

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
June 4, 2019 at 4:00 P.M.
Commission Chambers 2775 Garrison Avenue**

**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 14, 2019, Special Meeting Minutes

Pages 1

BUSINESS ITEMS

- Hardship Variance Request- George & Hilda Duren
100 Dupont Drive, Parcel #05625-000R****Pages 2-15**

- Special Exception Request- James Anthony
319 Ave. A, Parcel #06008-000R****Pages 16-22**

***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
May 14, 2019
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish	Jim Anderson	Rawlis Leslie	Bo Creel
Travis Burge	Charlotte Pierce	Letha Mathews	
Phil Earley	*Adam Albritton		
Hal Keels	Kelly Simpson	Rawlis Leslie	
Minnie Likely			

*Attorney Albritton participated by telephone.

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M.

Consent Agenda

A Motion was made by Phil Earley, second by Travis Burge, to approve the Minutes of the Regular Meeting of April 9, 2019. All in favor; Motion carried 5-0.

Business Items

Zack Ferrell – Comprehensive Plan Small Scale Map Amendment and Rezoning Applications

Ray Greer, representing Zack Ferrell, shared this is a 9 acre parcel that is adjacent to City property and was requesting that the land use and zoning be changed to R4. He noted surrounding property is zoned as mixed use and his client is requesting the same for this property.

Mr. Anderson shared that this request is a voluntary annexation request, it is contiguous to City property, meets the Land Development Regulations, follows state statute, and will be used for housing which is badly needed in our community.

Chairman Rish referred to the letter from Gulf County Attorney, Jeremy Novak, stating the county's objection to the annexation. It was noted that the letter would need to be presented to the City Commission as they are the body that will make the decision on the annexation of the property.

A Motion was made by Phil Earley, second by Hal Keels, to recommend approval of the Voluntary Annexation, the Small Scale Map Amendment, Rezoning, and R-4 designation to the City Commission. All in favor; Motion carried 5-0.

There being no further business to come before the Board, a Motion was made by Rawlis Leslie, second by Hal Keels, to adjourn the meeting at 2:25 P.M.

Charlotte Pierce, City Clerk

Date

Jay Rish, Chairman

Date

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

Property Address: 100 DUPONT DRIVE Zoning: Residential R4
Property Owner: George + Hilda Duren Phone: 850 227 6576
Mailing Address: P O BOX 218 City, State, and Zip: Port St. Joe, FL 32457
Parcel Number: ^{R-}05625-000R Applicant if different: _____

George W Duren
Owner signature

Swore to and subscribed before me this 26TH day of April 2019 Personally known or
produced identification _____

Linda Freeman
Signature of Notary Public



PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300

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

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

George W Duren
Owner Signature

April 26, '19
Date

George W Duren
Applicant Signature

April 26, '19
Date

Port St. Joe Plan Review

Review Date: _____ Reviewed By: _____

Owner: George Duren Contractor: Phil Callen

Address: 100 Dupont Dr. Parcel ID: _____

Residential: ✓ Commercial: _____

Project

Description: Variance request for BFE elevation
for proposed addition.

Type of Development Order: _____

Zoning: _____ Density Units allowed: _____ Proposed Density Units: _____

Flood Zone: AE 9-10 Seaward of CCCL? _____ Date of DEP permit if required: _____

Elevation First Finished Floor: _____

Lot Size: _____ Covered Area Sq. Ft.: _____

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

Porches: _____ Deck/patio: _____ Shed: _____

Pool/Decking: _____ Driveway: _____ Other: _____

Height Allowed: _____ Height Proposed: _____

Impervious Surface Allowed: _____ Proposed: _____

Setbacks required: Front: _____ Rear: _____ Left: _____ Right: _____

Setbacks proposed: Front: _____ Rear: _____ Left: _____ Right: _____

Notes: Hardship variance. No cumulative
clause. Can add work after a year.

Recommendations: _____

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 100 DUPONT DRIVE			Policy Number:
City PORT ST JOE	State Florida	ZIP Code 32456	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption JOB NUMBER 19-227

GARAGE

DATE TAKEN 04/11/19

Clear Photo Three



Photo Four

Photo Four Caption REAR VIEW

Clear Photo Four

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
100 DUPONT DRIVE

City
PORT ST JOE

State
Florida

ZIP Code
32456

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

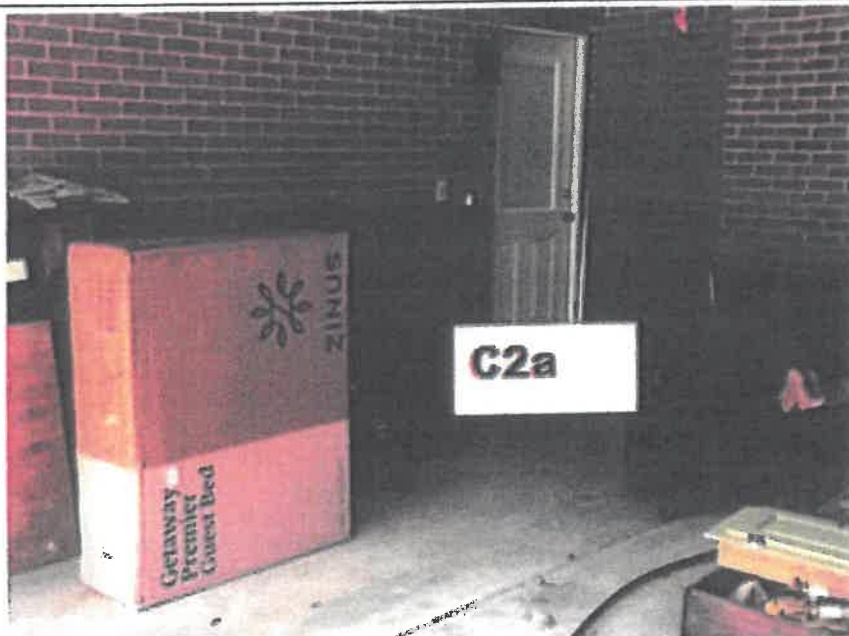


Photo One

Photo One Caption JOB NUMBER 19-227

DATE TAKEN 04/11/19

Clear Photo One



Photo Two

Clear Photo Two

Photo Two Caption FRONT VIEW

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 100 DUPONT DRIVE			Policy Number:
City PORT ST JOE	State Florida	ZIP Code 32456	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____ Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


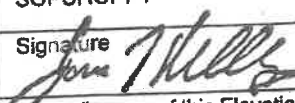
Check the measurement used.

- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 6.04 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 7.37 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | 5.83 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 6.13 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 5.30 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 5.73 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name JAMES T. RODDENBERRY	License Number 4261		
Title PRESIDENT			
Company Name THURMAN RODDENBERRY & ASSOCIATES, INC.			
Address P.O. BOX 100			
City SOPCHOPPY	State Florida	ZIP Code 32358	
Signature 	Date 04-12-2019	Telephone (850) 962-2538	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

JOB NUMBER 19-227

C2a ESTABLISHED BY 624 SQ FT AREA ON SLAB (DIAGRAM 1A). C2e ESTABLISHED BY DETACHED AC UNIT

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name GEORGE DUREN					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 100 DUPONT DRIVE					Company NAIC Number:	
City PORT ST JOE		State Florida		ZIP Code 32456		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 9 & 10 BLOCK "114" ST JOSEPH UNIT 9						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					RESIDENTIAL	
A5. Latitude/Longitude: Lat. 29.79552 Long. -85.29996					Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>8</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>1008.00</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>6</u>						
c) Total net area of flood openings in A8.b <u>768.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>672.00</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A9.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF PORT ST JOE 120099				B2. County Name GULF		B3. State Florida
B4. Map/Panel Number 12045C0341	B5. Suffix G	B6. FIRM Index Date 04-16-2009	B7. FIRM Panel Effective/Revised Date 04-16-2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9.00'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

April 26, 2019

To: City of Port St. Joe, Fl
Planning Dept

From: George & Hilda Duren
100 Dupont Drive
Port St. Joe, Fl 32456

Mailing: P. O. Box 218
Port St. Joe, Fl 32457

Subject: Seeking Special Exception
To Build Bedroom on home
at same level as house floor
under HARDSHIP VARIANCE
Ordinance 552.

To Whom it May Concern,

My wife and I are seeking a special exception to the building code so as to build a bedroom on to our house at the same level as our main floor. Our reasons are that my wife has had one knee operation (replacement) that although it improved her knee, it has left her challenged (with a "trick" knee) to climb stairs. In addition, she will soon be having her other knee operated on and replaced with most likely the same result. She simply is very challenged to climb stairs.

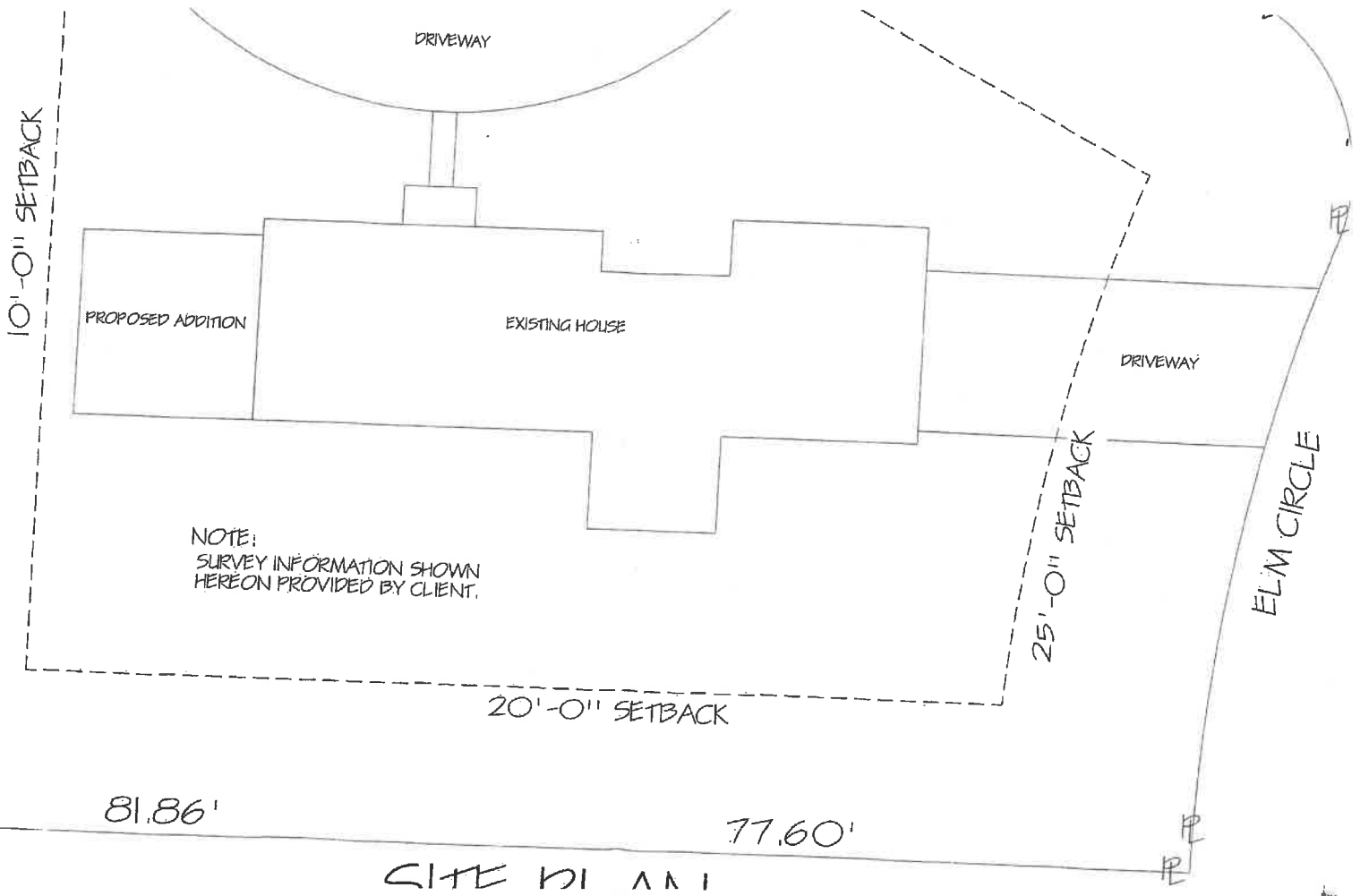
We are both 75 years old and wish to prepare to live in our house so long as we can. Granting us this exception will enable us to do so. Your consideration and granting us this exception will be very much appreciated.

George W Duren



Hilda P. Duren





GULF COUNTY TAX COLLECTOR

2018 REAL ESTATE

PROPERTY I.D. NUMBER

05625-000R

ESCRROW CD

HX H3

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

EXEMPTIONS

DIST CD

TAX BILL NUMBER R 1405600

005

DUREN GEORGE W ET UX
PO BOX 218
FORT ST JOE, FL 32457-0218

.780
ST JOSEPH ADDN UNIT NO 9
LOTS 9 & 10 ORB 76/30
BLK 114
MAP 50D

MAILING ADDRESS: 1000 COSTIN BLVD. RM. 147, FORT ST. JOE FL 32456 (850) 229-6363 * www.gulfcountytaxcollector.com SITE: 100 DUPONT DR FORT ST JOE 32456

TAXING AUTHORITY	MILLAGE RATE	AD VALOREM TAXES	EXEMPTION VALUE	TAXABLE VALUE	TAXES LEVIED
COUNTY					
SCHOOL-LRE	.00710000	177,487	50,000	127,487	905.16
SCHOOL-DISC	.00393600	177,487	25,000	152,487	600.19
PORT ST. JOE	.00271000	177,487	25,000	152,487	413.24
NW FL WATER MGMT	.00359140	177,487	50,000	127,487	457.86
	.00003380	177,487	50,000	127,487	4.31



To access your tax bill information using this QR Code, you must download the Gulf County Tax Collector Mobile App for your appropriate device which will allow you to scan the QR Code.

TOTAL MILLAGE 0.01737120

AD VALOREM TAXES

LEVYING AUTHORITY

NON-AD VALOREM ASSESSMENTS

RATE

AMOUNT

COMBINED TAXES AND ASSESSMENTS

NON-AD VALOREM ASSESSMENTS

See reverse side for important information

IF PAID BY:	NOV12-DEC12	DEC13-31	JAN 1-31	FEB 1-28	MAR 1-31	APR 1-30
	2,285.53	2,309.34	2,333.14	2,356.95	2,380.76	2,452.18



RETAIN THIS PORTION FOR YOUR RECORDS
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT

May 15, 2019

To Whom it May Concern,

RE: 100 Dupont Drive
Parcel # 05628-000R
Port St. Joe, Florida 32456

This letter is to inform that your neighbors, George & Hilda Duren, intend to file for a Variance in reference to the property located on 100 Dupont Drive. Parcel 05625-000R. The City of Port St. Joe will hold a meeting to discuss the request for this Variance on Tuesday, June 4th, 2019, at 4:00 PM EST, at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida. The reason for the request is per section 4.19 C (7) of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

- (2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of the flood provisions of this article;
- (3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
- (4) Provide available flood elevation and flood hazard information;
- (5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
- (6) Review applications to determine whether proposed development will be reasonably safe from flooding;
- (7) Issue development orders or permits for development other than buildings and structures that are subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*, when compliance with this ordinance is demonstrated, or disapprove the same in the event of noncompliance; and
- (8) Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of the flood provisions of this article.

(d) Substantial improvement and substantial damage determinations. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
- (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the *Florida Building Code* and this ordinance is required.

(e) Modifications of the strict application of the requirements of the *Florida Building Code*. The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 4.23.

(d) Submission of additional data to establish flood hazard areas. To establish flood hazard areas and base flood elevations, pursuant to Section 4.21 the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

- (1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the flood provisions of this article and, as applicable, the requirements of the *Florida Building Code*.
- (2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

(e) Other laws. The flood provisions of this article shall not be deemed to nullify any provisions of local, state or federal law.

(f) Abrogation and greater restrictions. This ordinance supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the *Florida Building Code*. In the event of a conflict between this ordinance and any other ordinance, the more restrictive shall govern. This ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance.

(g) Interpretation. In the interpretation and application of the flood provisions of this article, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

Sec. 4.19. – Duties and Powers of the Floodplain Administrator.

(a) Designation. The Building Inspector, or his designee, shall be the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

(b) General. The Floodplain Administrator is authorized and directed to administer and enforce the flood provisions of this article. The Floodplain Administrator shall have the authority to render interpretations consistent with the intent and purpose of the flood provisions of this article and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this ordinance without the granting of a variance pursuant to Section 4.23.

(c) Applications and permits. The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

- (1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;

AFFIDAVIT OF
PROOF OF PUBLICATION
(S.50.051, FS)

THE STAR
Published Weekly
Port St Joe, Gulf County Florida
STATE OF FLORIDA
COUNTY OF GULF

Before the undersigned authority personally appeared
That he/she is Advertising Sales Rep of the The Star

Robin Hoxie,
who on oath says a weekly newspaper published at
149 W. Hwy 98 Gulf County, Florida; that the attached
copy of advertisement, being in the matter of

SEE ATTACHED

was published in said newspaper in the

Issue(s) of May 16th 2019

Affiant further says *The Star* is a newspaper published at
149 W. Hwy 98, in said Gulf County
Florida and that said newspaper has heretofore been
Continuously published in said Gulf County, Florida,
And each Thursday and has been entered as second class
mail matter at the post office in Port St Joe, Gulf County,
for a period of 1 year next preceding the first
Publication of the attached copy of advertisement; and
Affiant further says that he or she has neither paid nor
promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing
this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

17th day of May, 2019

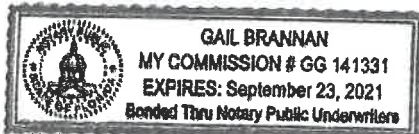
By Robin Hoxie, who is

X personally known to me or _____ who has produced

(type of identification),

As Identification.

Gail Brannan
Signature of Notary



Print, Type, or Stamp Commissioned
Name of Notary Public

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 Hardship Variance on **Tuesday, June 4, 2019, 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 **George & Hilda Duren located at 100 Dupont Drive, Parcel # 05625-000R.** The reason for the request is **Per Section 4.19 C (7) of the Land Development Regulations.** 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.

14-5531274

Variance Appeals:

~~PDRB~~ PDRB 553.73(5) F.S.

technical justifications

4.23(g) + 4.23(h)

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

Property Address: 319 Ave A PSJ Zoning: _____
Property Owner: James & Renee Anthony Phone: (850) 340-3607
Mailing Address: 319 Ave A PSJ City, State, and Zip: Port St. Joe, FL 32456
Parcel Number: _____ Applicant if different: _____

James Anthony
Owner signature

Swore to and subscribed before me this 24 day of April 2019. Personally known or
produced identification _____.

Kelly D. Simpson
Signature of Notary Public



PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300 Money Order # 10837192272

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

James Anthony
Owner Signature

4/24/19
Date

James Anthony
Applicant Signature

4/24/19
Date

jbanthony67@gmail.com

May 15, 2019

To Whom it May Concern,

RE: **319 Avenue A**
 Parcel # 06008-000R.
 Port St. Joe, Florida 32456

This letter is to inform that your neighbor, James Anthony, intends to file for a Special Exception in reference to the property located on 319 Avenue A. Parcel 06008-000R. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, June 4th, 2019, at 4:00 PM EST, at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida. The reason for the request is per section 3.21 (3) of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

"land" shall be discontinued and all material completely removed by its owner not later than one year from the date of the passage of this Code.

(c) Nothing in this Code shall be taken to prevent the restoration of a building destroyed by fire, explosion or other casualty, or act of God, or the public enemy, nor the continued occupancy or use of such portion of any building remaining habitable after such destruction. In order to rebuild pursuant to this provision, construction of any replacement building must begin within 180 days of destruction and be completed within the life of the building permit, including any approved extensions. Any construction pursuant to this section shall comply with any building codes in effect at the time of application for a building permit.

Sec. 3.21. Prohibited uses.

The following uses are prohibited within the C-1 and C-2 commercial districts, and also prohibited within 2500 feet of U.S. Highway 98 located within the city.

(1) Water parks, go-carts (or other vehicle racing tracks or courses), arcades, amusement parks, miniature golf courses, batting cages, or any other project which is primarily used for the purpose of outdoor entertainment (not including public and private golf courses).

(2) Any imitation or natural or man-made features including, but not limited to, mountains, volcanoes, gorges, animals, dinosaurs, windmills, oil derrick, airplanes, or any other artificial depiction.

(3) To the greatest extent allowed under state law, any temporary building or modular or mobile home type building. Notwithstanding the foregoing a construction trailer or similar temporary building may be allowed during actual construction of any development authorized by the land development regulations of the city.

Sec. 3.22. Density bonuses for affordable housing.

The purpose of this section is to establish the guidelines and criteria for a voluntary housing assistance program(s) as required by Objective 1.9 of the Housing Element of the Port St. Joe Comprehensive Plan, and to provide incentives for future housing developments to contribute to providing owner occupied housing or rental housing that is affordable to very low, low and moderate income households within the City of Port St. Joe.

Sec. 3.23. Same—Density Bonuses.

(1) Residential developments that contain inclusionary units may utilize the following density bonus units for each inclusionary unit provided as different household income levels:

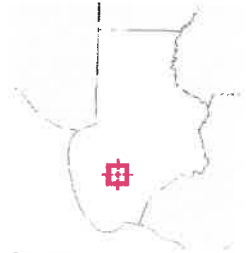
(a) A very low income household unit qualifies the developer for five (5) bonus market rate units until a maximum of one hundred (100) percent increase over current land use plan designation is achieved through the additional market rate units and inclusionary units

(b) A low income household unit qualifies the developer for three (3) bonus market rate units until a maximum of fifty (50) percent increase over current land use plan designation is achieved through the additional market rate units and inclusionary units.

(c) A moderate income household unit qualifies the developer for one (1) bonus market rate unit until a maximum of fifty (50) percent increase over current land use plan designation is achieved through the additional market rate units and



Overview



Legend

- Parcels
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- Roads

Parcel ID 06008-000R
Sec/Twp/Rng 1-8S-11W
Property Address 319 AVENUE A
PORT ST JOE

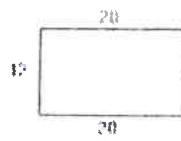
Alternate ID 06008000R
Class SINGLE FAM
Acreage n/a

Owner Address ANTHONY JAMES BERNARD &
RENEE YVETTE
319 AVENUE A
PORT ST JOE, FL 32456

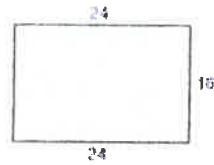
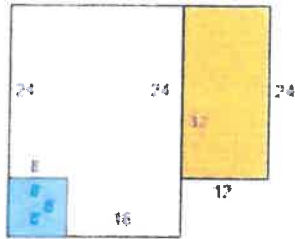
District 5
Brief Tax Description MILLVIEW ADDITION UNIT NO. 2
(Note: Not to be used on legal documents)

Date created: 5/30/2019
Last Data Uploaded: 5/30/2019 3:20:09 PM

Developed by Schneider
GEOSPATIAL



US	TOP STORY	384	1993
OP	OPEN PRCH	64	1993
BS	BASE AREA	944	1993
UST	UNF STORAG	288	1993



No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features.

East Data (1) User: 5/30/2010 3:21:05 PM

Version: 1.0.1





Parcel Summary

Parcel ID 06008-000R
Location Address 319 AVENUE A
 PORT ST JOE 32456
Brief Tax Description* MILLVIEW ADDITION UNIT NO. 2 LOTS 17 & 19 PB 1 PGS 46 & 47 ORB 197/442 FR ROYSTER ET AL BLK 1018 MAP 50A
**The Description above is not to be used on legal documents*
Property Use Code SINGLE FAM (000100)
Sec/Twp/Rng 1-8S-11W
Tax District City of Port St Joe (District 5)
Millage Rate 17.9562
Acreage 0.000
Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Anthony James Bernard &
 Renee Yvette
 319 Avenue A
 Port St Joe, FL 32456

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
100000	IMPROVED > 1 AC	2.00	LT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	01/17/1997	\$8,000	WD	197	442	Unqualified (U)	Improved	ROYSTER ET AL	ANTHONY
N	05/01/1982	\$100		90	37	Unqualified (U)	Improved		

Valuation

	2018 Certified	2017 Certified	2016 Certified
Building Value	\$25,087	\$25,670	\$26,253
Extra Features Value	\$0	\$0	\$0
Land Value	\$8,000	\$8,000	\$8,000
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$33,087	\$33,670	\$34,253
Assessed Value	\$14,193	\$13,901	\$13,615
Exempt Value	\$14,193	\$13,901	\$13,615
Taxable Value	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$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

AFFIDAVIT OF
PROOF OF PUBLICATION
(S.50.051, FS)

THE STAR
Published Weekly
Port St Joe, Gulf County Florida
STATE OF FLORIDA
COUNTY OF GULF

Before the undersigned authority personally appeared
That he/she is Advertising Sales Rep of the The Star

Robin Hoxie

who on oath says a weekly newspaper published at
149 W. Hwy 98 Gulf County, Florida; that the attached
copy of advertisement, being in the matter of

SEE ATTACHED

was published in said newspaper in the

Issue(s) of May 16th 2019

Affiant further says *The Star* is a newspaper published at
149 W. Hwy 98, in said Gulf County
Florida and that said newspaper has heretofore been
Continuously published in said Gulf County, Florida,
And each Thursday and has been entered as second class
mail matter at the post office in Port St Joe, Gulf County,
for a period of 1 year next preceding the first
Publication of the attached copy of advertisement; and
Affiant further says that he or she has neither paid nor
promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing
this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

17th day of May, 2019

By Robin Hoxie, who is

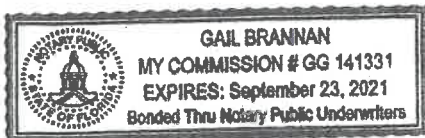
☒ personally known to me or _____ who has produced

(type of identification),

As Identification.

Gail Brannan

Signature of Notary



Print, Type, or Stamp Commissioned
Name of Notary Public

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 **Tuesday, June 4, 2019, 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 **James Anthony located at 319 Avenue A, Parcel # 06008-000R.** The reason for the request is **Per Section 3.21 (3) of the Land Development Regulations.** 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.

PG-4331274