City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
November 10, 2026 4:00 P.M.
Continuance from the November 3rd Meeting**

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 7, 2026 Regular Meeting Minutes **Pages 1-2**

BUSINESS ITEMS

- **Special Exception Request- Craig & Sandra Vigliotta, 609 Garrison Ave. 04985-000R** **Pages 3-12**
- **Special Exception Request- Erin Morgan, Corner of 8th & Long, Parcel #05036-000R** **Pages 13-28**
- **Special Exception Request- GTC Inc, 505 6th Street 04847-000R** **Pages 29-43**

***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, and Review Board
July 7, 2026
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	**Staff**	**Board**	**Staff**
Travis Burge	Jim Anderson	Jay Rish	
Phil Earley	Charlotte Pierce	Rawlis Leslie	
Chris Karagiannis	Tiffany Giddens	Minnie Likely	
Hal Keels	Clinton McCahill		

After ascertaining that a quorum was present, Vice Chairman Earley called the meeting to order at 4:00 P.M. Chairman Rish and Minnie Likely notified City Staff that they would be unable to attend the meeting today.

Consent Agenda

Attorney McCahill read Form 8B where Chairman Rish abstained in the June 2, 2026, meeting from voting on Ordinance 630 Small Scale Plan Amendment; Ralph Rish Parcel #06076-016R changing the property from Residential R-1 to Commercial C-1 because it would be inured to his special private gain or loss.

June 2, 2026, Regular Meeting Minutes

A Motion was made by Chris Karagiannis, second by Travis Burge, to approve the Minutes of the June 2, 2026, Regular Meeting. All in favor; Motion carried 4-0.

Business Items

Special Exception Request: 102 Gulf Coast Circle, Buba's Construction Management LLC, Parcel #030390-575R

Mr. Anderson provided an updated copy of the layout of the lot showing the setbacks that have been requested for Gordon Cecil Cone and Tammy T. Cone.

The Cones are requesting a 2.9' foot encroachment into the required 25' set back for the front and rear sides of the property and 1.3 encroachment into the required 25' set back for the right side facing Southgate Boulevard.

Sabrina Garrote of the Building Department stated that neither letters of objection nor a letter from the HOA had been received.

Christopher Kirchner that lives across the street from the property stated that he had no objections to the request.

A Motion was made by Travis Burge, second by Hal Keels, to grant the request contingent upon a letter from the HOA stating their approval. All in favor; Motion passed 4-0.

Citizens to be Heard

No one from the public addressed the Board.

Discussion by Board Members

No one had any additional issues to discuss with the Board.

Motion to Adjourn

There was no further business to come before the PDRB and a Motion was made by Chris Karagiannis, second by Travis Burge, to adjourn the meeting at 4:15 P.M. All in favor; Motion carried 4-0.

_____ _____

Charlotte M. Pierce, City Clerk Date

_____ _____

Jay Rish, Chairman Date

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 1609 Garrison Ave Zoning: R1

Property Owner: Sandra & Craig Vigliotta Phone: 770-713-7662

Mailing Address: Same as above City, State, and Zip: PSJ 32456

Parcel Number: 04985-000R Applicant if different: NA

Owner signature

Swore to and subscribed before me this 12 day of Oct. 2026. Personally known or produced identification GA DL.

Signature of Notary Public

SCOTT DOUGLAS CORNELL
Notary Public - State of Florida
Commission # HH 813513
My Comm. Expires Oct 9, 2030
Bonded through National Notary Assn.

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

Owner Signature Date

Applicant Signature Date

October 12, 2026

To whom it may concern,

We, Craig and Sandra Vigliotta, home owners of 609 Garrison Ave, Port St Joe, FL, are writing to request two variances to the set back requirements.

The first variance request is for a 32' x 36' Open Pole Barn, which will be located in the rear of the property. We would like to change the set back to 10' from 25' from the rear property line.

The second variance request is for a 10' x 12.5' bathroom addition on the north side of the property. We would like to change the set back to 2' from 10' from the side property line. The addition will consist of a single bathroom. It will have two hurricane rated windows, one facing the front of the property and one facing the rear of the property. The wall facing the neighbors will be a solid wall. The roof line will match the existing metal roof. The exterior will be wrapped in cement siding.

Thank for your time and consideration,

Craig and Sandra Vigliotta

Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Thursday, October 15, 2026 1:49 PM
To: Jim Anderson; Charlotte Pierce
Subject: Special Exception Request – Craig & Sandra Vigliotta – 609 Garrison Avenue
Attachments: Vigliotta PUBLIC NOTICE - Special Exception Ad Request.pdf; Vigliotta SIGN - SPECIAL EXCEPTION -.pdf; 609 Deed.pdf; 609 Garrision Survey and Site Plan.pdf; 609 Property Appraiser Info.pdf; 609 Special Exception App.pdf; Vigliotta Letter.pdf

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Good afternoon, Charlotte and Jim!

Here is the second Special Exception request for the November 3, 2026, meeting. (I haven't ordered the sign yet, I will wait to make sure that this one can also make the publications time for the Nov 3rd meeting)

Applicants: Craig & Sandra Vigliotta
Property: 609 Garrison Avenue, Port St. Joe
Parcel: 04985-000R
Legal Description: Lot 5, Block 43, St. Joseph's Addition, Unit 3
Zoning: R-1

The applicants are requesting two setback exceptions under Section 3.03 of the City of Port St. Joe Land Development Regulations for proposed improvements to their residential property.

1. Open Pole Barn: The applicants are proposing a 32' x 36' open pole barn at the rear of the property. They are requesting a reduction in the rear setback from 25 feet to 10 feet.

2. Bathroom Addition: The applicants are proposing a 10' x 12.5' bathroom addition on the north side of the existing residence. They are requesting a reduction in the side setback from 10 feet to 2 feet.

I've attached the following supporting documents:

- Special Exception application
- Applicant's request letter outlining both proposed improvements
- Recorded deed
- Survey and proposed site plan
- Property Appraiser information
- Public notice

- Proposed property sign

The public notice and sign have been prepared for the November 3, 2026, hearing at 4:00 PM.

Charlotte, please let me know if you need anything else to get the notice posted. Jim, please let me know if anything additional is needed for the agenda.

Thank you both for your help!

Sabrina Garrote

Permit Coordinator

850-229-1093

City of Port St. Joe Building Department
1002 10th Street
Port St. Joe, FL 32456
www.epcicodeservices.com

"Positive Outcomes Only."

EPCI
Code Administration Services

Inst. Number: 202423000666 Book: 817 Page: 853 Page 1 of 2 Date: 2/5/2024 Time: 9:56 AM
Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,610.00

Prepared by and return to:
Kevin Nims
Brown & Associates Law & Title, P.A.
11373 Countryway Blvd
Tampa, FL 33626
813-528-4044
File Number: **24-4N**
Will Call No.:

[Space Above This Line For Recording

01.24.2024

Warranty Deed

This Warranty Deed made this 31 day of January, 2024 between **Gregory Kirk, a single man** whose post office address is **3814 Milan Drive, #2, Alexandria, VA 22305** grantor, and **Craig Vigliotta and Sandra Vigliotta, a married couple** whose post office address is **3400 Merganser Lane, Alpharetta, GA 30022**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Gulf Florida to-wit:**

Lot Five (5), in Block Forty-Three (43) of SAINT JOSEPH'S ADDITION OF THE CITY OF PORT ST. JOE FLORIDA UNIT NUMBER THREE, according to the Plat thereof as recorded in Plat Book 1, Page(s) 32, of the Public Records of Gulf County, Florida. Said lot lying and being a part of the Northwest 1/2 of Southeast 1/4, Section 1, Township 8 South, Range 11 West and lying South of the right of way of the Apalachicola Northern Railroad.

04985-000R

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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 covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the current years taxes.

Prepared by and return to:
Kevin Nims
Brown & Associates Law & Title, P.A.
11373 Countryway Blvd
Tampa, FL 33626
813-528-4044
File Number: **24-4N**
Will Call No.:

[Space Above This Line For Recording
01/24/2024

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

Signed, sealed and delivered in our presence:

Witness Printed Name: Lance Robbins

140 M St NE Apt 1246
Address

Washington, DC 20002
City, State, Zip Code

Witness Printed Name: LAURA HAMERLING

201 E. GLENDALE AVE
Address

ALEXANDRIA VA 22301
City, State, Zip Code

Gregory Kirk

Laura Hamerling NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. 4-14-2028

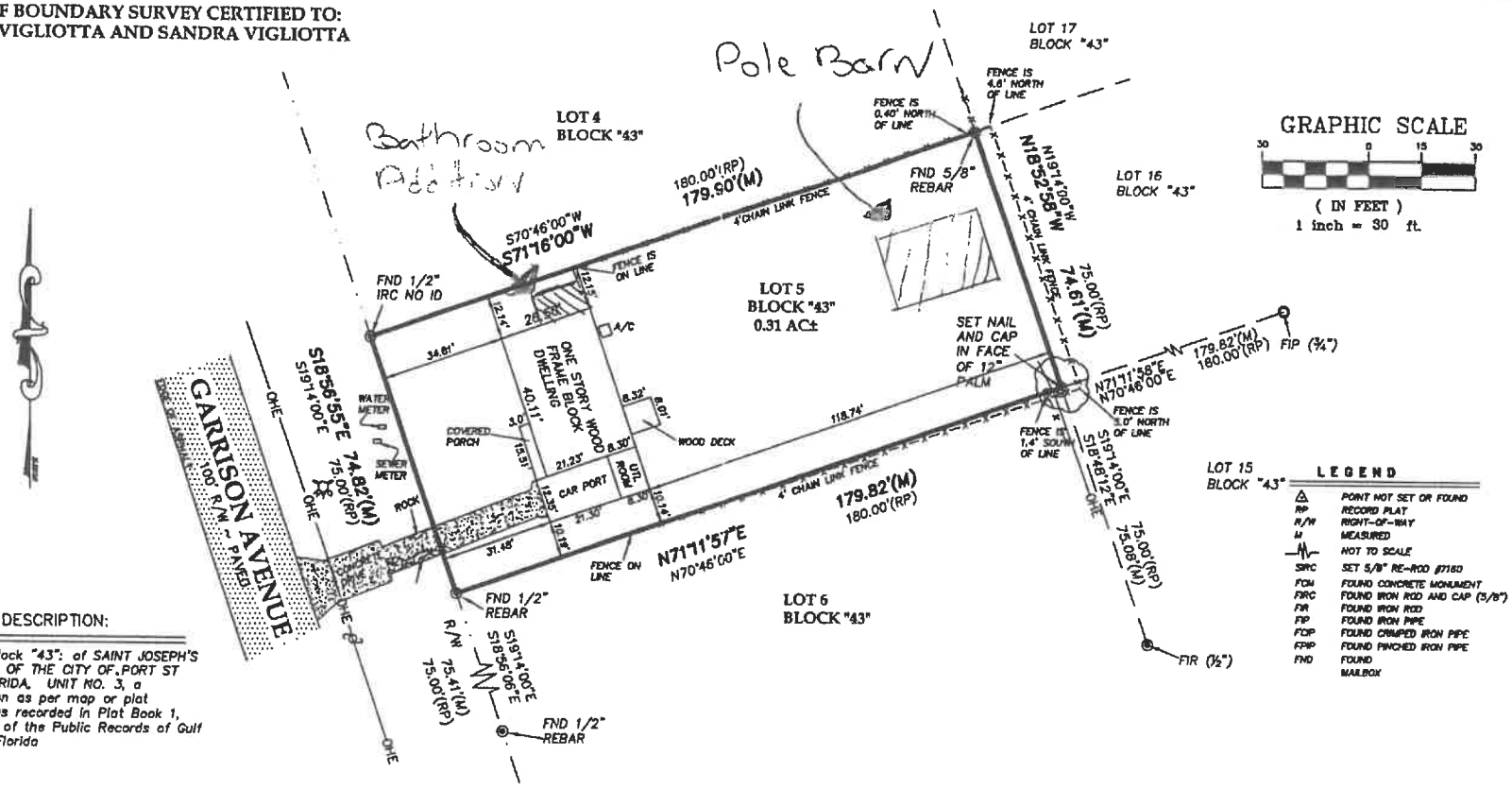
State of DISTRICT OF COLUMBIA
County of DC

The foregoing instrument was acknowledged before me by means of X physical appearance or ___ online notarization, this 30 day of JANUARY, 2024, by **Gregory Kirk**, who (select one) ___ is Personally Known or X Produced _____ as Identification.

Notary Public

Printed Name LAURA HAMERLING
My Commission Expires: 04-14-2028

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CRAIG VIGLIOTTA AND SANDRA VIGLIOTTA



LEGEND

⚠	POINT NOT SET OR FOUND
RP	RECORD PLAT
R/W	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
SIRC	SET 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP (5/8")
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FCIP	FOUND CRIMPED IRON PIPE
FPIP	FOUND PINCHED IRON PIPE
FND	FOUND
	MAILBOX

LEGAL DESCRIPTION:

Lot 5, Block "43": of SAINT JOSEPH'S ADDITION OF THE CITY OF PORT ST JOE, FLORIDA. UNIT NO. 3, a subdivision as per map or plat thereof as recorded in Plat Book 1, Page 32 of the Public Records of Gulf County, Florida

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 5J-17, .051/ .052 Florida Administrative Code).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4251

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the the undersigned surveyor.
2. BEARING REFERENCE: FLORIDA GRID NORTH (NAD 83)
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" (0.2%) as per Flood Insurance Rate Map Community Panel No: 120099 0341H index date: March 9, 2021, Gulf County, Florida.

THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 189 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-2538
LB # 7160

DATE: 09/11/26	DRAWN BY: TR	M.B. PER PLAT	COUNTY: GULF
FILE: 26137.DWG	DATE OF LAST FIELD WORK: 09/10/26	CHECKED BY: TR	JOB NUMBER: 26-137

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	04985-000R
Location Address	609 GARRISON AVE PORT ST JOE
Brief Tax Description	CITY OF PORT ST JOE LOT 5 BLK 43 ORB 817/853 WD FR KIRK 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	14.5341
Acreage	0.309
Homestead	N

View Map

Owner Information

Primary Owner
VIGLIOTTA CRAIG & SANDRA
3400 MERGANSER LN
ALPHARETTA, GA 30022

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500002 - ST JOSEPH ADD UNIT 1	1	LT	75	180

Building Information

Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	1,432	Air Conditioning	CENTRAL
Heated Area	1,040	Bathrooms	1
Exterior Walls	CONC BLOCK	Bedrooms	2
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	WALL BD/WD	Actual Year Built	1975
Frame Type	MASONRY	Effective Year Built	2010
Floor Cover	SHT VINYL; 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.

Sales

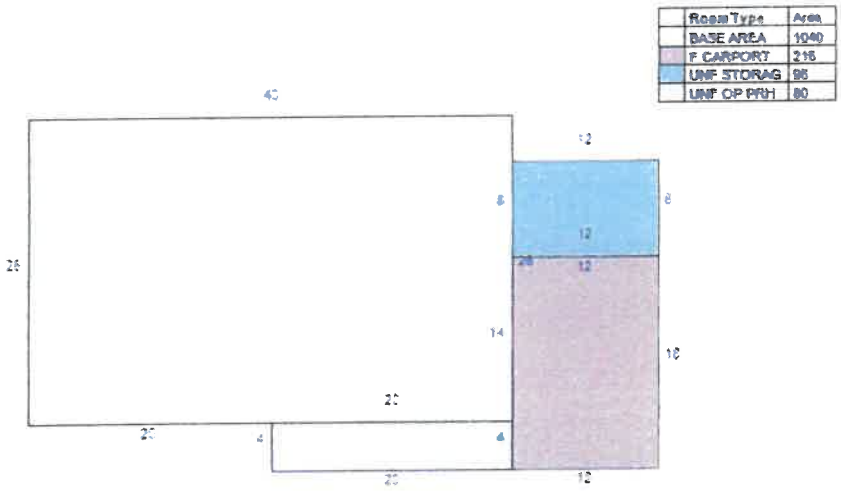
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	1/31/2024	$230,000	WD	817/853	Qualified	Improved	KIRK GREGORY A	VIGLIOTTA CRAIG & SANDRA
N	4/22/2022	$100	QC	763/349	Unqualified	Improved	PADGETT JAMES ASHLEY III	KIRK GREGORY A
N	1/18/2022	$100	PR	762/351	Unqualified	Improved	FRANKS NATALIE & JAMES PADGETT	PADGETT JAMES ASHLEY III
N	7/24/2020	$0	OR	0701/0031	Unqualified	Improved	PROBATE COURT	FRANKS NATALIE & JAMES A PADGETT III(CO-REPS)

Valuation

	2026 Preliminary Values	2025 Certified Values	2024 Certified Values	2023 Certified Values
Building Value	$128,448	$130,813	$133,195	$42,062
Extra Features Value	$0	$0	$0	$0
Land Value	$67,000	$80,000	$67,000	$51,000
Land Agricultural Value	$0	$0	$0	$0
Agricultural (Market) Value	$0	$80,000	$67,000	$51,000
Just (Market) Value	**$195,448**	**$210,813**	**$200,195**	**$93,062**
Assessed Value	$195,448	$210,813	$102,368	$93,062
Exempt Value	$0	$0	$0	$0
Taxable Value	$195,448	$210,813	$102,368	$93,062
Maximum Save Our Homes Portability	$0	$0	$97,827	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches



No data available for the following modules: Extra Features.

SCHNEIDER GEOSPATIAL

User Privacy Policy GDPR Privacy Notice
Last Data Upload: 10/12/2026, 7:13:30 AM

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 8th Street at Long Avenue **Zoning:** R-2B

Property Owner: Erin Morgan **Phone:** 205-601-0336

Mailing Address: 1018 River Highlands Circle **City, State, and Zip:** Hoover, AL 35244

Parcel Number: 05036-000R **Applicant if different:** Same as Owner

Erin Morgan
Owner signature

Swore to and subscribed before me this 7th **day of** October **20** 26**. Personally known or produced identification** AL Driver's License.

Signature of Notary Public

TURNISHA AKINS
Notary Public - State of Florida
Commission # HH 714339
My Comm. Expires Dec 10, 2029

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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

Erin Morgan
Owner Signature 10/07/2026 **Date**

Erin Morgan
Applicant Signature 10/7/2026 **Date**

Snapdocs eNotary (RON) Package ID: ZtS4nPAW2YwPdVJ2fGHl6

SPECIAL EXCEPTION REQUEST - SUPPORTING LETTER

Property: Lot 2, Block 47, 8th Street at Long Avenue, Port St. Joe, Florida 32456

Parcel: 05036-000R **Zoning:** R-2B **Owner:** Erin Morgan

To the Planning and Development Review Board:

I respectfully request a Special Exception from the R-2B corner-lot setback requirement in **Section 3.04(2)(o)** of the City of Port St. Joe Land Development Regulations for the property identified above.

The property is a relatively narrow corner lot with frontage on both 8th Street and Long Avenue. Because the property is subject to setback requirements associated with both street frontages, the resulting buildable area is constrained. The proposed single-family residence has been positioned to comply with the applicable setbacks to the greatest extent practicable while accommodating a reasonably sized residence.

The applicable corner-lot setback along Long Avenue is **15 feet**. The proposed residence is designed to be approximately **13 feet** from the Long Avenue property line, requiring approximately **2 feet of relief**. The applicant respectfully requests a Special Exception of **2.5 feet**, permitting a minimum setback of **12.5 feet**, to provide a modest allowance for field layout and construction tolerances. The residence is presently intended to be constructed approximately 13 feet from the Long Avenue property line.

The requested Special Exception is limited to the Long Avenue setback. The proposed residence and its relationship to the property lines are shown on the attached site plan. The final site plan will also identify the square footage of the proposed residence.

The legal description of the property is: **Lot 2, Block 47 of the City of Port St. Joe, according to the plat thereof as recorded in the Office of the Clerk of Circuit Court of Gulf County, Florida.**

The legal description, deed, survey, and site plan are submitted in support of this request. Thank you for your consideration.

Sincerely,

Erin Morgan
1018 River Highlands Circle
Hoover, AL 35244

Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Thursday, October 15, 2026 1:39 PM
To: Charlotte Pierce; Jim Anderson
Subject: Special Exception Request – Erin Morgan – 8th Street at Long Avenue
Attachments: 8th Street Survey.pdf; 8th_Street_Site_Plan_Square_Footage_CLEAN_FINAL.pdf; PSJ_Special_Exception_Notarized_Application_and_Supporting_Letter.pdf; 8th Deed.pdf; 8th Street Letter.pdf; Morgan PUBLIC NOTICE - Special Exception Ad Request.pdf; Morgan SIGN - SPECIAL EXCEPTION -.pdf

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Good afternoon, Charlotte and Jim!

Here is the first Special Exception request for the November 3, 2026, meeting.

Applicant: Erin Morgan
Property: 8th Street at Long Avenue, Port St. Joe
Parcel: 05036-000R
Legal Description: Lot 2, Block 47
Zoning: R-2B

The applicant is requesting a Special Exception under Section 3.04(2)(o) for a proposed single-family residence on a narrow corner lot.

The required setback along Long Avenue is 15 feet. The proposed residence would be approximately 13 feet from the property line, and the applicant is requesting a 2.5-foot exception to allow a minimum setback of 12.5 feet.

I've attached the following documents:

- Signed and notarized Special Exception application
- Applicant's request letter
- Copy of the deed
- Survey
- Proposed site plan
- Public notice
- Proposed property sign

The public notice and sign has been prepared for the November 3, 2026, hearing at 4:00 PM.

Charlotte, please let me know if you need anything else to get the notice posted. Jim, please let me know if anything additional is needed for the agenda.

Thank you both for your help!

Sabrina Garrote

Permit Coordinator

850-229-1093

City of Port St. Joe Building Department
1002 10th Street
Port St. Joe, FL 32456
www.epcicodeservices.com

"Positive Outcomes Only."

EPCI
Code Administration Services

Inst. Number: 202623006283 Book: 895 Page: 844 Page 1 of 1 Date: 9/15/2026 Time: 1:49 PM
James M. Terry Clerk of Courts, Gulf County, Florida Doc Deed: 861.00

Prepared by:
Costin and Costin
413 Williams Ave.
Port St. Joe, Florida 32456
File Number: BURKE/MORGAN
Parcel ID Number: **05036-000R**

General Warranty Deed

Made this September 11th, 2026 A.D. By **MITCHELL COY BURKE,** whose address is: 199 PALMETTO BLUFF TRAIL, Port Saint Joe, Florida 32456, hereinafter called the grantor, to

ERIN MORGAN, whose post office address is: 1018 RIVER HIGHLANDS CIRCLE, HOOVER, Alabama 35244, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Gulf County, Florida, viz:

Lot 2, Block 47 of the City of Port St. Joe, according to the plat thereof as recorded in the Office of the Clerk of Circuit Court of Gulf County, Florida.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:

Laura L. Strickland
Witness Printed Name Laura L. Strickland

Witness Address: 413 WILLIAMS AVE, PORT ST JOE FL 32456

Holly Atkins.
Witness Printed Name Holly Atkins

Witness Address: 413 WILLIAMS AVE, PORT ST JOE FL 32456

_____(Seal)
MITCHELL COY BURKE

CIRCUIT COURT SEAL GULF COUNTY, FLORIDA

State of Florida
County of Gulf

The foregoing instrument was acknowledged before me this 11th day of September, 2025, by MITCHELL COY BURKE, who is personally known to me and who physically appeared before me.

LAURA L. STRICKLAND
Notary Public - State of Florida
Commission # HH 358458
My Comm. Expires May 13, 2027
Bonded through National Notary Assn.

Laura L. Strickland
Notary Public
Print Name: Laura L. Strickland
My Commission Expires: 5/13/2027

Snapdocs eNotary (RON) Package ID: ZtS4nPAW2YwPdVJ2fGHI6

SPECIAL EXCEPTION REQUEST - SUPPORTING LETTER

Property: Lot 2, Block 47, 8th Street at Long Avenue, Port St. Joe, Florida 32456

Parcel: 05036-000R **Zoning:** R-2B **Owner:** Erin Morgan

To the Planning and Development Review Board:

I respectfully request a Special Exception from the R-2B corner-lot setback requirement in **Section 3.04(2)(o)** of the City of Port St. Joe Land Development Regulations for the property identified above.

The property is a relatively narrow corner lot with frontage on both 8th Street and Long Avenue. Because the property is subject to setback requirements associated with both street frontages, the resulting buildable area is constrained. The proposed single-family residence has been positioned to comply with the applicable setbacks to the greatest extent practicable while accommodating a reasonably sized residence.

The applicable corner-lot setback along Long Avenue is **15 feet**. The proposed residence is designed to be approximately **13 feet** from the Long Avenue property line, requiring approximately **2 feet of relief**. The applicant respectfully requests a Special Exception of **2.5 feet**, permitting a minimum setback of **12.5 feet**, to provide a modest allowance for field layout and construction tolerances. The residence is presently intended to be constructed approximately 13 feet from the Long Avenue property line.

The requested Special Exception is limited to the Long Avenue setback. The proposed residence and its relationship to the property lines are shown on the attached site plan. The final site plan will also identify the square footage of the proposed residence.

The legal description of the property is: **Lot 2, Block 47 of the City of Port St. Joe, according to the plat thereof as recorded in the Office of the Clerk of Circuit Court of Gulf County, Florida.**

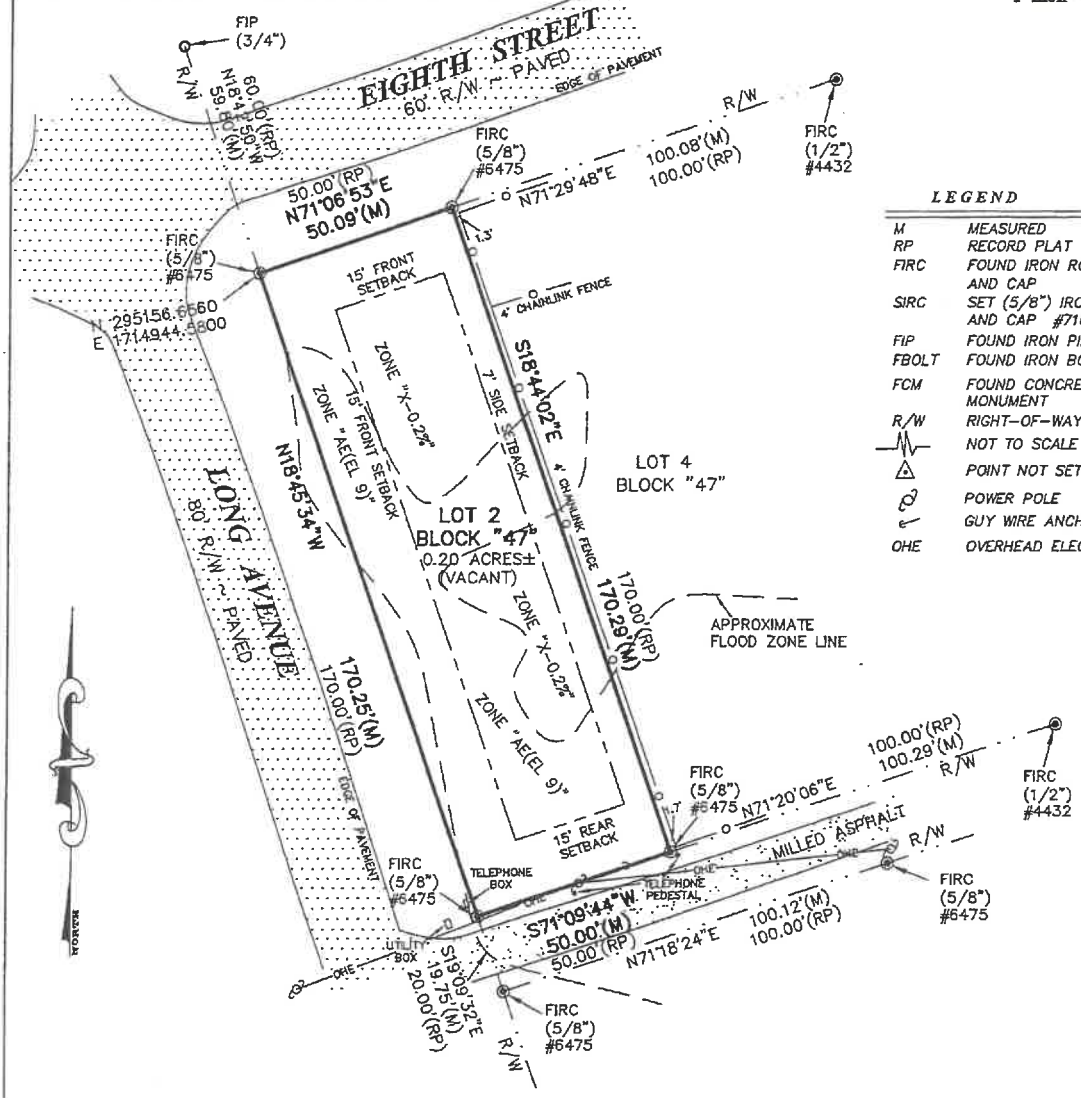
The legal description, deed, survey, and site plan are submitted in support of this request. Thank you for your consideration.

Sincerely,

Erin Morgan
1018 River Highlands Circle
Hoover, AL 35244

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
ERIN MORGAN,
NOVAK LAW GROUP, PLLC,
JEREMY T.M. NOVAK, ESQ.,
FIRST AMERICAN TITLE INSURANCE COMPANY

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND IRON ROD AND CAP
SIRC	SET (5/8") IRON ROD AND CAP #7160
FIP	FOUND IRON PIPE
FBOLT	FOUND IRON BOLT
FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
	NOT TO SCALE
	POINT NOT SET OR FOUND
	POWER POLE
	GUY WIRE ANCHOR
OHE	OVERHEAD ELECTRIC LINE

LEGAL DESCRIPTION:

Lot 2, Block "47" of the CITY OF PORT ST JOE, as per map or plat thereof recorded in the Office of the Circuit Court of Gulf County, Florida

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zones "X-0.2%" and "AE (EL 9)" as per Flood Insurance Rate Map Community Panel No: 120099 0341H, index date: March 09, 2021, Gulf County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established using Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FENCE LOCATIONS depicted hereon are exagerrated for clarity.
8. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

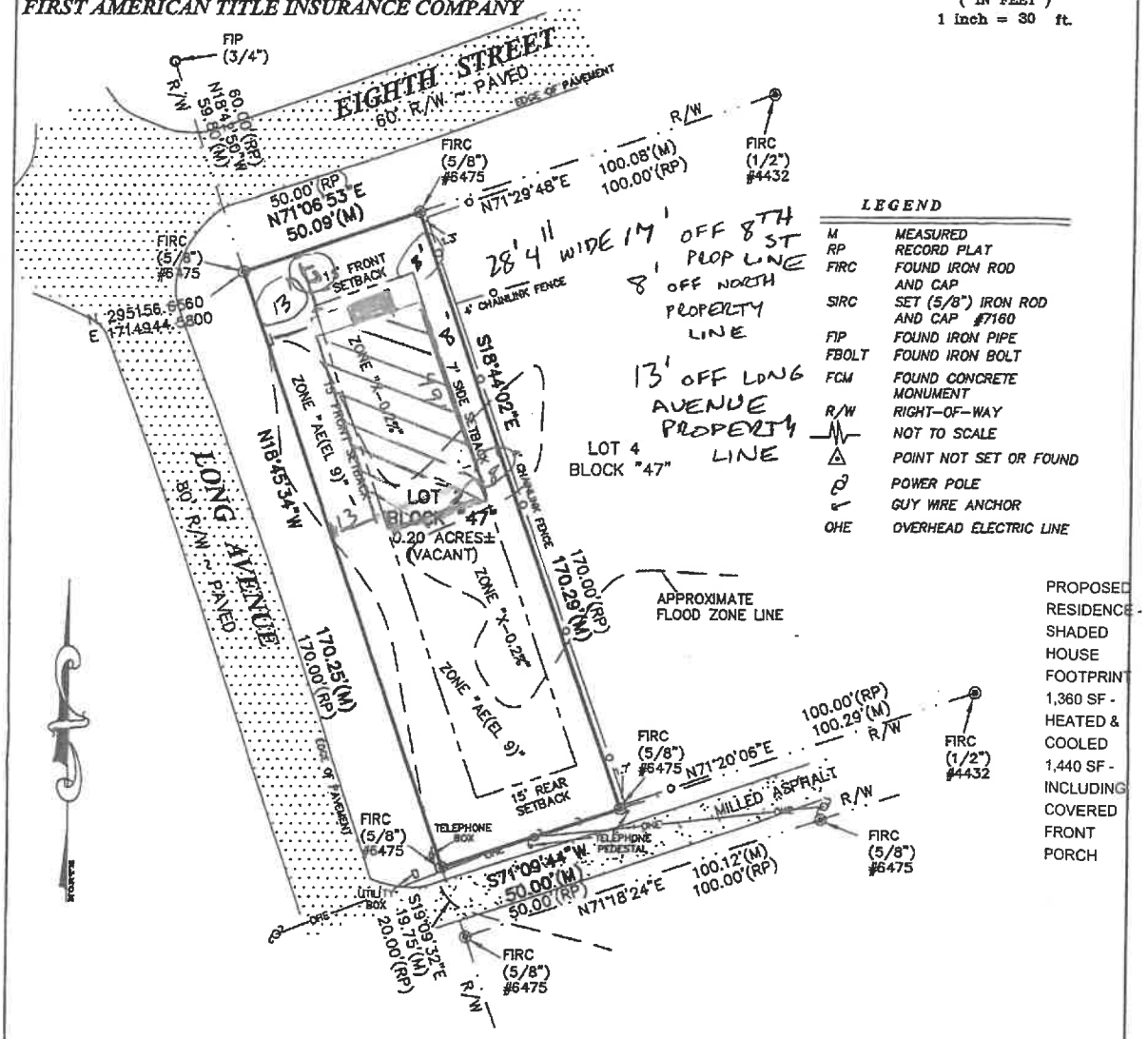
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4251

T R & A
THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1193
LB # 7160

DATE: 09/02/26	DRAWN BY: BB	N.B. PER PLAT	COUNTY: GULF
FILE: 26590.DWG	DATE OF LAST FIELD WORK: 08/26/26	CHECKED BY: TR	JOB NO: 26-590

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
ERIN MORGAN,
NOVAK LAW GROUP, PLLC,
JEREMY T.M. NOVAK, ESQ.,
FIRST AMERICAN TITLE INSURANCE COMPANY

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND IRON ROD AND CAP
SIRC	SET (5/8") IRON ROD AND CAP #7160
FIP	FOUND IRON PIPE
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FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
	NOT TO SCALE
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LEGAL DESCRIPTION:

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I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

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JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4251

T R & A *THURMAN RODDENBERRY & ASSOCIATES, INC*
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1133
LB # 7160

DATE: 09/02/26	DRAWN BY: BB	N.B. PER PLAT	COUNTY: GULF
FILE: 26590.DWG	DATE OF LAST FIELD WORK: 08/28/26	CHECKED BY: TR	JOB NO: 26-590

Supplemental Statement in Support of Special Exception

City of Port St. Joe | Planning, Development & Review Board

Lot 2, Block 47 • 8th Street at Long Avenue • Parcel 05036-000R • Application 26PSJ-SE0003

Dear Board Members,

Thank you for considering our request for a modest adjustment to the setback at 8th Street and Long Avenue. I understand that some neighbors have raised concerns, and I appreciate the opportunity to share a little more about our plans, how we selected this home, and why Port St. Joe means so much to our family.

Port St. Joe has become a very special place for our family. My husband and I come as often as our schedules allow, have developed friendships with local residents, and have grown to love the close-knit community and small-town character. We've seriously talked about making Port St. Joe our permanent home, possibly while our two boys are still young enough to grow up here. We want to preserve what makes this community special and hope to be part of its future.

We approached this lot carefully. Before purchasing it, I looked into the City's setback and building requirements and reviewed more than 100 house plans. Although the lot is about 50 feet wide, being on a corner with two street frontages leaves a much narrower area for a house. Many of the plans I liked would have required a larger exception. We chose a modest coastal cottage that works for our family while keeping our request as small as reasonably possible.

We would like to build approximately 13 feet from the Long Avenue property line instead of the required 15 feet. We are requesting approval for a minimum of 12.5 feet to allow another six inches of flexibility during construction.

I also reviewed previous Board decisions before we purchased the property. Seeing examples of reasonable setback requests being approved helped me feel comfortable moving forward, knowing that approval was never guaranteed. Supplement A includes three decisions that were especially helpful, including another corner-lot request along Long Avenue.

I understand the concerns raised about sightlines along Long Avenue and take them seriously. Safety matters to us, too. I'll be at Tuesday's meeting and welcome the chance to hear any specific concerns and discuss practical solutions that work for the property and the neighborhood.

Our hope is to build a thoughtfully sized cottage that fits the character of the area and to be good neighbors in a community we care about. Thank you for taking the time to consider our request and for your service to Port St. Joe.

Warm regards,

Erin Morgan
Property Owner

Supplement A — Recent Approved Setback Requests

8th Street at Long Avenue | Application 26PSJ-SE0003

Before purchasing our lot, I reviewed previous Planning, Development & Review Board decisions to better understand how setback requests were considered. I was encouraged to find several examples where the Board allowed some flexibility based on the circumstances of an individual property. That research helped inform our decision to purchase this lot and choose a cottage design requiring a relatively modest 2.5-foot adjustment.

Property / meeting	Approved adjustment
309 12th Street February 2026	A 10-foot encroachment into the 25-foot Long Avenue setback for an addition on a corner lot.
1401 Palm Boulevard September 2025	A 2.5-foot side-yard encroachment involving an existing carport.
200 Twentieth Street January 2026	A seven-foot setback encroachment for a carport; two neighbors had raised objections.

The 309 12th Street decision stood out because it involved another corner lot along Long Avenue. The other examples show that the Board has also considered smaller adjustments and requests involving neighbor concerns.

Our request is for a new home rather than an addition to an existing one, and we know each property is different. We hope these examples are useful context for considering the limited adjustment we are requesting.

Meeting minutes: February 3, 2026 • September 2, 2025 • January 6, 2026

Supplement B — The Lot and Surrounding Neighborhood

8th Street at Long Avenue | Application 26PSJ-SE0003

The aerial image below shows our vacant lot at the corner of 8th Street and Long Avenue, along with the surrounding homes. Homes around this intersection vary in size, age, and placement on their lots. We wanted to share this view to give the Board a clearer picture of the area.



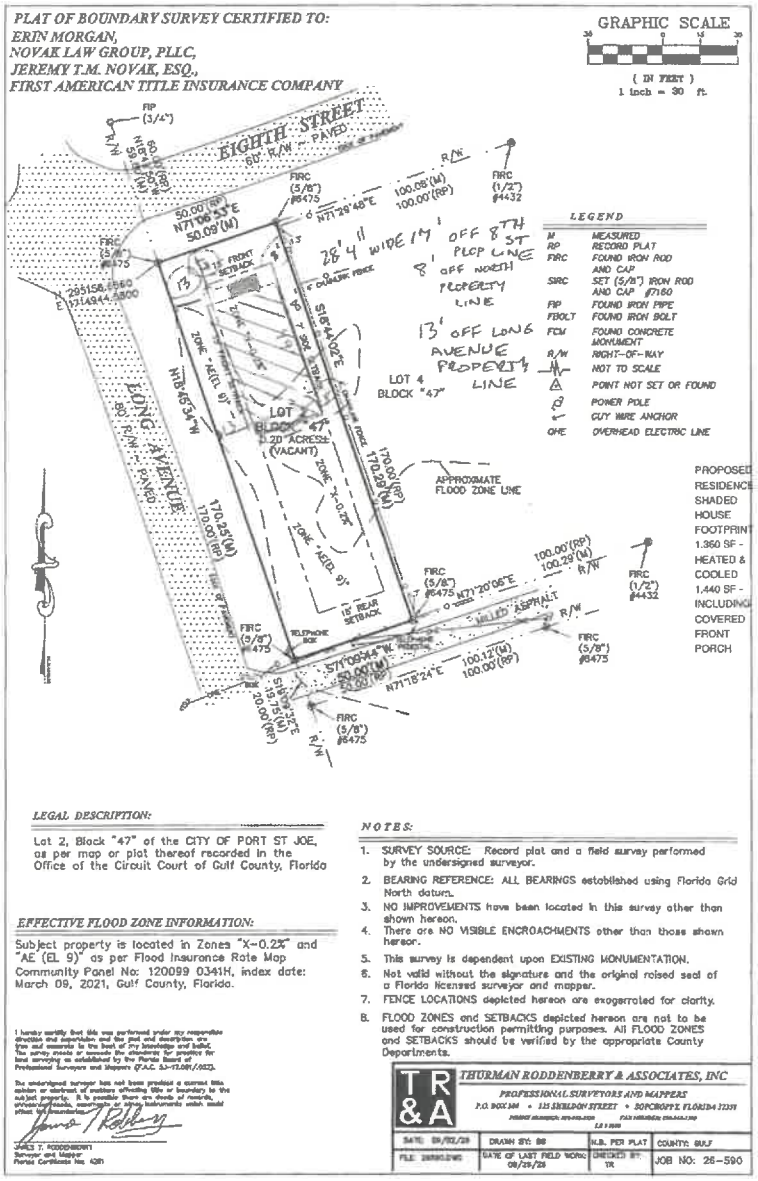
Aerial view of 8th Street and Long Avenue — subject lot identified

The next page is the survey with the builder's marked-up proposed house placement, which was included in our original application.

Supplement B — Proposed Home Placement

8th Street at Long Avenue | Application 26PSJ-SE0003

We are requesting a small adjustment to the Long Avenue setback, from 15 feet to a minimum of 12.5 feet. We plan to place the home approximately 13 feet from the property line, with six additional inches of flexibility for construction.



Survey and proposed building footprint submitted with the original application

Supplement C — Our House Plan

8th Street at Long Avenue | Application 26PSJ-SE0003

One of the biggest challenges with this lot has been finding a house plan that fits within the available building space. Although the property is approximately 50 feet wide, the setbacks along Long Avenue and the neighboring property leave a much narrower area for the house itself.

I reviewed more than 100 house plans before settling on this one. Many of the plans we liked simply wouldn't work without a much larger setback adjustment. We ultimately chose a modest, single-story cottage with a practical layout that requires only a small amount of additional width.

The proposed home is approximately 1,360 square feet of heated and cooled space, or 1,440 square feet including the covered front porch. We also wanted the design to feel right for Port St. Joe, with coastal touches such as a metal roof, lighter finishes, and simple landscaping.

Front Elevation Mock-up



House plan: https://www.houseplans.com/plan/1284-square-feet-3-bedroom-2-bathroom-0-garage-traditional-country-southern-sp303371

Jim Anderson

From: Lynn Mosley <mosley_23704@bellsouth.net>
Sent: Monday, November 2, 2026 10:00 AM
To: Jim Anderson
Cc: horizon.kenny@yahoo.com; LYNN MOSLEY
Subject: Response to Erin Morgan - Special Exception Request

You don't often get email from mosley_23704@bellsouth.net. Learn why this is important

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Hello, Jim. Below is our response regarding the Special Exception Request for Erin Morgan, Parcel: 05036-000R. We appreciate you reading it at the hearing 11/3/26. Have a wonderful week.
Thank you,
Kenny & Lynn Mosley

11/2/26

Special Exception Request/Erin Morgan

8th Street at Long Avenue, City of Port St. Joe, Gulf County, FL

Parcel: 05036-000R

To the City of Port St. Joe:

The 15 ft. setback requirement for structures on Long Avenue protects public safety. Long Avenue is one of Port St. Joe's busiest roadways; drivers frequently exceed the speed limit in this area.

Allowing a 2.5-foot set-back exception from property lines for home construction on this corner lot will reduce line of sight at this intersection:

- Compromising drivers' and passenger's safety.
- Compromising the safety of pedestrians and residents.
- Potentially increasing the number of accidents in the area.

Limited line of sight will hinder drivers, including golf cart and service vehicle operators, when checking whether lanes are clear before proceeding straight or turning after stopping at the 8th Street intersection. Drivers and pedestrians will need to move farther into the intersection to see approaching traffic around, over, or through the structure and vehicles parked on the corner lot near these two roads. Drivers towing boats, campers, utility trailers, or similar loads face greater risk since they need more time to clear the intersection when crossing or turning.

Children and adults using the sidewalk or crossing this intersection on foot, by bicycle, e-bike, e-scooter, or while walking their dogs will also face safety risks.

A special exception that jeopardizes our community's safety should *not* be granted.

Thank you for your consideration.

Kenny & Lynn Mosley

506 8th St., Port St. Joe, FL

Jim Anderson

From: Julie Mulbarger <juliemulbarger@gmail.com>
Sent: Monday, November 2, 2026 10:29 PM
To: Jim Anderson
Subject: Special Exception Request

You don't often get email from juliemulbarger@gmail.com. Learn why this is important

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Hello,

My name is Julie Mulbarger and my husband David and I own the property located at 711 Long Ave which is on the corner of 8th St and Long Avenue, across the street from the parcel owner presenting the special exception request. We are both of the opinion the request would increase the safety risk that already exists at this intersection. Visibility is already limited and building closer to the road would further impede visibility. This, combined with the speeds that we see on Long Ave, would increase the likelihood of not only motor vehicle accidents but also the risk to pedestrian traffic as Long Ave is a popular route to walk downtown. Finally, with our home being located on the corner of this intersection we are concerned for the safety of our property with the potential increase in motor vehicle accidents. For the reasons stated above we would hope for a vote against this special request.

Thank you,

Julie Mulbarger

CITY OF MATTOON

SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 505 6th street Zoning: R-2B

Property Owner: GTC Inc Phone: 936 635 5550

Mailing Address: 2116 S 17th Street City, State, and Zip: Mattoon. IL 61938

Parcel Number: 04847-000R Applicant if different: LANCE WATSON (AGENT) SOUTHEASTERN CONSULTING ENGINEERS, INC.

Owner signature

Swore to and subscribed before me this 7th day of October 2026. Personally known or produced identification IL drivers license

Mallory Germany
Signature of Notary Public

MALLORY GERMANY
Notary ID #134762531
My Commission Expires
February 13, 2028

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

Owner Signature 10/7/26
Date

Lance Watson
Signature 10/7/26
Date

505 6th Street, Port St. Joe, FL 32456
Gulf County Parcel ID: 04847-000R

Special Exception Request – Fenced Area For Storage

To Whom it May Concern,

GTC Inc. would like to request a special exception on a portion of the subject parcel (see attached site plan) for storage of Fidium Communications materials. The subject property is zoned R-2B, which is also the case for Emerald Coast Federal Credit Union at 530 Cecil G. Costin Sr. Blvd. (South portion along 6th Street) and Gulf County Sheriff's Department at 418 Cecil G. Costin Sr. Blvd. (South portion along 6th Street).

- The current area proposed is paved, open area.
- A 6' tall chain link fence is proposed, with privacy slats to enable the stored materials to be hidden from plain view along adjacent streets.
- Included in the special exception request is a proposed, small 10' X 12' open/covered lean-to roof to allow for a small covered storage area (3' off the North and East property lines). Please see the attached site plan.
- Please refer to the attached site plan for the area to be fenced, along with a visual of the slatted chain link fence.

Thank you for your consideration,

Lance Watson

Lance Watson, P.E., Vice President

Southeastern Consulting Engineers, Inc.

Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Thursday, October 15, 2026 2:32 PM
To: Jim Anderson; Charlotte Pierce
Subject: Special Exception Request – 505 6th Street – GTC Inc. / Fidium Communications
Attachments: 2 - 6th Street PSJ - Gulf Parcel ID 04847-000R - Special Exception Request (Description).pdf; 3 - 505 6th St. - GIS - 2026-10-06.pdf; 5 - 505 6th Street (04847-000R) DSGN1 (Site Plan).pdf; 505 Warranty Deed - 6th Street - Fidium.pdf; SCE XMIT City of PSJ - Review.docx; 1 - Application (SIGNED) - 505 6th Atreet Special Exception.pdf; 505 PUBLIC NOTICE - Special Exception Ad Request.pdf; 505 SIGN - SPECIAL EXCEPTION -.pdf

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Good afternoon, Charlotte and Jim!

Here is the Special Exception request for 505 6th Street.

Applicant: Southeastern Consulting Engineers, Inc.
Property Owner: GTC Inc.
Property: 505 6th Street, Port St. Joe
Parcel: 04847-000R
Zoning: R-2B

The applicant is requesting a Special Exception under Section 3.04(2)(o) of the City of Port St. Joe Land Development Regulations to allow storage of Fidium Communications materials on the property. Not currently permitted in that zone.

The proposed improvements include approximately 519 linear feet of 6-foot-tall chain-link fencing with privacy slats to screen the storage area, along with a 10' x 12' covered lean-to located approximately 3 feet from the north and east property lines.

I've attached the following supporting documents:

- Signed Special Exception application
- Applicant's request letter
- Recorded deed
- Proposed site plan
- Public notice
- Proposed property sign

Hearing Dates:

- November 3, 2026, at 4:00 PM – Planning, Development & Review Board
- November 17, 2026, at 12:00 PM – City Commission, if approved by the PDRB

Charlotte, please let me know if you need anything else for the public notice. Jim, please let me know if anything additional is needed for the agenda.

Thank you both for your help!

Sabrina Garrote

Permit Coordinator

850-229-1093

City of Port St. Joe Building Department
1002 10th Street
Port St. Joe, FL 32456
www.epcicodeservices.com

"Positive Outcomes Only."

EPCI
Code Administration Services

505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R

qPublic.net™ Gulf County, FL

Log In Search search...

Layers Map Search Results Report Sales Search Sales List Sales Results Tax Estimator Home

Parcel Summary

Parcel ID	04847-000R
Location Address	6TH PORT ST JOE
Brief Tax Description	CITY OF PORT ST. JOE LOTS 1,3,5,7,9,11 BLK 32 MAP #50A (Note: Not to be used on legal documents.)
Property Use Code	VACANT (0000)
Sec/Twp/Rng	1-8S-11W
Tax District	Port St. Joe City (5)
Millage Rate	14.5341
Acreage	0.964
Homestead	N

View Map

Owner Information

Primary Owner
GTC INC
2116 SOUTH 17TH STREET
MATTOON, IL 61938

Land Information

Columns

Land Use	Number of Units	Unit Type	Frontage	Depth
510000 - PSJ LOT(COM)	6	LT	300	140

Municipality: Port St. Joe

Information



Gulf County, FL
1000 Cecil G. Costin, Sr. Blvd.,
Room 110
Port St. Joe, Florida 32456

Gulf County Appraiser
Mitch Burke - CFA
(850) 229-6115

33

505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R



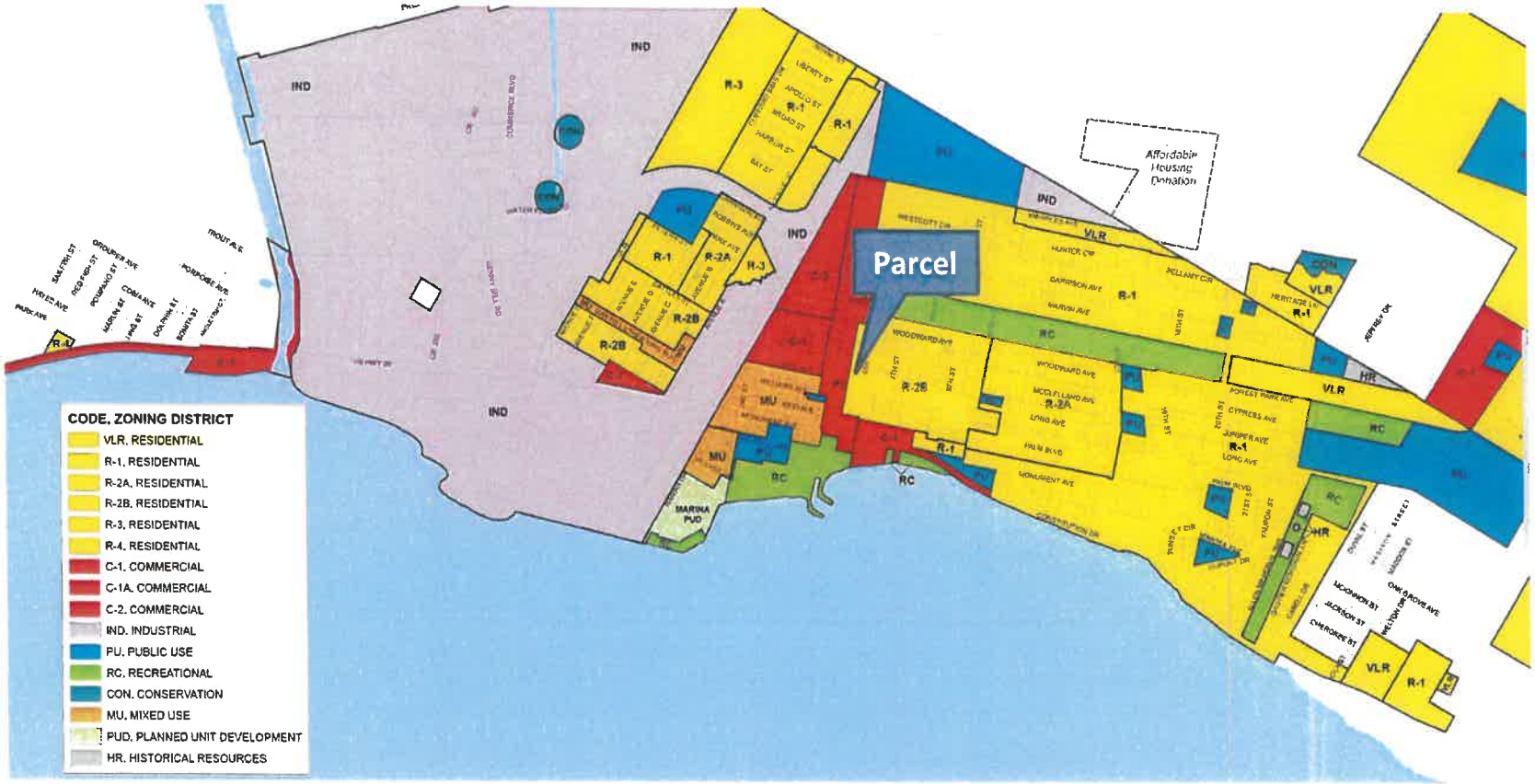
Exposure: C

505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R



Map

505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R



Zone: R-2B, Residential

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

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

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

a. Uses permitted in R-2A: Any uses permitted in the VLR and R-1 district.

b. Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3).

c. Floor area required: No building shall be constructed in subdistrict R-2A of less than 800 square feet of living area. In computing the floor space as provided above the areas occupied by porches, patios, terraces, attached garages, carports or nonroofed areas shall be excluded.

d. No home occupations shall be allowed in subdistrict R-2A.

e. Front yard required: There shall be a front yard not less than 20 feet deep measured to the front line of the building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided the front yard shall not exceed 30 feet. Where the distance between dwellings on adjacent lots is 150 feet or more, the next above yard requirements will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets, but no more than 30 percent of the total need be used for front yards.

f. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the lot shall be no less than seven feet.

g. Rear yard required: There shall be a rear yard of not less than 20 feet. On corner lots there shall be a setback of not less than 15 feet.

h. No more than seven (7) units per acre shall be allowed in district R-2A and intensity shall be no more than 60 percent lot coverage.

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

a. Any use permitted in the R-1 or R-2A district.

b. Multiple-family dwellings.

c. Boarding and lodging houses.

d. Hospitals and clinics, except animal hospitals.

e. Clinics, nursing homes or congregate living facilities.

f. Guest houses.

g. Accessory buildings and uses customarily incident to any of the above uses, including private and storage garages when located on the same lot and not involving the conduct of a business.

h. Community centers and buildings owned by a governmental agency and used for a public purpose.

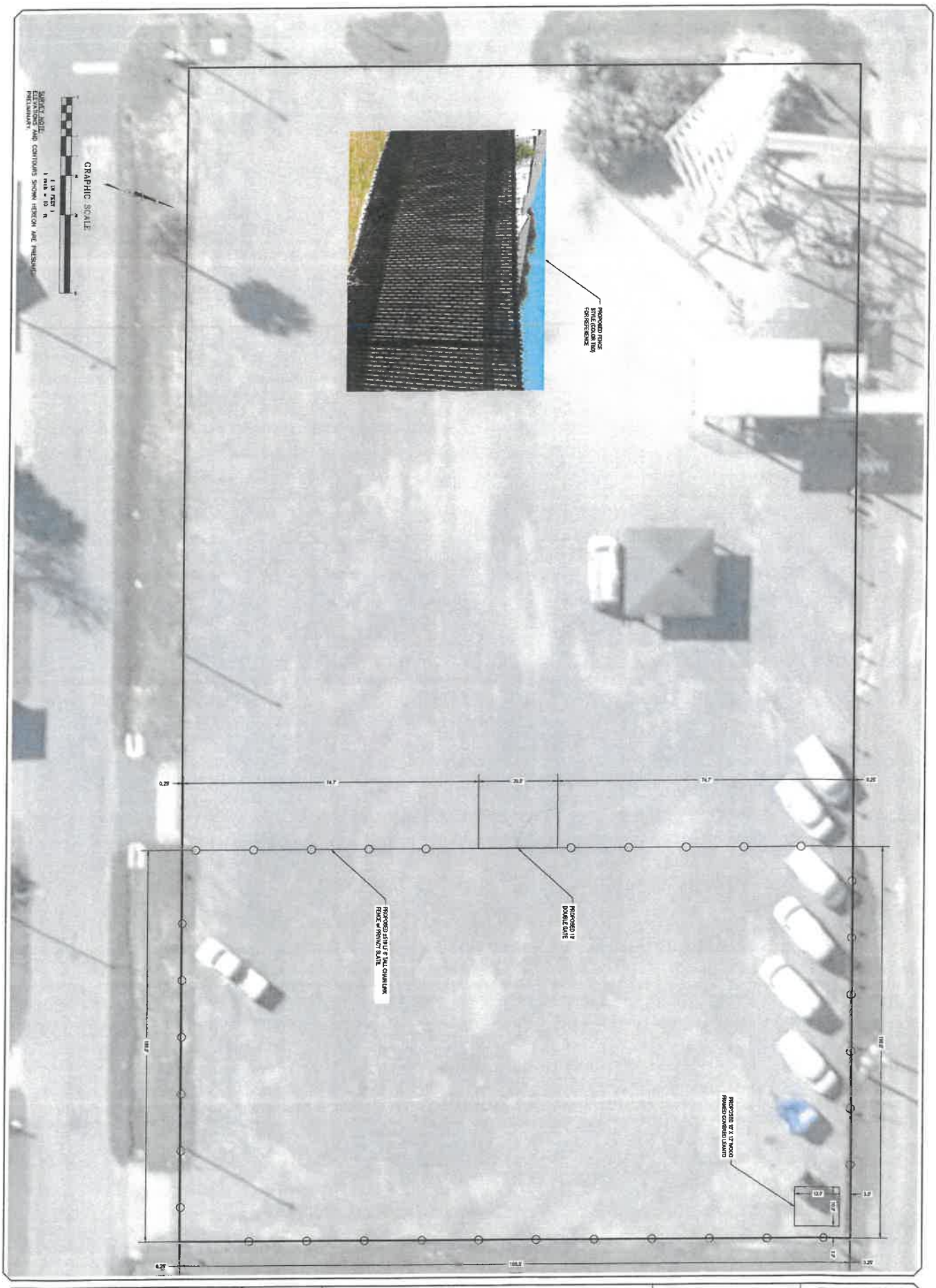
i. Home occupations shall be allowed in District R-2B.

j. Funeral parlors and mortuary establishments may be permitted in this district provided application is made to the city commission for the establishment of same, and it shall be determined by the city commission that such use will not adversely affect the property values of the land adjacent thereto and the city commission shall find that such use is an appropriate use for the particular plot or parcel of land for which application is made for the establishment thereof.

k. Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height, except as provided in subsection 3.10(3).

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

37



PROJECT NUMBER: 26-1382-13			REVISIONS:
DESIGNED BY: T. ADKISON	DRAWN BY: T. ADKISON	CHECKED BY: H. BAUMGARDNER	DATE / BY / ITEM
FOR: GTC INC 2116 SOUTH 17TH ST MATTOON, IL 61938			

C-01

DATE: 10/03/26

SHEET NO.

SPECIAL EXCEPTION SITE PLAN

505 6TH STREET
PORT ST. JOE, FLORIDA 32456
GULF COUNTY PARCEL ID: 04847-000R

38

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
KENNETHDALE, FL 33465
(850) 639-9882
LB# 29064
P.O. BOX 951
PORT ST. JOE, FL 32457
(850) 227-1287
LB# 29064

80-1993 409

Special Warranty Deed

THIS INDENTURE, made this 14th day of October, A. D. 1980, between ST. JOSEPH LAND AND DEVELOPMENT COMPANY, a Florida Corporation with its principal office in Jacksonville, Duval County, Florida, party of the first part, and St. Joseph Telephone & Telegraph Company of the County of Gulf, in the State of Florida, and whose address is Port St. Joe, Florida, party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of Ten and No/100 Dollars, and other valuable considerations to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, and assigns forever, the following described land, lying and being in the County of Gulf, and state of Florida, to-wit:

Lots Nine (9), Eleven (11), Thirteen (13), Fifteen (15), Seventeen (17), and Nineteen (19), Block Thirty-two (32) of the City of Port St. Joe, Florida, according to the Official Map on file in the Office of the Clerk of Circuit Court, Gulf County, Florida, in Plat Book 1, pages 17 and 18.

$25.00 DOC STAMPS
SUR TAX STAMPS

SUBJECT, however, to all taxes and assessments levied or assessed against the same subsequent to December 31, 19.80.; and SUBJECT also to: All applicable restrictive covenants, conditions, reservations, and easements shown by said public records and subject to liens of any special assessments levied or to be levied for special improvements by the City of Port St. Joe, Florida.

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GEORGE V. CORE
CLERK CIRCUIT COURT
GULF COUNTY, FLORIDA
RECORD VERIFIED
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$3.00 pd 409

AND the said party of the first part does hereby specially warrant the title to said land, and will defend the same against the lawful claims of all persons claiming the same by, through, or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its corporate name by its Vice President, attested by its Secretary and its corporate seal to be hereunto affixed, the day and year first above written.

ST. JOSEPH LAND AND DEVELOPMENT COMPANY

Signed, Sealed and Delivered in the Presence of:

Lana Smith

Kathy Dyonas

By: J. C. Belin
Its: Vice President

Attest: June Walsh
Its: Secretary

CIRCUIT COURT SEAL GULF COUNTY, FLORIDA

This instrument prepared by R. E. Medley, Port St. Joe, Fla.

409

410

STATE OF FLORIDA,
COUNTY OF DUVAL

Before me personally appeared J. C. Bolin and Irene Walsh, to me well known and known to me to be the Vice President and Secretary, respectively, of the ST. JOSEPH LAND AND DEVELOPMENT COMPANY, the corporation named in the foregoing instrument and known to me to be the persons who as such officers of said corporation executed the same, and then and there they did acknowledge before me that said instrument is the free act and deed of said corporation; that it was executed by them as such officers for the purposes therein expressed; and that the seal thereunto affixed is the corporate seal by them in like capacity affixed, all under authority in them duly vested.

WITNESS my hand and official seal in the above named County and State, this the 21st day of October, A. D. 1980.

(SEAL)

Margaret Smith
Notary Public, State of Florida at Large

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 5, 1981

SPECIAL WARRANTY DEED
FROM CORPORATION
FLORIDA FORM

TO

Date

ABSTRACT OF DESCRIPTION

410

73-2019 392

THIS WARRANTY DEED Made the day of ember, A.D. 1973,

by EUPHAMIA B. ROBERTS, a single woman, DOROTHY MAE TRAWICK, a single woman, ROBERT HENRY TRAWICK, HARRY LEE TRAWICK and WILLIAM MARSHALL TRAWICK, constituting and being all the heirs at law of L. M. TRAWICK, deceased, hereinafter called the grantor, to ST. JOSEPH TELEPHONE & TELEGRAPH COMPANY, INC., a corporation with its principal offices in Port St. Joe, Florida, whose post office address is P.O. Box 220, Port St. Joe, Florida, 32456, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, 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:

Lots 1 and 3, Block 32, City of Port St. Joe, Florida, according to the official map thereof on file in the Office of the Clerk of the Circuit Court of Gulf County, Florida.

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 covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1972.

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

Signed, sealed and delivered in the presence of:

Witnesses as to EUPHAMIA B. ROBERTS, DOROTHY MAE TRAWICK and ROBERT HENRY TRAWICK:

Euphamia B. Roberts
EUPHAMIA B. ROBERTS

Dorothy Mae Trawick
DOROTHY MAE TRAWICK

Robert Henry Trawick
ROBERT HENRY TRAWICK

Witnesses as to HARRY LEE TRAWICK:

Harry Lee Trawick
HARRY LEE TRAWICK

Witnesses as to WILLIAM MARSHALL TRAWICK:

William Marshall Trawick
WILLIAM MARSHALL TRAWICK

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10
STATE OF FLORIDA INTANGIBLE SUR TAX $1.10
STATE OF FLORIDA INTANGIBLE SUR TAX $11.00

392

This Instrument Prepared By:
Fred N. Witten, Attorney at Law
Rish and Witten
P.O. Box 87
Port St. Joe, Florida 32456

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 EUPHAMIA R. ROBERTS, DOROTHY MAE TRAWICK and ROBERT HENRY TRAWICK, to me known to be the persons described in 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 4 day of [illegible], A.D.1973.

Notary Public
My commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 3, 1976
GENERAL INSURANCE UNDERWRITERS, INC.

STATE OF GEORGIA
COUNTY OF THOMAS

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 HARRY LEE TRAWICK, to me known to be the person described in and who executed the foregoing instrument and he:: acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of Oct, A.D.1973.

Notary Public
My commission expires: NOTARY PUBLIC, GEORGIA RESIDING IN THOMAS COUNTY MY COMMISSION EXPIRES JAN. 25, 1975

STATE OF GEORGIA
COUNTY OF COBB

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 WILLIAM MARSHALL TRAWICK, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of October, A.D.1973.

Notary Public
My commission expires: Notary Public, Georgia State at Large My Commission Expires Oct 24, 1976

GULF COUNTY, FLA.
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BOOK 55 PAGE NO 392
GEORGE Y. CORE
CLERK CIRCUIT COURT
BY Eleanor B. Bigelow

CIRCUIT COURT SIGILLUM CURIAE GULF COUNTY, FLORIDA

NOTARY PUBLIC GEORGIA STATE AT LARGE MRS. SUSAN HOOD

STATE OF FLORIDA DOCUMENTARY STAMP TAX $.55

STATE OF FLORIDA DOCUMENTARY STAMP TAX $.55

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STATE OF FLORIDA DOCUMENTARY STAMP TAX $.55

STATE OF FLORIDA DOCUMENTARY STAMP TAX $.55

STATE OF FLORIDA DOCUMENTARY STAMP TAX $.55

393

73-2018

391

This Warranty Deed Made the 9th day of November, A. D. 1973, by

EUPHAMIA R. ROBERTS, unremarried widow of OSCAR L. ROBERTS,

hereinafter called the grantor, to

ST. JOSEPH TELEPHONE & TELEGRAPH COMPANY, INC., a corporation, with its principal offices in Port St. Joe, Florida,

whose postoffice address is P.O. Box 220, Port St. Joe, Florida 32456

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, 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:

Lots 5 and 7, Block 32, City of Port St. Joe, Florida, according to the official map thereof on file in the Office of the Clerk of the Circuit Court of Gulf County, Florida.

CIRCUIT COURT SIGILLUM QUIQUE GULF COUNTY, FLORIDA

STATE OF FLORIDA DOCUMENTARY SURTAX $11.00

FLORIDA $1000 $1000 $1000

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 covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1972.

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

Signed, sealed and delivered in our presence:

Euphamia R. Roberts (LS)
EUPHAMIA R. ROBERTS (LS)

This Instrument Prepared by:
Fred N. Mitten, P.O. Box 87
Port St. Joe, Florida 32456
Attorney at Law

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

EUPHAMIA R. ROBERTS

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of November, A. D. 1973.

Notary Public

My commission expires [illegible]

GULF COUNTY, FLA.
FILED FOR RECORD
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BOOK 55 PAGE NO. 391
GEORGE Y. CORE
CLERK CIRCUIT COURT
BY: [illegible]

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43