

**City of Port St. Joe
Planning, Development, and Review Board Special Meeting
November 7, 2023 at 4:00 P.M.**

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

**Hal Keels
Travis Burge
Chris Karagiannis**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

October 3, 2023 Regular Meeting Minutes

Pages 1-6

BUSINESS ITEMS

- **Special Exception Request for the 14th Street Side Setback** **Pages 7-16**
 - **Matthew & Kerri Burrows, 1400 Monument Ave, Parcel #05540-000R**
- **Special Exception Request for a Digital Sign** **Pages 17-29**
 - **Pancare of Florida, Inc., 401 Cecil Costin Sr. Blvd, Parcel #04815-000R**

***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
Regular Meeting
Planning, Development & Review Board
October 3, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M. Mr. Burge notified City Staff that he would be unable to attend the meeting today.

Consent Agenda

A Motion was made by Rawlis Leslie, second by Phil Earley, to approve the Minutes of the August 1, 2023, and September 5, 2023, Regular Meetings. All in favor; Motion carried 6-0.

Business Items

Chairman Rish welcomed new board member Chris Karagiannis to the Board.

Ordinance 606 Land Development Regulations PUD Agreement

Ray Greer, representing St. Joe Marina Cottages, gave a brief overview of the request for the amendment and history of the Land Development Regulations.

Mr. Anderson stated that the City had no concerns about the request.

Chris Karagiannis stated that he would not be voting on this issue as he has a contract with the applicant. Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, as completed by Mr. Karagiannis, is attached to these Minutes as Exhibit A.

A Motion was made by Rawlis Leslie, second by Hal Keels, to recommend approval to the City Commission. All in favor; Motion carried 5-0 with Mr. Karagiannis abstaining.

Ordinance 607 Marina Cottages PUD: St. Joe Marina Cottages LLC Parcel #04594-030R

Chris Karagiannis stated that he would not be voting on this issue as he has an open contract with the applicant. Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, as completed by Mr. Karagiannis, is attached to these Minutes as Exhibit B.

A Motion was made by Phil Earley, second by Hal Keels, to recommend approval to the City Commission. All in favor; Motion carried 5-0 with Mr. Karagiannis abstaining.

Development Order and Special Exception Request: Amos Pittman, 170 MLK Blvd., Parcel #05701-000R

After a number of questions and concerns expressed about parking, a Motion was made by Rawlis Leslie, second by Phil Early, to recommend approval to the City Commission. All in favor; Motion carried 6-0.

There being no further business to come before the Board, Chairman Rish adjourn the meeting at 4:33 P.M.

Charlotte M. Pierce City Clerk

Date

Jay Rish, Chairman

Date

Exhibit A

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

LAST NAME—FIRST NAME—MIDDLE NAME KARAGIANNIS, CHRIS		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Port St. Joe Planning, Development, and Review Board	
MAILING ADDRESS 525 THIRD STREET		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY PORT ST JOE	COUNTY Gulf	NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
DATE ON WHICH VOTE OCCURRED Oct 3rd 2023		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" 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, CHRIS KARAGIANNIS, hereby disclose that on OCTOBER 3rd, 20 23:

(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, contract with APPLICANT ;
- ☐ 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.

Oct 3rd 2023

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.

Exhibit B

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

LAST NAME—FIRST NAME—MIDDLE NAME KARAGIA NNIS, CHRIS		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Port St. Joe Planning, Development, and Review Board	
MAILING ADDRESS 565 THIRD STREET		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PORT ST JOE	COUNTY Gulf	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED OCTOBER 31 2023		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

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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.

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(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, Olen contract with AIRCANT;
- ☐ 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.

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OCT 3rd 2023

Date Filed

[Signature]
Signature

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Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Thursday, November 2, 2023 11:31 AM
To: Jim Anderson
Subject: Nov 7 Planning, Development, and Review Board
Attachments: 1400 Monument Ave.pdf; 401 Cecil G Costin Blvd.pdf; 401 Cecil G Costin Sign LDR.pdf

Good morning,

1400 Monument:

Public notice yard sign placed

Public notice published 10/19/23

Neighbor letters sent by certified mail 10/03/23

1 Objection letter (attached)

Note- Recommendation from the Building Department: There will be a condition no landscaping will be allowed on the corner of 14th and monument that will obstruct view for traffic.

401 Cecil G Costin Blvd:

Dimensions of the Sign:

8 ft wide

4 ft tall sitting on a 6 ft 6-inch pedestal.

Public notice yard sign placed

Public notice published 10/19/23

Neighbor letters sent by certified mail 10/03/23

No objections

The PSJ office will be closed Friday November 10th in observance of Veterans Day.



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

Property Address: 1400 Monument Ave Zoning: R1

Property Owner: Matthew & Kerri Burrows Phone: 907-382-6117

Mailing Address: 347 Chrystan Ct, Montgomery AL 36109

Applicant if different: _____

Parcel Number: 05540-000R

[Signature]
Owners Signature

Sworn to and subscribed before me this 29th day of August, 2023. Personally Known
OR Produced Identification.

Type Provided FL DL.



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

[Signature]
Signature of Notary Public

PUBLIC NOTICE

1. A sign will be posted for 15 days on the property seeking the special exception and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS:

Application Fee - \$300.00

Hardship Relief Request Letter (See Sec. 2.13 of the LDR)

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

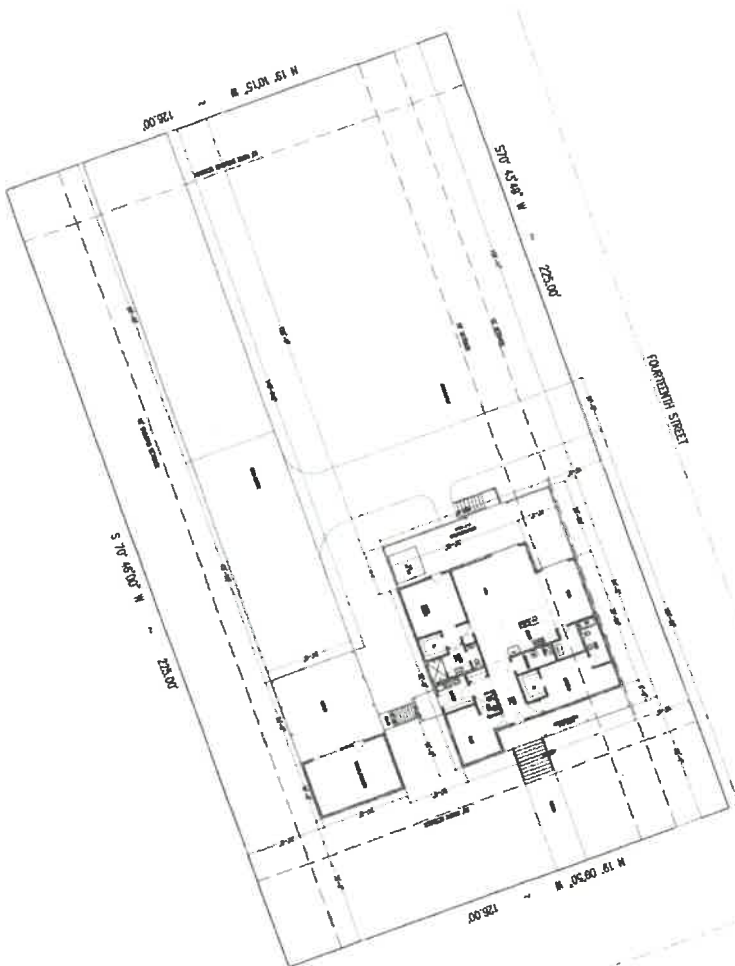
[Signature]
Owner Signature

Date: 29 Aug 23

[Signature]
Applicant Signature

Date: 8-29-23

Entered



THESE PLANS ARE PREPARED ACCORDING TO:
 (1) FLORIDA BUILDING CODES, THE 2003 INTERNATIONAL
 (2) MECHANICAL, ELECTRICAL, PLUMBING, AND
 (3) ASCE 7-16
 (4) IBC 2003
 (5) NEC ELECTRICAL 2017

THIS DRAFTSMAN/DESIGNER DOES NOT ASSUME ANY STRUCTURAL RESPONSIBILITY. PLEASE
 REFER TO ENGINEER ON RECORD'S SPECIFICATIONS (AS SHOWN ON STRUCTURAL NOTES,
 CALL-OUTS, AND/OR SPECIFICATIONS. ANY CHANGES OR REVISIONS TO THE
 CONSTRUCTION SHALL BE MADE BY THE DESIGNER. ALL METHODS OF CONSTRUCTION ARE PER
 RECOMMENDATIONS AS SET FORTH BY THE BUILDING DEPARTMENT AND FLORIDA CODES APPLICABLE FOR
 THIS PREPARED SET OF PLANS.

THIS LOT IS 2634.903 SQ. FT.
 HOUSE, PORCHES, STAIRS, SIDEWALK, AND CARPORT/WORKSHOP
 COVER 4570.882 SQ. FT.
 IMPROVEMENTS/PERMITS RATIO IS 84.23%

OWNER/CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR
 ALL UTILITIES AND OBSTRUCTIONS PRIOR TO START
 OF CONSTRUCTION. OWNER/CONTRACTOR SHALL VERIFY PRIOR
 TO START

- NOTES:
- SHEET A-1 SITE LAYOUT
 - SHEET A-2 ELEVATIONS (SHOWING PLANS)
 - SHEET A-3 ELEVATIONS (SHOWING PLANS)
 - SHEET A-4 ELEVATIONS (SHOWING PLANS)
 - SHEET A-5 FLOOR PLAN
 - SHEET A-6 ROOF PLAN
 - SHEET A-7 ELECTRICAL LAYOUT
 - SHEET A-8 NOTES, CODES, WINDOW/DOOR SCHEDULE
 - STRUCTURAL SHEETS PER ENGINEER ON RECORD (S-SHEETS)

FOOTING

2100 SOFT SEATED & COOLED
 800 SOFT SEATED
 300 SOFT SEATED
 570 SOFT SEATED

CUSTOM HOME FOR
 MATTHEW & KERRI BURROWS
 1400 MONUMENT AVENUE
 PORT ST. JOE, FLORIDA 32456

SITE PLAN REVISION



BEVERLY MCCALL
 Architectural Services

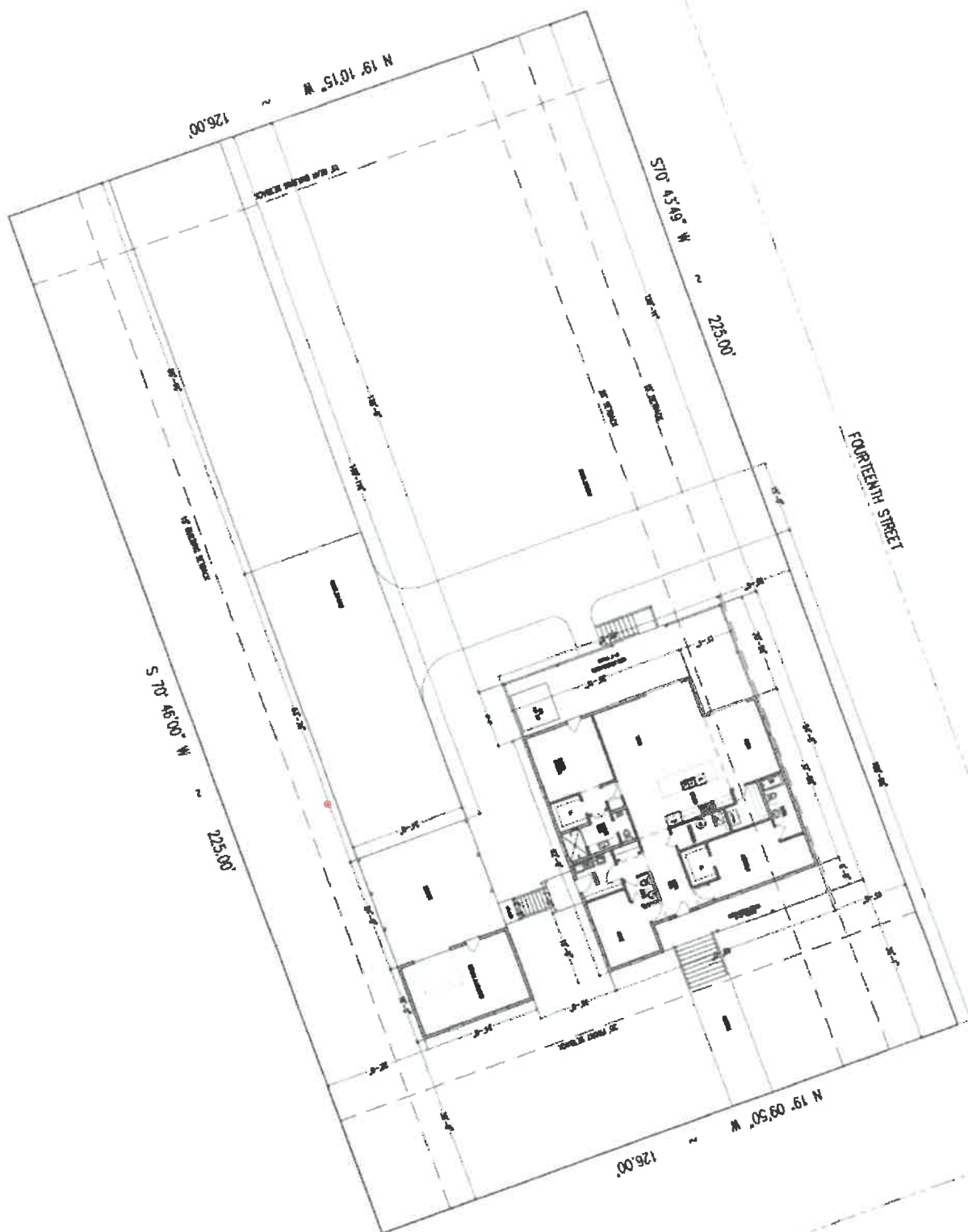
3004 WEST OCEAN BLVD. SUITE 200
 (850) 278-3715 - CELL
 bmc@beverlymc.com
 beverlymc.com

CONTRACTOR:
 JASON ADAMS
 614 06/29/2023 16:55:00
 JOB NUMBER: 0623001A1323

ENGINEER ON RECORD:
 SOUTHEASTERN
 CONSULTING
 ENGINEERS

Drawn by:
 Beverly McCall

SHEET A-1 (R)



223.000
2
510° 45' 49" W
128° 4'

FOURTEENTH STREET

225.00°
2
S 70° 45.00' W

126.00' ~ N 09.50' W

MONUMENT AVENUE

THIS LOT IS 28348.91
HOUSE, PORCHES, ST
COVER 4570.962 SQ
IMPERVIOUS/PERMIOU
OWNER/CONTRACTOR
ANY AND ALL FINAL
FINAL PLACEMENT OF
FROM SHOWN. OWN
TO START

*OWNER/CONTRACTOR
ANY AND ALL FINAL
*FINAL PLACEMENT OF
FROM SHOWN. OWNERS
TO START

LEGAL DESCRIPTION

Lot 5, Block "98", Complementary Plot of Saint Joseph's Addition of the City of Port St. Joe, Florida, Unit Number Four, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 40 in the Public Records of Gulf County, Florida

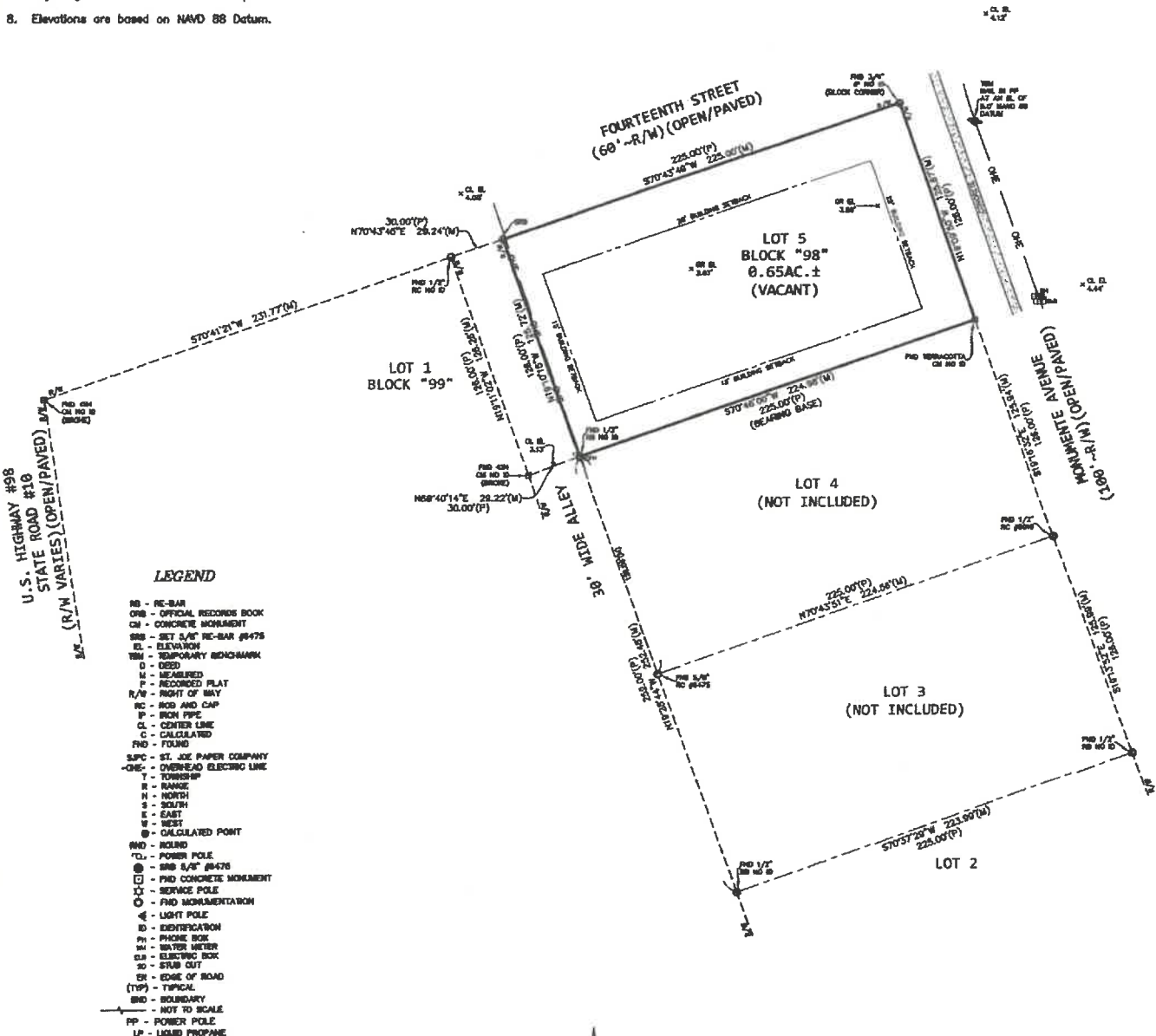
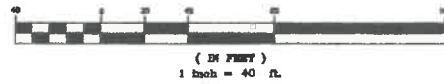
NOTES:

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As scaled from Flood Insurance Rate Map for Gulf County, Florida, Community-Panel Number 12045C 0341 H; Date of Firm Index March 9, 2021. This Property is located in Zone "VE", elevation 12.0'.
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.
8. Elevations are based on NAVD 88 Datum.

ADDITIONAL NOTE:

Building setbacks shown hereon are as per the City of Port St. Joe LDR Part III, section 3.03, Dist R-1. Contact the Gulf County Planning & Zoning Department to verify building setbacks prior to design or construction. It is a possibility that additional building setbacks may apply through Covenants & Restrictions or Homeowners Association etc.. Verify all setbacks that may apply before design or construction.

GRAPHIC SCALE



LEGEND

- RB - RE-BAR
- ORF - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- SSB - SET 5/8" RE-BAR #475
- EL - ELEVATION
- TBM - TEMPORARY BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RC - ROD AND CAP
- IP - IRON PIPE
- CL - CENTER LINE
- C - CALCULATED
- FND - FOUND
- SUPC - ST. JOE PAPER COMPANY
- OE - OVERHEAD ELECTRIC LINE
- T - TOWNSHIP
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- CP - CALCULATED POINT
- RND - ROUND
- PO - POWER POLE
- SSB 5/8" #475
- PC - PVD CONCRETE MONUMENT
- SP - SERVICE POLE
- PO - PVD MONUMENTATION
- LP - LIGHT POLE
- ID - IDENTIFICATION
- PH - PHONE BOX
- WM - WATER METER
- EB - ELECTRIC BOX
- SO - STUB OUT
- ER - EDGE OF ROAD
- (TYP) - TYPICAL
- BD - BOUNDARY
- NS - NOT TO SCALE
- PP - POWER POLE
- LP - LIQUID PROPANE

EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS

(850) 828-3016 (850) 433-4436 FAX (850) 828-9180
P.O. Box 625 2813 Crystal Beach Hwy. Crystal Beach, FL 32336

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 there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper.

Wade G. Brown
Surveyor & Mapper
Florida Certificate No. 5958
(LBJ 8475)

SEP 21 2022



THIS SURVEY IS CERTIFIED TO:
MATTHEW & KERRI BURROWS;

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

**PLAT OF BOUNDARY SURVEY PREPARED FOR
MATTHEW & KERRI BURROWS**

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.

2813 CRYSTAL BEACH HWY. P.O. BOX 625 CRYSTAL BEACH, FL 32336 (850) 828-3016

INTERIOR/PARCEL/AS-40	COUNTY: GULF	DRAWN BY: BN	REVIEWED BY: WGB
INTERIOR/PAGE	SECTION 12	SCALE: 1" = 40'	CHECKED BY: WGB
INTERIOR/PAGE	TOWNSHIP: 8-SOUTH	SURVEY DATE: SEP-2022	DATE: 10, 2022
SHEET: 1 OF 1	RANGE: 11-WEST	JOB NUMBER	FIG#
		22-594	46445

Prepared By and Return To:
Novak Law Group, PLLC
402 Reid Avenue
Port St. Joe, FL 32456

File No. 19980-001

Property Appraiser's Parcel ID. (folio) Number(s)
R 05540-000R

WARRANTY DEED

THIS WARRANTY DEED dated May 21, 2019, by Voncelle E. Bouington, a widowed person and Teena Patrick, a married person, whose post office address is P.O. Box 392, Port St Joe, FL 32456, hereinafter called the grantor, to Matthew John Burrows and Kerri Leigh Burrows, husband and wife, whose post office address is PSC 303 Box 27, APO, AP 96204, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in GULF County, Florida, to wit:

Lot 5, Block 98, COMPLEMENTARY PLAT OF SAINT JOSEPH'S ADDITION OF THE CITY OF PORT ST. JOE, FLORIDA, UNIT NUMBER FOUR, according to the plat thereof, recorded in Plat Book 1, Page 40, of the Public Records of Gulf County, Florida.

**This is the homestead of Voncelle Bouington. This is not the homestead of Teena Patrick nor her spouse.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2018.

Warranty Deed (Individual to Individual)

WARRANTY DEED
(Continued)

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

Signed, sealed and delivered in the presence of:

De Ann Wilder
(Witness Signature)

De Ann Wilder

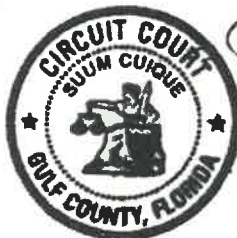
Ida W. Barrett
(Witness Signature)

Ida W. Barrett

Voncelle E. Bouington
Voncelle E. Bouington

P.O. Box 392
(Address)

Port St. Joe, FL 32456
(Address)



Teena Patrick
Teena Patrick

182 Palm Breeze Way
(Address)

Port St. Joe, FL 32456
(Address)

STATE OF Florida

COUNTY OF Gulf

I, De Ann Wilder, a Notary Public of the County and State first above written, do hereby certify that
Orna F. Bouington and Voncelle E. Bouington, husband and wife personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of May, 2019.

De Ann Wilder
Notary Public

My Commission Expires:

(SEAL)



Warranty Deed (Individual to Individual)

Gulf County, FL

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 05540-000R
Location Address 1400 MONUMENT AVE
 PORT ST JOE
Brief Tax Description ST JOSEPH ADDN UNIT NO 4 LOT 5 ORB 76/1065 ORB 666/447 FR BOUINGTON/PATRI CK BLK 98 MAP 50D
 (Note: Not to be used on legal documents.)
Property Use Code VACANT (0000)
Sec/Twp/Rng 12-8S-11W
Tax District Port St. Joe City (5)
Millage Rate 16.0005
Acreage 0.65
Homestead N

[View Map](#)

Owner Information

Primary Owner
 BURROWS MATTHEW J & KERRI L
 347 CHRYSTAN CT.
 MONTGOMERY, AL 36109

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500005 - ST JOSEPH ADD UNIT N	1	LT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	5/21/2019	\$150,000	WD	<u>666/447</u>	Qualified	Improved	BOUINGTON VONCELLE E & TEENA PATRICK	BURROWS MATTHEW JOHN & KERRI LEIGH
N	8/6/2014	\$100	QC	<u>559/426</u>	Unqualified	Improved	BOUINGTON VONCELLE E	PATRICK TEENA

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$160,000	\$116,000	\$116,000	\$90,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$116,000	\$0	\$0
Just (Market) Value	\$160,000	\$116,000	\$116,000	\$90,000
Assessed Value	\$119,790	\$108,900	\$99,000	\$90,000
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$119,790	\$108,900	\$99,000	\$90,000
Maximum Save Our Homes Portability	\$40,210	\$7,100	\$17,000	\$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.

No data available for the following modules: Building Information, Extra Features, Sketches.

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Contact Us

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From: [MEC9925364](#)
To: [PSJ](#)
Subject: Special Exemption Objection 1400 Monument Ave, Port ST. Joe 32456
Date: Monday, October 16, 2023 3:24:30 PM

October 16, 2023

Special Exemption Objection Letter concerning 1400 Monument Ave., Port St. Joe, FL 32456

To Whom it May Concern,

We own 1401 Monument Ave. in Port St. Joe, FL, 32456. We object to the Special Exemption request concerning 1400 Monument Ave. which decreases the side setback distance. Our home has a partial water view down 14th Street. Any exemption to the current code setback requirements would significantly reduce our water view and negatively impact the value of our home.

Thank you for considering our objection.

Bruce & Melissa Christensen

Bruce Christensen

Melissa Christensen

1401 Monument Ave.

Port St. Joe, FL 32456

(404)277-4732

(678)777-1371

Sent from [Mail](#) for Windows

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

Property Address: 401 Cecil G Costin Sr Blvd, Port St Joe, FL Zoning: Professional Bldg (1900)
Property Owner: PanCare of Florida, Inc. Phone: (850) 747-5599
Mailing Address: 403 East 11th Street, Panama City, FL 32401
Applicant if different: N/A

Parcel Number: 04812-000R

Owners Signature: [Signature] Robert Thompson, CEO

Sworn to and subscribed before me this 7 day of September. Personally Known
OR Produced Identification
Type Provided



[Signature]
Signature of Notary Public

PUBLIC NOTICE

1. A sign will be posted for 15 days on the property seeking the special exception and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS:

Application Fee - \$300.00

Hardship Relief Request Letter (See Sec. 2.13 of the LDR)

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

[Signature]
Owner Signature Robert Thompson, CEO

Date: 9/7/2023

[Signature]
Applicant Signature Robert Thompson, CEO

Date: 9/7/2023



City of Port St. Joe
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456

September 6, 2023

To whom it may concern,

The purpose of this letter is to request a Special Exception from the City of Port St. Joe. PanCare of Florida previously had a clinic located at 2475 Garrison Avenue, Port St. Joe, Florida 32456. This location encompassed a partially digital sign. Our intent is to move this sign to our new clinic location at 401 Cecil G Costin Sr Blvd, Port St. Joe, Florida. Due to the differences in city covenants between the two locations, we are requesting a Special Exception pertaining to the digital portion of the existing sign.

PanCare would be agreeable to keeping the digital portion of the sign static. It is not intended to be a distraction to motorists, therefore no flashing, blinking, or scrolling text would be displayed. Messaging would always remain static but changeable for special events, seasonal health information, medical services available, etcetera. Examples of messages displayed would be "Get your Flu Shot today!" "Back-to-School Sports Physicals available here!" "COVID Shots available today!". Messages can also be dimmed during night hours. All messages displayed would be used to promote the Clinic, advertise upcoming Events/Health Fairs and to benefit the overall health and wellness of the surrounding community. PanCare would also be agreeable to restricting the colors used on the digital portion of the sign to maintain a modest look.

The following Exhibits are attached to this letter.

Exhibit A – Legal Description

Exhibit B – Copy of the Deed

Exhibit C – Site Plan

Exhibit D – Photos of sign and desired placement at new location

Consideration of our Special Exemption Request with the conditions mentioned above would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Thompson", is written over a light blue horizontal line.

Robert Thompson, CEO
PanCare of Florida, Inc.

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Exhibit A

The Land

Lots 12, 14, 15, 16, 17, 18, 19, 20, 21 & 22, Block 25, City of Port St. Joe, Florida, as per map or plat thereof recorded on file in the Office of the Clerk of Circuit Court of Gulf County, Florida.

ALSO:

That part of the alleyway lying between Long Avenue and Williams Avenue in the City of Port St. Joe, Florida, bounded on the Northeast by Lots 12, 14, 16, 18, 20 and 22, and on the Southwest by Lots 11, 13, 15, 17, 19 and 21, Block 25, which alleyway was closed by Resolution of the City of Port St. Joe.

Subject to covenants, conditions, restrictions, easements of record and for taxes for the current year.

EXHIBIT B

Special Warranty Deed

PREPARED BY:
ANDREW M. SODL, ESQ.
SODL & INGRAM PLLC
233 E BAY STREET, SUITE 1113
JACKSONVILLE, FLORIDA 32202

Parcel Tax ID No.: 04812-000R

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), is made, entered into, and effective as of the 18th day of July, 2019 (the "Effective Date"), by **AMERIS BANK**, a Georgia banking corporation ("Grantor"), whose address for notice purposes is 7825 Baymeadows Way, Suite 200-A, Jacksonville, Florida 32256, in favor of **PANCARE OF FLORIDA, INC.**, a Florida corporation ("Grantee"), whose address for notice purposes is 403 East 11th Street, Panama City, Florida 32401.

WITNESSETH:

THAT, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, to have and to hold, that certain real property, situated lying and being in Gulf County, Florida, as more particularly described on Exhibit A attached hereto (the "Land");

TOGETHER WITH all improvements, easements, licenses, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining (collectively, the "Property");

TO HAVE AND TO HOLD the same in fee simple forever;

SUBJECT TO, taxes and assessments for the year 2019 and subsequent years, and all easements, zoning restrictions, rights of way, reservations of record, covenants, restrictions and any other matters of record, none of which are reimposed by this reference (the "Permitted Exceptions");

AND Grantor does hereby covenant with and warrant to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor specially warrants the title to the Property and will defend the same, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed effective as of the Effective Date.

Signed, Sealed, and Delivered
In the Presence of:

WITNESS 1:

Sandra H. Howard
Print Name: SANDRA H. HOWARD

WITNESS 2:

Dori Rock
Print Name: DORI ROCK

GRANTOR:

AMERIS BANK, a Georgia banking corporation

By: Robert W. Mullins
Name: Robert W. Mullins
Its: Senior Vice President



STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

The foregoing instrument was executed and acknowledged before me on the 18 day of July, 2019, by Robert W. Mullins, as the Senior Vice President of AMERIS BANK, a Georgia banking corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced as identification.

[NOTARIAL SEAL]



Nadine F. McGungale
Notary Public, State and County Aforesaid
Name: Nadine F. McGungale
My Commission Expires: 3/27/2022
My Commission Number is: 66199112

Grantor's Signature Page to Special Warranty Deed

3. One non-illuminated temporary sign, banner, balloon, cold air inflatable, streamer, or pennant announcing the event, not exceeding thirty-two (32) square feet in area nonresidential zoning districts only.

6.3.2 Off-Site Event Signage

1. Any business, church, school, or non-profit located within the limits of the City is eligible to be included in the Off-site event signage locations.
2. Off-site event signage shall be allowed only in common locations as designated by the City Manager or designee.
3. Off-site sign permit application, including a fee based on a fee schedule to be determined by City Commission resolution is required.
4. Shall be allowed for a period of seven (7) days prior to the event, and four (4) days for the duration of the event, and to be removed at the conclusion of the event.
5. Size restrictions for signs in common locations will be determined by the City Manager based on the space available in the common location.
6. Quantity of Off-Site event signage allowed for any one business, church, school or non-profit will be limited to (4) events per year.

6.4 Commercial Signs

6.4.1 Freestanding Signs

1. Principal freestanding signs shall be monument signs or pole signs.
2. Only One (1) principle freestanding sign is allowed per parcel.
3. Maximum size of thirty-two (32) SF of signable area visible from any one direction.
4. There shall be a minimum setback of five (5) feet between any right-of-way and the nearest edge of a freestanding sign along State right-of way, and a minimum setback of three (3) feet along City right-of-way. Signs shall not interfere with any intersection sight triangle.
5. Maximum of fourteen (14) feet high, but in no case above the height of the principle building.
6. Commercial parcels with more than 20,000 square feet of retail and/or office space restricted to thirty (30) feet in height and twelve (12) feet in width.
7. All freestanding signs shall be installed in a landscaped area of not less than twenty five (25) square feet.
8. All freestanding signs shall include the address number of the property on which the sign is to be located
9. Materials used in the structure of the monument sign and any other principle freestanding sign should be architecturally compatible with the principle building or structure on the lot.

6.4.2 Attached Building Signs

1. The graphic and the wall on which the attached building sign is displayed shall be correctly proportioned per this Article.
2. The signable area is a continuous portion of a building unbroken by doors or windows. The area is calculated by selecting a continuous façade free of architectural details, then drawing an imaginary rectangle and computing the square footage of this area.
3. The total sign area shall be no more than fifty percent (50%) of the signable area.
4. The allowable size graphics may be located anywhere on the wall.
5. Where individual businesses are located in a single building or in multiple buildings that are connected, attached signs shall be designated according to a common theme but may be sufficiently unique to each individual business.

6.4.3 Projecting and Blade Signs

1. Projecting signs include awning/canopy signs suspended from an overhang or blade signs attached to the wall and perpendicular to the wall and shall be limited to no more than one (1) per tenant on a property.
2. Shall be placed with at least six feet, eight inches (6'8") of clearance above the walking surface when erected over pedestrian walkways.
3. If illuminated, must follow requirements of "Illuminated Signs."

6.4.4 Multiple Business Signs

1. Two (2) one-sided monument signs or one (1) two-sided monument sign may be located at each entrance into a commercial development or into an office or industrial park consisting of two (2) or more buildings.
2. Each development entrance sign shall not exceed thirty-two (32) total square feet in total sign face area.
3. If illuminated, must follow requirements of "Illuminated Signs."

6.4.5 Sign Illumination

1. The light from any illuminated sign shall be shaded, shielded, or directed away from adjoining street rights-of-way and properties.
2. No sign shall have blinking, flashing, or fluttering lights, or other illumination devices which have a changing light intensity, brightness, color, or direction.
3. No colored lights shall be used at any location or in any manner so as to that could be confused with or construed as traffic-control devices.
4. Neither the direct nor the reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

6.4.6 Changeable Message Signs

1. Gasoline Price Signs: The area of gasoline price signs, whether attached or not, shall be included in determining the cumulative area of signs on a property. Gasoline price signs shall be integrated into the principle sign of the property.
2. Permanently Installed Changeable Message Signs
 - a. Must not be portable or include wheels, axels, or trailers
 - b. Must be integrated into the permanent principle freestanding sign or building sign.
 - c. Must be maintained properly to avoid missing letters, non-matching letters and numbers, and maintain current information.

6.4.7 Electronic Message Boards

1. Notwithstanding any other provision of this code, electronic message boards and/or changeable message signs shall be permitted if it complies with all of the following (signs owned by public entities are exempt):
 - a. It must be located on a multi-tenant commercial center providing not less than 50,000 square feet of retail space.
 - b. It shall not be located within the boundaries of the Port St. Joe Redevelopment Agency or in any area designated residential, recreational or public use on the Port St. Joe Future Land Use Map.
 - c. The PDRB shall make a finding that the sign, as permitted, does not use any flashing or strobe lights, does not emit any sounds, does not present lighting effects that are unusually distracting to vehicles and otherwise complies with the size, location and other requirements of these regulations.
 - d. It may not be located less than nine feet above grade.
2. Time and Temperature Signs
 - a. Time and temperature signs shall be allowed in non-residential districts.
 - b. Time and temperature changes shall not occur more frequently than once every fifteen (15) seconds.
 - c. The maximum area for the time and temperature portion shall be twenty (20) square feet.
 - d. The area of a time and temperature signs, whether attached or not, shall be included in determining the cumulative area of signs on a property.

6.4.8 Murals