

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
April 4, 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:

February 7, 2023 Regular Meeting Minutes

Pages 1-2

BUSINESS ITEMS

- **Special Exception Request- James & Elizabeth Martin** **Pages 3-14**
1001 Woodward Ave, Parcel #05324-000R

***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
Redevelopment Agency Board
Regular Meeting
March 7, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Eric Langston, Chairman Linda Bullock Rex Buzzett Eddie Fields Brett Lowry Marvin Davis	Jim Anderson Charlotte Pierce Mike Lacour	David Ashbrook Scott Hoffman	

Consent Agenda

Minutes

A Motion was made by Rex Buzzett, second by Marvin Davis, to approve the Minutes of the Regular Meeting of February 7, 2023. All in favor; Motion carried 6-0.

Business Items

Jared Beck, Stantec Conference Call

Mr. Beck shared Stantec is preparing the plan update.

Publicly funded projects – No boundary changes are being considered, and items cannot be pulled from the City’s CIP Plan.

General areas will need to be defined using the present and future Land Use Maps.

Impact on neighborhoods - this will need to be considered.

Replacement Housing – Types to be considered include Workforce, Affordable, and Senior Housing. TIF Funds cannot be used if a project is not in the plan.

General Requirements – Retention of controls, is the CRA disposing of or leasing property; proper management must protect ownership, areas must be compatible with Zoning and Comp Plan, critical areas must be identified.

Funding does not have to be strictly TIF Funds, there are separate legal entities that matches can be provide from. The City and CRA can provide matches to each other and a current spending plan must be in place.

A review of the previous plan for Capital, Economic Development, Preservation Land Use will need to be done as well as a run though what has been done.

Chester Davis asked if Stantec could do grant proposal to which Mr. Beck said they could not. He did share that Stantec could identify sources for the PSJRA to pursue.

Mr. Beck noted that the key priorities, areas of focus and availability of TIF Funds need to be focused on.

Eddie Fields would like to know more about funding sources, previous plans, what funds are available, and how to obtain them. He was referred to the 2009 Plan that is on the PSJRA Website.

Mr. Beck will follow up with Mr. Anderson and noted that most grants require matching funds.

Marvin Davis asked what businesses in NPSJ are in the TIF Funding and Mr. Anderson responded that \$41,571 was received from the County and \$22,936 was received from the City for TIF Funds this year. It was noted that Taco Bell and Capital City Bank are additional businesses in the TIF area.

Cheryl Steindorf provided a handout from Pioneer Bay entitled Strategy for PBCDC, City of PSJ and Gulf County to stop Displacement and Gentrification in NPSJ.

Chester Davis stated he thinks the NPSJ PAC can clean up the proposed City Hall property up with the use of Brownfields and EPA Funds using the graduates of the recent class.

Akojua Gyamfuah, Executive Director of Pioneer Bay CDC, stated that she feels the City deserves compensation for all that they have done concerning the proposed City Hall property that has large areas of unusable land.

There was no additional business to come before the Board and a Motion was made by Rex Buzzett, second by Brett Lowry, to adjourn the meeting at 11:45 A.M.

Approved this _____ day of _____, 2023.

Eric Langston, PSJRA Chairman

Date

Charlotte M. Pierce, City Clerk

Date

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 1001 Woodward Ave Zoning: AE
P6J FL 32456

Property Owner: James & Elizabeth Martin Phone: 770-287-4589

Mailing Address: 1001 Woodward Ave City, State, and Zip: Port St Joe, FL 32456
PSJ, FL 32456

Parcel Number: 08324-000R Applicant if different: _____

[Signature]
Owner signature

Swore to and subscribed before me this 23rd day of Feb 2023. Personally known or produced identification US. Passport Card.

Carla Cox O'Dell
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

[Signature]
Owner Signature

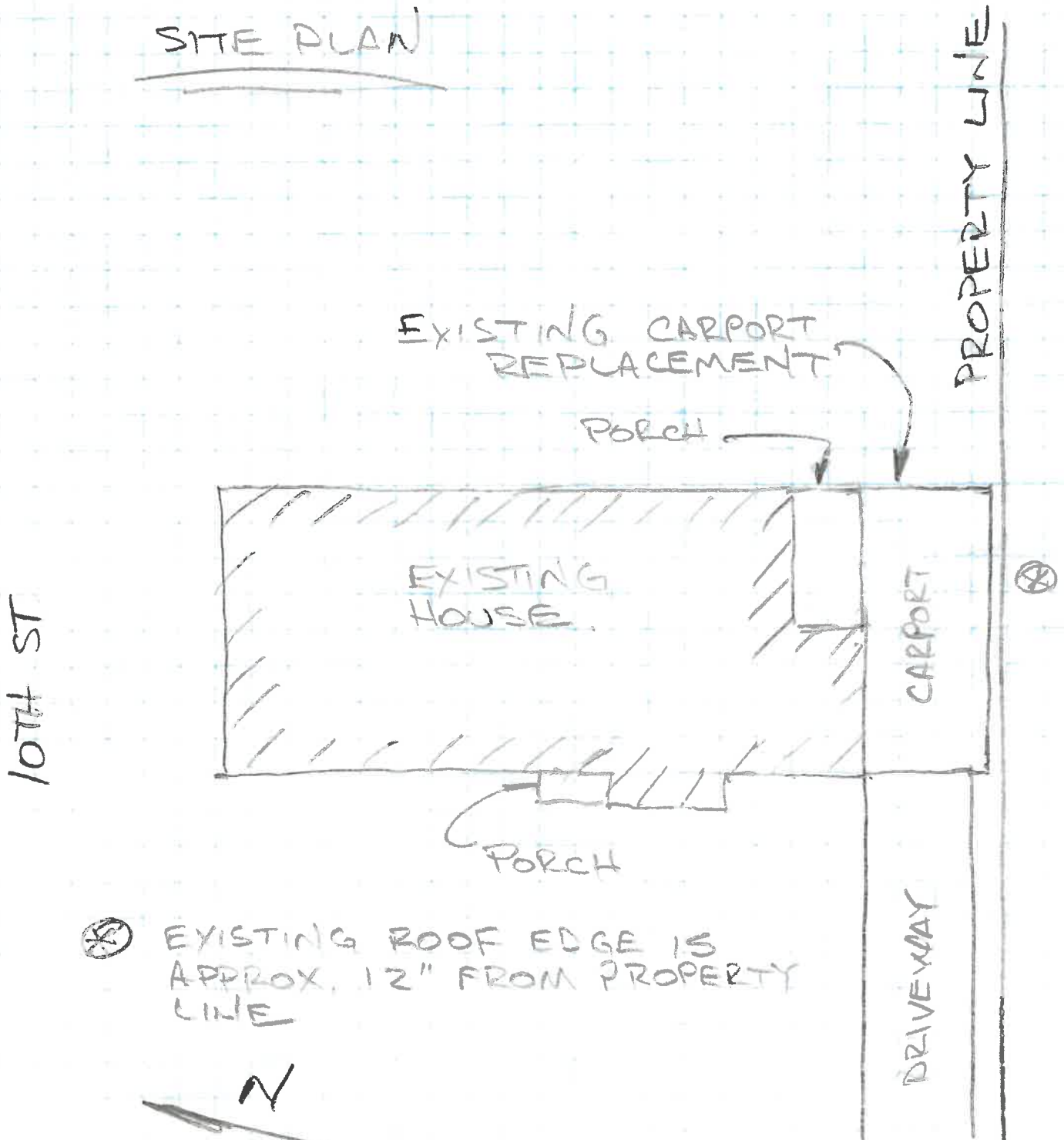
23 FEB 23
Date

[Signature]
Applicant Signature

23 FEB 23
Date

CITY SOFTBALL FIELD

SITE PLAN



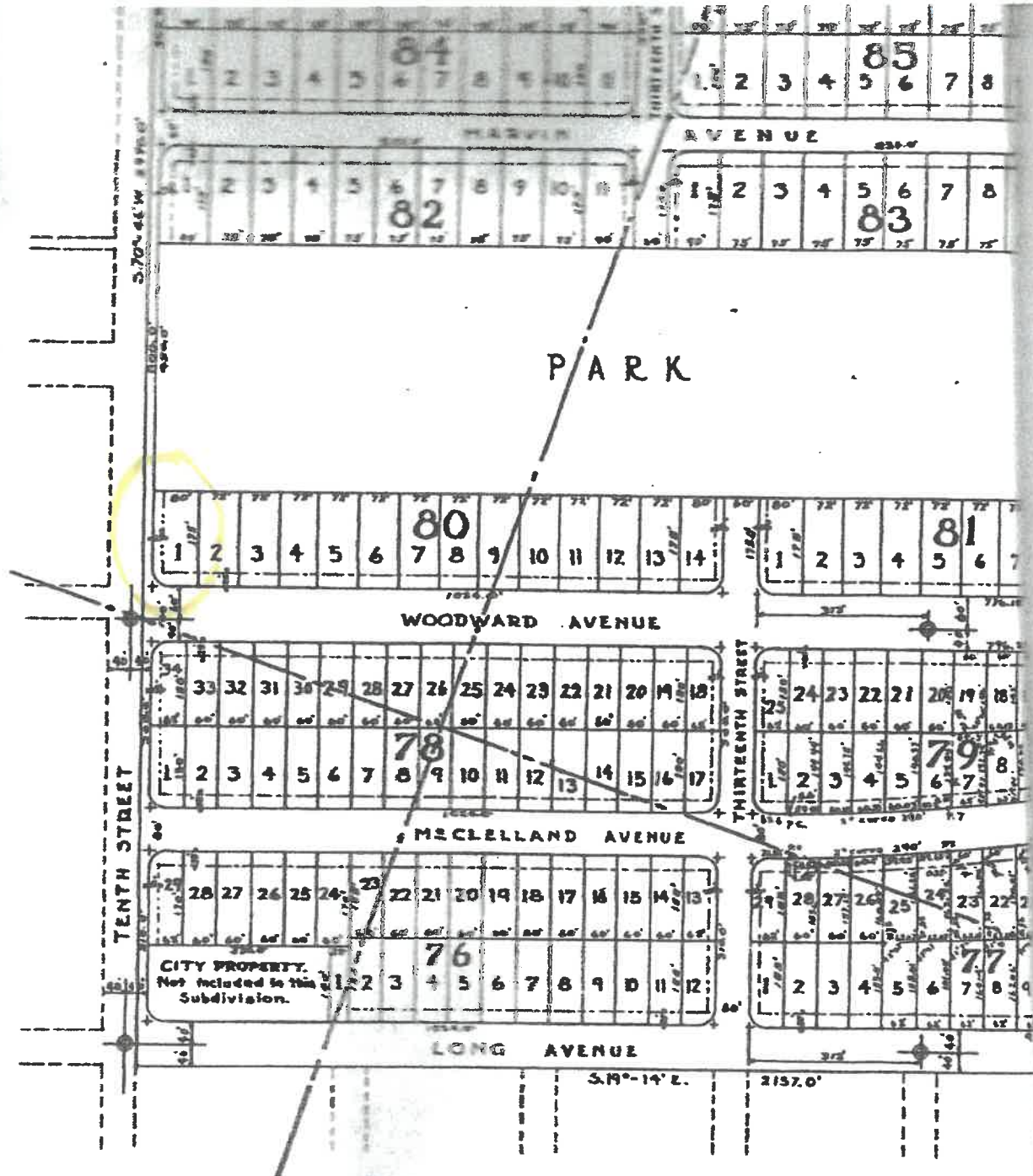
⊗ EXISTING ROOF EDGE IS APPROX. 12" FROM PROPERTY LINE



WOODWARD AVE



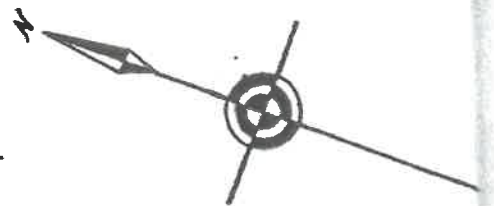
EXISTING CARPORT



LEGEND

- ⊙ Indicates terminal reference monument.
- Indicates property not included in this Subdivision.
- Indicates building line restrictions.

NOTE - All curved corners, not shown otherwise shall have radii of 30.0'



THIS INSTRUMENT PREPARED BY:

Charles A. Costin, Esquire
413 Williams Avenue
Port St. Joe, Florida 32456

Parcel ID# 05324-000R

WARRANTY DEED

THIS WARRANTY DEED made the 19th day of June, 2020, by

IAN A. WILLIAMS and wife, CAROLYN M. WILLIAMS
112 Stone Drive
Port St. Joe, Florida 32456

hereinafter called the grantor, to

JAMES S. MARTIN, JR. and wife, ELIZABETH R. MARTIN
P.O. Box 894
Hartselle, Alabama 35640

hereinafter called the grantee:

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

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

Lot 1, Block 80, of the City of Port St. Joe, Florida, according to the plat thereof as recorded in Plat Book 1, page 28, of the public records of Gulf County, Florida.

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

PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

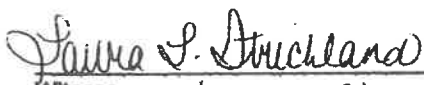
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

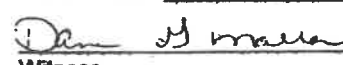
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

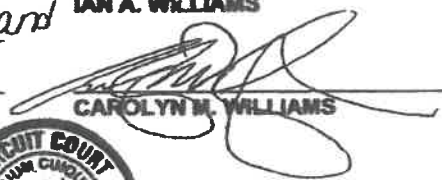
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:


 Witness
 Printed Name: Laura L. Strickland


 IAN A. WILLIAMS


 Witness
 Printed Name: Dana E. Mallett


 CAROLYN M. WILLIAMS


State of Florida
County of St. Johns



The foregoing instrument was acknowledged before me by means of 1 physical presence or online notarization, this 19th day of June, 2020, by IAN A. WILLIAMS and CAROLYN M. WILLIAMS, who is personally known to me or has produced as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of June, 2020.




 Notary Public
 My Commission Expires:
 Commission No.:

RE: WILLIAMS/MARTIN



February 23, 2023

RE: Special Exception Request Application for 1001 Woodward Avenue, Port St. Joe, FL

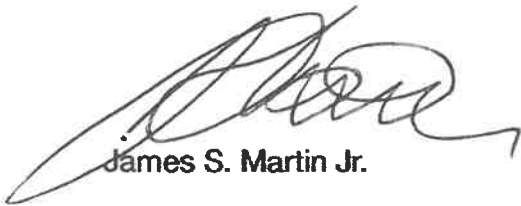
Section 3.04(1)f

Property Owners: James S. Martin Jr. and Elizabeth Martin

The home was built in 1953 and the carport was likely built in the 1960's. The existing driveway and carport is less than two feet from the side property line. The carport is in need of repair. In order to repair it and bring the structure up to code, we are requesting a variance on the setback. Specifically, we are requesting to remove the current carport structure and rebuild it to code with an open carport design in it's current location.

Not wanting to surprise our neighbor and being fully aware of the public notice requirement that will be posted, we spoke with our neighbor about our intentions of rebuilding the carport, in it's current location, and the variance we are requesting. They had no objections to us doing this. Attached is a photo showing the existing structure and it's proximity to the neighbor's fence.

Thank you for considering our special exception request. Please let us know if we can provide additional information. We can be reached at 770-287-4589.



James S. Martin Jr.



Elizabeth Martin

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 **April 4, 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 **James S. Martin, Jr and Elizabeth R. Martin at 1001 Woodward Ave, Port St Joe, FL. 32456. Parcel ID# 05324-000R**. The reason for the request is **Per Section 3.09 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: 3/10/2023 and furnish proof of

Special Exception Request

Applicant: James and Elizabeth Martin

Property Address: 1001 Woodward Ave

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A Public Hearing will be held on Tuesday, April 4, 2023, at the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, at 4:00 pm EST to consider a request to grant a Special Exemption in reference to side setback to extend into setback per Section 3.03(9) of the Land Development Regulations.

LOCALiQ

FLORIDA

City Of Port St Joe
 P.O. Box 278
 Terese Kent
 Port St. Joe, FL 32457

Receipt	
Receipt No.:	4182431
Receipt Date:	3/15/2023
Receipt Amount:	\$ 192.68
Account No.:	535990

Date	Doc Type	Doc No.	Customer	Allocation type	Allocated
3/14/2023	Order	8578635	City Of Port St Joe	Opp	192.68
	Visa		5446		

Abbreviation	Document type
Ip	Invoice Payment
Pa, Opp	Payment allocation, Order Pre-payment

Thank you for your payment!

RECEIPT



City of Port St. Joe

1002 10th St, Port St Joe, FL 32456

(850) 818-0213

23PSJ-SE0003 | Special Exceptions

Receipt Number: 550023

February 24, 2023

Payment Amount: \$300.00

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	James Martin	Rachel Irey	

Comments

Check # 1049

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>
02/24/23	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
1001 Woodward Avenue Port St. Joe, FL 32456			

Description of Work

Special Exceptions