City of Port St. Joe Planning, Development, and Review Board Special Meeting January 9, 2024 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:

December 5, 2024 Regular Meeting Minutes

Pages 1-2

BUSINESS ITEMS

Retreat at Palmetto Bluff- Platt Approval for Lots 66-85
 Long Ave. Partners LLC- Parcel #06076-015R

- Pages 3-6
- *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 December 5, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Vice Chairman Earley called the meeting to order at 4 P.M. Both Chairman Rish and Board Member Burge notified City Staff that they would be unable to attend the meeting today.

Consent Agenda

A Motion was made by Minnie Likely, second by Hal Keels, to approve the November 7, 2023, Regular Meeting Minutes. All in favor; Motion carried 5-0.

Business Items

Special Exception Request to the Back Wetland Setback: Joseph and Kathryn Edwards, 366 Jones Homestead Road, Parcel #03072-040R

No one was present to represent Mr. and Mrs. Edwards. A letter, written by Jay Rish on their behalf, was read and is attached to these Minutes as Exhibit A.

A Motion was made by Hal Keels, second by Rawlis Leslie, to grant the Special Exception Request to build a pole barn into the 25' wetland setback of his property. All in favor; Motion carried 5-0.

Special Exception Request to the Side and Back Setbacks: Eric Ramsev, 902 10th Street, Parcel #05429-000R

Mr. Ramsey was present and stated that he is replacing a previous shed and requested permission to encroach 5' into the side and 5' into the back setback lines of his property.

A Motion was made by Rawlis Leslie, second by Hal Keels, to grant the Special Exception request. All in favor; Motion carried 5-0.

Special Exception Request to the 13th Street and Back Setbacks: Kirk and Donna Jockell, 1034 McClelland Avenue, Parcel #05250-000R

Kirk Jockell was present and asked that he be allowed to encroach 10' into the side and 2' to the rear setback of his property. This would allow his encroachment to line up with his neighbor's encroachment.

Linda Cavener, a neighbor of Mr. Jockell's was present to ask questions about the request and stated that she had no objections to Mr. Jockell's request.

A Motion was made by Rawlis Leslie, second by Cl carried 5-0.	hris Karagiannis, to grant the request. All in favor, Motion
Robert Branch questioned what he felt was a code vissues.	violation and was told that the PDRB did not handle those
A Motion was made by Minnie Likely, second by C	Chris Karagiannis, to adjourn the meeting at 4:18 P.M.
Charlotte M. Pierce City Clerk	Date
Phil Earley, Vice-Chairman	Date

CITY OF Port St Joe PLANNING DEPARTMENT <u>Development Order Application Packet</u>

INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED (The Building Department requires separate forms and fees to obtain building permits)

NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.

1. X Two complete sets of plans, drawn to scale.

Including: A site plan with square feet of living, total square feet, impervious surface, and setbacks.

Setbacks are measured from the closest overhang to property line

A site plan showing any protected trees which will be removed from the property. (Protected trees are any trees other than pine larger than 8" in diameter measured 54" from the base of the tree).

Floor plan, indicating all bearing walls, fixtures and exterior hose bibs.

- 2. X Development Order and/or Requirements
- 3. N/A New address application
- 4. N/A Complete City water meter impact form
- 5. N/A Complete driveway permit application

Ralph Rish	850-227-5137
Applicant	Telephone Number
Long Avenue (Parcel ID: 06076-015R)	12/05/2023
Project Address	Date

(Do not write below this line)

		. colon tallo litte;	
Elevation	_Land Use District	Flood Zone	Total Square Feet
Connection fees	Set Meter fee	Account Deposit fee	C.A. fee
Driveway Permit fee	Total Impact fees	Water	Sewer
First Check	Second Check	-	
Reviewed by		Date	

Development Order Application (Please refer to City of Port St. Joe's Land Development Regulations)

DESCRIPTION

Project Addre	ess: Approx	timately 2800 LF I	North of US 98	& Long Ave inte	ersection
Lot Square F	ootage: Proje	ct Area = ± 3.84 ac.	Dwelling Square	re Footage: N/A	
Driveway Sq	uare Footage:	N/A	_Accessory Build	ing Square Footage:	N/A
Pool Square I	Footage:	N/A	Patio/Deck Squ	are Footage:	N/A
Setbacks:	Front:	15'	Left Side:	5'	_
	Rear:	10'	Right Side:	5'	_
Floor Area Ra	atio:	N/A	Lot Coverage:	60% impervious	per lot
Building Heig	ght in Feet: _	N/A	Impervious Sur	face: Project Area	$i = \pm 3.84 ac$
Landscape Bu	ıffers: (height :	x width)N/A			
Elevation:	N/A				

Setbacks in feet for accessory uses (including	pools and sheds).		
From Rear Property Line: 10'	From Primary Structure: N/A		
Are trees to be removed from the said property	?	Y	(N)
(If yes, attach a tree location map) s a Conservation Easement required? (For DE Are there any yard encroachments?	P jurisdictional lands)	Y Y	88
Are any of the following located on the said pr	operty?		
Protected habitat		Y	(N)
Archaeological site		Y	(N)
Historical site		Y Y Y	N)
Wetlands		(Y)	Z ZZ
Protected species		Ÿ	(N)
Conservation site			(M)
Flood zone classification other than X	-(Other will require elevation certificate)	Y	Ø
Which of the following will be placed, conduct	ed or located in this property:		
Waterwells	www into proporty.	Y	(V)
Radio, Television antenna or satellite	dish	Ŷ	X
Home business		Ŷ	No.
Swimming Pool		Y	Ø
have answered the above questions truthfully	and to the hest of my knowledge		

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NOW ALL PERSONS PIESES FRESCH, TALOMAY, LOGIDS & MAYE FOLDINGS, LLC, A
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202 ABBUEEN PROKWAY
PAWAA CITY, EURINA 23405
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SET 1/2 COPED ROW NOO ER #6011 (P.C.)

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ACEPTED FOR FILING AND RECORDED THIS DAY OF 2023, IN CALL FOUNDER FEEDINGS OF CALL FOUNDER FEEDINGS OF CITY COMMISSIONERS' APPROVAL

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STILLANDED TO ANY CAME, SHRWINGE, SORFACE, SOR PHERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GULF COUNTY. LONG AVENUE PARTNERS LLC SITE SURVEY AND TESTING IS ADVISED BEFORE ANY DESIGN OF FOUNDATION OUE TO SOIL TYPES THAT ARE UNFAVORABLE FOR BUILDING. PAGE ç. BY: RALPH P. RISH IT'S MANAGING MEMBER RESTRICTIVE CONDIVINIS FOR THIS PLAT RECORDED IN OFFICIAL RECORDS BOOK THE PUBLIC RECORDS OF GAUF COUNTY, FLIDEDA. CLINK OF CROWN COURT GUE COUNTY, PLORIDA ALL LOT CORNERS ARE 5/8" IRON ROD WITH CAP LB NO. BOY! UNLESS OTHERMSE NOTED BUILDING SETBACK 15.0° FRONT SETBACK 5.0°, SIDE SETBACK 10° REAR SETBACK OR WETLAND LINE DAY OF SIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 40TARY PUBLIC STATE OF AY COMMISSION EXPIRES: WITHESS WINESS