

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
June 6, 2023 at 4:00 P.M.**

**Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley**

**Hal Keels
Travis Burge
Letha Mathews**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

May 2, 2023 Regular Meeting Minutes

Pages 1

BUSINESS ITEMS

- **Special Exception Request-
Kristi Buchanan, 600 Marvin Ave., Parcel #04913-000R**

Pages 2-13

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
May 2, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish Travis Burge Phil Earley * by telephone Hal Keels	Jim Anderson Charlotte Pierce Mike Lacour Clinton McCahill April Thompson	Rawlis Leslie Minnie Likely Letha Mathews	Bo Creel

Ms. Mathews has moved to the state of Washington and her letter of resignation has not been received. Mr. Earley did not vote on any agenda items since he was participating by telephone.

Consent Agenda

February 7, 2023, Regular Meeting

A Motion was made by Travis Burge, second by Hal Keels, to approve the Minutes of the February 7, 2023, meeting. All in favor; Motion carried 3-0.

Business Items

Development Order and Special Exception Request: Boat Ramp Inn LLC, 504 Monument Avenue, Parcel #05682-000R

Ben Carnes and Allen Harkins were present to speak on behalf of Boat Ramp Inn, LLC.

A Motion was made by Travis Burge, second by Hal Keels, to recommend approval of the Special Exception of a 4' encroachment into the setback line on the East side of the building for a balcony overhang that will be under an existing one. All in favor; Motion carried 3-0.

A Motion was made by Travis Burge, second by Hal Keels, to recommend approval of the Development Order to the City Commission. All in favor; Motion carried 3-0.

Chairman Rish noted that Ms. Mathews has relocated and verbally resigned from the PSJRA. He requested that her resignation be on the next meeting agenda.

There being no further business to come before the Board, Chairman Rish adjourned the meeting at 4:05 P.M.

Charlotte M. Pierce City Clerk

Date

Jay Rish, Chairman

Date

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

Property Address: 6000 Marvin Ave. PSJ Zoning: R1

Property Owner: Kristi Buchanan Phone: 850-227-8458

Mailing Address: 6000 Marvin Ave. City, State, and Zip: PSJ, FL 32456

Parcel Number: 04913-000R Applicant if different: _____

Kristi Buchanan
Owner signature

Swore to and subscribed before me this 26th day of April 2023. Personally known or produced identification FL DL.

April D Thompson
Signature of Notary Public



April D Thompson
Comm.: NH 153883
My Commission Expires:
July 14, 2025

PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - \$300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

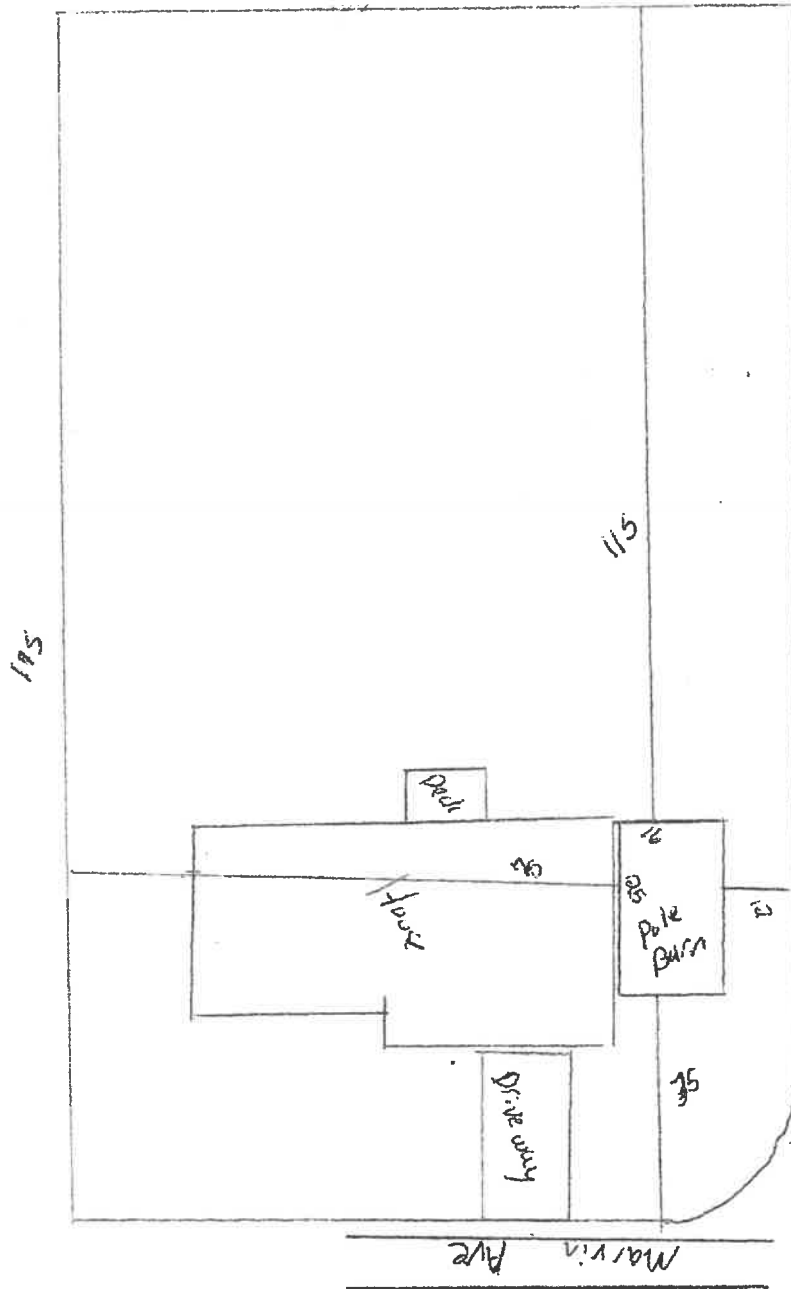
Site plan of the proposed improvements

Kristi Buchanan
Owner Signature

4-26-23
Date

Applicant Signature

Date



Parcel ID 04913-000R
 Address 600 Marvin Ave
 Property 19,375
 Flood Zone X

Setbacks
 Front 35
 Rear 115
 Left 75
 Right 12

House: 1680
 Deck: 394
 Driveway 300

2374 Before PB
 400

2774 After PB

THIS INSTRUMENT PREPARED BY:

THOMAS S. GIBSON
Rish, Gibson & Scholz, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 16-0523

Parcel No. 04913-000R

WARRANTY DEED

THIS WARRANTY DEED made January 12th, 2017, A.D.,

by **GARY L. GARRETT and ROSALIE E. GARRETT, husband and wife**, whose post office address is PO Box 893 Port St. Joe, FL 32457, hereinafter called the Grantor,

to **KRISTI N. BUCHANAN**, whose post office address is 150 Lewis Bray Rd. Burnside, KY 42519, hereinafter called the Grantee.

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

Lots 1 and the Northerly 15 feet of Lot 2, Block 39, Unit 3, St. Joseph's Addition to the City of Port St. Joe, as per plat thereof recorded in the Public Records of Gulf County, Florida in Plat Book 1, Page 32.

GRANTOR(S) HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

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

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


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

AND the Grantor hereby covenant with said grantee that the Grantor are lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

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

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

Signed, sealed and delivered in our presence:


Witness Signature
Printed Name: Kathe Jones




GARY L. GARRETT



Witness Signature
Printed Name: Deborah L. Jasinski


ROSALIE E. GARRETT

STATE OF FLORIDA
COUNTY OF GULF

The foregoing instrument was acknowledged before me this 12th day of January 2017 by GARY L. GARRETT and ROSALIE E. GARRETT, who are personally known to me or who have produced a valid driver's license as identification.




Notary Public, State of Florida
My Commission Expires: 12-1-19

To Whom it May Concern:

I, Kristi Buchanan, owner at 600 Marvin Avenue, Port St Joe, FL write this letter in seeking to construct a carport attached to my residence/home. My setback is 15 feet, which would not allow enough space for the structure. At the smallest the carport can feasibly be, it would be constructed at 12 feet from the property line. Thank you for your consideration of this special exception.

Sincerely,
Kristi Buchanan

krisbuchanan76@gmail.com

600 Marvin



PORT SAINT JOE
502 GARRISON AVE
PORT SAINT JOE, FL 32456-9998
(800)275-8777

05/10/2023 03:21 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.63
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Port Saint Joe, FL 32456
Weight: 0 lb 0.60 oz
Estimated Delivery Date
Fri 05/12/2023

Certified Mail® Tracking #: 70211970000208552621			\$4.15
--	--	--	--------

Total			\$4.78
--------------	--	--	---------------

First-Class Mail® Letter	1		\$0.63
-----------------------------	---	--	--------

Port Saint Joe, FL 32456
Weight: 0 lb 0.60 oz
Estimated Delivery Date
Fri 05/12/2023

Certified Mail® Tracking #: 70211970000208552638			\$4.15
--	--	--	--------

Total			\$4.78
--------------	--	--	---------------

Grand Total:			\$9.56
---------------------	--	--	---------------

Credit Card Remit			\$9.56
-------------------	--	--	--------

Card Name: VISA
Account #: XXXXXXXXXXXX5446
Approval #: 01653G
Transaction #: 659
AID: A000000031010 Chip
AL: VISA CREDIT
PIN: Not Required CAPITAL ONE VISA

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE ®
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

JFN: 117740-0771
Receipt #: 840-53200447-2-5787544-2
Clerk: 03

7

PUBLIC NOTICE

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception on June 6, 2023, at 4:00 P.M. EST.** The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 **for Kristi Buchanan 600 Marvin Ave, Port St Joe, FL. 32456. Parcel ID# 04913-000R.** The reason for the request is **Per Section 3.03 of the Land Development Regulations referencing the setbacks.** The proposed plans can be reviewed at the Building Department located at 1002 10th St. and can be reached for questions at 850-229-1093.

All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850) 229-8261.

Publish one time in the STAR: 5/15/23 and furnish proof of

RECEIPT

City of Port St. Joe

1002 10th St, Port St Joe, FL 32456

(850) 229-1093



23PSJ-SE0004 | Special Exceptions

Receipt Number: 550232

Payment Amount: \$300.00

April 28, 2023

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Kristi Buchanan	Rachel Irey	

Comments

#1024

Assessed Fee Items

Fee items being paid by this payment

<i>Date</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
04/28/23	Other - Residential		\$300.00	\$300.00	\$0.00
Totals:			\$300.00	\$300.00	
				Previous Payments	\$0.00
				Remaining Balance Due	\$0.00

Permit Info

Property Address	Property Owner	Property Owner Address	Valuation
600 Marvin Avenue Port St. Joe, FL 32456			

Description of Work

Set back easement for carport

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 04913-000R
 Location Address 600 MARVIN AVE
 PORT ST JOE
 Brief Tax Description CITY OF PORT ST JOE LOT 1 & N'LY 15 FT OF LOT 2 ORB 609/557 FR GARRETT BLK 39 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 16.0005
 Acreage 0.421
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 BUCHANAN KRISTI N
 600 MARVIN AVE
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500002 - ST JOSEPH ADD UNIT 1	1.4	LT	105	175

Building Information

Type	SFR5	Heat	AIR DUCTED
Total Area	2,074	Air Conditioning	CENTRAL
Heated Area	1,680	Bathrooms	2
Exterior Walls	VINYL SID	Bedrooms	2
Roof Cover	METAL ROOF	Stories	1
Interior Walls	DRYWALL	Actual Year Built	1981
Frame Type	WOOD FRAME	Effective Year Built	2015
Floor Cover	CLAY TILE; HARDWOOD		

*Effective Year is simply the difference between economic life and remaining economic life of the structure.
 The year is evident by the condition and utility of the structure.
 The Effective Year may or may not represent the Actual Year Built.

Extra Features

Code	Description	Length x Width	Area	Year Built
0079	DECK, WOOD (*)	20 x 16 x	320	1986
0261	CONCRETE (*)	45 x 10 x	450	1986

Sales

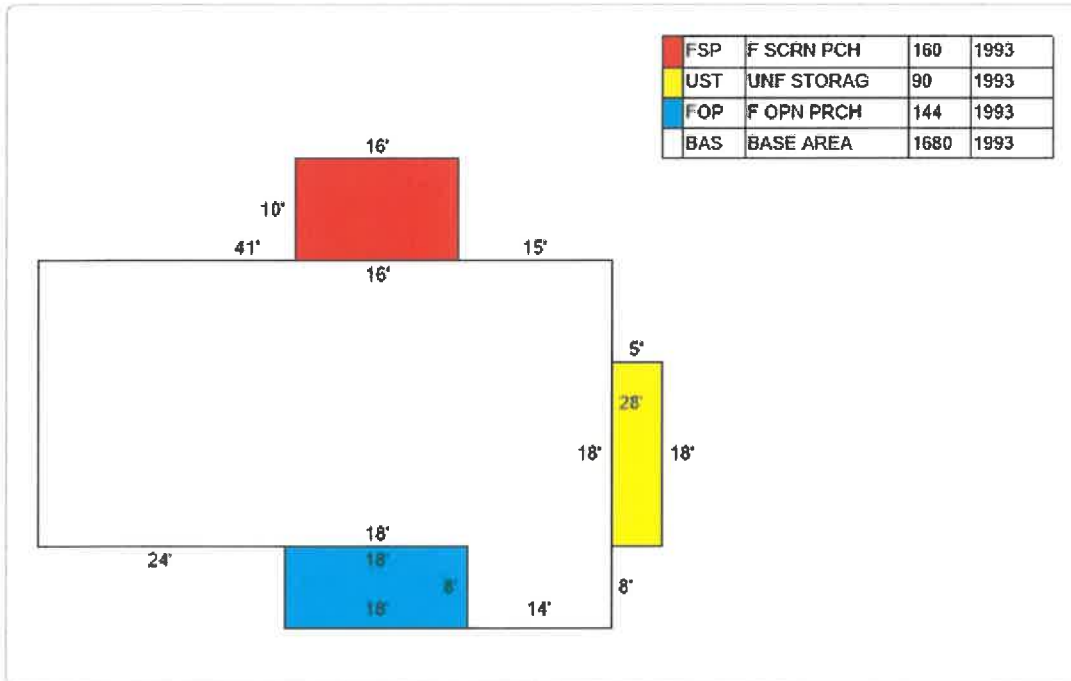
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	1/12/2017	\$167,000	WD	609/557	Qualified	Improved	GARRETT GARY L & ROSALIE E	BUCHANAN KRISTIN
N	2/25/2011	\$42,000	SW	502/412	Unqualified	Improved	FEDERAL NATIONAL MORTGAGE ASSOCIATION	GARRETT GARY L & ROSALIE E
N	4/29/2010	\$100	CT	490/908	Unqualified	Improved	CERT FR CLERK	FEDERAL NATIONAL MTG. ASN.
N	8/10/1994	\$48,000	WD	172/999	Qualified	Improved	BURGE	HARRISON
N	2/1/1985	\$100	N/A	104/218	Unqualified	Improved		

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$212,967	\$132,152	\$134,410	\$106,101
Extra Features Value	\$1,024	\$1,024	\$1,024	\$1,654
Land Value	\$59,500	\$38,080	\$44,800	\$35,700
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$59,500	\$0	\$0	\$0
Just (Market) Value	\$273,491	\$171,256	\$180,234	\$143,455
Assessed Value	\$176,326	\$171,256	\$180,234	\$143,455
Exempt Value	\$50,000	\$50,000	\$50,000	\$0
Taxable Value	\$126,326	\$121,256	\$130,234	\$143,455
Maximum Save Our Homes Portability	\$97,165	\$0	\$0	\$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



The Property Appraiser makes every effort to provide the most accurate information possible. No warranty, expressed or implied, is 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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Last Data Upload: 4/28/2023, 7:48:36 AM



Version 3.1E

Search

File Home Send / Receive Folder View Help Acrobat

Ignore Clean Up Delete Archive Reply Forward All Respond

New Email Items New

Share to Teams Reply & Forward

April com Team Email Reply & Forward

RE: Window World

Shelby <shelby@psj>
To: PSJ
EPCI Credit Card.pdf
28 KB

Start your reply all with: Yes

Thank you!

Shelby Moriarty
Window World
2820 E Hwy 390
Panama City, FL 32405
850-807-7919

From: PSJ <psj@codesouth>
Sent: Thursday, April 27, 20
To: Shelby <shelby@window>
Subject: RE: Window World

Good Morning,

Attached is the permit info

Please change the Port St Joe

Thank you,

April

City of Port St. Joe Build

850-229-1093

By Date

Focused Other

Today

ramseyoffice@fairpo...
Ramsey's Printing & Office ...
Hello AP, 9:22 AM

Yesterday

Shelby
Window World - Permit Fo...
Thank you! Shelby Moriarty

City of PSJ Building ...
22MB-RB0048 - Casuna Sub...
Thu 9:28 AM

Wednesday

PSJ: Bonnie Durham
scan
600 Marvin
Wed 2:37 PM

Tuesday

Elaine Eldridge
Public Records Request - C...
This is a Public Records
Tue 2:16 PM

Jim Anderson
City of Port St. Joe Sign Per...
Good morning. Attached is
Tue 10:41 AM

Monday

City of PSJ Building ...
Revised Certificate of Insur...
Mon 4:53 PM

City of PSJ Building ...
Glenn Davis
Mon 8:56 AM

Last Week

Jim Anderson
TAC Team Meeting
Wednesday at 10:00 would
Thu 4/20

Items: 386

Log in

Search

Other favorites

Coastal Construction...

PSJ Procedures

Trust Account R-Z...

Results

Parcel ID - 04913-000R
Alt ID - 04913000R
Address - 600 MARVIN AVE
Owner - BUCHANAN KRISTI
N
Acres - 0.421
View: Report | Google Maps

POWERED BY esri

1716-300-36, ZF66001156

BUCHANAN KRISTIN
600 MARVIN AVE
PORT ST JOE FL 32456

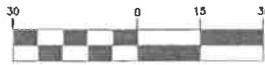
75°F Rain

10:04 AM

4/26/2023

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
KRISTI N. BUCHANAN

GRAPHIC SCALE

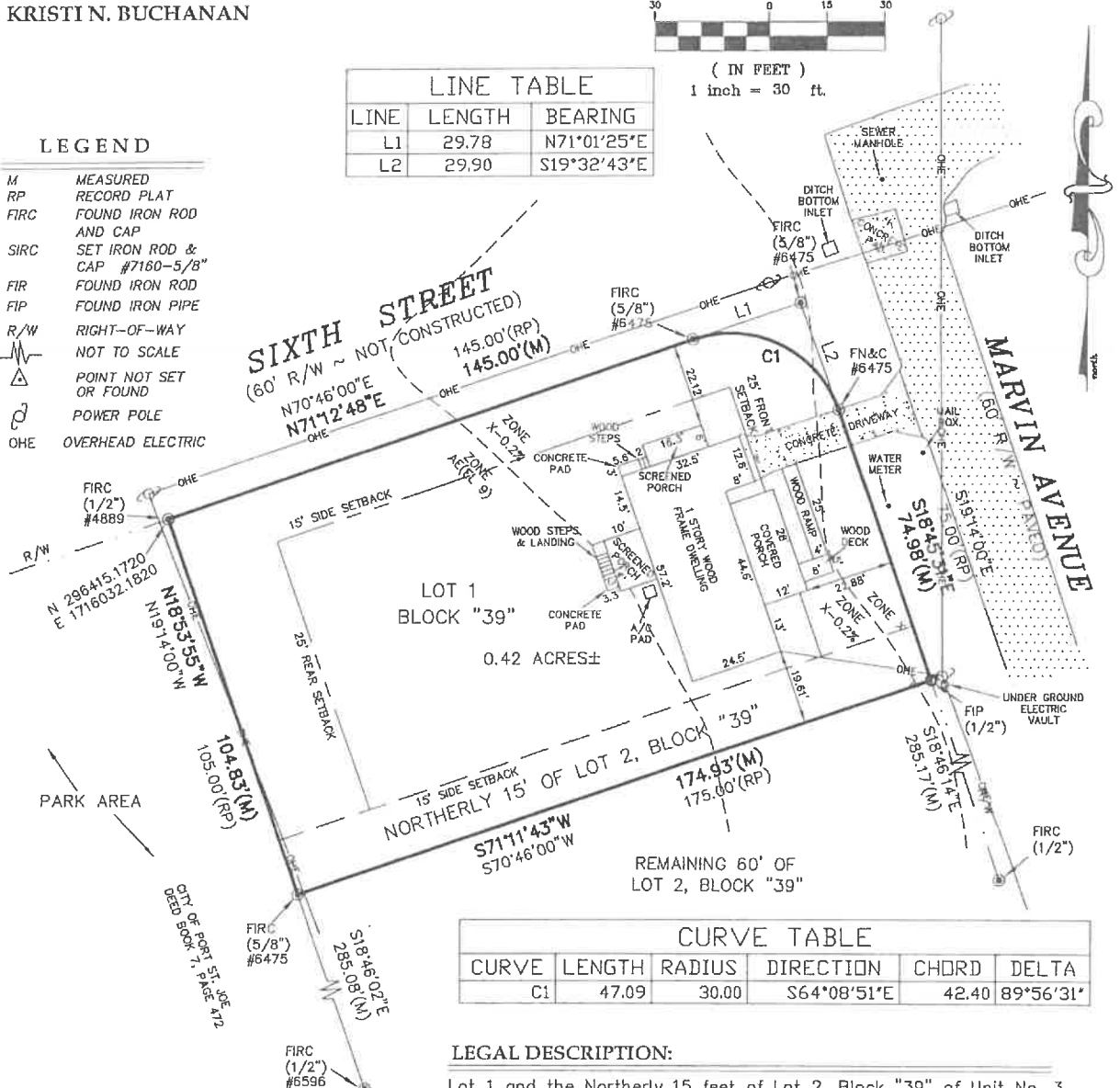


(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.78	N71°01'25"E
L2	29.90	S19°32'43"E

LEGEND

- M MEASURED
- RP RECORD PLAT
- FIRC FOUND IRON ROD AND CAP
- SIRC SET IRON ROD & CAP #7160-5/8"
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- POINT NOT SET OR FOUND
- POWER POLE
- OHE OVERHEAD ELECTRIC



CURVE TABLE					
CURVE	LENGTH	RADIUS	DIRECTION	CHDRD	DELTA
C1	47.09	30.00	S64°08'51"E	42.40	89°56'31"

LEGAL DESCRIPTION:

Lot 1 and the Northerly 15 feet of Lot 2, Block "39" of Unit No. 3 of ST JOSEPH'S ADDITION TO THE CITY OF PORT ST. JOE, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 32 of the Public Records of 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. ELEVATIONS depicted hereon were established using NAVD 1988 datum.
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.

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zones "X", "X-0.2%" and "AE (EL 9)" as per Flood Insurance Rate Map Community Panel No: 120099 0341H index date: August 09, 2019, 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, Florida Administrative Code).

The undersigned surveyor has provided a current title opinion or abstract of title for the title or boundary to the subject property. It is possible there are deeds, records, unrecorded deeds, easements or other instruments which could effect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4281

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHRLDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-562-2538 FAX NUMBER: 850-560-1103
L.O. # 7160

DATE: 04/16/23	DRAWN BY: BB	N.B.674 PG.25	COUNTY: GULF
FILE: 23228.DWG	DATE OF LAST FIELD WORK: 04/11/23	CHECKED BY: BB	JOB NUMBER: 23-226