

**City of Port St. Joe  
Planning, Development, and Review Board Special Meeting  
May 12, 2020 at 4:00 P.M.**

**\*\*Teleconference as allowed under Executive Order 20-69\*\***

**App- Zoom**

**Phone #1-646-876-9923**

**Meeting ID:820 4287 8673**

**Password: 716839**

**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:**

**April 7, 2020, Regular Meeting Minutes**

**Page 1**

**BUSINESS ITEMS**

- **Special Exception Request – 112 Gulf Coast Circle  
James and Jonilyn Mock**

**Pages 2-9**

**\*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.**

April 7, 2020

**Teleconference as allowed under Executive Order 20-69; App – Zoom; Phone 1-646-876-9923;  
Meeting ID: 430 361 668; Password 599459**

**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

<b>Present</b>		<b>Absent</b>	<b>Staff</b>
<b>Board</b>	<b>Staff</b>	<b>Board</b>	<b>Staff</b>
Jay Rish - P Travis Burge - T Hal Keels - T Rawlis Leslie P Minnie Likely- Z Letha Mathews - Z	Jim Anderson Charlotte Pierce Clinton McCahill Brie Scheibe	Phil Earley	Bo Creel Kelly Simpson

Attendance Key: P – Present    T – Telephone    Z – Zoom

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 Rawlis Leslie, second by Minnie Likely, to approve the Regular Meeting Minutes of the March 3, 2020, Meeting. All in favor; Motion carried 6-0.

**Business Items**

*Special Exception Request – 1308 Garrison Avenue, Kimberly and Steve Kerigan, Parcel ID 05391-000R:*

Kimberly and Steve Kerigan participated by telephone and requested that they be allowed to encroach 3.6' inside the West side setback of their property for the purpose of extending their house.

A Motion was made by Rawlis Leslie, second by Hal Keels, to grant the Special Exception Request. All in favor; Motion carried 6-0.

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 4:05 P.M.

Charlotte Pierce, City Clerk \_\_\_\_\_ Date \_\_\_\_\_

Jay Rish, Chairman \_\_\_\_\_ Date \_\_\_\_\_

1

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

Property Address: 112 Gulf Coast Circle Zoning: \_\_\_\_\_  
Property Owner: James C. and Jonathan Mack Phone: 850 340 1811 / 850 340 0013  
Mailing Address: 112 Gulf Coast Circle City, State, and Zip: Port St. Joe, FL 32456  
Parcel Number: 03039 - 550B Applicant if different: \_\_\_\_\_  
James C. Mack Jonathan Mack  
owner signature

Swore to and subscribed before me this 17<sup>th</sup> day of April 2020. Personally known or produced identification Personally Known.

Catherine L. Collier  
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

James C. Mack  
owner Signature

4-17-20  
Date

Jonathan Mack  
Applicant Signature

4/17/20  
Date

April 17, 2020

To Whom It May Concern,

The intent of this letter is to request a special exception from the City of Port St. Joe for the purpose of home improvement at our address at 112 Gulf Coast Circle.

Our property currently meets the total impervious surface area ratio established for our zone which is 40%, as stated in the LDR under section 5.02- Impervious surface coverage and stormwater management. We are seeking approval to exceed this ratio for approximately 300 square feet to install a pool and spa.

Thank you for your consideration.

Sincerely,

James C. and Jonilyn Mock

### Parcel Summary

**Parcel ID** 03039-550R  
**Location Address** 112 GULF COAST CIR  
 PORT ST JOE 32456  
**Brief Tax Description\*** SOUTHGATE SUB PB 4 PG 17 LOT 30 ORB 551/161 FR CAPITAL CITY BK MAP 69B  
\*The Description above is not to be used on legal documents.  
**Property Use Code** SINGLE FAM (000100)  
**Sec/Twp/Rng** 18-85-10W  
**Tax District** City of Port St Joe (District 5)  
**Millage Rate** 17.1631  
**Acres** 0.255  
**Homestead** Y

[View Map](#)

### Owner Information

**Primary Owner**  
 Mock James C & Jonilyn L  
 112 Gulf Coast Circle  
 Port St Joe, FL 32456

### Land Information

Code	Land Use	Number of Units	Frontage	Depth
530000	SOUTHGATE	1.00	101	110

### Residential Buildings

**Building 1**  
**Building Type** SFR  
**Total Area** 3,540  
**Heated Area** 2,286  
**Exterior Walls** F-C SIDING  
**Roof Cover** COMP SHINGL  
**Interior Walls** DRYWALL  
**Frame Type** WOOD FRAME  
**Floor Cover** HARDWOOD; CLAY TILE  
**Heat** AIR DUCTED  
**Air Conditioning** CENTRAL  
**Bathrooms** 2.5  
**Bedrooms** 3  
**Stories** 1  
**Effective Year Built** 2016

\*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	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0266	PAVEMENT PAVERS(*)	1	6 x 31 x 0	186	SF	2016
0266	PAVEMENT PAVERS(*)	1	132 x 2 x 0	264	SF	2016
0261	PAVEMENT CONC (*)	1	46 x 22 x 0	1,012	SF	2016
0261	PAVEMENT CONC (*)	1	10 x 14 x 0	140	SF	2016

### Sales

Multi Parcel	Sale Date	Sale Price
N	02/24/2014	\$14,500
N	10/16/2012	\$100
N	09/09/2005	\$132,500
N	01/24/2003	\$110,000

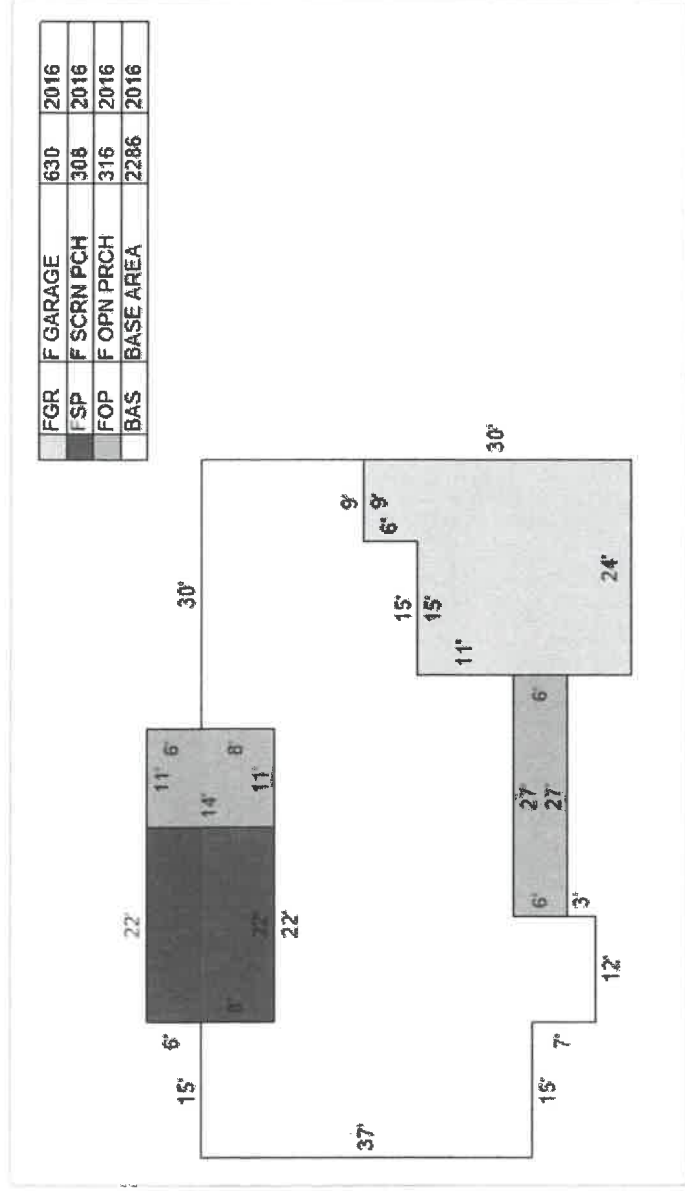
4

## Valuation

	2019 Certified Values	2018 Certified Values
Building Value	\$268,421	\$276,588
Extra Features Value	\$5,448	\$6,595
Land Value	\$35,000	\$35,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$308,869	\$318,183
Assessed Value	\$302,936	\$297,288
Exempt Value	\$50,000	\$50,000
Taxable Value	\$252,936	\$247,288
Maximum Save Our Homes Portability	\$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



No data available for the following modules: Commercial Buildings.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 4/8/2020, 5:50:34 PM](#)

[Version: 2.0.56](#)



5



PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
**JAMES MOCK and JONILYN MOCK,**  
**CENTENNIAL BANK,**  
**COSTIN & COSTIN, P.A.,**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTES:**

1. SURVEY SOURCE: Record plat, and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Eastern boundary of the subject property being being North 35 degrees 28 minutes 05 seconds East as per record plat.
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.

**LEGAL DESCRIPTION:**  
 Lot 30 of SOUTHGATE, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 17 of the Public Records of Gulf County, Florida.

**LEGEND**

FCM	FOUND CONCRETE MONUMENT
RP	RECORD PLAT
RMW	RIGHT-OF-WAY
M	MEASURED
SIRC	SET 5/8" RE-ROD #7160
FRC	FOUND IRON ROD AND CAP

**FLOOD ZONE INFORMATION:**

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120098 0343G  
 Index date: April 16, 2009, Gulf County, Florida.

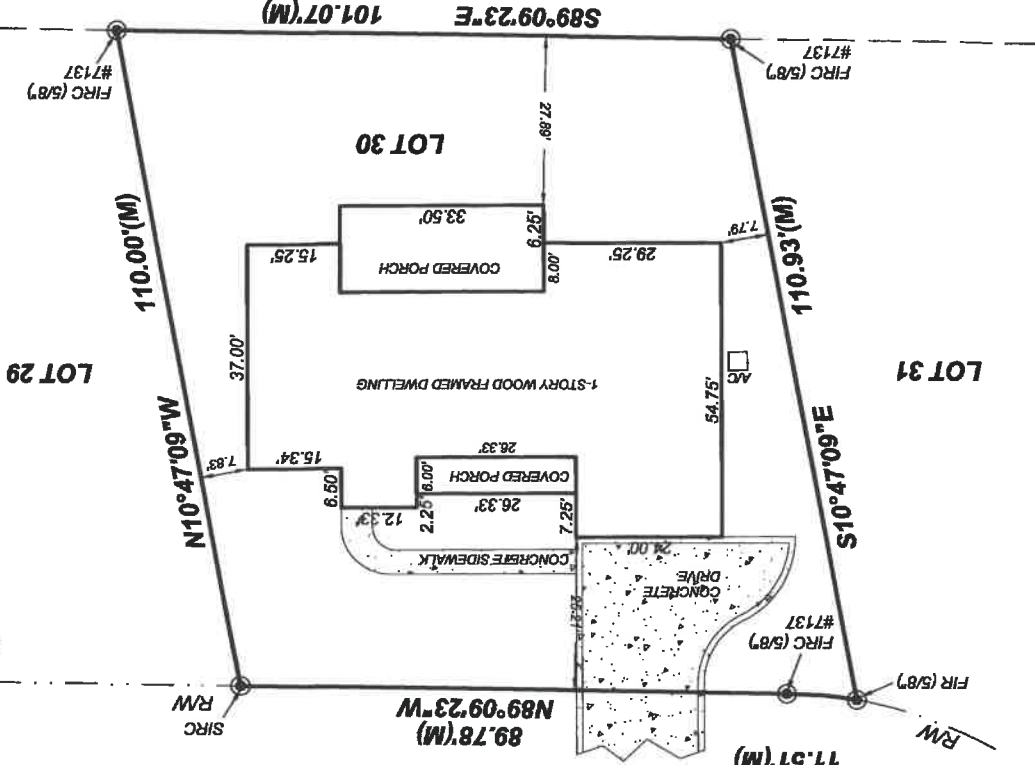
NORTH

**TR & A**  
**THURMAN RODDENBERRY & ASSOCIATES, INC**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358  
 PHONE NUMBER: 850-942-2538 FAX NUMBER: 850-942-1169  
 LB # 7160

**GULF COAST CIRCLE**  
 66' RM - PAVED

R=73.00'  
 A=9°02'35"  
 L=11.52'  
 S84°38'06"E  
 11.51'(M)

89.78'(M) N89°09'23"W SIRC  
 89.78'(M) N89°09'23"W SIRC  
 11.51'(M) S84°38'06"E  
 11.51'(M) S84°38'06"E



**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 20 ft.

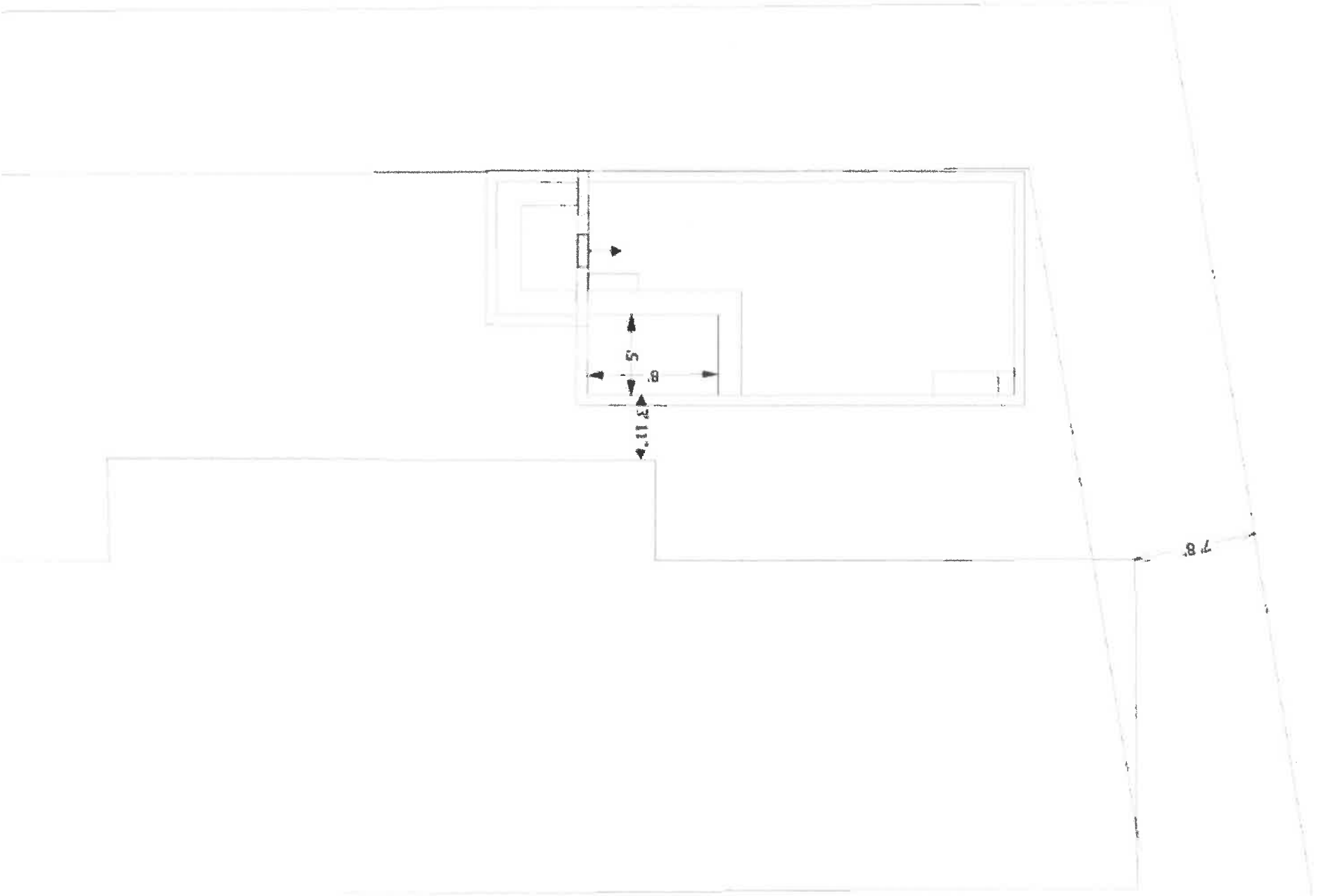
I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 51-17.051, Florida Administrative Code).  
 The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are deeds or records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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

REVISED 04/26/16: FINAL SURVEY - MD

DATE: 10/09/16	DRAWN BY: TR & MD	N.B. 564 pg 73	COUNTY: GULF
FILE: 18287.DWG	DATE OF LAST FIELD WORK: 04/28/16	JOB NUMBER: 15-287	





8

## **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, May 12th, 2020, 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 C. & Jonilyn Mock** located at **112 Gulf Coast Circle, Parcel # 03039-550R**. The reason for the request is **Per Section 3.03 (14) of the Land Development Regulations referencing impervious surface requirements**. The proposed plans can be reviewed at the Building Department located at 1002 10<sup>th</sup> 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: 4/23/2020 and furnish proof of publication.**