Side:	
Floor Area Ratio:16.32%	Lot Coverage: _21.7	5%
Building Height in Feet: 60.0' Max	Impervious Surface:	35.53%
Landscape Buffers: (height x width) _	N/A Elevatio	n: _N/A
OIKOS DEVELOPMENT CORPORATION (MICHAEL SNODGRASS)	PO BOX 412066 KANSAS CITY, MO 64141	816-352-4258
Applicant Name	Applicant Address 7/30/2025	Phone Number
Applicant Signature		

Applicant Signature



#### P.S.J. WORKFORCE HOUSING TENTH STREET PORT ST. JOE, FLORIDA

L. Jack Husband III, P.E. Florida Registration No. 69169 May 21, 2025

120 N. HWY 71
P. O. BOX 141
WEWAHITCHKA, FL 32465
(850) 639-3860
WWW.SOUTHEASTERNCE.COM

115A SAILORS COVE DR P. O. BOX 951 PORT ST. JOE, FL 32457 (85D) 227-1297 INFO@SOUTHEASTERNCE.COM



#### P.S.J. WORKFORCE HOUSING TENTH STREET PORT ST. JOE, FLORIDA

#### PROJECT DESCRIPTION

The City of Port St. Joe is proposing a new housing development on a single parcel located in Section 7 Township 8S Range 10W, of Gulf County, Florida. The proposed project is more specifically located 0.16 miles southeast of the eastern end of Tenth Street in Port St. Joe, Florida. The parcel in which the development is proposed (Gulf County Property Appraiser No: 03017-005R) is approximately 57.50 acres but the project is limited to 21.25 acres. The north side of the property borders undeveloped property and a parcel containing the City of Port St. Joe public works building. The southern and eastern sides of the project border undeveloped property. The western side of the property borders residential lots.

The proposed development will contain (18) single family residential lots, (9) duplex units, and (34) quadraplex units. The development will be accessed from Tenth Street via a 24' wide asphalt roadway.

The stormwater management system will include two wet detention facilities and two dry retention facilities to capture and provide adequate stormwater treatment. Runoff from the site will be routed to the facilities through overland flow, conveyance swales, and a series of inlets/pipes.

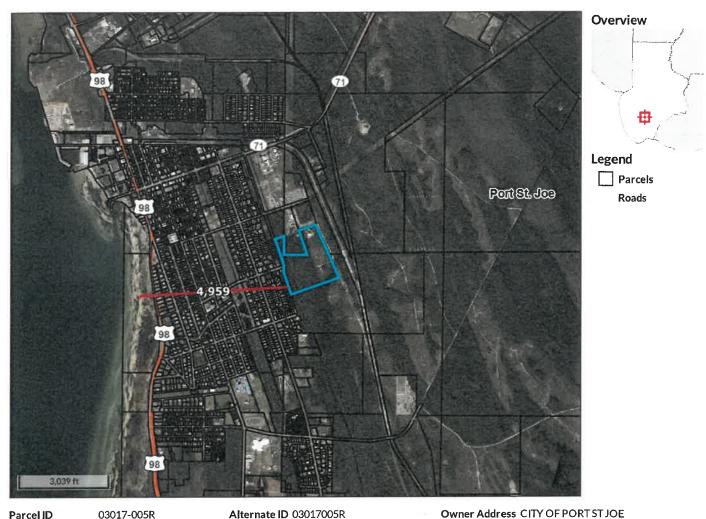
The potable water needs for the development will be serviced by tapping the existing mains adjacent to the property.

Sanitary sewer from the development will be routed to (2) proposed lift stations via gravity flow. One lift station will pump to the other that will then pump to the nearest available connection on the city's existing system.

For additional information please see the attached permit drawings.

77 Page 2 of 2

## 



MUNICIPAL (VAC)

56.65

PO BOX 278

PORT ST JOE, FL 32457

Parcel ID Sec/Twp/Rng 03017-005R 7-8S-10W

Property Address SIXTEENTH ST PORT ST JOE

District

**Brief Tax Description** \$ 6 & 7 T8 R 10 & S 1 & 12 T8

(Note: Not to be used on legal documents)

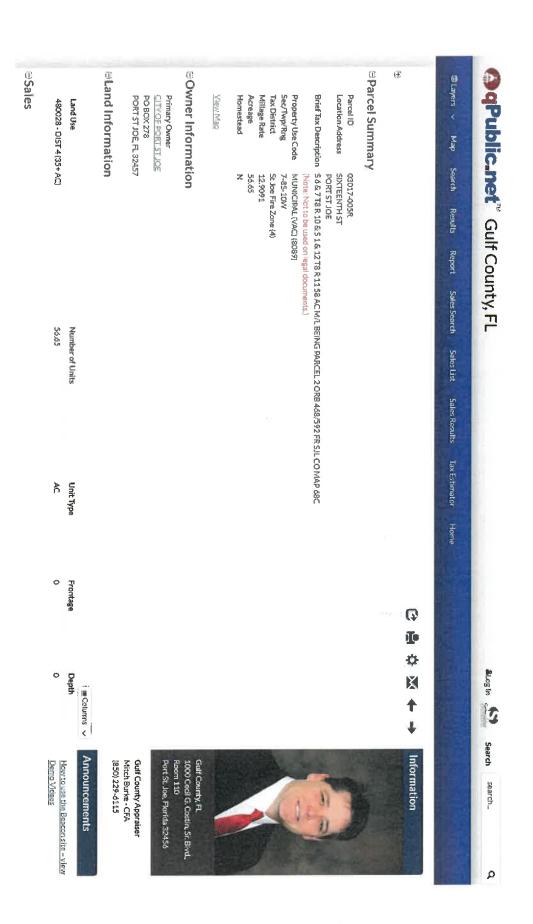
Class

Acreage

Date created: 1/5/2023 Last Data Uploaded: 1/5/2023 5:15:49 AM

Developed by Schneider

Sixteenth St. - GIS Information Gulf County Parcel No. 03017-005R



Municipality: Some in City of PSJ, rest is Gulf County

Sixteenth St. - GIS Information Gulf County Parcel No. 03017-005R



Exposure: B

Inst. Number: 200823005375 Book: 468 Page: 587 Date: 12/16/2008 Time: 10:07:26 AM

THIS INSTRUMENT PREPARED BY:

Bruce I. Wiener

Gardner, Bist, Wiener, Wadsworth & Bowden, P.A.

1300 Thomaswood Drive

Tallahassee, Florida 32308 Matter No.: 08.2535 Inst:200823005375 Date:12/16/2008 Time:10:07 AM

Doc Stamp-Deed:0.70

DC,Rebecca L. Norris, Gulf County B:468 P:587

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15th day of December, 2008, between

THE ST. JOE COMPANY, a Florida corporation ("Grantor"), whose mailing address is 245

Riverside Avenue, Suite 500, Jacksonville, Florida 32202 and THE CITY OF PORT ST. JOE, a

Florida municipal corporation ("Grantee"), whose mailing address is P.O. Box 278, Port St. Joe,

Florida 32457.

WITNESSETH:

The Grantor, for and in consideration of the sum of One Dollar and other valuable

consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and

convey unto Grantee, Grantee's successors and assigns forever, the following described land, situate,

lying and being in the County of Gulf, State of Florida (the "Property"), more particularly described

as follows:

See Exhibit "A" Attached Hereto

SUBJECT TO THE FOLLOWING:

(a) Ad valorem taxes for 2009 and subsequent years;

(b) All rights, dedications, easements, covenants, conditions and restrictions of record,

including, but not limited to, that certain Development Agreement between Grantor and Grantee

dated July 25, 2007, and recorded in Official Records Book 443, Page 170 of the Public Records of

Gulf County, Florida (the "Development Agreement");

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(c) All zoning and land development regulations, riparian rights, submerged land rights and oil, gas and mineral rights; and

(d) Any and all rights, dedications, easements, interests or claims which may exist or arise by reason of rights-of-way, dirt roads, trail roads, paths, power or other utility lines, pipelines, fences or improvements of any kind located on the Property, encroaching from the Property onto adjacent lands, or encroaching from adjacent lands onto the Property.

This Special Warranty Deed is further made subject to the following covenants, conditions, and restrictions which are hereby imposed on the Property and which shall run with the title to the Property and shall be binding on Grantee and its successors and assigns and on all parties having any right, title or interest in the Property or any part thereof, including their successors and assigns:

- 1. <u>Use of Property</u>. Except as otherwise permitted in this Special Warranty Deed, the Property shall be used by Grantee solely for the purposes of providing "affordable" housing for "extremely-low-income persons", "low-income persons", "moderate-income persons" and "very-low-income persons" as such terms are defined by Section 420.0004, Florida Statutes and as provided by the Development Agreement.
- 2. <u>Prohibited Sales.</u> Each housing unit constructed on the Property shall not be sold at a price that exceeds the threshold for housing that is affordable for low-income persons or moderate-income persons or to a buyer who is not eligible due to his or her income under Chapter 420, Florida Statutes.
- 3. <u>Additional Permitted Uses</u>. Affordable housing units created by the Development Agreement and pursuant to Section 420.615, Florida Statutes may be rented to extremely-low-income persons, very-low-income persons, low-income persons or moderate-income persons.

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AND Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, its successors and assigns, and not otherwise, and title has been conveyed subject to all covenants, conditions, restrictions, easements and other matters as set forth in this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its corporate name by its undersigned officer thereunto lawfully authorized the day and year first above

written.

WITNESSES

Print Name: ()

Print Name: Kim L Powell

THE ST. JOE COMPANY,

a Florida corporation

H. Clay Smallwood

Its President-Timberland & Rural Land Sales

COUNTY

STATE OF FLORIDA }
COUNTY OF GULF }

The foregoing instrument was acknowledged before me this day of December, 2008, by H. Clay Smallwood as the President-Timberland & Rural Land Sales of THE ST. JOE COMPANY, a Florida corporation, on behalf of the corporation. He is personally known to me.



Notary Public, State of Florida

Print Name:

My Commission Expires:

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#### ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions and restrictions provided in this Special Warranty Deed.

Dated this 15 H day of December, 2008.

WITNESSES

THE CITY OF PORT ST. JOE,

a Florida municipal corporation

Mel Magidson

Its Mayor

STATE OF FLORIDA } COUNTY OF GULF }

The foregoing instrument was acknowledged before me this <u>\ellis</u> day of December, 2008, by Mel Magidson, Jr. as the Mayor of The City of Port St. Joe, a Florida municipal corporation, on behalf of the municipal corporation. He is personally known to me or has produced a as identification.

Notary Public, State of Florida

Print Name: Tevese H.

My Commission Expires:



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#### Exhibit "A"

#### PARCEL I:

Commence at the Southeast corner of Section 36, Township 7 South, Range 11 West, Gulf County, Florida and run thence North 89 degrees 43 minutes 28 seconds West, along the South boundary line of said Section 36 (also being the North right of way line of Clifford Sims Drive, 70 foot right of way) for a distance of 598.56 feet to the Point of Beginning; from said Point of Beginning continue North 89 degrees 43 degrees 28 seconds West, along said South boundary line and said North right of way line, a distance of 1279.72 feet; thence leaving said South boundary line and North right of way line run North 00 degrees 30 minutes 52 seconds East for a distance of 100.00 feet; thence North 89 degrees 43 minutes 28 seconds West, for a distance of 60.00 feet; thence South 00 degrees 30 minutes 52 seconds West for a distance of 100.00 feet to a point on the aforesaid South boundary line and North right of way line; thence North 89 degrees 43 minutes 28 seconds West, along said South boundary line and North right of way line, for a distance of 70.00 feet; thence leaving said North right of way line run North 89 degrees 41 minutes 20 seconds West along said South boundary line for a distance of 370.00 feet; thence leaving said South boundary line run North 00 degrees 30 minutes 52 seconds East, for a distance of 1034.12 feet to a point lying 80 feet South of the centerline of an existing Apalachicola Northern Railroad Company railroad track; thence South 89 degrees 32 minutes 36 seconds East along a line 80 feet South of and parallel with said track, for a distance of 1775.48 feet; thence leaving said line run South 00 degrees 16 minutes 46 seconds West, for a distance of 1028.74 feet to the POINT OF BEGINNING, containing 41.96 acres, more or less.

#### AND

#### PARCEL II:

Begin at the Northwest corner of Section 7, Township 8 South, Range 10 West, Gulf County, Florida and run thence South 88 degrees 48 minutes 44 seconds East, along the North boundary line of said Section 7, for a distance of 775.45 feet to the Southeast corner of the City of Port St. Joe property description in Official Records Book 79, Page 107, of the Public Records of Gulf County, Florida; thence leaving said North line run North 19 degrees 15 minutes 36 seconds West, along the East boundary line of said property, for a distance of 859.06 feet to the Southwest corner of Florida Power Corp, property as described in Official Records Book 8, Page 241, of the Public Records of Gulf County, Florida; thence leaving said East boundary line run North 70 degrees 44 minutes 24 seconds East, along said South boundary line, for a distance of 580.00 feet to the intersection of said South boundary line with the Southwesterly boundary of a Florida Power Corp. power line; thence leaving said South boundary line run South 23 degrees 53 minutes 27 seconds East, along said Southwesterly boundary, for a distance of 1911.69 feet; thence leaving said Southwesterly boundary run South 70 degrees 44 minutes 24 seconds West for a distance of 1693.01 feet to a point on the East boundary line of St. Joseph Addition Unit 2, a subdivision recorded in the Public Records of Gulf County, Florida; thence North 18 degrees 38 minutes 51 seconds West, along said East boundary line, for a distance of 674.29 feet to a point marking the intersection of said East boundary

line with the West boundary line of said Section 7; thence leaving said East boundary line run North 00 degrees 00 minutes 52 seconds East along said West boundary line, for a distance of 187.79 feet to the intersection of said West boundary line with the Northeasterly right of way line of Knowles Avenue; thence North 18 degrees 38 minutes 51 seconds West, along said Northeasterly right of way line, for a distance of 1053.99 feet; thence leaving said Northeasterly right of way line run North 70 degrees 44 minutes 24 seconds East, for a distance of 360.55 feet to a point on the West boundary line of said Section 6, Township 8 South, Range 10 West (also being the West boundary of the aforesaid City of St Joe property as recorded in Official Records Book 79, Page 107, of the Public Records of Gulf County, Florida); thence South 00 degrees 17 minutes 51 seconds West along said West boundaries for a distance of 624.16 feet to the POINT OF BEGINNING, containing 58.00 acres, more or less.

(NOT FOR CONSTRUCTION)



CONSULTING ENGINEERS, INC.

# PORT ST. JOE - WORK PERMIT PLANS FORC П HOUSING

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GULF COUNTY, FLORIDA (GULF COUNTY PARCEL I.D.: 03017-005R) FOR

CITY OF PORT ST. JOE PO BOX 278 PORT ST. JOE, FL 32457

PROJECT VICINITY

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LOCATION MAP

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- PROPOSED CONCRET

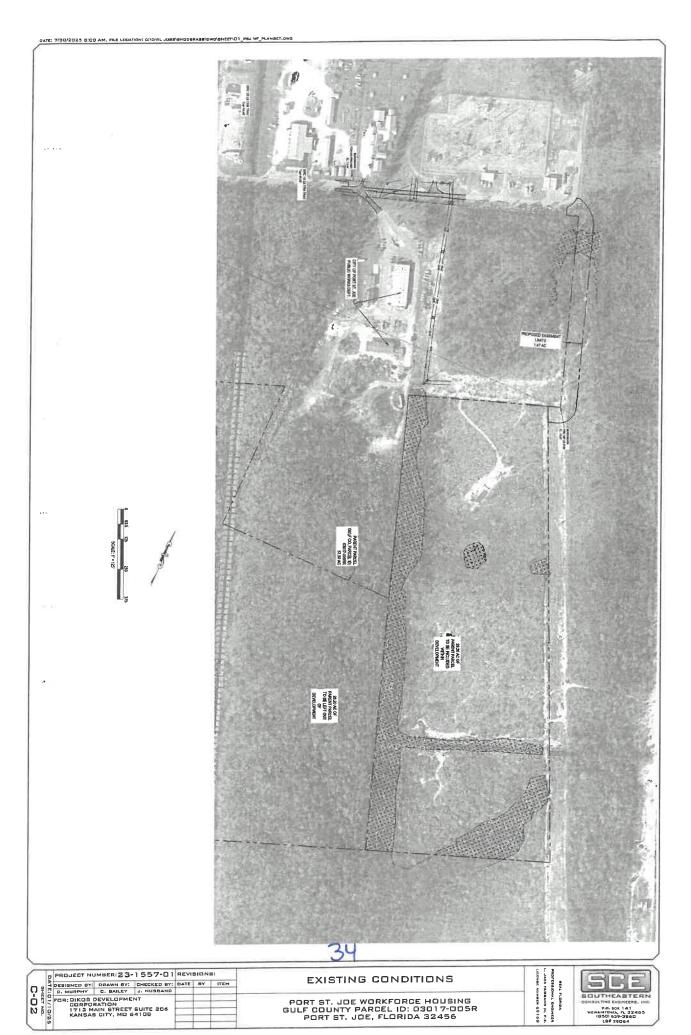
- \*LMTS OF CONSTRUCTION
- \*WOOD/PRIVACY FENCE
- « CHANLINK FENCE
- EXISTING GROUND CONTOUR
- \*PROPOSED GROUND CONTOUR - PROPERTY SETBACK LINE
- ALICAMENT CENTERLINE
- SLIT FENCE

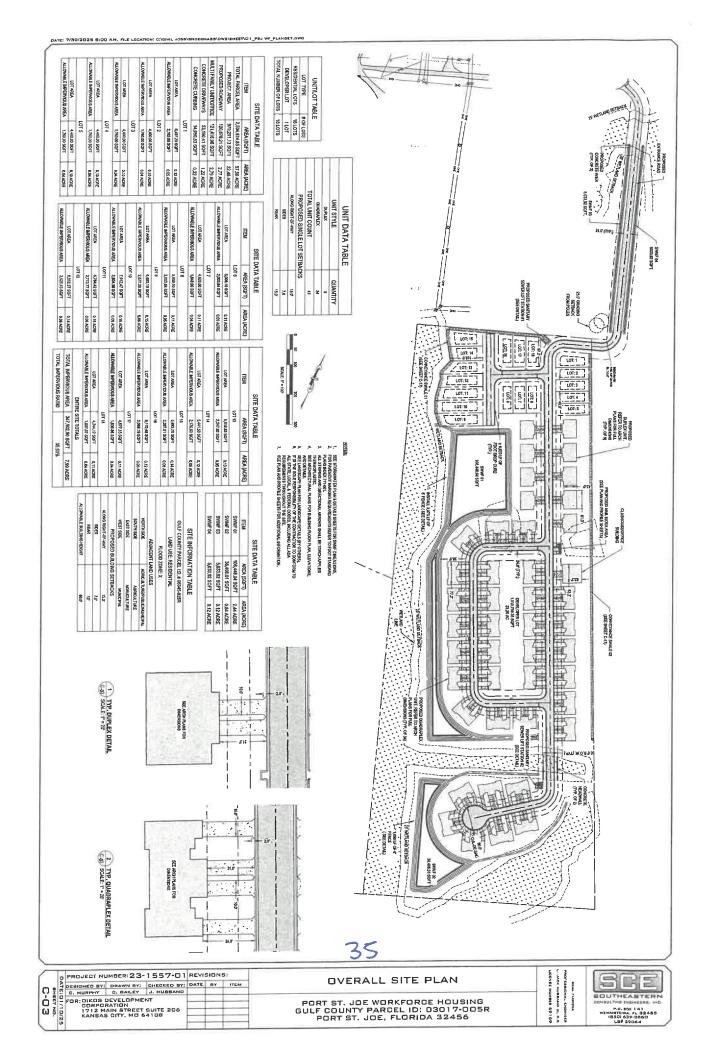
PROJECT NUMBER: 23-1557-01 REVISIONS: DESIGNED BY: DRAWN BY: CHECKED BY: DATE BY ITEM
C. MURPHY C. BAILEY J. MUSBAND
FDR: CINCAS DEVELOPMENT DIKOS DEVELOPMENT CORPORATION 1712 MAIN STREET SUITE 206 KANSAS CITY, MO 64108

GENERAL NOTES

PORT ST. JOE WORKFORCE HOUSING GULF COUNTY PARCEL ID: 03017-005R PORT ST. JOE, FLORIDA 32456

L. JACK HUBBAND III, P.E. SEAL & LONIDA EDUTHEASTERN COMBUTING ENGINEERS, INC. P.O. 80X 141 WEWANTCHKA, F. 33405 (850) 839-3850 LB\$ 29064





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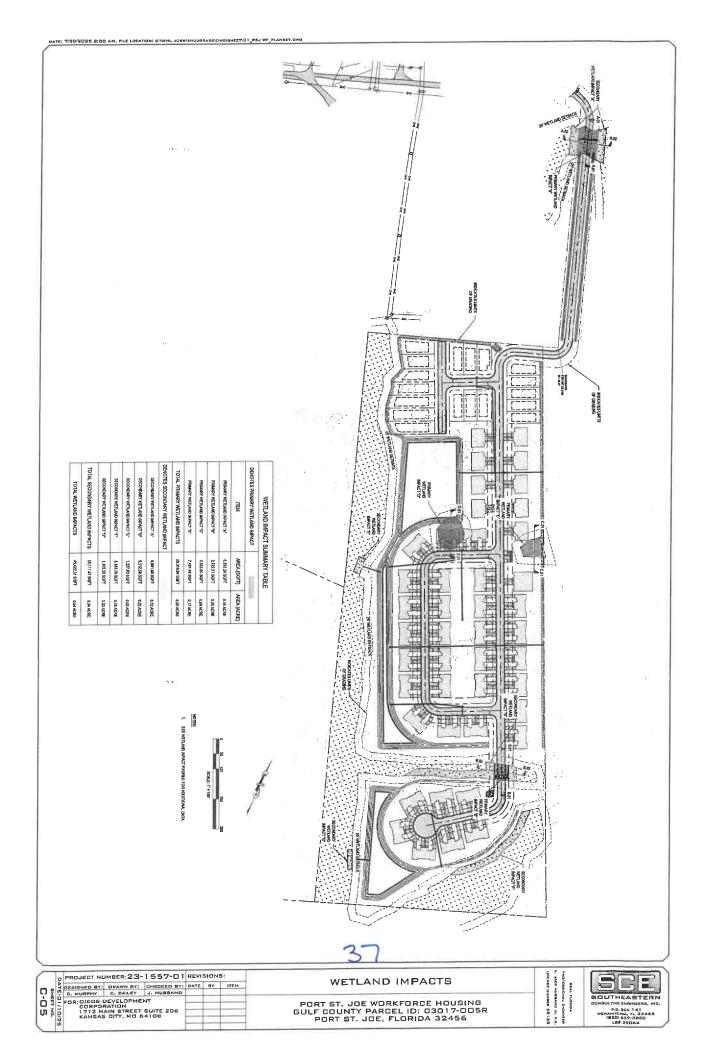
| PARCEL | PARCE | PARCE | AREA TABLE | PARCE | PARCE

LOT: 18	LOT: 17	LOT: 16	LOT: 15	LOT: #	LOT: 13	100:12	107:11	TO1: #0	PARCEL #
4,744,17 SQFT 0.11 AC	4,577,16 SQFT 0,111,40	5,170,49 50FT 0,12 AC	5,992,78 50FT 0.34 AC	5,441,565 CQFT 0,12 AC	5,619,03 8QFT 0,13 AC	8,33.57 SQFT 0,14 AC	6,754 AZ SQFT 0,16 AC	7,912,47 SQFT 0,18 AC	AREA
290.02 LF	296.17 UF	307.MUF	WAT UF	323,4015	362,8215	भीवराष्ट	33929015	407.98 LF	PERIMETER
101,86 48,25 88,12 18,85	106,09 44,21 101,60 44,06	106,66 35,54 18,85 98,77 48,23	116.10 22.86 33.62 12.02	116.10 48.50 108.00 1,47 48.23	199,00 43,48 143,10 7,82 49,51	143,10 43,53 150,12 28,18 16,40	150.12 43.51 160.16 10.48 34.32	160,16 43.56 160,54 2.31 31.85 9.57	RIMETER SEGMENT LENGTHS
HZ4" 18"31,28"W N71" 85 30,18"E S24" 17"41,86"E S25" 41"01,98"W	NG4" 16" 25.52"W N71" 16" 36.10"E 924" 18" 31.28"E 986" 41" 28.72"W	24, 18, 37, 28, 38, 38, 31, 31, 31, 31, 31, 31, 31, 31, 31, 31	200, 10, 31, 32, 50, 40, 31, 31, 32, 40, 41, 31, 32, 41, 41, 41, 41, 41, 41, 41, 41, 41, 41	M.Z.C.P. 45, 434 3.70.72.45, 481 M.Z.W.Z.W.Z.W. 481 3.47, 481, 482 3.47, 481, 481 3.47, 481, 481, 481, 481, 481, 481, 481, 481	H86" 41" 25,72" E \$24" 18" 31 28" E \$85" 41" 28,72"W 426" 07" 15,00"W N18" 36" 23,02" E	W15.47 20.726 W15.48 10.285 W16.48 10.287 W16.48 10.287 W16.48 10.287	NEC 47 28.72E S24" 18" 31 28'E S36" 41" 30 72'W H19" 38 73.48"W H19" 38 73.48"W	NB5" 65" 23,45"W 100,75" W 11,00" W 100,75"	SEGMENT BEARINGS

OOR CORNE	PARCEL#
1.000 759 34 SQST	AREA
N. W.	PERMETER
8 10 0 10 10 10 10 10 10 10 10 10 10 10 1	SEGMENT LENGTHS 422,00 117,81 168,00
1971 1978 1978 1979 1971 1971 1979 1979	SEGMENT BEARINGS

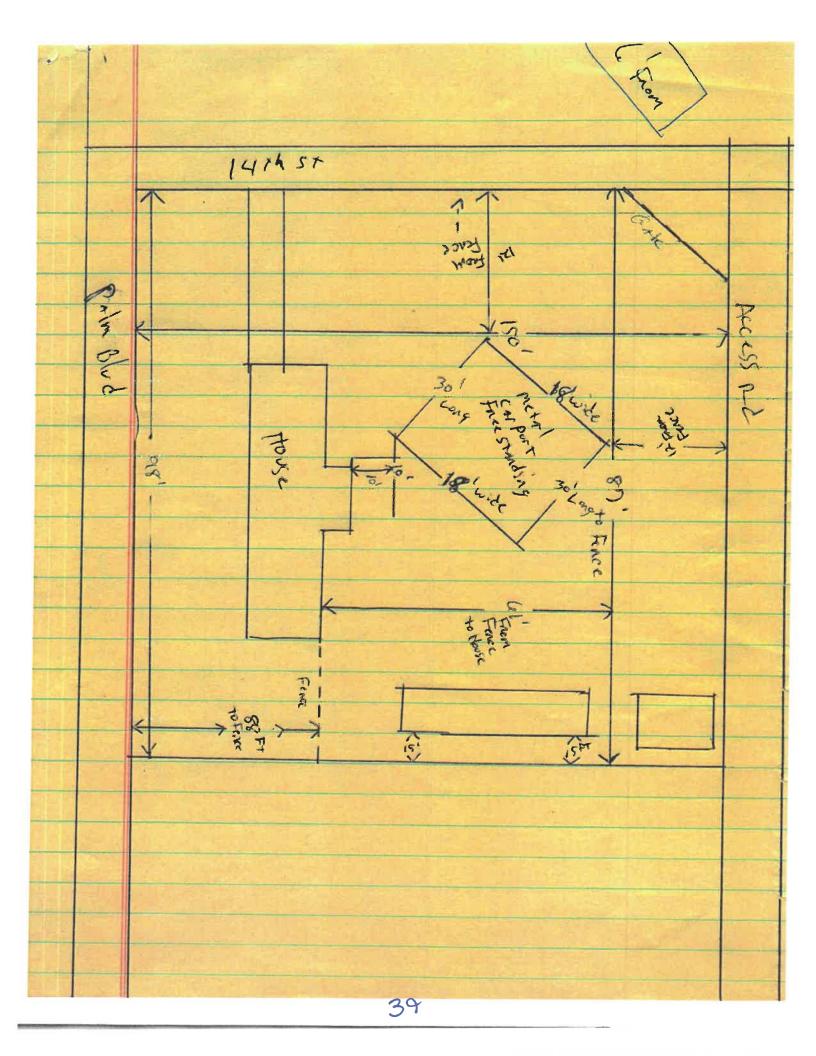
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PROJECT NUMBER: 23-1557-01 REVIS				REVISIONS:		5:	LOT DATA TABLE	9 2	
		DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	LOT DATA TABLE	2 H 20 C 2	
12   1	OIKOS DE CORPORA	VELOPME	NT SUITE 206				PORT ST. JOE WORKFORCE HOUSING GULF COUNTY PARCEL ID: 03017-005R PORT ST. JOE, FLORIDA 32456	PLDRIDA HALL SHOWEER HALL SHOWE	FOUTHEASTER! P.O. BOX 141 WEWARTURKS, FL 32465 (850) 639-3850 L98 29064



# CITY OF PORT ST. JOE SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 401 Palm Blvd, 3254	
Majafla Investments 11	P
Property Owner: Linda Corrigan	Phone: <u>850-693-5245</u>
Mailing Address: 5105 Lave Bluff Circle Ci	ty, State, and Zip: Marianne, 72,3244
Parcel Number: 05179-000R Applicant if	different:NA
Owner signature Owner Signature	• ••
Swore to and subscribed before me this and	day of July 20 25. Personally known or
produced identification	
Signature of Notary Public	EPCI Code Admiris I
U V	Code Administration Services 1002 10th Street
PUBLIC NOTICE	Port St. Joe, Florida 32456
TODEIC HOTICE	
A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE AND A NOTICE WILL BE PUBLISHED IN THE LOCAL M	HE PROPERTY SEEKING THE SPECIAL EXCEPTION NEWSPAPER.
APPLICATION REQUIREMENTS:	
Application Fee - \$300	
	th special exception is being requested
A letter indicating the section of the LDR under whic	an abecial evection is nell a tellificable
A letter indicating the section of the LDR under whic Legal Description of Property	an special exception is paul Leddested
Legal Description of Property	an special exception is being requested
Legal Description of Property  Copy of the Deed	an special exception is being requested
	an special exception is being requested
Legal Description of Property  Copy of the Deed  Copy of the Survey  Site plan of the proposed improvements	an special exception is being requested
Legal Description of Property Copy of the Deed Copy of the Survey Site plan of the proposed improvements  Anda Congan	Date
Legal Description of Property  Copy of the Deed  Copy of the Survey  Site plan of the proposed improvements	



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### To Whom it May Concern:

1401 Palm Blvd acquired a permit for a carport in May of 2025. The carport was placed to close to the side yard property line. Side yard setback is 10'. We are asking for a special exception of 2.5' to encroach on the side yard property line. There is also a concern of the carport touching the electrical line that issues power to the house. see attached photos.

Linda Corrigan			; 7.845° 7.8.8
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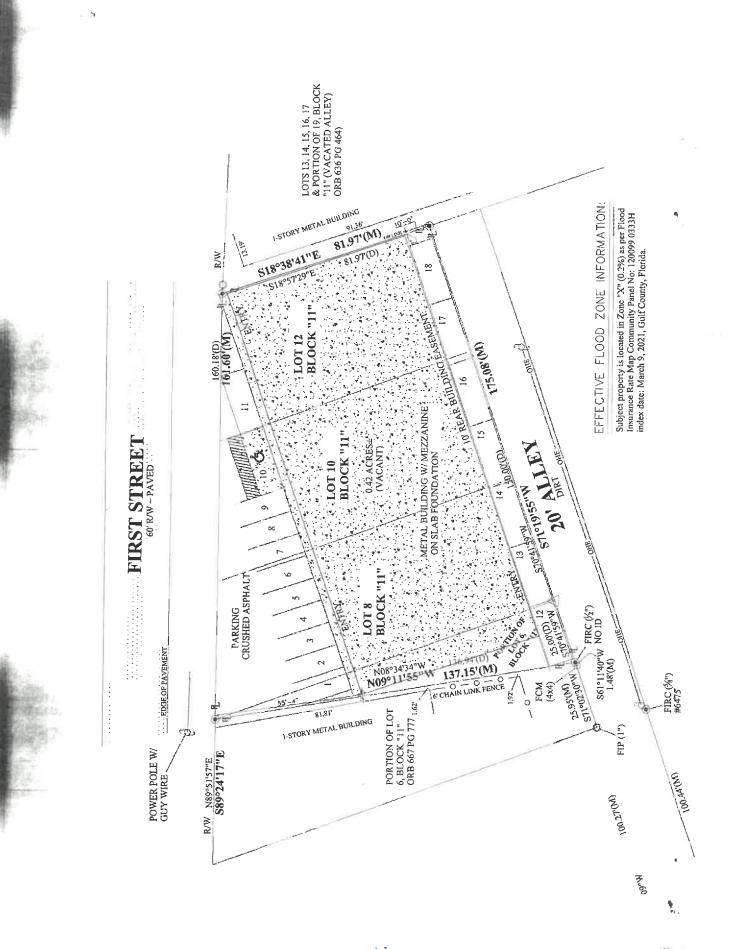
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# CITY OF PORT ST. JOE SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 5/0 / Sf S7	Zoning:
Property Owner: IMOTHY PETERSEN	Phone: 712 3303565
Mailing Addless: 5460 Cape Sind Bins	City, State, and Zip: 627 ST JOR FL 3245
Parcel Number: 04695-000 (2 Applicant	
Owner signature	A T
	day of July 20 25. Personally known or
produced identificationV	·
Signature of Notary Public	April D Thompson Comm.: HH 693070
	Rotary Public - State of Florida
PUBLIC NOTICE	
A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON AND A NOTICE WILL BE PUBLISHED IN THE LOCA	THE PROPERTY SEEKING THE SPECIAL EXCEPTION
APPLICATION REQUIREMENTS:	
Application Fee - \$300	
A letter indicating the section of the LDR under w	which special exception is being requested
Legal Description of Property	
Copy of the Deed	
Copy of the Survey	
Site plan of the proposed improvements	
Owner Signature	7 11 2025  Date 7 11 2025
	Date 7/11/2025
Applicant Signature	Date



### 7/11/2025

### PSJ Build Department TAC Team/PSJ City Council:

I am writing to request a special exception to the parking requirements for 510 1st St Port St Joe (Parcel ID 04695-000R) which will be the new location for Forgotten Coast Athletics. The square footage for the commercial use portion of the proposed building is 9,397.5 square feet (building is 70'x 160' = 11,200 square feet less an 1,802.5 square feet garage which will be used for personal storage not related to Forgotten Coast Athletics). Based on the commercial building requirements listed in the LDR Section 5.08, one space is needed per 400 sq ft which equates to 23.49375 or 23 spaces.

Forgotten Coast Athletics is a cheerleading and gymnastics gym that also offers afterschool and summer camps for school aged children and is currently located at 305 3<sup>rd</sup> St in Port St Joe. Forgotten Coast Athletics has been open for business since 2017. For reference, the current location is 9,706 square feet.

Although the use of the proposed building is not specifically mentioned in the LDR, the way in which customers utilize the services is nearly exactly the way in which customers of a childcare facility, which is specifically listed in the LDR, use that type of service. In this type of business customers drop off their children and then pick them up after their class or camp is over. There are seldom customers that park and stay for the duration of their time at Forgotten Coast Athletics.

Considering how Forgotten Coast Athletics' services are used, we are asking to at least take into partial consideration the parking requirements for a childcare facility as listed in the LDR which is one space per staff member plus one space for each ten children, located to allow for the safe and convenient loading and unloading of children.

Historically Forgotten Coast Athletics has a maximum of 40 children in the facility at any given time and no more than 6 staff members onsite at any given time. Based on the childcare facility calculations, this would equal 4 + 6 or 10 parking spaces. This total is very consistent with the number of parking spaces occupied at any given time at our current 305 3<sup>rd</sup> St location.

Please consider the plans we have proposed for 18 parking spaces. We have included 2 parallel spots in close proximity to the front door for safe and convenient loading and

unloading of children along with 9 spaces for anyone who might decide to stay longer than just picking up their child or dropping them off. In the rear of the building we've laid out 7 spaces for employees to park as needed. This will nearly double the total number of spaces used today at our current location of similar square footage and will provide safe and convenient pickup and drop-off for the children that utilize Forgotten Coast Athletics.

Thank you

Tim Petersen

5460 Cape San Blas RD

712-330-3565

## 510 1st St Legal Description

## Description

CITY OF PORT ST. JOE PORTION OF LOT 6 & LOTS 8, 10, 12 & NW PART OF 14 (LESS 15 FT OFF SEC OF LOT 12) BLK 11 ORB 8/693 & 31/684 ORB 843/22 WD FR 510 1ST ST PSJ LLC MAP 50A

# 



Overview

-6

Legend

Parcels
Roads

Parcel ID Sec/Twp/Rng 04695-000R 1-85-11W

PORT ST JOE

Alternate ID 04695000R

0.44

VAC RES. W/MISC. IMP

Class Acreage Owner Address PETERSEN TIMOTHY L/STEPHANIE L 5460 CAPE SAN BLAS RD

PORT ST JOE, FL 32456

District

5

**Brief Tax Description** 

CITY OF PORT ST. JOE PORTION

(Note: Not to be used on legal documents)

Date created: 8/26/2025 Last Data Uploaded: 8/26/2025 7:29:18 AM

Developed by SCHNEIDER

Property Address 510 1ST ST

# **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 Location Address

04695-000R 510 1ST ST PORT ST JOE

CITY OF PORT ST. JOE PORTION OF LOT 6 & LOTS 8, 10, 12 & NW PART OF 14 (LESS 15 FT OFF SEC OF LOT 12) BLK 11 ORB 8/693 & 31/684 ORB **Brief Tay** 

Description 843/22 WD FR 510 1ST ST PSJ LLC MAP 50A

Property Use Code VAC RES. W/MISC. IMP (0001)

Sec/Twp/Rng 1-85-11W Tax District Port St. Joe City (5) Miliage Rate 14.5341

0.44 Acreage Homestead

View Map

### Owner Information

**Primary Owner** PETERSEN TIMOTHY LISTEPHANIE L SAKO CAPE SAN RI AS RO

PORT ST JOE, FL 32456

#### **Land Information**

Land Use	Number of Units	Unit Type	Frontage	Depth	
CONTRACTOR OF THE PROPERTY OF	T-MTM POR		CONTROL COMPANY	The transport of Library and Colombia.	
510000 - PSJLOT(COM)	3	IT	0	ο	

#### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/9/2024	\$230,000	WD	843/022	Qualified	Vacant	510 1ST ST PSJ LLC	PETERSEN TIMOTHY L/STEPHANIE L
N	12/9/2024	\$100	QC	843/024	Unqualified	Vacant	510 1ST ST PSJ LLC	PETERSEN TIMOTHY L/STEPHANIE L
N	2/25/2019	\$100	QC	0660/0158	Unqualified	Improved	SMITH HARRY LEE & BONNIE M	510 1ST ST PSJ LLC
N	2/25/2019	\$120,000	WD	0660/0155	Qualified	Improved	SMITH HARRY LEE & BONNIE M	510 1ST ST PSJ LLC
N	6/13/2017	\$100	QC	0619/0929	Unqualified	Improved	SMITH HARRY LEE	SMITH HARRY LEE & BONNIE M STEPHENS

### **Valuation**

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$688	\$688	\$688
Land Value	\$255,000	\$204,000	\$204,000	\$132,600
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$204,000	\$204,000	\$132,600
Just (Market) Value	\$255,000	\$204,688	\$204,688	\$133,288
Assessed Value	\$255,000	\$136,707	\$124,279	\$112,981
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$255,000	\$136,707	\$124,279	\$112,981
Maximum Save Our Homes Portability	\$0	\$67,981	\$80,409	\$20,307

<sup>\*</sup>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.

No data available for the following modules: Building information, Extra Features, Sketches.

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

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Contact Us

jia h Ka

9 ( 00)



August 26, 2025

**EPCI Code Enforcement Services** 

Attn: April Thompson

VIA Email

Re: 510 1st St, Port St. Joe, FL 32456

In reference to the request for exemption from Land Development Regulations concerning parking at the above referenced address.

I have lived at 206 Long Ave, Port St. Joe, FL. In the past, I have seen changes made to accommodate businesses in this area, that at the time seemed reasonable, but in hindsight has created issues. One of these was closing the east end of the alleyway between 1<sup>st</sup> and 3<sup>rd</sup> Streets, which now impacts this new business. Please carefully consider how approving this request will impact future requests. We are all aware that parking is a big issue in the area. It would be difficult to approve one parking exemption and then turn down the next request.

### My concerns are:

- 1. Access by utility providers. Currently five (5) utility providers provide service along the alley way between 1st Street and 3rd Street, at the rear of this project. Currently that public alleyway has been blocked, for approximately the last 2 months, due to construction materials being stored on the alleyway. Since we already have an issue before construction, I can believe that blocking the alleyway will be an issue when customers are looking for anyplace to park. Thus blocking the utility companies from being able to repair or maintain our services.
- 2. The proposed parking at the back of the building creates a bottleneck with limited space for parkers to turn around to exit the one-way in, same-way out alleyway.
- 3. This project is in an area already congested, with no public parking. Any overflow from this business would mean parking either across 1<sup>st</sup> St on the right of way, in the alleyway behind the building or on another business's property.

Thank you for the opportunity to express my concerns.

# Linda M. Wood