

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
December 2, 2025 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:

November 4, 2025 Regular Meeting Minutes Page 1-2

BUSINESS ITEMS

- Special Exception Request- David & Patricia Drabkin Pages 3-16
Parcel #05681-135R, Lot 7 Cabell Drive**
- Special Exception request- Cheryl Pryor Pages 17-29
Parcel #05895-000R, 623 Hodrick Street**

***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
 November 4, 2025
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4:00 P.M. Phil Earley and Hal Keels notified City Staff they would be unable to attend today’s meeting.

Consent Agenda

October 7, 2025, Regular Meeting Minutes

A Motion was made by Chris Karagiannis, second by Rawlis Leslie, to approve the Minutes of the October 7, 2025, Regular Meeting. All in favor; Motion carried 5-0.

Business Items

Special Exception Request – David and Patricia Drabkin, Parcel #05681-135R Lot 7 Cabell Drive

No one was present to represent the Drabkins.

Bobbi Seward shared her concerns about this issue.

A Motion was made by Rawlis Leslie, second by Travis Burge, to Table this item until more information could be obtained from the Drabkins. All in favor; Motion carried 5-0.

Special Exception Request – Richard and Michelle LePage, Parcel #05063-000R, 818 Marvin Avenue

Richard and Michelle LePage stated that their roof is not good, they want to redo their roof and add a covered porch. Their request will reduce their front setback from 25’ to 19’.

The LePages are neighbors of City Attorney McCahill and he stated that he had no objections to their request.

A Motion was made by Travis Burge, second by Chris Karagiannis, to grant the request to encroach 6’ into the LaPage’s front setback. All in favor; Motion carried 5-0.

Ordinance 625 Small Scale Plan Amendment – Gulf County BOCC Parcel #'s 04589-040R, 04589-030R, 04589-020, and 04589-010R

A Motion was made by Minnie Likely, second by Travis Burge, to recommend to the City Commission the Small Scale Plan Amendment request from Gulf County.

Kathy Gilbert, representing the Gulf County Recovery Team, stated they will be working with the County on this project and are working to establish a community land trust. She noted a land lottery would most likely be used to select the persons chosen for the housing.

Minnie Likely stated that she serves on the Gulf County Recovery Team (GCRT) and asked if she should refrain from voting on this issue. Attorney McCahill confirmed that she does not receive any compensation for serving on the GCRT and she would not have to refrain from voting.

All in favor; Motion carried 5-0.

Ordinance 627 Small Scale Plan Amendment – Napoleon Pittman Parcel #04702-000R, 522 First Street

Discussion ensued about the property which included concerns of a residential structure in a commercial zone, and currently on the Code Enforcement list for bringing the property up to code.

A Motion was made by Rawlis Leslie to recommend the request to the City Commission. The Motion died for the lack of a second.

A Motion was then made by Chris Karagiannis, second by Travis Burge, not to recommend approval to the City Commission. All in favor; Motion carried 5-0.

Mr. Anderson shared that Travis Burge, Phil Early, and Hal Keels all agreed to continuing on the PDRB and each of the gentlemen was approved by the City Commission on October 21, 2025, for an additional Three Year Term ending in November of 2028.

Citizens to be Heard

No one from the public wished to speak.

Discussion by Board Members

There were no additional issues to discuss by any of the Board Members.

Motion to Adjourn

There was no further business to come before the PDRB. A Motion was made by Chris Karagiannis, second by Travis Burge, to adjourn the meeting at 4:25 P.M.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Monday, November 24, 2025 1:44 PM
To: Jim Anderson
Cc: Charlotte Pierce; Carrie Fodge
Subject: PDRB Dec 2
Attachments: 112 Cabell St.pdf; 623 Hodrick St.pdf

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

112 Cabell- Special Exception: 30" high CMU retaining wall around entire foundation with an 8' CMU block wall in the backyard. 30" CMU retaining wall and stairs will encroach in the front setback and 30" CMU retaining wall will encroach on side setback.

Required Front setback 20' : Requesting 21' front setback
Required side yard setback 15' : requesting 11.9' side setback

623 Hodrick St Special Exception: This property has 2 small existing homes that were built several years ago. They are requesting to demolish and rebuild the larger home. They are requesting a rear yard special exception and a density exception to keep the existing smaller home as a guest house.

The Building Dept will be Closed Thursday and Friday, November 27th and 28th for Thanksgiving. We will reopen 8:00 am Monday December 1st

Have a Blessed Holiday.

April

City of Port St. Joe Building Department

850-229-1093



CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 623 Hadrick PSD FL Zoning: ✓

Property Owner: Cheryl Pryor ³²⁴⁵⁶ Phone: _____

Mailing Address: 623 Hadrick City, State, and Zip: Port St Joe, FL 32456

Parcel Number: 05895-0000 Applicant if different: _____

Cheryl Pryor
Owner signature

Swore to and subscribed before me this 22 day of Oct 2025. Personally known or
produced identification _____.

Katherine Gilbert
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

Cheryl Pryor
Owner Signature

10/22/25
Date

Applicant Signature

Date

EPCI
PORT ST JOE BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Cheryl Pryor

ADDRESS: 623 Hedrick

CITY, STATE & ZIP CODE: Port St Joe, FL PHONE # 850-340-0353

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): 20456

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Squares Foot Ministries, Inc

EMAIL ADDRESS: claghiggins@1@gmail.com

ADDRESS: 225 Bob Witter Freeman Rd

CITY, STATE & ZIP CODE: Seaside, GA 30276 PHONE # 404-216-7724

STATE LICENSE NUMBER: CC-133695 COMPETENCY CARD # _____

ADDRESS OF PROJECT: _____

PROPOSED USE OF SITE: Single Family Residence

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES NO

PROPERTY PARCEL ID # 05895-000R

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 1011 #1, Millview Addition

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

Single Family ___ Townhouse ___ Commercial ___ Industrial
___ Duplex ___ Swimming Pool ___ Storage ___ Sign
___ Multi-Family ___ Demolition ___ Other
___ Addition, Alteration or Renovation to building.

Distance from property lines: Front _____ Rear _____ L. Side _____
R. Side _____
Cost of Construction \$ 150,000 Square Footage 1130
EPI _____ Flood Zone X Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof shingle Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length _____ Height _____ Width _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The Port St. Joe Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

Cheryl Pryor
Signature of Owner or Agent

[Signature]
Signature of Contractor

Date: 10/22/25

Date: 10 20 25

Katherine Gilbert
Notary as to Owner or Agent

Notary as to Contractor

My Commission expires: 1/31/2029

My Commission expires: _____

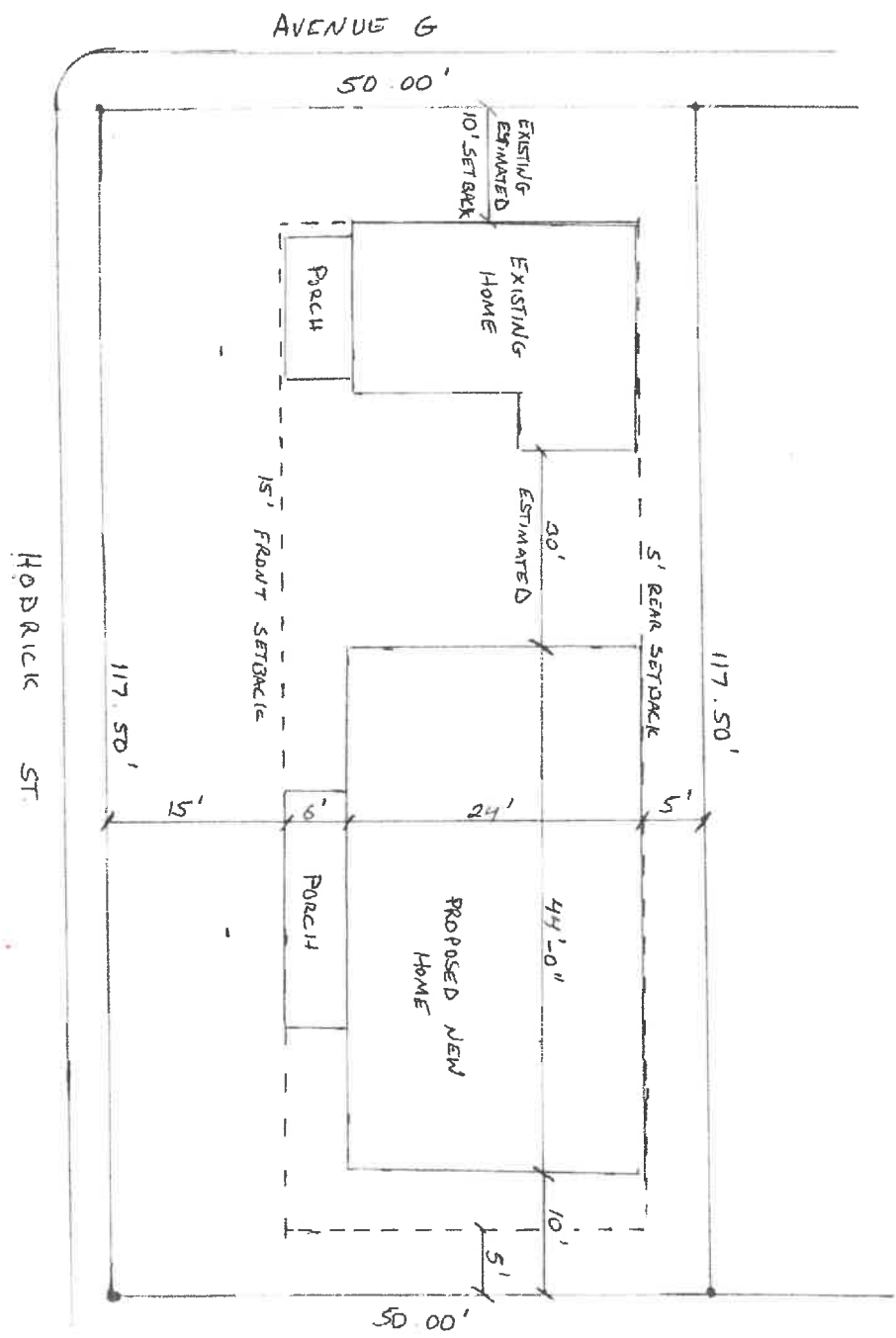
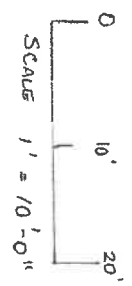


APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

SQUARE FOOT MINISTRIES
 FAYETTEVILLE, GA.

PROPOSED RESIDENCE FOR:

CHEVEL REYOL
 623 HODRICK ST.
 PORT SAULT JOG, FL 32056



7



October 27, 2025

To: Port St Joe Building Department

1002 10th St

Port St Joe, Florida, 32456

Re: Cheryl Pryor, 623 Hodrick, Port St Joe, FL, variance request

To Whom It May Concern:

The Citizens of Gulf County Recovery Team and our non - profit build partners, Square Foot Ministries, are planning on demolishing the existing home and rebuilding the larger home, keeping the existing smaller home on the same parcel as a guest home. In order to accomplish this, given the lot size we are requesting a rear set back variance from 15 feet to 5 feet per R-28 district, section 3.04. O. referencing setbacks and P. referencing density. We appreciate your consideration of this request and please feel free to call if you need any further information.

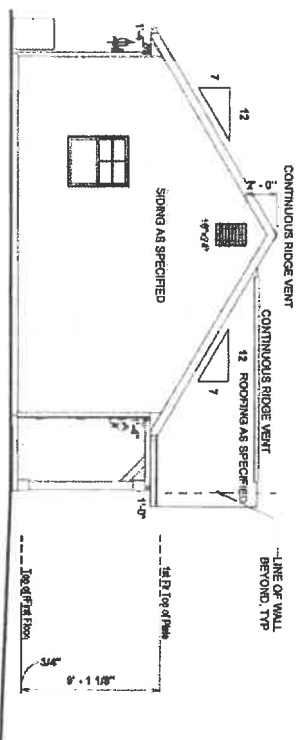
Sincerely,

Kathy Gilbert, Program Director

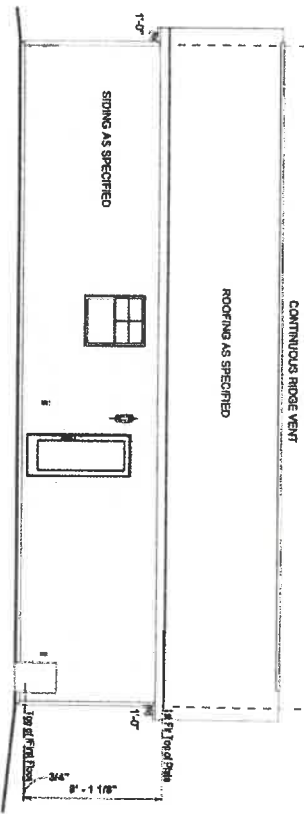
212 Williams Ave.

Port St Joe, Florida 32456

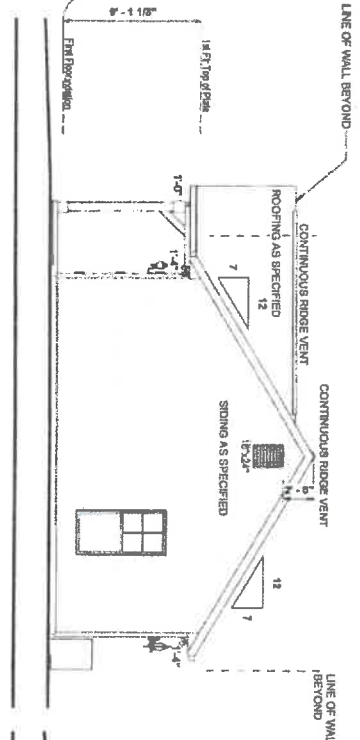
(850) 270-8911



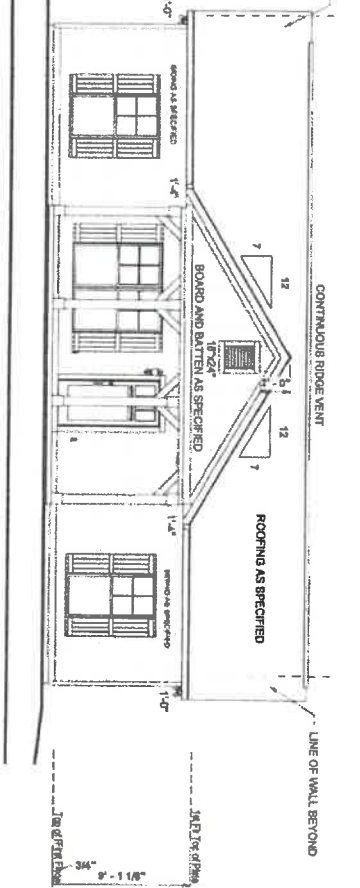
3 LEFT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

- ELEVATION NOTES**
- MIN. 1/4" CEILING HEIGHT ON FIRST FLOOR
 - ZIR-CAB AND HOUSEWORLD REQUIRED
 - ROOF OVERLAPING AS NOTED, ARE FROM WALL
 - SHEDDING TO OUTSIDE OF FASCIA
 - FINISHING TO BE DETERMINED ON SITE
 - FOUNDATION DRAWN AS REPRESENTATION ONLY

10

TO REPORT COPYRIGHT VIOLATIONS CALL (770)833-1123 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. A \$100 REWARD FOR RECEIVING AN ACTUAL COPYRIGHT INFRINGEMENT. COPYRIGHT © 2024 AMERICA'S HOME PLACE, INC. ALL RIGHTS RESERVED. NO OTHER VIOLATIONS OF THE COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS WORK IS THE INTELLECTUAL PROPERTY OF AMERICA'S HOME PLACE AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION.

OPT. PAPER SIZE: 11" x 17" or 24" x 36" PAPER SIZE ENLARGE PRINTED TO 2025.
PRELIM DESIGN PLANS

SHEET NUMBER: E-1
SCALE: 1/8" = 1'-0"



PROPERTY OF: [Blank]
DRAWN BY: [Blank]
CHECKED BY: [Blank]
PRINT DATE: 04/2024 1:37:21 PM
COPYRIGHT - 2020

JOB: XXX-XX-XXX
2x4 EXTERIOR WALLS
FOUNDATION TYPE: CRAWL SPACE

THE ECONOMY PLAN
FOR: CUSTOMER NAME
SITE ADDRESS

AREAS:

FIRST FLOOR HEATED	1,066 SF
CYRD PORCH	100 SF
TOTAL UNDER ROOF	1,166 SF

Revision Schedule

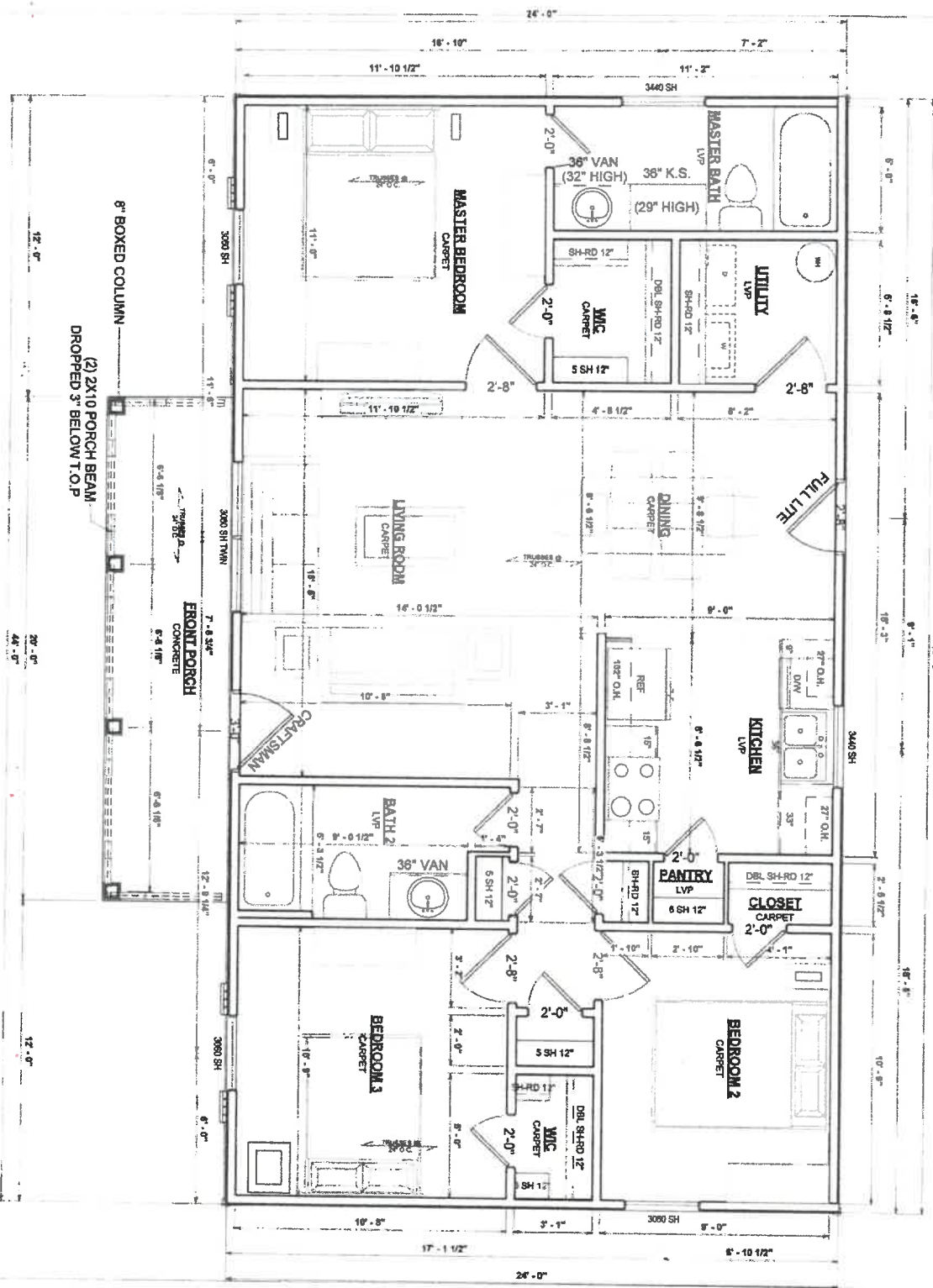
Revision Number	Revision Description	Revised Date
1	added window	4-28-24

ELEVATIONS

OFFICE: SALES OFFICE
SOLD BY: BC

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2 First Floor
1/4" = 1'-0"



PRELIM CONSTRUCTION PLANS
PAPER SIZE: 11" x 17"
SCALE: 1/4" = 1'-0"

SHEET NUMBER: F-1



PROPERTY OF: [Blank]
DRAWN BY: RAFTER
CHECKED BY: [Blank]
JOB: XXX-XX-XXX
FOUNDATION TYPE: CRAWL SPACE

THE: ECONOMY PLAN
FOR: CUSTOMER NAME
SITE ADDRESS

AREAS:	
FIRST FLOOR HEATED	1,058 SF
CVRD PORCH	100 SF
TOTAL UNDER ROOF	1,158 SF

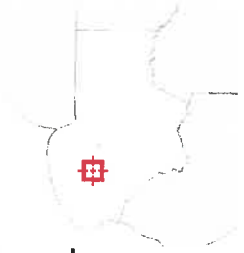
Revision Schedule		
Revision Number	Description	Revised Date

FIRST FLOOR PLAN

OFFICE: SALES OFFICE
SOLD BY: BC



Overview



Legend

- Parcels
- Roads

Parcel ID	05895-000R	Alternate ID	05895000R
Sec/Twp/Rng	35-7S-11W	Class	SINGLE FAMILY
Property Address	623 HODRICK ST PORT ST JOE	Acreage	0.135
District	5	Owner Address	PRYOR CHERYL Y 623 HODRICK ST PORT ST JOE, FL 32456
Brief Tax Description	MILLVIEW ADDN UNIT 1 PB1 PG <i>(Note: Not to be used on legal documents)</i>		

Date created: 11/13/2025
 Last Data Uploaded: 11/13/2025 2:07:47 AM

Developed by **SCHNEIDER**
GEOSPATIAL

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 05895-000R
 Location Address 623 HODRICK ST
 PORT ST JOE
 Brief Tax Description MILLVIEW ADDN UNIT 1 PB1 PG 33 LOT 2 BLK 1011 ORB 867/814 CQC FR PRYOR MAP 49C
(Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (0100)
 Sec/Twp/Rng 35-75-11W
 Tax District Port St. Joe City (5)
 Millage Rate 14.5341
 Acreage 0.135
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 PRYOR CHERYL Y
 623 HODRICK ST
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
540003 - MILLVIEW ADD. 2	1	LT	50	118

Building Information

Type	SINGLE FAMILY*	Heat	NONE
Total Area	680	Air Conditioning	WINDOW
Heated Area	624	Bathrooms	1
Exterior Walls	WOOD SID	Bedrooms	2
Roof Cover	METAL ROOF	Stories	1
Interior Walls	WALL BD/WD	Actual Year Built	1900
Frame Type	WOOD FRAME	Effective Year Built	1994
Floor Cover	PINE WOOD		

Type	SINGLE FAMILY*	Heat	NONE
Total Area	488	Air Conditioning	WINDOW
Heated Area	404	Bathrooms	1
Exterior Walls	CONC BLOCK	Bedrooms	2
Roof Cover	METAL ROOF	Stories	1

Interior Walls WALL BD/WD
 Frame Type MASONRY
 Floor Cover CORK/VTILE

Actual Year Built 1900
 Effective Year Built 1994

*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.

Sales

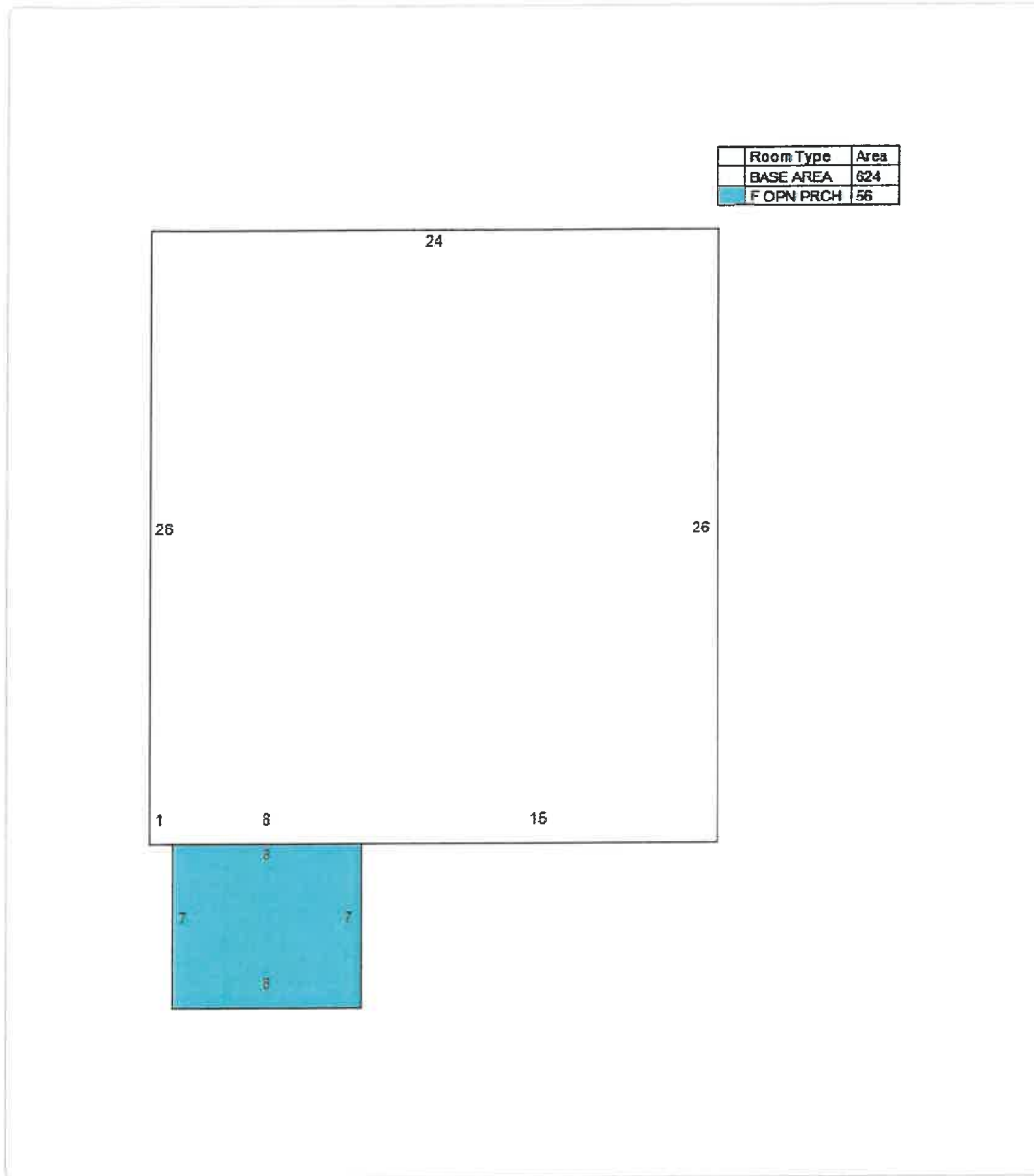
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/22/2025	\$100	QC	867/814	Unqualified	Improved	PRYOR ALASHIA	PRYOR CHERYL Y
N	3/18/2010	\$100	WD	0488/0434	Unqualified	Improved	SIMS DANIEL	PRYOR ALASHIA
N	7/12/2007	\$25,000	WD	0442/0280	Qualified	Improved	SIMS DANIEL	PRYOR CHERYL Y
N	11/21/1994	\$7,000	WD	0175/0207	Qualified	Improved	MOSLEY	SIMS
N	10/20/1993	\$6,000	WD	0165/0167	Qualified	Improved	GATHERS	MOSELY
N	12/21/1990	\$4,400	CT	0141/0693	Qualified	Improved	CERT. OF TITLE	GATHERS
N	9/19/1988	\$100	PR	0127/1066	Qualified	Improved	SIMS EST. OF JAMES	SIMS ET AL

Valuation

	2025 Preliminary Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$23,420	\$24,784	\$11,504	\$13,624	\$13,950
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$36,000	\$36,000	\$25,000	\$18,000	\$18,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$36,000	\$25,000	\$18,000	\$18,000
Just (Market) Value	\$59,420	\$60,784	\$36,504	\$31,624	\$31,950
Assessed Value	\$27,866	\$26,561	\$25,357	\$26,026	\$25,707
Exempt Value	\$19,882	\$19,303	\$18,759	\$18,213	\$17,683
Taxable Value	\$7,984	\$7,258	\$6,598	\$7,813	\$8,024
Maximum Save Our Homes Portability	\$31,554	\$34,223	\$11,147	\$5,598	\$6,243

"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: Extra Features.

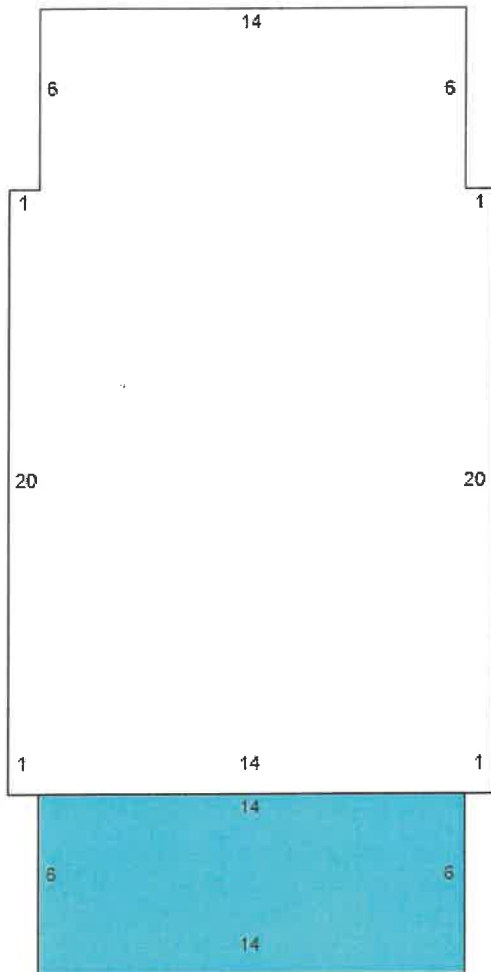
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[Contact Us](#)

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15

Room Type	Area
BASE AREA	404
F OPN PRCH	84



CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: Lot 7 Cabell Dr Zoning: R1
Property Owner: DAVID & PATRICIA DRABKIN Phone: 541.490.0162
Mailing Address: 124 NARVAEZ St City, State, and Zip: Port St Joe, FL
Parcel Number: 05681-135R Applicant if different: _____

Patricia C. Drabkin
Owner signature

Swore to and subscribed before me this 8 day of Oct 2025. Personally known or produced identification DL.

April D. Thompson
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



April D Thompson
Comm.: HH 893070
Expires: Jul. 14, 2029
Notary Public - State of Florida

Patricia C. Drabkin
Owner Signature
Patricia C. Drabkin
Applicant Signature

8 Oct 2025
Date
8 Oct 2025
Date

From: [Patti Drabkin](#)
To: [PSJ](#)
Subject: Survey file for Lot 7 Cabell Dr & Letter for special exception request
Date: Wednesday, October 8, 2025 12:36:35 PM
Attachments: [24-113.pdf](#)

Hi April,

Thanks so much for your assistance today.

I submitted an application to E911 as suggested.

Attached is the survey file.

Special Exception Request for LDR Sec. 3.03. Same-District R-1, (9)

To Whom it May Concern,

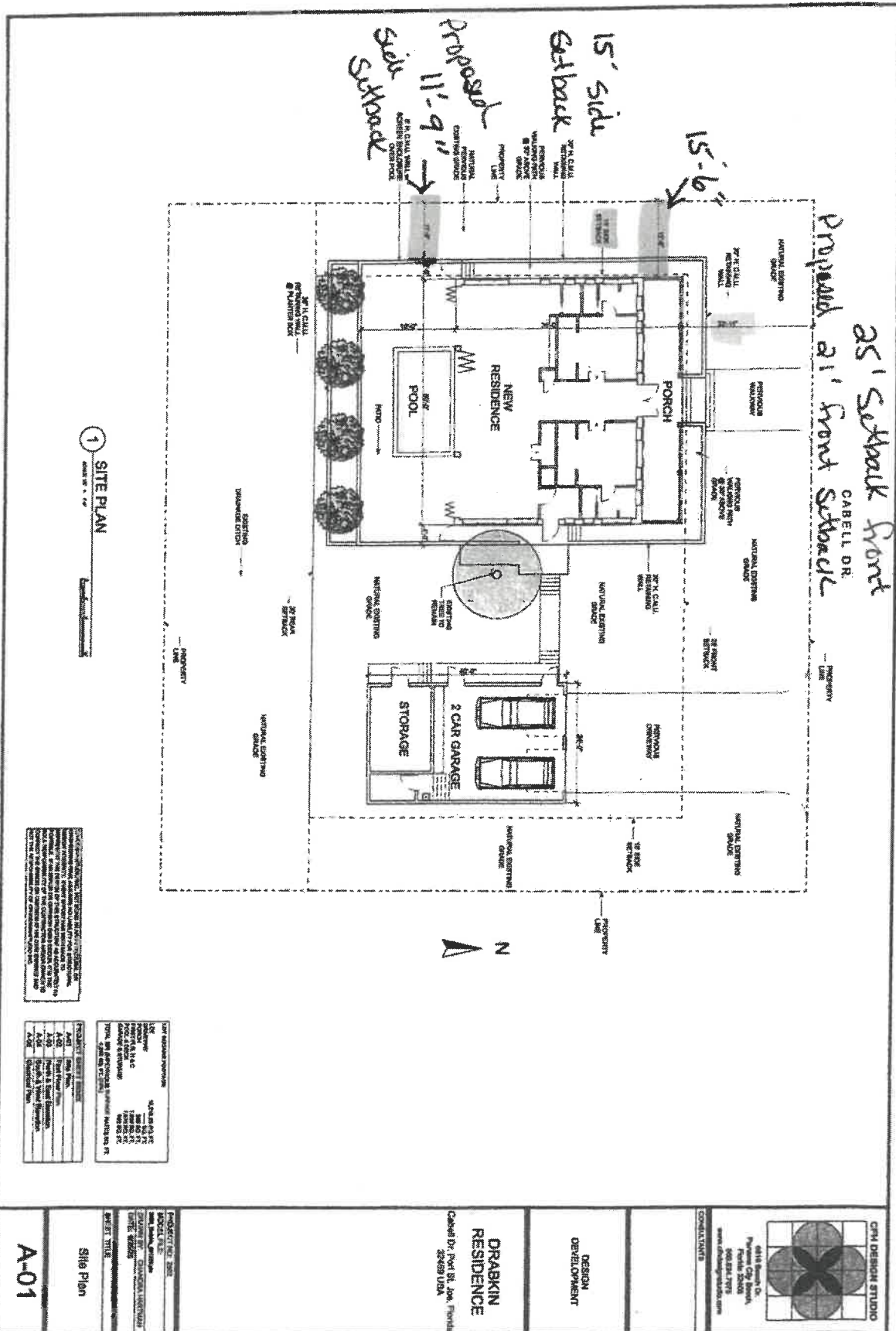
We are planning to build an open design house with a pool and large windows facing South towards Oak Grove RV sites.

We would like to construct a visual privacy barrier that would extend four feet into the setback on the west side of the plot.

Thank You and Kind Regards,
David and Patricia Drabkin

Kind Regards,
Patti Drabkin

30" High C.M.U. Retaining Wall
 @' High C.M.U. Wall w/ Pool enclosure



1 SITE PLAN

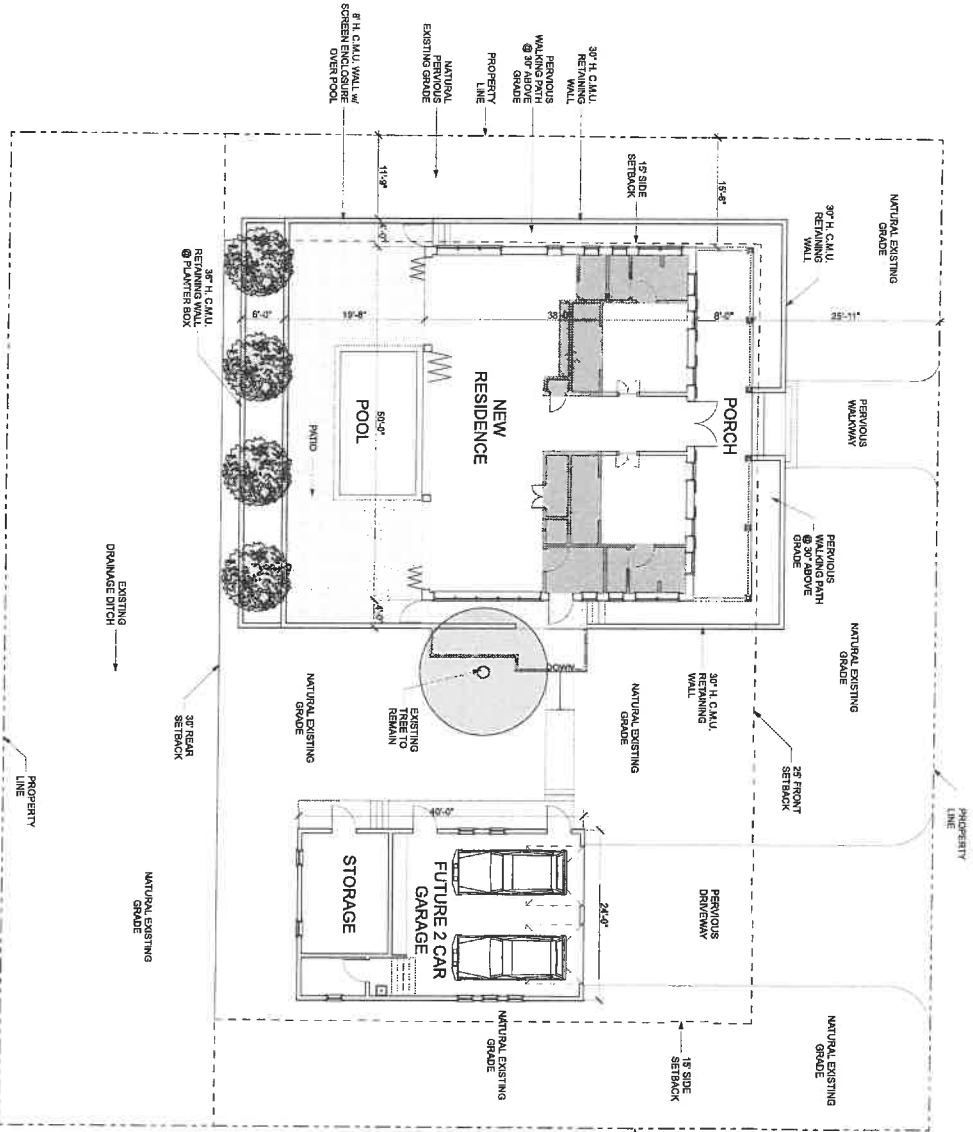
NOT TO SCALE
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY.
 THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED.
 THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY.
 THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED.

PROJECT NO.	DRABKIN RESIDENCE
DATE	10/15/2010
SCALE	AS SHOWN
DESIGNER	CPDI DESIGN STUDIO
CLIENT	DRABKIN RESIDENCE
ADDRESS	2415 BROADWAY, FORT LAUDERDALE, FL 33304
PHONE	954-575-1111
WEBSITE	www.cpdi.com

 <p>CPDI DESIGN STUDIO 2415 Broadway, Ft. Lauderdale, FL 33304 954-575-1111 www.cpdi.com</p>	<p>DESIGN DEVELOPMENT</p>
	<p>DRABKIN RESIDENCE Cabell Dr., Fort St. Joe, Florida 32689 USA</p>
<p>PROJECT NO. 2010</p>	<p>DATE: 10/15/2010</p>
<p>SITE TITLE</p>	<p>Scale Plan</p>
<p>A-01</p>	

5

CABELL DR.



1 SITE PLAN

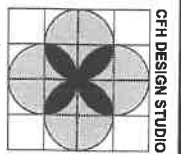
SCALE: 1/8" = 1'-0"



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PROJECT SHEET INDEX	
A-01	Site Plan
A-02	Floor Plan
A-03	North & East Elevation
A-04	South & West Elevation
A-05	Pool Plan
A-06	Door & Window Schedule
A-07	Wall Sections
A-08	Wall Sections
A-09	Electrical Plan

LOT SQUARE FOOTAGE	
LOT AREA	14,212 SQ. FT.
CONCRETE	1,140 SQ. FT.
ASPHALT	3,840 SQ. FT.
PAVING	1,780 SQ. FT.
POOL & DECK	1,780 SQ. FT.
DRIVEWAY	800 SQ. FT.
STORAGE	800 SQ. FT.
TOTAL SQUARE FOOTAGE	20,052 SQ. FT.



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 6518 Beach Dr.
 Palm Beach, FL 33410
 561.834.7075
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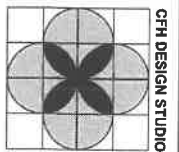
CONSULTANTS

WORKING DRAWINGS

DRABKIN RESIDENCE
 Cabell Dr. Port St. Joe, Florida
 32459 USA

PROJECT NO. 2592
 DRAWN BY: CHANDRA HARTMAN
 DATE: 11/09/25

SHEET TITLE
 Site Plan
 A-01



CFH DESIGN STUDIO

6818 Beach Dr.
 Palmira City Beach,
 Florida 32909
 386.281.7173
 www.cfhdesignstudio.com

CONSULTANTS

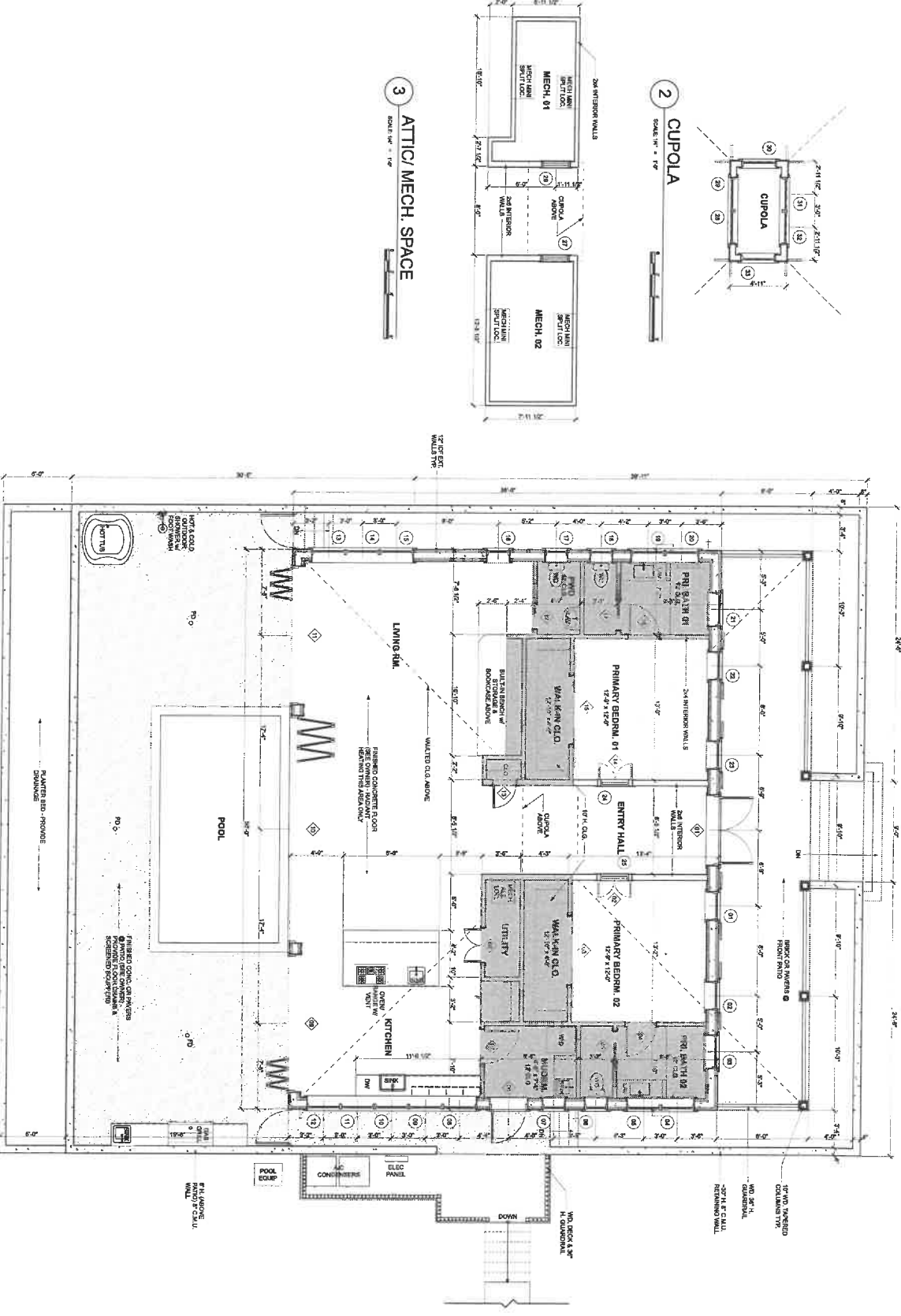
WORKING DRAWINGS

**DRABKIN
 RESIDENCE**
 Cabell Dr. Port St. Joe, Florida
 32459 USA

PROJECT NO: 2302
 MODEL FILE:
 DESIGNER: ANDREW
 ARCHITECT: ANDREW HARTMAN
 DATE: 11/02

SHEET TITLE
 First Floor Plan

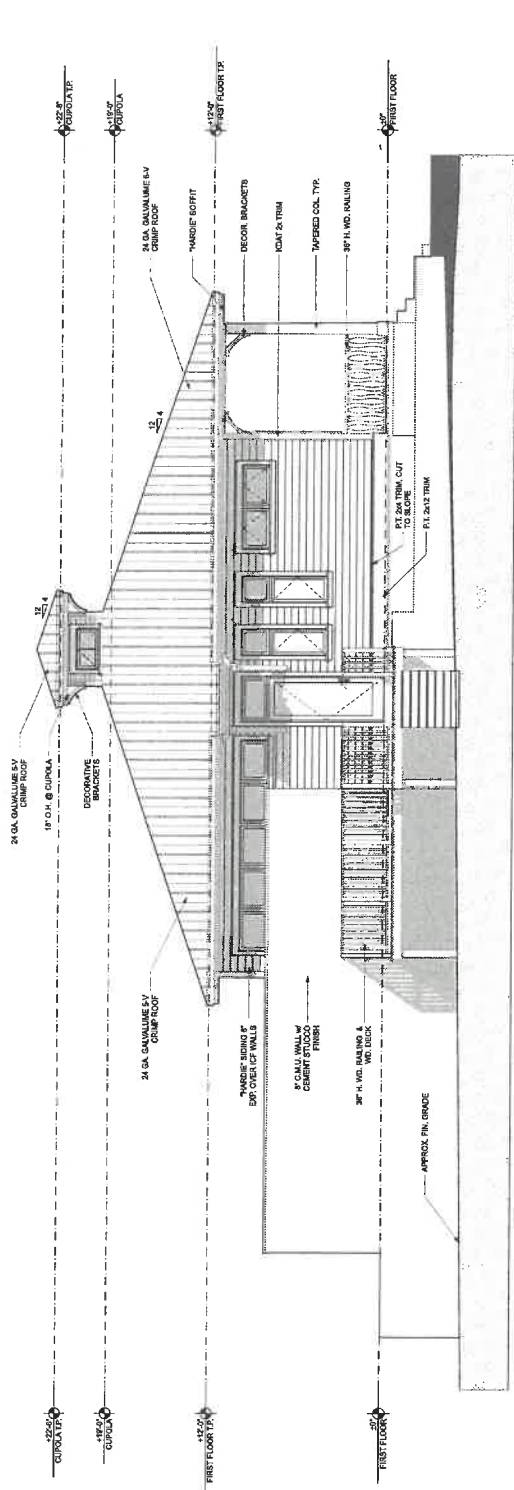
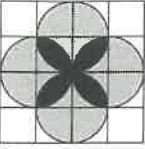
A-02



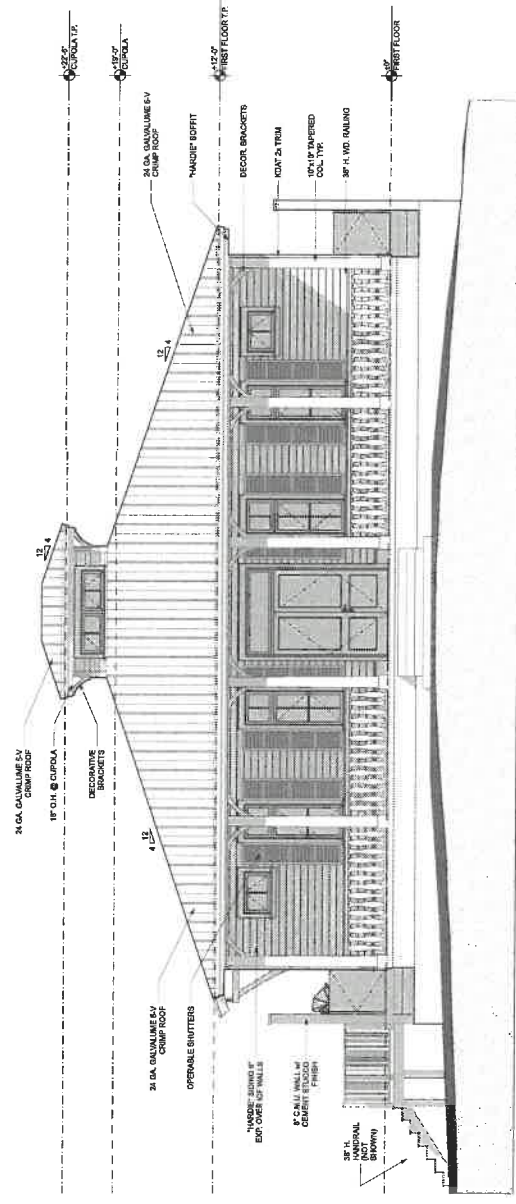
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

2 CUPOLA
 SCALE: 1/8" = 1'-0"

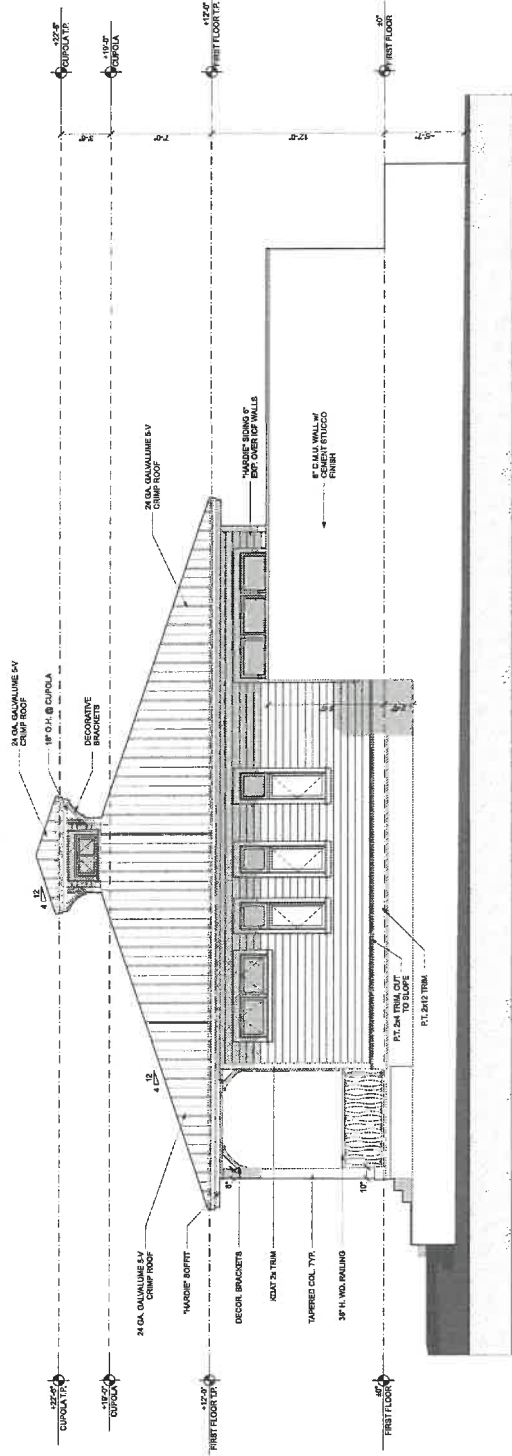
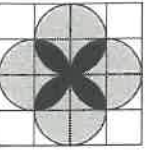
3 ATTIC/MECH. SPACE
 SCALE: 1/8" = 1'-0"



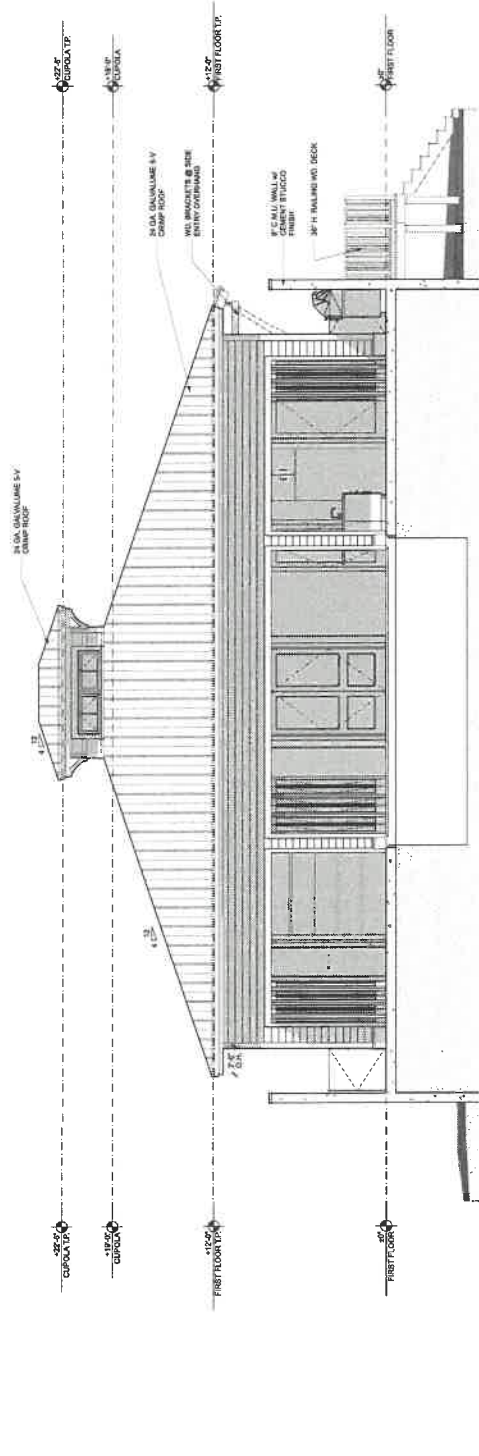
2 East Elevation
SCALE 1/8" = 1'-0"



1 North Elevation
SCALE 1/8" = 1'-0"

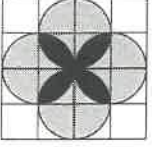


2 West Elevation
SCALE: 1/4" = 1'-0"



1 South Elevation
SCALE: 1/4" = 1'-0"

CFH DESIGN STUDIO



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Florida 32408
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CONSULTANTS

WORKING DRAWINGS

DRABKIN RESIDENCE

Cabell Dr. Port St. Joe, Florida
32459 USA

PROJECT NO: 2502

MODEL FILE:

2502_Drabkin_110625.rvt

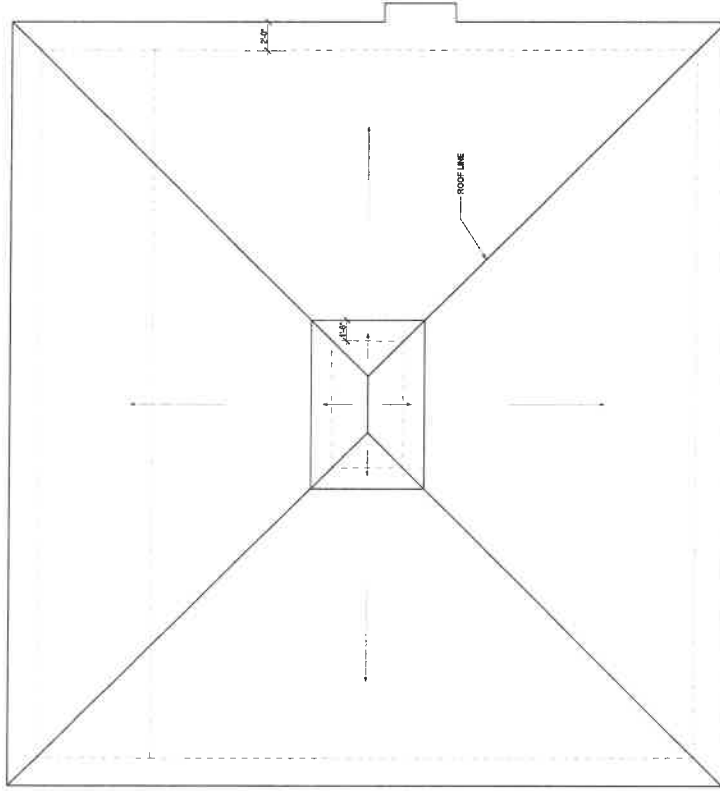
DRAWN BY: CHANDRAHARTWAN

DATE: 11/10/25

SHEET TITLE

Roof Plan

A-05



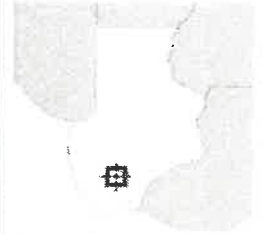
1 ROOF PLAN

SCALE: 1/8" = 1'-0"





Overview



Legend

- Parcels
- Roads

Parcel ID	05681-135R	Alternate ID	05681135R	Owner Address	DRABKIN DAVID M & PATRICIA C
Sec/Twp/Rng	12-85-11W	Class	VACANT		124 NARVAEZ ST
Property Address	CABELL DR	Acreage	0.424		PORT ST JOE, FL 32456
	PORT ST JOE				
District	5				
Brief Tax Description	OLD TOWN SUBD. PB 3 PG 28				
	(Note: Not to be used on legal documents)				

Date created: 10/8/2025
 Last Data Uploaded: 10/8/2025 2:15:47 AM

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***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 05681-135R
 Location Address CABELL DR
 PORT ST JOE
 Brief Tax Description OLD TOWN SUBD. PB 3 PG 28 LOT 7 ORB 591/324 FR WHITTAKER BLK A 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 14.5341
 Acreage 0.424
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 DRABKIN DAVID M & PATRICIA C
 124 NARVAEZ ST
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500018 - OLE TOWN SUB INT	1	LT	140	132

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	2/29/2016	\$73,000	WD	0591/0324	Qualified	Vacant	WHITTAKER CARL M & ANN PATE	DRABKIN DAVID M & PATRICIA C
N	6/16/2011	\$60,000	WD	0506/0509	Qualified	Vacant	BAY WASH OF PORT ST JOE INC	WHITTAKER CARL M & ANN PATE
N	4/25/2005	\$212,400	WD	0375/0651	Qualified	Vacant	RISH WILLIAM J JR	BAY WASH OF PORT ST JOE INC
N	3/10/2005	\$210,000	WD	0369/0815	Qualified	Vacant	BAY WASH OF PORT ST JOE INC	RISH WILLIAM JR
N	8/25/2004	\$175,000	WD	0251/0366	Qualified	Vacant	ADKISON PERRY N & JANIE C	BAYWASH OF PORT ST JOE INC
N	4/3/2001	\$40,000	WD	0256/0491	Qualified	Vacant	OTWELL	ADKISON
N	6/9/2000	\$28,000	WD	0243/0135	Qualified	Vacant	PEEVEY SR.	OTWELL
N	3/10/2000	\$16,000	SD	0239/0235	Unqualified	Vacant	ST. JOE CO.	PEEVEY

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$110,000	\$90,000	\$67,500	\$67,500
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$90,000	\$67,500	\$67,500
Just (Market) Value	\$110,000	\$90,000	\$67,500	\$67,500
Assessed Value	\$81,675	\$74,250	\$67,500	\$67,500
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$81,675	\$74,250	\$67,500	\$67,500
Maximum Save Our Homes Portability	\$28,325	\$15,750	\$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.

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

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