

City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
September 7, 2021 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:

August 3, 2021, Regular Meeting Minutes

Page 1

BUSINESS ITEMS

- **Special Exception Request- James Patterson**
609 10th Street

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
 August 3, 2021

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

Board member Minnie Likely called the meeting to order. After ascertaining that a quorum was not present at 4:00 P.M., Mrs. Likely continued the meeting until Tuesday, August 10, 2021.

No action was taken on the items below.

Consent Agenda

June 1, 2021 Regular Meeting Minutes

Business Items

Windmark North Phase I – 105 Lots; Final Plat Approval

1105 Constitution Drive – Special Exception Request

Lakeview at Palmetto Bluff – Lots 11 – 20; Development Order Request

City of Port St. Joe
 Regular Meeting of August 3, 2021, of the
 Planning Development & Review Board
 Continued until August 10, 2021

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

	Present		Absent
Board		Staff	Board
Jay Rish		Jim Anderson	Hal Keels
Travis Burge		Charlotte Pierce	Letha Mathews
Phil Earley		Mike Lacour	
Rawlis Leslie 4:05		Clinton McCahill	
Minnie Likely		4:08 Kelly Simpson	
			Staff
			Bo Creel

After ascertaining that a quorum was present at 4:00 P.M., Chairman Rish continued the meeting from Tuesday, August 3, 2021. It was noted that Hal Keels had called and would not be able to attend the meeting today. Board Member Rawls Leslie joined the meeting at 4:05 P.M., and Kelly Simpson at 4:08 P.M.

Consent Agenda

June 1, 2021, Regular Meeting

A Motion was made by Minnie Likely, second by Travis Burge, to approve the Minutes of the June 1, 2021, meeting. All in favor; Motion carried 4-0.

Business Items

Chairman Rish changed the order in which the business items would be heard.

1105 Constitution Drive – Special Exception Request

Sherrie Swindle presented her request to exceed the allowable 40% impervious requirement by an additional 2.73% in order to construct an addition to the rear of the existing residence in the R-1 District. The total proposed impervious percentage will be 42.73%.

A motion was made by Phil Earley, second by Travis Burge, to grant the request. All in favor; Motion carried 4-0.

Mr. Leslie joined the meeting.

Lakeview at Palmetto Bluff – Lots 11 – 20; Development Order Request

Chairman Rish stated that he would be abstaining from voting on this issue. Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local Public Officers was completed by Mr. Rish and is attached to these Minutes.

Josh Baxley, Dewberry Engineers, spoke on behalf of developer, Ralph Rish. Mr. Baxley shared this request is for 10 lots off Long Avenue and stated that all Water, Wastewater, and Stormwater Permits are in hand.

A Motion was made by Phil Earley, second by Minnie Likely, to recommend approval of the Development Order Request to the City Commission. All in favor, Motion carried 4-0 with Chairman Rish abstaining.

Windmark North Phase I – 105 Lots; Final Plat Approval

Jason Scarbrough, representing the St. Joe Company, requested approval of the Final Plat for Windmark North Phase 1 consisting of 105 Lots.

A Motion was made by Phil Earley, second by Rawlis Leslie, to recommend the Final Plat Approval to the City Commission. All in favor, Motion carried 5-0.

Kelly Simpson joined the meeting,

There being no further business to come before the PDRB, a Motion was made by Rawlis Leslie, second by Minnie Likely, to adjourn the meeting at 4:10 P.M.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Rish William Joseph, Jr.</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Port St. Joe Board of City Commissioners	
MAILING ADDRESS <i>Box 9</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Port St. Joe, FL	COUNTY Gulf	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>8/10/21</i>		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Johnathan S. Boyd, Jr, hereby disclose that on Aug 10, 20 21:

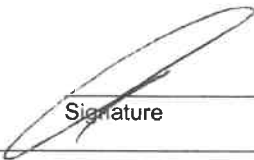
(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8-10-21
Date Filed


Signature

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

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

Property Address: 609 10TH ST. Zoning: R-2B

Property Owner: JAMES C PATTERSON Phone: 850-340-0922

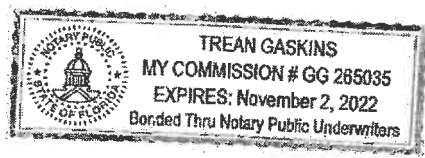
Mailing Address: 609 10TH ST. City, State, and Zip: PSJ FL. 32456

Parcel Number: _____ Applicant if different: _____

James C. Patterson
Owner signature

Swore to and subscribed before me this 13 day of AUG. 2021. Personally known or produced identification FDL.

Trean Gaskins
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 Paid
- 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. Patterson
Owner Signature

Date

Applicant Signature

Date

TO WHOM IT MAY CONCERN:

THE BUILDING (SHEO) IS BEING PLACED IN THIS
LOCATION DUE TO THATS WHERE IT FITS

ED ZAWIESER

850-340-0770



above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.

n. 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.

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

p. Density and intensity shall be the same in district R-2B as in R-2A.

q. Law offices, accounting and bookkeeping services, counseling services, decorating or millinery businesses, or other service related businesses or occupations which in the opinion of the building inspector, will not cause a significant increase in vehicular traffic in the area. In the event that a property owner disagrees with the opinion of the building inspector, then the property owner can appeal to the planning and development review in accordance with the appeal process provided by this land development regulation code.

Sec. 3.05. Same--District R-3.

(a) Uses permitted. Any use permitted in any other residential district.

(b) No more than fifteen (15) units per acre shall be allowed in this district and intensity of no more than 80 percent lot coverage shall be allowed.

(c) 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.

TABLE INSET:

Number of dwellings	Square foot area of living quarters family unit	Square foot land area required per family unit on ground floor
One-family	650	5,000
Two-family	550	2,500
Three-family	480	2,000
Four-family	480	2,000
Five- to eight-family	480	1,400
Nine- to twelve-family	400	1,300

Where a lot has an area less than the above required minimum and was of record as of October 3, 1995, such lot may be used, provided all setbacks and area requirements of this zone are observed.

(d) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

Parcel Summary

Parcel ID 05111-000R
 Location Address 609 10TH ST
 PORT ST JOE 32456
 Brief Tax Description* CITY OF PORT ST JOE LOT 27 ORB 39&7 FR BAYWASH OF PSJ MAP 50A BLK 52
*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 16.9855
 Acreage 0.195
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Patterson James C
 PO Box 773
 Port St Joe, FL 32457

Land Information

Code	Land Use	Number of Units	Frontage	Depth
500000	PSJ LOT	100	50	170

Residential Buildings

Building 1
 Type SFR
 Total Area 1,080
 Heated Area 912
 Exterior Walls VINYL SID
 Roof Cover COMP SHNGL
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover PINE WOOD
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 1
 Bedrooms 3
 Stories 1
 Effective Year Built 2010

*Effective Year is simply the difference between economic life and remaining economic life of the structure.
 The year is adjusted 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
0121	CLFENCE 4' (*)	1	180x0x0	1	UT	1988

Sales

Multi Parcel	Sale Date	Sale Price
N	11/10/2005	\$150,000
N	05/05/2005	\$112,500
N	04/18/1997	\$15,400
N	04/28/1994	\$30,000

Valuation

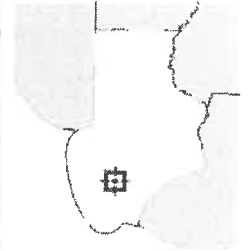
	2021 Working Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$84,319	\$85,760	\$45,810	\$58,249
Extra Features Value	\$1	\$1	\$1,062	\$1,062
Land Value	\$32,000	\$32,000	\$30,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$116,320	\$117,761	\$76,872	\$89,311
Assessed Value	\$116,320	\$81,542	\$57,618	\$56,544
Exempt Value	\$0	\$26,542	\$32,618	\$31,544
Taxable Value	\$116,320	\$25,000	\$25,000	\$25,000
Maximum Save Our Homes Portability	\$0	\$66,219	\$19,254	\$32,767

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



Overview



Legend

- Parcels
- Roads

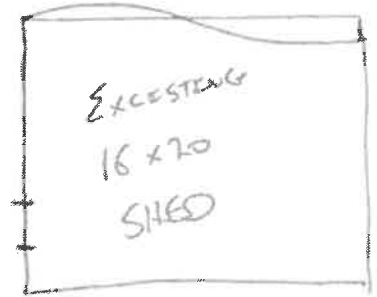
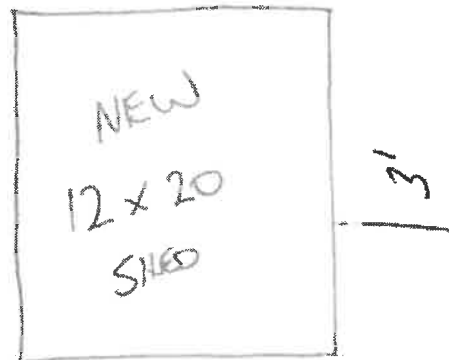
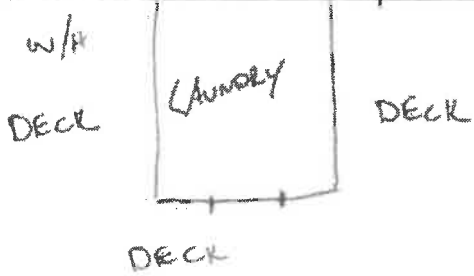
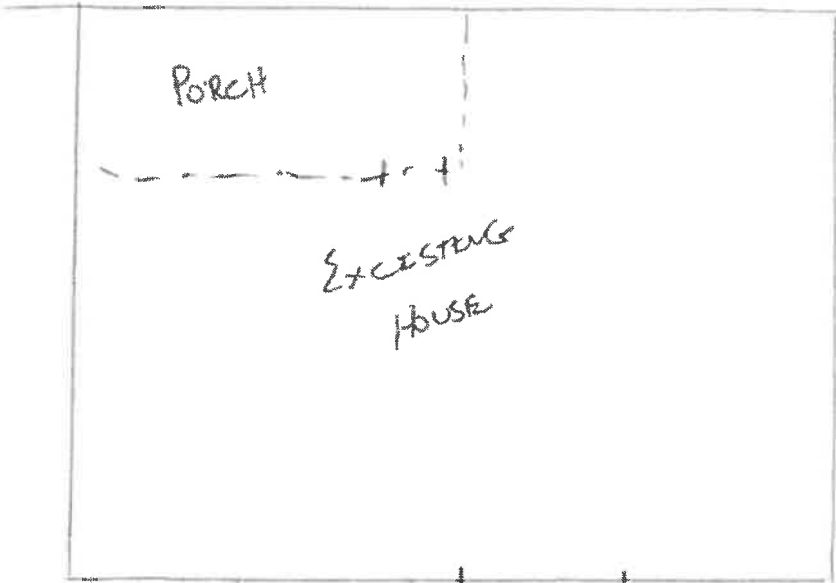
Parcel ID	05111-000R	Alternate ID	05111000R	Owner Address	PATTERSON JAMES C
Sec/Twp/Rng	1-8S-11W	Class	SINGLE FAM		PO BOX 773
Property Address	609 10TH ST	Acreege	0.195		PORT ST JOE, FL 32457
	PORT ST JOE				
District	5				
Brief Tax Description	CITY OF PORT ST JOE				
	(Note: Not to be used on legal documents)				

Date created: 8/13/2021
Last Data Uploaded: 8/12/2021 6:07:26 PM

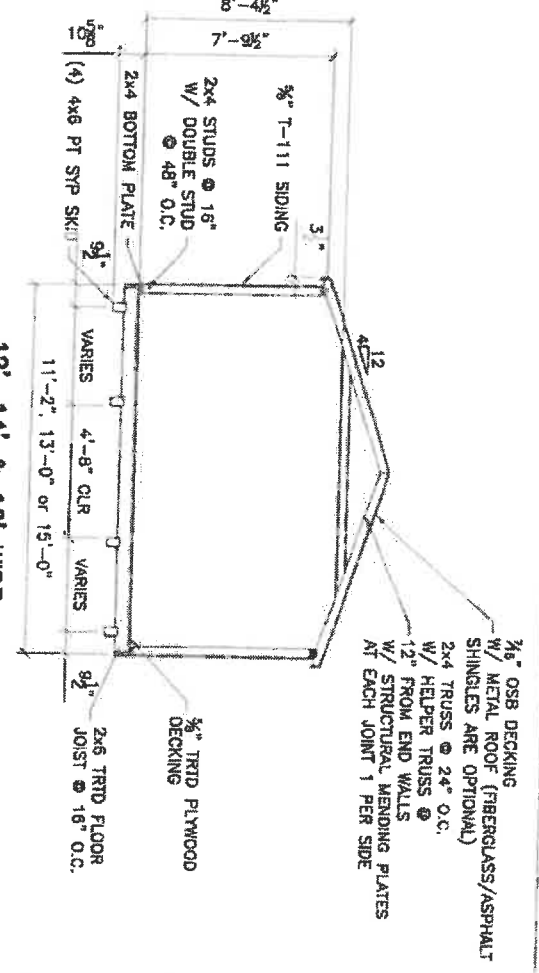
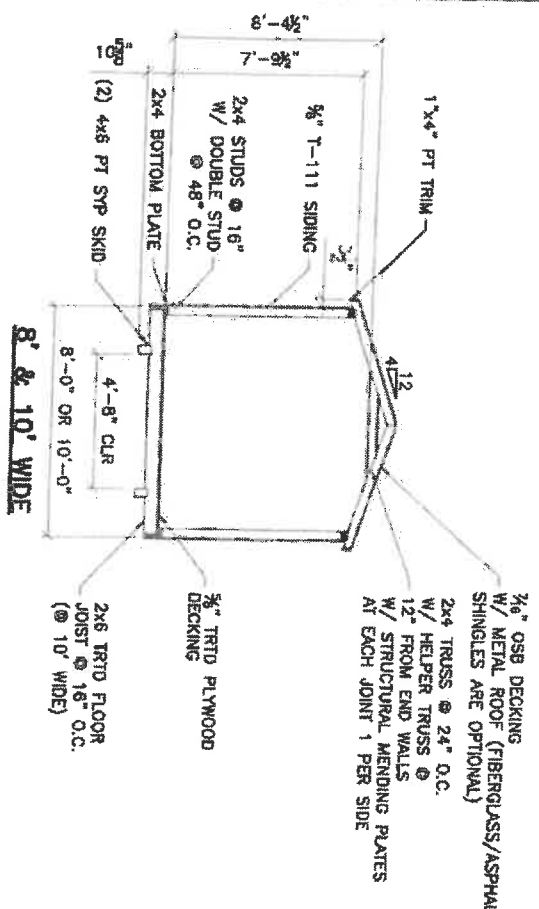
Developed by  Schneider
GEOSPATIAL

609 10TH ST. P.S.J.

10TH ST.



ALLEY 10



BUILDING SECTIONS

- NOTES:
- 1) FOR METAL GAUGE OF ROOF DECKING SEE S-5-GS.
 - 2) FOR MFG AND SIZE OF TRUSS MENDING PLATES SEE S-7-GS.
 - 3) FOR BOTTOM PLATE & SKID FASTENING SEE S-8-GS.
 - 4) FOR WALL SHEATHING FASTENING SEE S-6-GS.
 - 5) FOR OPTIONAL DORMER SEE S-BA-GS.

NOT APPROVED FOR HVHZ



WILLIAM E. HAHN, PE
 3409 S.W. 51ST AVE. SUITE 10
 GAINESVILLE, FLORIDA 32609

SHEET APPROVAL STAMP



RAILROAD CONSULTANTS, PLLC
 213 UPTOWN SQUARE
 MURFREESBORO, TN 37129
 PHONE: (615) 883-1142



MCS PORTABLE BUILDINGS, LLC
 9555 SAILOR ROAD
 CREOLA, AL 36525
 PHONE: (251) 676-2788

PROJECT NO: 4081001FL
 DATE: 12-28-20
 DRAWN BY: JMG
 CHECKED BY: DBG
 REVISION: 03

SHEET NUMBER
S-4-GS
 SCALE: 1/4"=1'-0"

GARDEN SHED--FL--V=150MPH--FBC 2020

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # MCS GARDEN-20 *** NOT HVHZ APPROVED

Port St. Joe LDR Plan Review

Review Date: 8/13/2021 Reviewed By: K. Simpson
Owner: James Patterson Contractor: Keith Wingate
Address: 609 10th St. Parcel ID: 05111-000R

Residential: X Commercial: _____ Industrial: _____
Zoning: R-2B Allowable Use: _____

Project Description: 240 SF shed 12' x 20' shed

Type of Development Order: _____
TAC: _____ PDBR: Yes 9/7/2021 City Commission: _____

Density Units allowed: _____ Proposed Units: _____

Flood Zone: AE 9' Elevation First Finished Floor: _____

Lot Size: 195 acres 50' x 170' Covered Area Sq. Ft.: _____

House H/C Minimum Required: _____ Proposed: _____

House Footprint: 1080' Garage: _____

Porches: _____ Deck/patio: _____ Shed: 16x 20 existing 320'

Pool/Decking: 20' x 30'? 600' Driveway: 40' x 20 parking pad? Other: _____

Covered Area Sq. Ft: 800'
Existing 2800' New: 240' Total w/ New: 3040'

Height Allowed: 60' Height Proposed: 8' 4"

Impervious Surface Allowed: 60% Total Proposed: 36%

Setbacks required: Front: 15' Rear: 5' (alley) Left: 7' Right: 7'

Setbacks proposed: Front: 40' Rear: 40' Left: 3' Right: 24'

Special Exception requested for the side setback encroachment. Requesting a 4' exception.

Thank you for placing your order with us.

legals@nevespublishing.com <legals@nevespublishing.com>

Fri 8/13/2021 12:59 PM

To: epcipsj@outlook.com <epcipsj@outlook.com>

Cc: gbrannan@nevespublishing.com <gbrannan@nevespublishing.com>

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details Order Number: W0010644 Classification: Legals Package: Legal Display Order Cost: \$84.00	Schedule for ad number W00106440 Thu Aug 19, 2021 Port St. Joe Star Legals All Zones
Account Details Kelly Simpson 1002 10th Street Port St Joe, FL 32456 850-229-1093 epcipsj@outlook.com City Of Port St Joe Bldg Dept	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 September 7th, 2021, 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 Patterson located at 609 10th St., Parcel # 05111-0008. The reason for the request is Per Section 5.04 (2)(b) of the Land Development Regulations referencing side yard setback requirements. 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.