July 15, 2025
Regular Meeting
12:00 Noon

City Commission Chambers
2775 Garrison Avenue
Port St. Joe, Florida

City of Port St. Joe

Rex Buzzett, Mayor-Commissioner
Eric Langston, Commissioner, Group I
Steve Kerigan, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Scott Hoffman, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

BOARD OF CITY COMMISSION

Regular Public Meeting
12:00 Noon
July 15 2025

Call to Order

Consent Agenda

Minutes
- **Regular Meeting 7/1/25** — **Pages 1-5**

Planning Board Recommendations
- **410 Reid Ave.**
  - **Special Exception for Density to Allow (2) Residential Units** — **Pages 6-53**
  - **Development Order Request**

Windmark Beach N. Phase 3 West Unit 1 Plat Approval (43 Lots) — **Pages 54-58**

City Engineer
- **Update**

City Attorney
- **Ord. 617 Comprehensive Plan Update** — **Pages 59-63**
  - **Public Hearing, 2nd Reading, & Adoption**
- **Ord. 618 H & K Holdings- Annexation Request** — **Pages 64-77**
  - **Public Hearing & 1st Reading**
- **Ord. 619 H & K Holdings- Small Scale & Rezoning Request** — **Pages 78-108**
  - **Public Hearing & 1st Reading**
- **Ord. 620 Gulf Coast State College- Rezoning Request** — **Pages 109-120**
  - **Public Hearing & 1st Reading**
- **Ord. 621 Smoke Shops** — **Pages 121-127**
  - **Public Hearing, 2nd Reading, & Adoption**

Old Business
- **City Projects** — **Pages 128-129**
- **Four Way Stop Consideration**
  - **Garrison & 16th, Garrison & 10th, Ave. A & Battles**
- **Three Way Stop Consideration**
  - **Ave. A & Broad**

New Business
- **2025-2026 Insurance- Dwight VanLierop**

- **PSJ Dixie Softball League Donation Request** **Page 130**
- **Duren Property Proposal**
- **Williams Ave Property** **Page 131**
- **DR-420 Preliminary Millage Rate FY 2025-2026** **Pages 132-136**
- **Assistant Finance Director -New Position Request**

Public Works
- **FDOT Maintenance Agreement- Hwy 98 Crosswalks** **Pages 137-145**

Surface Water Plant
- **Update**

Wastewater Plant
- **Request to Purchase Filters- Sole Source** **Pages 146-147**

Finance Director
- **FEMA- Update**
- **Grants Reimbursement- Update**

Code Enforcement
- **Update**

Police Department
- **Update**

City Clerk
- **Grants- Update** **Pages 148-149**

Citizens to be Heard
Discussion Items by Commissioners
Motion to Adjourn

MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, July 1, 2025, at Noon.

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Langston, second by Commissioner Kerigan, to approve the Minutes of the Regular Meeting of June 17, 2025. All in favor; Motion carried 5-0.

City Engineer – Josh Baxley

City Government Complex

The building footprint has been approved, and Dewberry is currently working on the boring location plan to commence geotechnical investigation.

Downtown Utilities Phase 2

The contractor is continuing to work on the tie-ins, but are holding off this week because of the holidays. Paving has begun on the alley between Reid and Williams Avenues from First to Second Streets.

HMGP Grant – Elevation of 12 Lift Stations

All RAIs from FDEM have been responded to.

Commissioner Langston asked about the drainage issue on Harbor Street.

Mr. Baxley shared that a survey of the grades is being conducted to hopefully alleviate the flooding. There is a 20' ROW and a potential solution to the issue would be to direct the water from the alley to the deep ditch across from Bay Street. A Stormwater Modeling Meeting is planned for next week.

Mr. Anderson noted that a letter of inquiry had been sent to residents to see if anyone would be willing to give an easement to help with the issue.

City Attorney

Mr. McCahill did not have any updates for the Commission.

Old Business

City Projects

Mr. Anderson noted the Downtown Water Project, road paving, and alley way between Reid and Highway 98 are nearing completion. Bid Specs are being complied for the Washington Gym Roof and Chairman Quinn has shared that the County has approved the bid for windows in the gym.

New City Public Safety Complex – Commissioner Hoffman

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to notify the tenants at the proposed new Public Safety Complex that we are moving forward with plans to build and give them a courtesy heads up that vacating the property will be forthcoming. All in favor; Motion carried 5-0. As plans progress, the tenants will be notified of the City's progress.

Mr. Anderson announced that the City will be receiving Legislative Appropriations of $1,900,000 for the new Public Safety Complex, and $300,000 for Bathrooms on City property adjacent to Core Park. He thanked Representative Jason Shoaf, Senator Corey Simon, and City Lobbyist Clark Smith of the Southern Group for their combined efforts to provide these funds.

Commissioner Hoffman complimented Clark Smith and his efforts on behalf of the City.

It was noted that additional funding will be needed for the construction of the complex.

New Business

Duren Property Proposal

Mayor Buzzett shared the updated proposal provided by Mr. Duren. Consensus of the Commission was that the City owned property should not be used for a holding pond.

Mr. Anderson noted that research revealed that the current holding ponds cannot be used for new developments. He also stated that the City is waiting for the appraisal on the property Mr. Duren has offered to the City.

Florida League of Cities Annual Conference

Commissioner Kerigan agreed to serve as the City's conference delegate again this year.

Fee Waiver Request – Camp Good News, Katie McCullers

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve the fee waiver request for Camp Good News. All in favor; Motion carried 5-0.

July 4th Celebration

Mr. Anderson reminded everyone of the Fireworks Display Friday evening at 10 from the Frank Pate Park Boat Ramp and the Street Dance on Thursday, July 3rd beginning at 7 P.M.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to give City employees Thursday, July 3, 2025, off. All in favor; Motion carried 5-0. Anyone working on July 3rd will be given holiday pay.

DR-420 and DR-420 TIF

Mr. Anderson reminded the Commission that they have 30 days to file their response and set the upcoming millage rate. The City's Millage rate of 3.5914 has remained unchanged for many years. There is approximately an 11% increase in tax revenue that equates to around $300,000. Mr. Anderson cautioned that even though this sounds like a large amount of money, it will not go very far but will help out some.

Public Works – John Grantland

Lift Station Pump Replacement

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to make an emergency replacement of a pump at the White City Lift Station. Pump and Process was the low quote for the replacement pump at a cost of $37,687.20. All in favor; Motion carried 5-0.

RFP 2025-04 CDBG Sewer Repairs

Elizabeth Moore, President of Anchor CEI, presented their Recommendation of Award for Request for Proposals to Bid RFP 2025-04.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to award RFP 2025-04 to Royal American Construction Company, Inc., in the amount of $6,225,262.76. All in favor; Motion carried 5-0.

CDBG-DR CEI Services

Elizabeth Moore, President of Anchor CEI, presented their proposal and Task Order for professional construction administration and construction engineering and inspection services for the Phase 3 Sewer Collection System Improvements.

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to approve the Agreement for Professional Services from Anchor for CEI Services in the amount of $274,640. All in favor; Motion carried 5-0.

Surface Water Plant – Larry McClamma

Mr. McClamma shared the St. Joe Beach Booster Station repairs passed inspection.

Mayor Buzzett asked if Mr. McClamma and Mr. Harris were working on a Claw Back Policy and both gentlemen acknowledged that they were.

Wastewater Plant – Joe Harris

Request to Purchase a Truck on State Contract

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to approve the purchase of a vehicle in the amount of $42,873. All in favor; Motion carried 5-0. This is a budgeted item and is on state contract.

Finance Director

FEMA Update

Mr. Lacour did not have any updates since providing information to FEMA several weeks ago.

Grants Reimbursement Update

Several grant reimbursements should be received within the next few weeks.

Code Enforcement

Mr. Anderson shared that interviews are being conducted for the position, and he hopes to have a recommendation soon.

He also called Chairman Quinn for an update on the 6 houses the City and County will be working together to demo.

Police Department – Chief Richards

Towing Policy

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to adopt the Towing Policy as presented by Chief Richards. All in favor; Motion carried 5-0.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce stated City Staff continues to work daily with grants, reimbursements, and compliance.

Citizens to be Heard

Chester Davis and Richard Benderson shared their thought on comments made in a previous Commission meeting.

Ken Monette and Tan Smiley voiced their concerns about drainage in the Harbor Street area. Engineer Josh Baxley and Mr. Anderson addressed this issue earlier in the meeting under the City Engineer heading and Mr. Anderson reiterated what is currently being done.

Discussion Items by Commissioners

Commissioner Langston asked about the dumpster for the Washington Gym and BCC is to meet Chairman Quinn on site.

He asked about the issue with the track and Mr. Grantland responded the two workers had already patched the hole.

Commissioner Langston asked for an update on the leaning pole on MLK and Mayor Buzzett responded that after researching, the owner of the pole is Consolidated Communications, and they have been notified of the condition of the pole. Mr. Grantland is to follow up on this issue.

Commissioner Kerigan again shared his concerns about traffic on Garrison Avenue.

Chief Richards responded that 4-Way Stops on Garrison at Tenth and Twentieth Streets would help with the issue. He also recommended a 4-Way Stop on Avenue A at Broad Street and a 3-Way Stop at Battles Street.

Neither Commissioners Lowry nor Hoffman had any additional updates for the Commission.

Mayor Buzzett stated that he had written a letter to FDOT asking for their support with the Back Beach Road to alleviate traffic issues on Highway 98 in the beaches area.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:25 P.M.

Approved this _____ day of _____ 2025.

_____ _____

Rex Buzzett, Mayor Date

_____ _____

Charlotte M. Pierce, City Clerk Date

CITY OF PORT ST. JOE PLANNING DEPARTMENT
DEVELOPMENT ORDER APPLICATION PACKET

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. ✓ 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 measure 54" from the base of the tree.)

2.____ Development Order Packet

3. N/A New Address application

4.____ Complete City water meter impact form

5.____ Complete Driveway permit application

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

DESCRIPTION

Project Address 410 Reid AVE PORT ST. JOE, FL 32456

Lot Square Footage: 2698 Dwelling Square Footage: 5865

Driveway Square Footage: _____ Accessory Building Square Footage: _____

Pool Square Footage: _____ Patio/Deck Square Footage: _____

Setbacks: Front: _____ Left Side: _____

Rear: _____ Right Side: _____

Floor Area Ratio: _____ Lot Coverage: _____

Building Height in Feet: _____ Impervious Surface: _____

Landscape Buffers: (height x width) _____ Elevation: _____

Andrew Lucas Stauss III — Applicant Name
712 Harbor Destin, FL 32541 — Applicant Address
229 221 4058 — Phone Number

Applicant Signature

8-22-2025 — Date

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

A1. Building Owner's Name: BKS LAND HOLDINGS

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: LOT 10, BLOCK "23" OF THE CITY OF PORT ST. JOE

City: 410 REID AVENUE State: FL ZIP Code: 32456

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: LOT 10, BLOCK "23" OF THE CITY OF PORT ST. JOE / PARCEL ID 04794-000R

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.81259 Long. -85.30301 Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: CITY OF PORT ST. JOE B1.b. NFIP Community Identification Number: 120099

B2. County Name: GULF B3. State: FL B4. Map/Panel No.: 12045C 0333 B5. Suffix: H

B6. FIRM Index Date: 03/09/2021 B7. FIRM Panel Effective/Revised Date: 03/09/2021

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 9.00'

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: LOT 10, BLOCK "23" OF THE CITY OF PORT ST. JOE

City: 410 REID AVENUE State: FL ZIP Code: 32456

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: 7.65 FEET Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	10.0	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	N/A	☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	10.0	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	8.2	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	8.3	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: JAMES T. RODDENBERRY License Number: 4261

Title: PRESIDENT / OWNER

Company Name: THURMAN RODDENBERRY & ASSOCIATES, INC.

Address: 125 SHELDON STREET/ P.O. BOX 100

City: SOPCHOPPY State: FL ZIP Code: 32358

Telephone: (850) 962-2538 Ext.: _____ Email: thurman@trasurveying.com

Signature: JAMES T RODDENBERRY Digitally signed by JAMES T RODDENBERRY Date: 2025.05.08 14:53:55 -04'00' Date: 05/08/2025

JAMES T. RODDENBERRY LICENSE NUMBER No. 4261 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
JOB# 22-162 PC
SITE BENCHMARK IS A NAIL AND CAP (#7160) SET IN CONCRETE SIDEWALK NEAR BRICK PAVERS AT ELEVATION 7.65 FEET NAVD 1988.
C2a & C2e ESTABLISHED BY ADDING 1 FT TO THE BASE FLOOD ELEVATION PER COUNTY REQUIREMENTS.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: LOT 10, BLOCK "23" OF THE CITY OF PORT ST. JOE	**FOR INSURANCE COMPANY USE**
City: 410 REID AVENUE State: FL ZIP Code: 32456	Policy Number: _____
	Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: LOT 10, BLOCK "23" OF THE CITY OF PORT ST. JOE	**FOR INSURANCE COMPANY USE**
City: 410 REID AVENUE State: FL ZIP Code: 32456	Policy Number: _____
	Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: LOT 10, BLOCK "23" OF THE CITY OF PORT ST. JOE City: 410 REID AVENUE State: FL ZIP Code: 32456	**FOR INSURANCE COMPANY USE** Policy Number: _____ Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
LOT 10, BLOCK "23" OF THE CITY OF PORT ST. JOE

City: 410 REID AVENUE State: FL ZIP Code: 32456

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption: PHOTOS TAKEN

Clear Photo One

Photo Two

Photo Two Caption:

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
LOT 10, BLOCK "23" OF THE CITY OF PORT ST. JOE

City: 410 REID AVENUE State: FL ZIP Code: 32456

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
BKS LAND HOLDINGS, LLC.,
GEORGIA COMMUNITY BANK

EFFECTIVE FLOOD ZONE INFORMATION

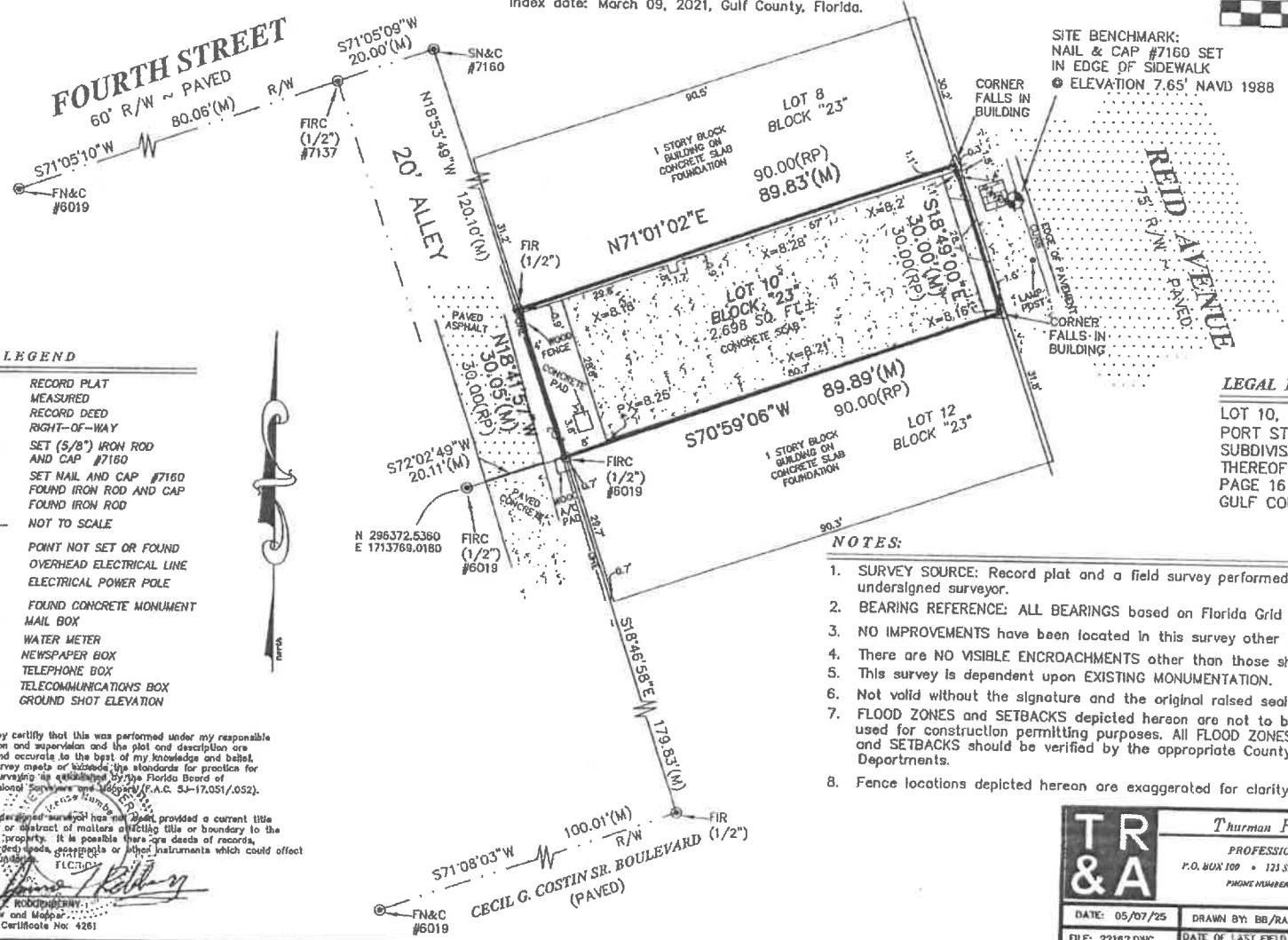
Subject property is located in Zone "AE (EL 9)" as per Flood Insurance Rate Map Community Panel No: 120099 0333H Index date: March 09, 2021, Gulf County, Florida.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SITE BENCHMARK:
NAIL & CAP #7160 SET
IN EDGE OF SIDEWALK
ELEVATION 7.65' NAVD 1988



LEGEND

RP	RECORD PLAT
M	MEASURED
D	RECORD DEED
R/W	RIGHT-OF-WAY
SIRC	SET (5/8") IRON ROD AND CAP #7160
SNC	SET NAIL AND CAP #7160
FIRC	FOUND IRON ROD AND CAP
FIR	FOUND IRON ROD
	NOT TO SCALE
	POINT NOT SET OR FOUND
OHE	OVERHEAD ELECTRICAL LINE
	ELECTRICAL POWER POLE
FCM	FOUND CONCRETE MONUMENT
M	MAIL BOX
W	WATER METER
P	NEWSPAPER BOX
T	TELEPHONE BOX
TC	TELECOMMUNICATIONS BOX
X=	GROUND SHOT ELEVATION

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

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.

STATE OF FLORIDA

JAMES R. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

LEGAL DESCRIPTION:

LOT 10, BLOCK "23" OF "CITY OF PORT ST JOE, FLORIDA", A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS based on Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.
8. Fence locations depicted hereon are exaggerated for clarity.

TR&A
Thurman Roddenberry & Associates, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 109 • 123 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1183
L.B.# 7160

DATE: 05/07/25	DRAWN BY: BB/RA	N.B.659 PG.73	COUNTY: GULF
FILE: 22162.DWG	DATE OF LAST FIELD WORK: 05/06/25	CHECKED BY: AW	JOB NUMBER: 22-162

EPCI
PORT ST JOE BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: 5 **Permit #** _____ **Permit Fee** _____

OWNER'S NAME: BKS Land Holdings LLC

ADDRESS: 4400 North Creek CT

CITY, STATE & ZIP CODE: Albany GA 31721 PHONE # 229-809-7179

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Harbor Enterprises Construction LLC

ADDRESS: 12921 US Hwy 19

CITY, STATE & ZIP CODE: Thomasville GA PHONE # 229 221 4058

STATE LICENSE NUMBER: CBC1263426 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 410 Reed Street

PROPOSED USE OF SITE: Commercial

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

PROPERTY PARCEL ID # 04794-000R

LEGAL DESCRIPTION OF PROPERTY: _____

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: MANNY HAKHAMENESHI

ADDRESS: 12935 Alcosta Blvd Suite 1435 CITY, STATE & ZIP: San Ramone, CA 94583

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 $ 650,000 Square Footage _____
EPI _____ Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof _____ 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 herby 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.

X _____
Signature of Owner or Agent

Date: 5/15/25

Heather L Rouse
Notary as to Owner or Agent

My Commission expires: April 7, 2026

HEATHER L ROUSE NOTARY EXPIRES GEORGIA April 7, 2026 PUBLIC LEE COUNTY

_____
Signature of Contractor

Date: 5/8/25.

Samantha F. Freeman
Notary as to Contractor

My Commission expires: 8/18/28.

SAMANTHA F FREEMAN NOTARY EXPIRES GEORGIA AUGUST 18, 2028 PUBLIC THOMAS COUNTY

APPLICATION APPROVED BY: _____ **BUILDING OFFICIAL**

June 9, 2025

Kyle W. Nichols
BKS Land Holdings, LLC
404-432-8756
Kyle@LHNCPA.com

Port St. Joe Building Department
1002 10th Street
Port St. Joe, FL 62456

RE: Request for Special Exception to Residential Density under LDR Sec. 3.16
Property Address: 410 Reid Avenue, Port St. Joe, FL

Dear Port St. Joe Building Department,

I am writing to formally request a special exception to the residential density limitation outlined in **Land Development Regulation (LDR) Section 3.16** for the property located at **410 Reid Avenue,** which lies within the **Mixed Use District.**

The subject property is approximately **2,700 square feet (0.062 acres).** Under the current provisions of LDR Sec. 3.16, the maximum allowable residential density is **15 units per acre,** which equates to approximately **0.93 units** for a parcel of this size. We respectfully request approval to allow for **two residential units** on the property.

This request supports the intent of the Mixed Use District to promote a high-quality environment for living, working, and visiting; encourage a mix of uses; and facilitate compact, pedestrian-friendly development. We believe that permitting two residential units on this site will help meet local housing needs while remaining compatible with the district's vision and adjacent properties.

Importantly, our building plans include provisions for **two on-site parking spaces**, ensuring that the additional residential unit will not adversely impact existing parking availability in the area. We are committed to maintaining harmony with the surrounding infrastructure and minimizing any potential burden on public resources.

If additional documentation or a formal application is required, we are happy to provide it and comply with all procedural requirements. Thank you for your time and consideration. Please feel free to contact me at 404-432-8756 or Kyle@LHNCPA.com if you have any questions or need further information.

Sincerely,

Kyle W. Nichols

Member
BKS Land Holdings, LLC

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 410 Reid Ave, Port St. Joe, FL Zoning: _____

Property Owner: BKS Landholdings LLC Phone: 404-432-8756

Mailing Address: 4400 North Creek Ct City, State, and Zip: Albany, GA 31707

Parcel Number: 04794-000R Applicant if different: _____

Owner signature

Swore to and subscribed before me this 5th **day of** June **20**25**. Personally known or produced identification** GA DL.

Signature of Notary Public

KAREN RANEW NOTARY EXPIRES GEORGIA Dec. 26, 2028 PUBLIC LEE COUNTY

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

Owner Signature Date 6/5/25

Applicant Signature Date

THIS INSTRUMENT PREPARED BY:
Charles A. Costin, Esquire
413 Williams Avenue
Port St. Joe, Florida 32456

Parcel ID# 04794-000R

WARRANTY DEED

THIS WARRANTY DEED made the 15 day of July, 2022, by

DARREN WHITE
11610 Signal Avenue
Albuquerque, New Mexico 87122

hereinafter called the grantor, to

BKS LAND HOLDINGS, LLC, a Georgia limited liability company
4400 Northcreek Ct
Albany, Georgia 31721

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 10, in Block 23 according to the official map of the City of Port St. Joe, Florida, as the same appears of recorded in the office of the Clerk of the Circuit Court 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, 2021.

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: Andrea Perea

DARREN WHITE

Witness
Printed Name: Jowanda Garcia

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 15th day of July, 2022 by **DARREN WHITE**, 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 15th day of July, 2022.

OFFICIAL SEAL
HOLLY L. HUDDLE
Notary Public
State of New Mexico
My Comm. Expires 07/18/24

Notary Public
My Commission Expires:
Commission No.:

RE: WHITE/EXCEL

NEW MIXED USE BUILDING CONSTRUCTION PLANS

ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	H.M.	HOLLOW METAL
A.F.G.	ABOVE FINISHED GRADE	I.D.	INSIDE DIAMETER
ACOUS.	ACOUSTICAL	IN.	INCH
ADJ.	ADJUSTABLE	INSUL.	INSULATION
ALUM.	ALUMINUM	INT.	INTERIOR
A.B.	ANCHOR BOLT	J.B.	JUNCTION BOX
APPROX.	APPROXIMATELY	JT.	JOINT
BLDG.	BUILDING	LAM.	LAMINATE
BLK.	BLOCK	LAV.	LAVATORY
BTM.	BOTTOM	L.T. WT.	LIGHT WEIGHT
C.J.	CONTROL JOINT	MANUF.	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MAX.	MAXIMUM
C.O.	CLEAN OUT	MECH.	MECHANICAL
C.R.	COLD ROLLED	MTL.	METAL
CAB.	CABINET	MIN.	MINIMUM
CEM.	CEMENT	NOM.	NOMINAL
CL.	CLOSET	O.C.	ON CENTER
CLG.	CEILING	O.H.	OVERHEAD
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	R.	RISERS
C.T.	CERAMIC TILE	R.D.	ROOF DRAIN
DBL.	DOUBLE	R.O.	ROUGH OPENING
DTL.	DETAIL	RAD.	RADIUS
DIA.	DIAMETER	REC.	RECESSED
DIAG.	DIAGONAL	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
E.J.	EXPANSION JOINT	RM.	ROOM
E.W.C.	ELECTRIC WATER COOLER	S.S.	STAINLESS STEEL
EA.	EACH	S.V.	SHEET VINYL
EL.	ELEVATION	SCHED.	SCHEDULE
ELECT.	ELECTRICAL	SECT.	SECTION
EQ.	EQUAL	SHT.	SHEET
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXIST.	EXISTING	SPEC.	SPECIFICATION
EXP.	EXPANSION	SQ.	SQUARE
EXP. JT.	EXPANSION JOINT	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
F.D.	FLOOR DRAIN	STRUCT.	STRUCTURAL
F.F.E.	FINISHED FLOOR ELEVATION	SUSP.	SUSPENDED
F.E.	FIRE EXTINGUISHER	T. & B.	TOP AND BOTTOM
FIN.	FINISH	T. & G.	TONGUE AND GROOVE
FLR.	FLOOR	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TYP.	TYPICAL
FRPT.	FRAME	U.N.O.	UNLESS NOTED OTHERWISE
FT.	FOOT	V.C.T.	VINYL COMPOSITION TILE
FTG.	FOOTING	VERT.	VERTICAL
GA.	GAUGE	WH	WITH
G.A.L.V.	GALVANIZED	W.C.	WATER CLOSET
G.C.	GENERAL CONTRACTOR	W.P.	WATER PROOF
GEN.	GENERAL	W.W.M.	WELDED WIRE MESH
GYP.	GYPSUM	WD.	WOOD
G.W.B.	GYPSUM BOARD		

ARCHITECTURAL SYMBOL LEGEND

- NUMBER / SECTION / SHEET DRAWN ON
- DETAIL
- NUMBER / INTERIOR ELEVATION / SHEET DRAWN ON
- DIRECTION / EXTERIOR ELEVATION / SHEET DRAWN ON
- INTERIOR WALL ELEVATION
- NORTH ARROW
- KEYNOTE
- DOOR NUMBER (AS INDICATED)
- WINDOW TYPE
- F.E.C. FIRE EXTINGUISHER/CABINET
- FIRE EXTINGUISHER/WALL MOUNTED
- NEW ELEVATION
- EXISTING ELEVATION
- WALL CONSTRUCTION TYPE

BKS LAND HOLDINGS

410 REID AVE.
PORT ST. JOE, FLORIDA
PARCEL# 04794-000R

TABLE OF CONTENTS

*THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH

☐ 2023 F.B.C. SECTION 1609 FOR DESIGN PRESSURES - OR -

☑ 2023 F.B.C. SECTION R301 FOR DESIGN PRESSURES

OCCUPANCY: MIXED USE GROUP A-2, GROUP B, AND R-2

CONSTRUCTION TYPE: TYPE 5-A, SPRINKLERED

2023 FLORIDA RESIDENTIAL BUILDING CODE (FBC)
2023 FLORIDA MECHANICAL CODE (FMC)
2023 FLORIDA PLUMBING CODE (FPC)
2023 FLORIDA PREVENTION CODE
INCLUDING AMENDED VERSION OF THE NFPA 101
2023 & LIFE SAFETY CODE (LSC)
2020 NATIONAL ELECTRIC CODE (NEC)
2023 FLORIDA STATE ACCESSIBILITY CODE CH. 11
2023 FLORIDA FUEL/GAS CODE
2023 FLORIDA ENERGY CODE

ENGINEER'S STAMP

ENGINEER OF RECORD

MANNY HAKHAMENESHI, PhD, P.E., S.E.
FL. License #90808

12955 ALCOSTA BLVD. SUITE 1435
SAN RAMONE, CALIFORNIA 94583
925.866.9654

J.WARREN
PLANNING| BUILDING| DEVELOPMENT

2853 VICTORIA AVE.
PORT ST. JOE, FLORIDA 32456
SUBLIMEDESIGNSERVICES@GMAIL.COM

Project Number:	Date Of Print
2025 - 39	4/22/25

Rev.	Date:	Description

CONSTRUCTION DOCUMENTS:

BKS LAND HOLDINGS, L.L.C.

410 REID ACE.
PORT ST. JOE, FL.

Sheet Number

CVR

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DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	HGT	THK	GLAZING	STYLE	MATERIAL	SWING	Type	ROUGH OPENING R.W.	R.W.	NOTES
1	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	RIGHT	FULL LITE	3'-4"	8'-0"	--
2	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	LEFT	FULL LITE	3'-4"	8'-0"	--
4	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	3'-4"	8'-10"	--
5	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	3'-4"	8'-10"	--
6	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	3'-4"	8'-10"	--
7	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	3'-4"	8'-10"	--
8	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE	MASONITE	RIGHT	6 PANEL	3'-4"	8'-10"	--
9	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE - EXTERIOR	FIBERGLASS	RIGHT	6 PANEL	3'-4"	8'-10"	--
10	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	RIGHT	FULL LITE	3'-4"	8'-10"	--
11	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE	MASONITE	RIGHT	6 PANEL	3'-4"	8'-10"	--
12	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	LEFT	FULL LITE	3'-4"	8'-10"	--

WINDOW SCHEDULE

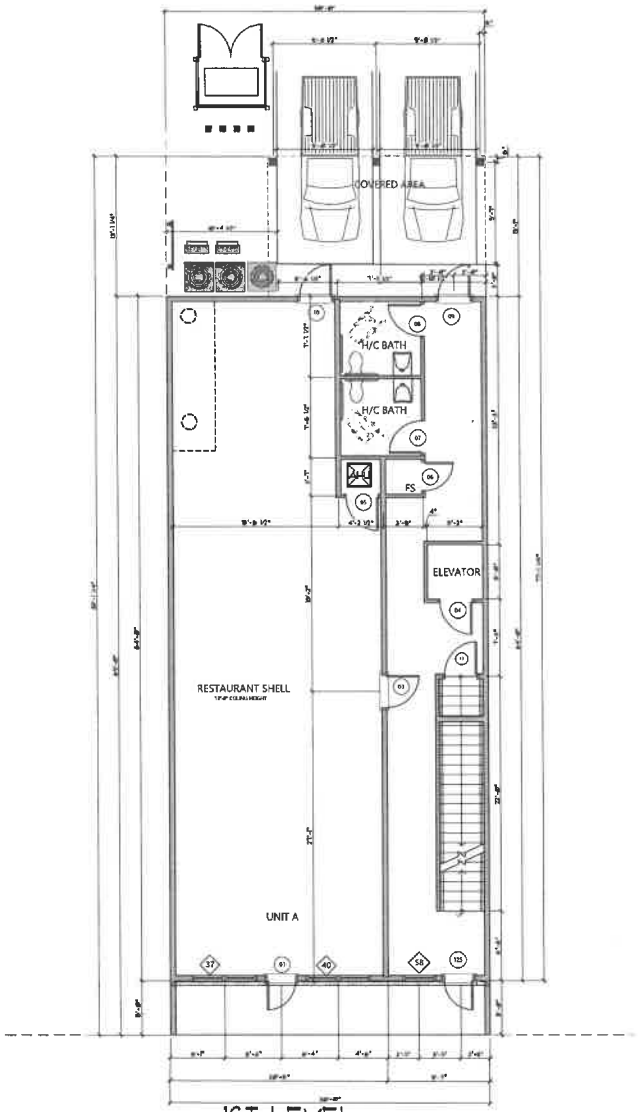
MARK	SIZE WIDTH	HEIGHT	STYLE	NOTES
37	3'-0"	6'-0"	FIXED GLASS - IMPACT RESISTANT (TYP)	--
40	3'-0"	6'-0"	FIXED GLASS - IMPACT RESISTANT (TYP)	--
58	3'-0"	6'-0"	FIXED GLASS - IMPACT RESISTANT (TYP)	--

NOTE:
1. PRIOR TO BUILD, DEMO EXISTING CONC. SLAB - CONSTRUCT NEW SLAB AT ELEVATION 10.5

AREAS

	HEATED AND COOLED		PORCHES/UNFINISHED SPACE		TOTAL	
1ST LEVEL	5565	SQUARE FEET	164	SQUARE FEET	5729	SQUARE FEET
2ND LEVEL	1605	SQUARE FEET	337	SQUARE FEET	1942	SQUARE FEET
3RD LEVEL	1680	SQUARE FEET	335	SQUARE FEET	1310	SQUARE FEET
TOTAL	8865	SQUARE FEET	836	SQUARE FEET	6701	SQUARE FEET

AREA DIAGRAM



1ST LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

ENGINEER'S STAMP

ENGINEER OF RECORD

MANNY HAKHAMENESHI, PhD, P.E., S.E.
FL License #90008

12935 ALCOSTA BLVD, SUITE 1426
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BKS LAND HOLDINGS, L.L.C.

410 REID ACE.
PORT ST. JOE, FL.

Sheet Number

A1.1

22

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	GLAZING	STYLE	MATERIAL	SWING	Type	ROUGH OPENING RW.	ROUGH OPENING RW.	NOTES
D	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	RIGHT	FULL LITE	3'-4"	8'-10"	--
G	6'-0"	8'-0"	1 3/4"	--	HINGED - DOUBLE - FULL LITE	FIBERGLASS	NA	FULL LITE	6'-4"	8'-10"	--
H	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE	FIBERGLASS	LEFT	6 PANEL	3'-4"	8'-10"	--
B	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE	FIBERGLASS	LEFT	6 PANEL	3'-4"	8'-10"	--
B	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	LEFT	FULL LITE	3'-4"	8'-10"	--
F	3'-0"	8'-0"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	RIGHT	FULL LITE	3'-4"	8'-10"	--
B	5'-0"	8'-0"	1 3/4"	--	SWING - DOUBLE	FIBERGLASS	NA	6 PANEL	5'-4"	8'-10"	--
B	6'-0"	8'-0"	1 3/4"	--	HINGED - DOUBLE - FULL LITE	FIBERGLASS	NA	FULL LITE	6'-4"	8'-10"	--

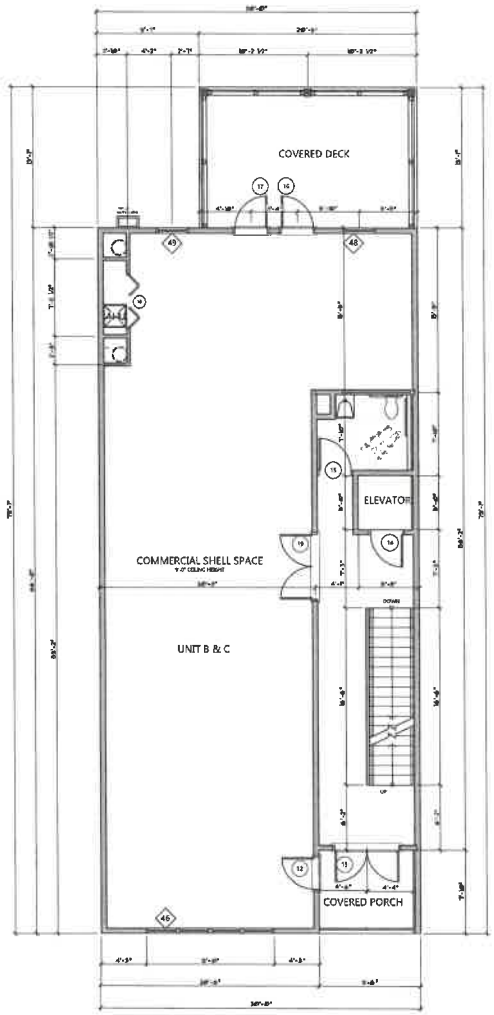
WINDOW SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	STYLE	NOTES
46	7'-0"	1'-6"	FIXED GLASS - IMPACT RESISTANT (SLIDE UNIT)	--
48	7'-0"	1'-6"	FIXED GLASS - IMPACT RESISTANT	--
49	7'-0"	1'-6"	FIXED GLASS - IMPACT RESISTANT	--

AREAS

	HEATED AND COOLED		PORCHES/UNFINISHED SPACE		TOTAL	
1ST. LEVEL	1962	SQUARE FEET	164	SQUARE FEET	2126	SQUARE FEET
2ND. LEVEL	1963	SQUARE FEET	311	SQUARE FEET	2274	SQUARE FEET
3RD. LEVEL	1940	SQUARE FEET	361	SQUARE FEET	2301	SQUARE FEET
TOTAL	5865	SQUARE FEET	836	SQUARE FEET	6701	SQUARE FEET

AREA DIAGRAM



2ND LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

ENGINEER'S STAMP

ENGINEER OF RECORD

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BKS LAND HOLDINGS, L.L.C.

410 REID ACE.
PORT ST. JOE, FL.

Sheet Number

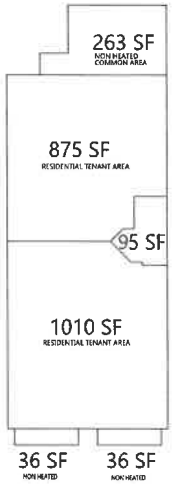
A1.2

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	GLAZING	STYLE	MATERIAL	SWING	Type	ROUGH OPENING R.W.	ROUGH OPENING R.W.	NOTES
30	3'-6"	6'-8"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	RIGHT	FULL LITE	3'-6"	7'-0"	--
31	3'-0"	6'-8"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	RIGHT	FULL LITE	3'-0"	6'-10"	--
32	2'-8"	6'-8"	1 3/8"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	2'-10"	6'-10"	--
33	2'-6"	6'-8"	1 3/4"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	2'-8"	6'-10"	--
34	2'-8"	6'-8"	1 3/4"	--	HINGED - SINGLE	MASONITE	RIGHT	6 PANEL	2'-10"	6'-10"	--
35	2'-8"	6'-8"	1 3/4"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	2'-10"	6'-10"	--
36	2'-6"	6'-8"	1 3/8"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	2'-8"	6'-10"	--
37	2'-6"	6'-8"	1 3/8"	--	HINGED - SINGLE	MASONITE	RIGHT	6 PANEL	2'-8"	6'-10"	--
38	2'-6"	6'-8"	1 3/8"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	2'-8"	6'-10"	--
39	2'-6"	6'-8"	1 3/8"	--	BIFOLD - SINGLE	MASONITE	RIGHT	6 PANEL	2'-10"	6'-5"	--
40	2'-8"	6'-8"	1 3/4"	--	HINGED - SINGLE - EXTERIOR	FIBERGLASS	RIGHT	6 PANEL	3'-0"	6'-10"	--
50	3'-0"	6'-10"	1 3/4"	--	HINGED - SINGLE - EXTERIOR	FIBERGLASS	LEFT	6 PANEL	3'-0"	6'-10"	--
51	2'-6"	6'-10"	1 3/4"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	2'-8"	6'-10"	--
52	2'-6"	6'-10"	1 3/8"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	2'-8"	6'-10"	--
53	2'-6"	6'-10"	1 3/8"	--	POCKET - SINGLE	MASONITE	LEFT	6 PANEL	2'-10"	6'-10"	--
54	2'-6"	6'-10"	1 3/4"	--	HINGED - SINGLE	MASONITE	LEFT	6 PANEL	3'-0"	6'-10"	--
55	2'-8"	6'-8"	1 3/4"	--	HINGED - SINGLE	MASONITE	RIGHT	6 PANEL	3'-0"	6'-10"	--
56	2'-6"	6'-8"	1 3/8"	--	POCKET - SINGLE	MASONITE	RIGHT	6 PANEL	2'-10"	6'-5"	--
57	2'-6"	6'-8"	1 3/8"	--	BIFOLD - DOUBLE	MASONITE	NA	6 PANEL	5'-0"	6'-5"	--
58	2'-6"	6'-8"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	RIGHT	FULL LITE	3'-4"	6'-10"	--
59	3'-0"	6'-8"	1 3/4"	--	HINGED - SINGLE - FULL LITE	FIBERGLASS	LEFT	FULL LITE	3'-4"	6'-10"	--
60	2'-6"	6'-8"	1 3/8"	--	BIFOLD - SINGLE	MASONITE	LEFT	6 PANEL	2'-10"	6'-5"	--

WINDOW SCHEDULE

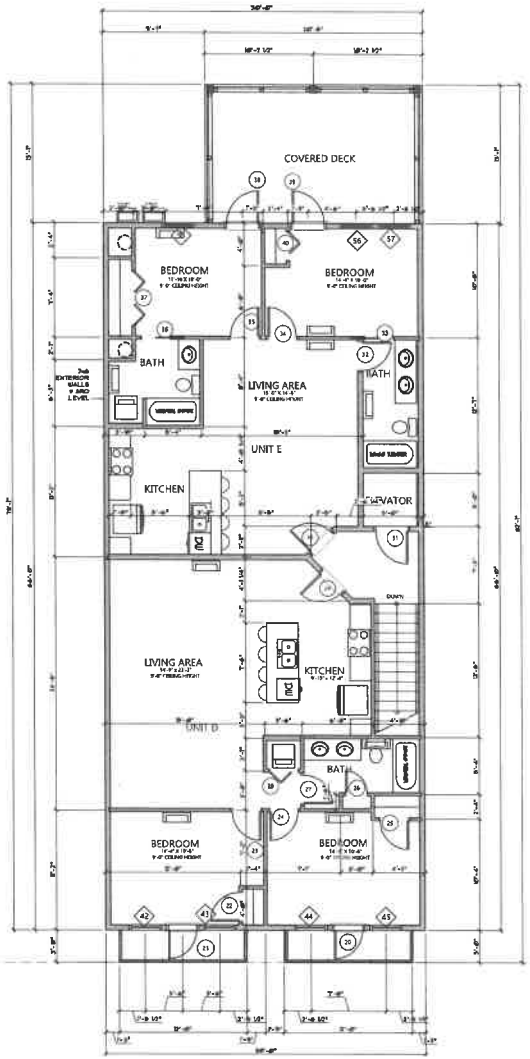
MARK	SIZE WIDTH	SIZE HEIGHT	STYLE	NOTES
42	2'-0"	6'-0"	FIXED GLASS - IMPACT RESISTANT	--
43	2'-0"	6'-0"	FIXED GLASS - IMPACT RESISTANT	--
44	3'-0"	6'-0"	FIXED GLASS - IMPACT RESISTANT	--
45	3'-0"	6'-0"	FIXED GLASS - IMPACT RESISTANT	--
55	3'-0"	5'-0"	SINGLE HUNG - IMPACT RESISTANT	--
56	3'-0"	5'-0"	SINGLE HUNG - IMPACT RESISTANT	--
57	3'-0"	5'-0"	SINGLE HUNG - IMPACT RESISTANT	--



AREA DIAGRAM

AREAS

	HEATED AND COOLED		PORCHES/UNFINISHED SPACE		TOTAL	
1ST. LEVEL	1980	SQUARE FEET	164	SQUARE FEET	2144	SQUARE FEET
2ND. LEVEL	1905	SQUARE FEET	337	SQUARE FEET	2242	SQUARE FEET
3RD. LEVEL	1980	SQUARE FEET	335	SQUARE FEET	2315	SQUARE FEET
TOTAL	5865	SQUARE FEET	836	SQUARE FEET	6701	SQUARE FEET



3RD LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

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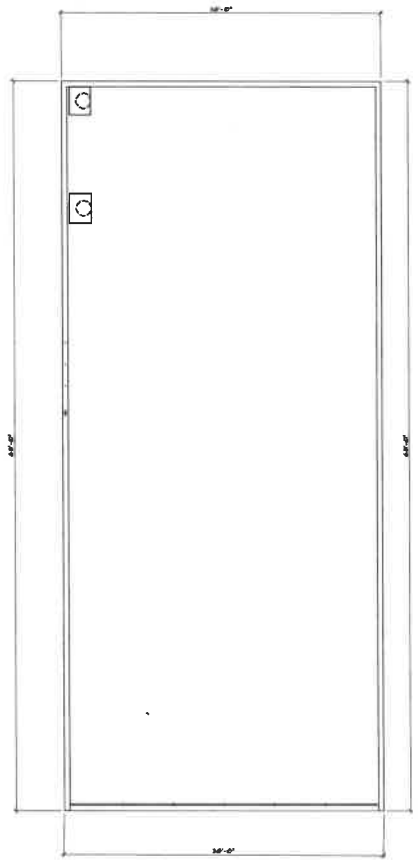

ROOF LEVEL
FLOOR PLAN
SCALE: 3/16" = 1'-0"

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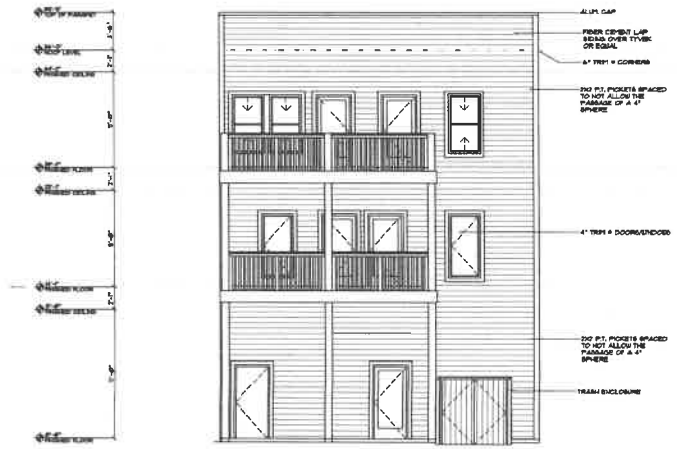
FRONT
ELEVATION VIEW
SCALE: 3/16" = 1'-0"



REAR
ELEVATION VIEW
SCALE: 3/16" = 1'-0"

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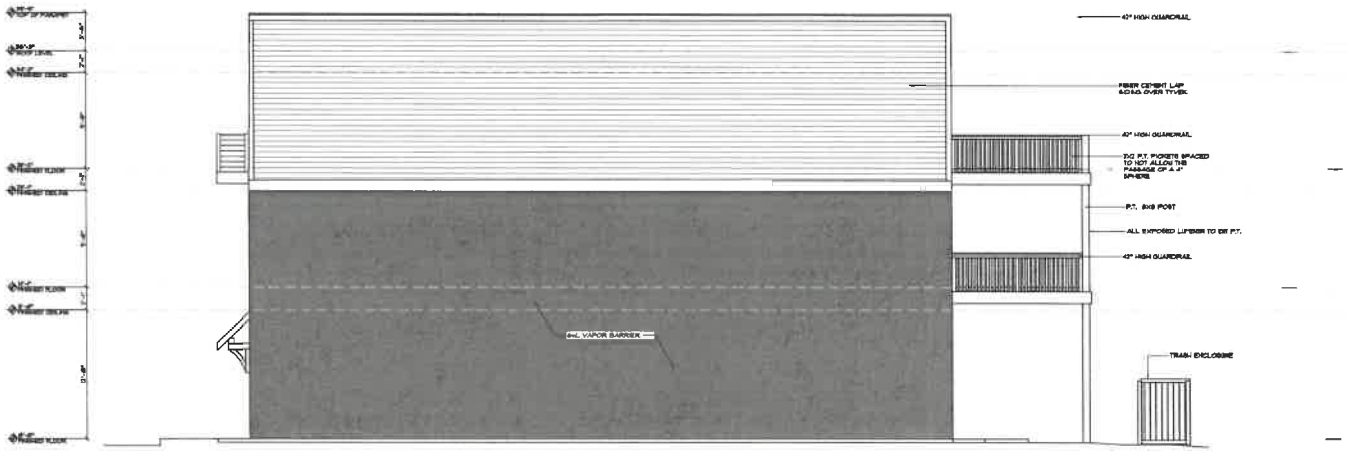

RIGHT ELEVATION VIEW

SCALE: 3/16" = 1'-0"

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LEFT
ELEVATION VIEW
SCALE: 3/16" = 1'-0"

82

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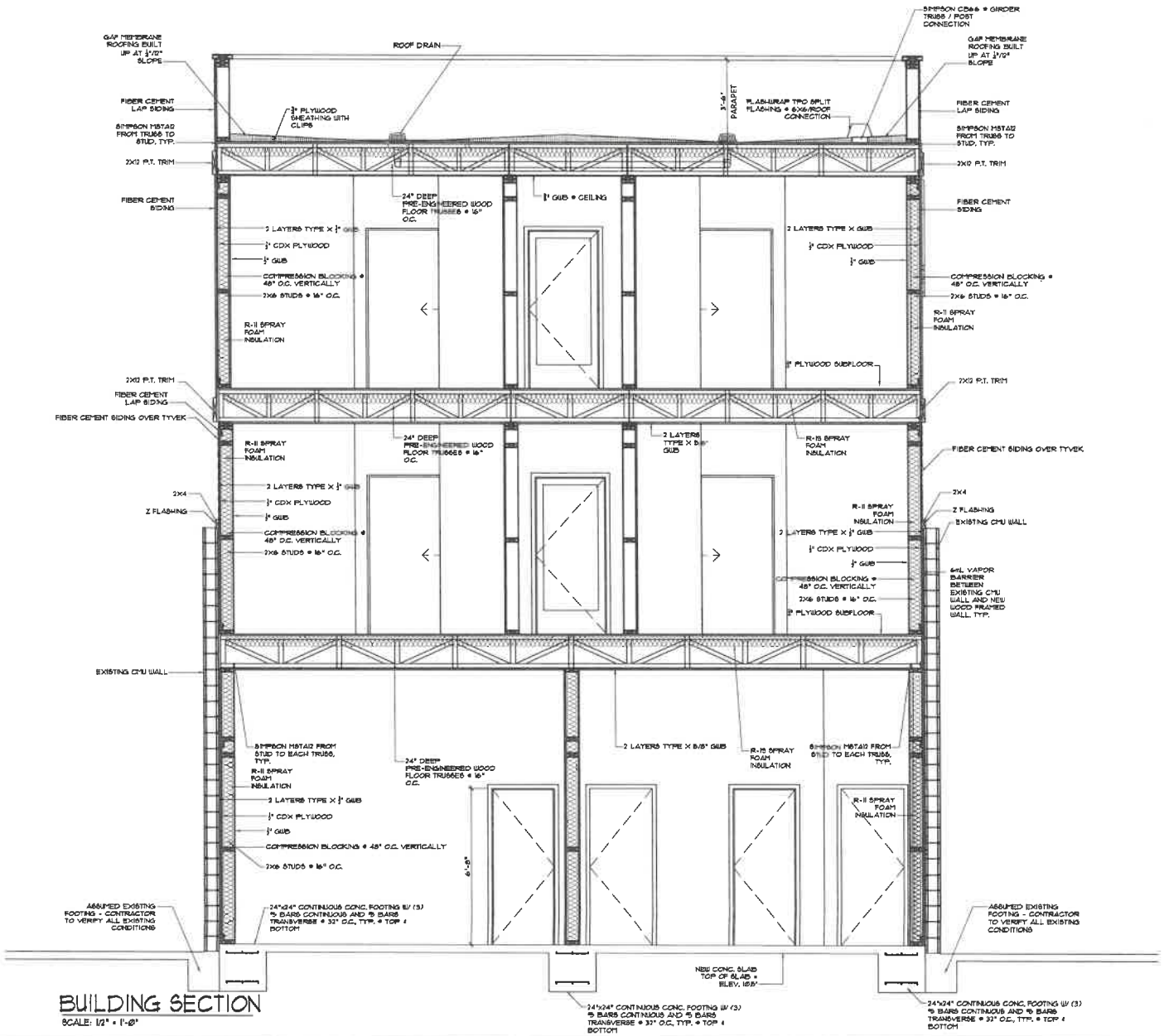

BUILDING SECTION

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

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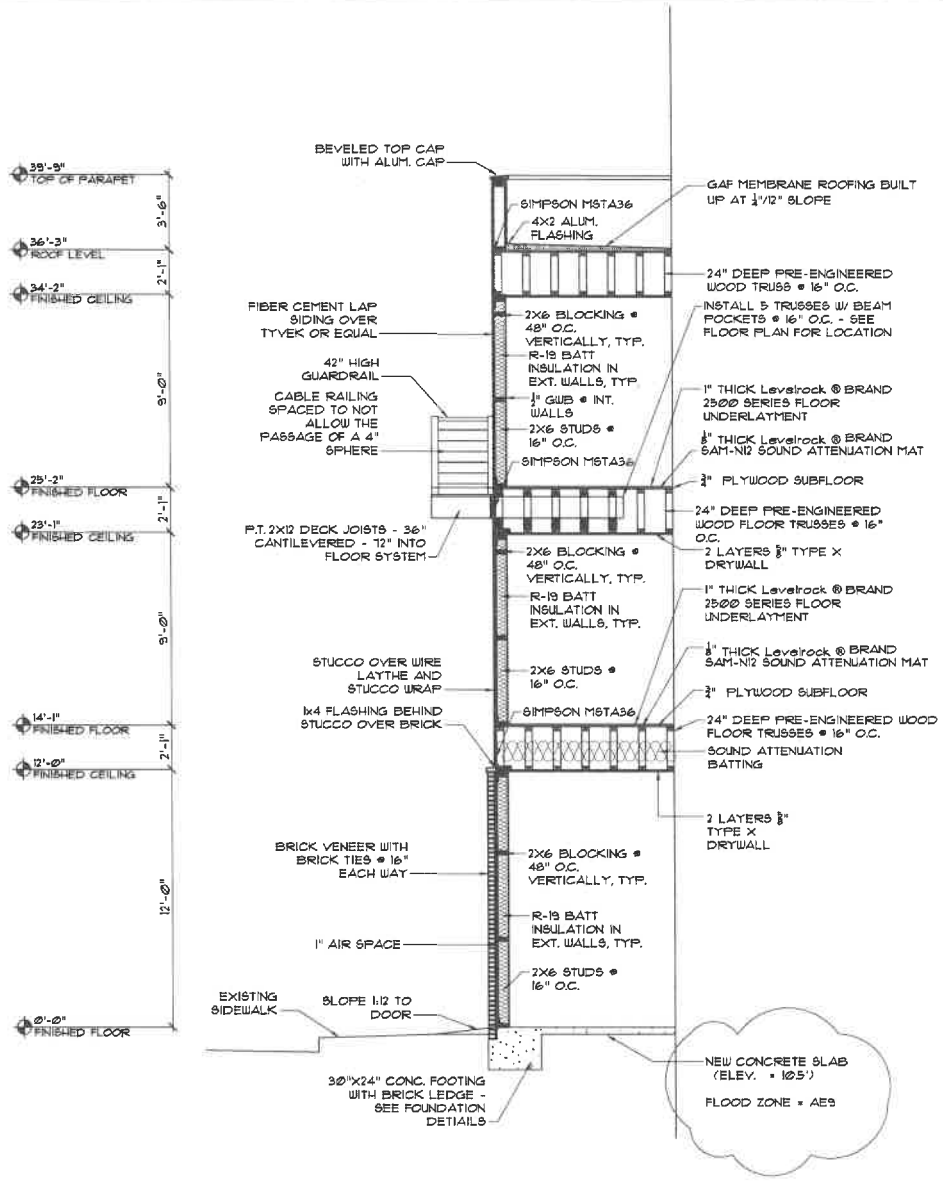

WALL SECTION

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

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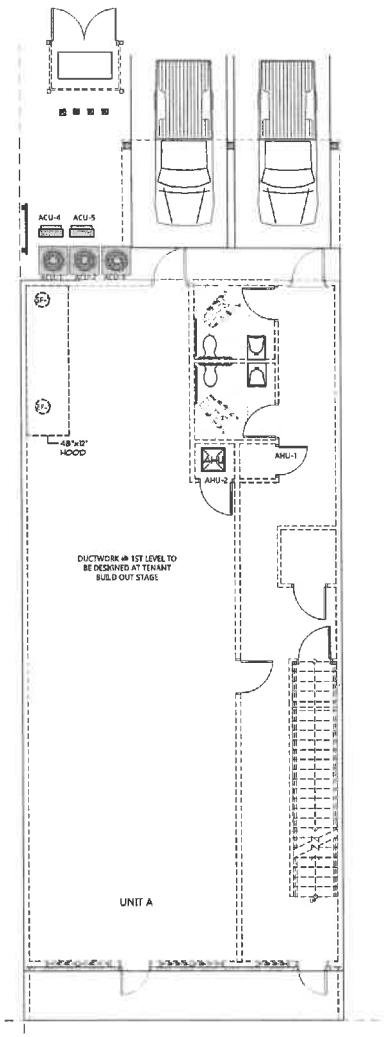
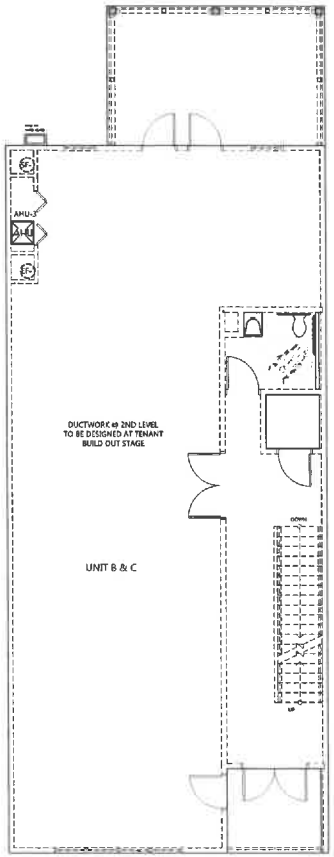
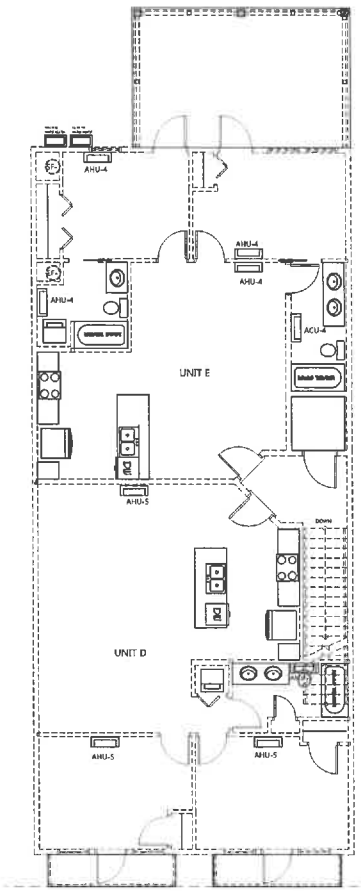


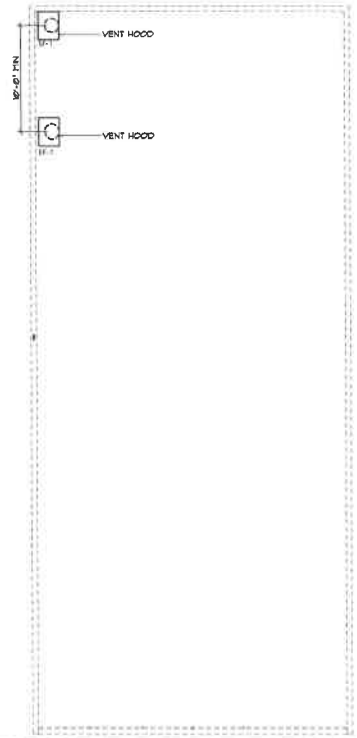
1ST LEVEL
MECHANICAL PLAN
SCALE: 3/16" = 1'-0"



2ND LEVEL
MECHANICAL PLAN
SCALE: 3/16" = 1'-0"



3RD LEVEL
MECHANICAL PLAN
SCALE: 3/16" = 1'-0"



ROOF TOP
MECHANICAL PLAN
SCALE: 3/16" = 1'-0"

ACU-1	24,000 BTU	17 SEER
ACU-2	12,000 BTU	17 SEER
ACU-3	24,000 BTU	17 SEER
ACU-4	18,000 BTU	17 SEER
ACU-5	18,000 BTU	17 SEER

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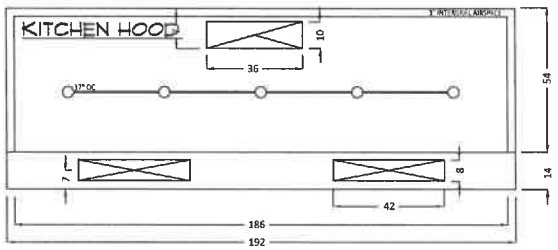
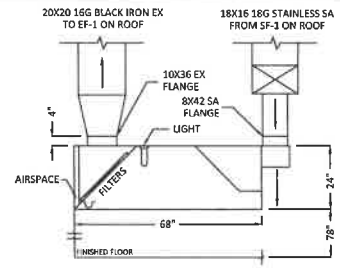
HVAC GENERAL NOTES:

1. NOT USED
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS WITH FULL COMPLIANCE WITH APPLICABLE FLORIDA STATE, CITY OF PORT ST. JOE BUILDING CODE AND ORDINANCES REQUIREMENTS.
3. ALL DUCT WORK SHALL BE NEW & CONSTRUCTED & INSTALLED IN ACCORDANCE WITH NFPA REQUIREMENTS.
4. ALL DUCT SIZES INDICATED ON PLANS AND RISERS ARE CLEAR INSIDE DIMENSIONS. DUCT SIZES NOT SHOWN SHALL BE SIZED TO VELOCITIES NO GREATER THAN UPSTREAM SECTION USING SIMILAR ASPECT RATIOS.
5. AIRCONDITIONING SUPPLY & RETURN AIR DUCTS SHALL BE 1-1/2" THICK (R6.0) FIBERGLASS DUCTBOARD. DUCTBOARD SHALL BE 475E1 OR 800E1 AS PRESCRIBED BY SMACNA DEPENDING ON THE DUCT SIZE.
6. ALL FIBROUS GLASS DUCTBOARD JOINTS, SEAMS AND CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. FIBERGLASS DUCT & DUCT WRAP SHALL BE SEALED WITH GLASS FAB & MASTIC. ALL DUCTWORK SHALL BE CLASS 1, UL-181 AND ALL CLOSURES SHALL MAINTAIN THIS RATING.
7. FLEXIBLE DUCTWORK SHALL BE TYPE INL-25 AND AS MANUFACTURED BY OWENS CORNING, SUPPORTED WITH 1 1/2" SHEET METAL STRAPS AT 5'-0" ON CENTERS. SUPPORT DUCTWORK 18" FROM EACH REGISTER, BRANCH OR PLENUM BOX.
8. FOR EXACT LOCATIONS OF CEILING-MOUNTED AIR DIFFUSERS, GRILLES AND REGISTERS, SEE ELECTRICAL LIGHTING PLANS.
9. EXHAUST DUCTWORK SHALL BE 30 GA. MIN., UNINSULATED GALVANIZED STEEL.
10. PAINT INSIDE OF DUCTS VISIBLE THROUGH GRILLES AND REGISTERS WITH FLAT BLACK PAINT.
11. COORDINATE ALL HVAC SYSTEM DRAWINGS WITH TRUSS/JOIST MANUFACTURER DURING SHOP DRAWING REVIEW TO AVOID INTERFERENCES BETWEEN MECHANICAL SYSTEMS & BUILDING STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TRUSS/ JOISTS INTERFERENCES THAT OCCUR IN FIELD DURING CONSTRUCTION. COORDINATE IN ADVANCE. DUCT SIZES MAY BE REVISED TO FIT TRUSS/JOISTS SO LONG AS THE EQUIVALENT INSIDE CROSS-SECTIONAL AREA IS NOT DECREASED.
12. FRESH AIR INTAKES SHALL BE A MINIMUM OF 15'-0" FROM ALL EXHAUST AND CONTAMINATION AND 10'-0" ABOVE GRADE.
13. WHERE PIPES PENETRATES FIRE RATED WALLS AND FLOORS, PROVIDE PIPE SLEEVE TWO SIZES LARGER THAN CONDUIT/PIPE AND FILL SLEEVE WITH FIRE RESISTIVE INTUMESCENT COMPOUND. FIRE STOP INSTALLATION SHALL BE UL LISTED EQUAL TO OR EXCEEDING RATING OF WALL, FLOOR OR CEILING.
14. NOT USED
15. DUCT CONSTRUCTION SHALL BE AS PER SMACNA STANDARDS AND ASHRAE GUIDELINES AND SHALL BE GALVANIZED SHEET METAL (UNLESS NOTED).
16. ALL HANGERS, DUCT AND PIPE SUPPORTS, ETC. SHALL BE GALVANIZED STEEL.
17. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER WIRING. THE HEATING CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPERATURE CONTROL WIRING AND CONNECTIONS TO EQUIPMENT AS REQUIRED.
18. COORDINATE WORK WITH OTHER TRADES AND INSTALL CONDUITS AND CONDUIT BOXES TO CLEAR PIPES, DUCTS AND OTHER STRUCTURAL FEATURES.
19. PROVIDE FIRESTOPPING AND WATER SEALS FOR WALL PENETRATIONS.
20. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING OR HAVING REASONS TO KNOW THAT THE WORK IS CONTRARY TO THE FLORIDA BUILDING CODE REQUIREMENTS, HE SHALL NOTIFY THE OWNER IMMEDIATELY.
21. ALL DUCTWORK AT THE ATTIC SPACES SHALL BE INSULATED WITH 2" THICK 3/4"LB FIBERGLASS INSULATION OF FOIL FACING. TAPE ALL JOINTS WITH 2" WIDE FACING MATERIAL.
22. REVIEW THE MECHANICAL LAYOUT WITH THE OWNER AT BEGINNING OF MECHANICAL DUCT LAYOUT.
23. NOT USED
24. NOT USED
25. BALANCE ALL CFM TO EACH REGISTER.
26. DRAWING IS DIAGRAMMATIC ONLY. ACTUAL LOCATIONS AND ROUTING OF PIPES, DUCT, ETC. SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. CONTRACTOR SHOULD COORDINATE WITH OTHER TRADES FOR SPACE REQUIREMENTS AND INTERFERENCE. INSTALL VALVES IN LOCATIONS OR PROVIDE ACCESS DOORS FOR EASY ACCESS.
27. PROVIDE MANUAL LOCKABLE VOLUME DAMPERS IN ALL BRANCH DUCTS.
28. ALL SUPPLY AIR TAKEOFFS FROM MAIN TRUNK DUCTS ARE TO BE INSTALLED WITH BELL MOUTH FITTING OR 45 DEGREE ENTRY TO PROVIDE THE SMOOTHEST AIR FLOW POSSIBLE.
29. NOT USED
30. ALL ROTATING EQUIPMENT SHALL BE INSTALLED WITH VIBRATION ISOLATORS AND PROVIDED WITH FLEXIBLE DUCT CONNECTIONS.
31. EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE SERVICED BY THE CONTRACTOR FOR ONE (1) YEAR AT NO ADDITIONAL COST.
32. HEAT PUMP CABINETS SHALL BE WEATHERPROOF AND INSULATED FOR TEMPERATURE AND NOISE CONTROL.
33. COMPRESSOR SHALL BE COMPLETELY HERMETIC TYPE, RESILIENTLY MOUNTED INSIDE STEEL CONTAINER AND ENTIRE ENCLOSED COMPRESSOR UNIT SHALL BE RESILIENTLY MOUNTED WITHIN UNIT CABINET.
34. COILS SHALL BE CONSTRUCTED OF COPPER TUBES WITH ALUMINUM FINS.
35. INDOOR AIR BLOWERS SHALL BE CENTRIFUGAL TYPE, DIRECT DRIVEN AND SHALL BE STATICALLY AND DYNAMICALLY BALANCED, RESILIENTLY MOUNTED ON ADJUSTABLE BASE.
36. NOT USED
37. PROVIDE OUTSIDE AIR INTAKE WITH VOLUME CONTROL DAMPER. UNITS SHALL HAVE AN "OFF-ON-AUTOMATIC" SWITCH, AND FAN "AUTO-ON" SWITCH ON THERMOSTAT BASE. UNIT SHALL BE OPERATED WITH FAN SWITCH IN "ON" POSITION FOR CONTINUOUS AIR CIRCULATION WHEN UNIT IS ENERGIZED.
38. UNITS SHALL HAVE AN "OFF-ON-AUTOMATIC" SWITCH, AND FAN "AUTO-ON" SWITCH ON THERMOSTAT BASE. UNIT SHALL BE OPERATED WITH FAN SWITCH IN "ON" POSITION FOR CONTINUOUS AIR CIRCULATION WHEN UNIT IS ENERGIZED.
39. FURNISH ALL WIRING, CONDUIT, RELAYS, CONTRACTORS, STARTERS, ETC., REQUIRED FOR ENTIRE CONTROL SYSTEM. ALL EQUIPMENT SHALL MEET CODES AND REQUIREMENTS SPECIFIED IN THE ELECTRICAL SECTIONS OF THESE SPECIFICATIONS.
40. CONTROLS AND CONTROLLED EQUIPMENT SHALL HAVE OVERLOAD AND VOLTAGE PROTECTION.
41. MOUNT OPERATION THERMOSTAT 5'-6" ABOVE FLOOR.
42. PROVIDE CONDENSATE DRAINS WITH 2" DEEP TRAPS FROM DRAIN CONNECTIONS TO WITHIN 6" OF GROUND. EXTEND DRAIN PIPE 3" OUT FROM UNIT AND TURN DOWN WITH ELBOW.
43. DUCTBOARD: ALL DUCTWORK SHALL BE INSTALLED AS INDICATED. ALL MINIMUM DUCT WEIGHTS SHALL CONFORM TO RECOMMENDATIONS OF ASHRAE GUIDE. ALL DUCTWORK JOINTS, SEAMS ELBOWS, BRANCHES, HANGERS AND BRACING SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH STANDARDS OF ASHRAE, AND DUCTWORK SHALL BE NEW DUCTBOARD OF BEST QUALITY, DUCTWORK SHALL BE SUPPORTED AT 4'-0" INTERVALS. INSTALLATION SHALL BE MADE IN ACCORDANCE WITH SMAACNA RECOMMENDATIONS UNLESS INDICATED AS A HIGHER STANDARD.



PLAN VIEW (NOT TO SCALE)



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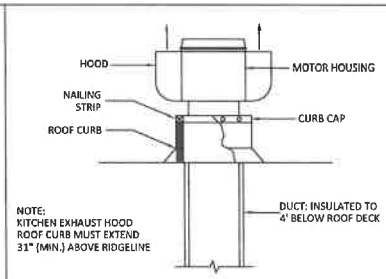
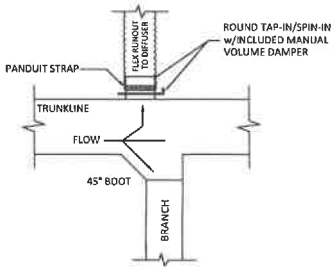


EF-1 DETAIL (NOT TO SCALE)

GREENHECK GHDW SERIES KITCHEN HOOD ASSEMBLY

1. BUILT IN AMEREX KP WET CHEMICAL FIRE SUPPRESSION SYSTEM
2. INCLUDED PREWIRED CONTROL CENTER W/DUAL MOTOR STARTER
3. CUBE-180-20 UPBLAST EXHAUST FAN (EF-1)
4. MINIMUM 10' FROM MAKEUP AIR INTAKE (SF-1)



TYPICAL BRANCH / RUNOUT TAPS
NOT TO SCALE

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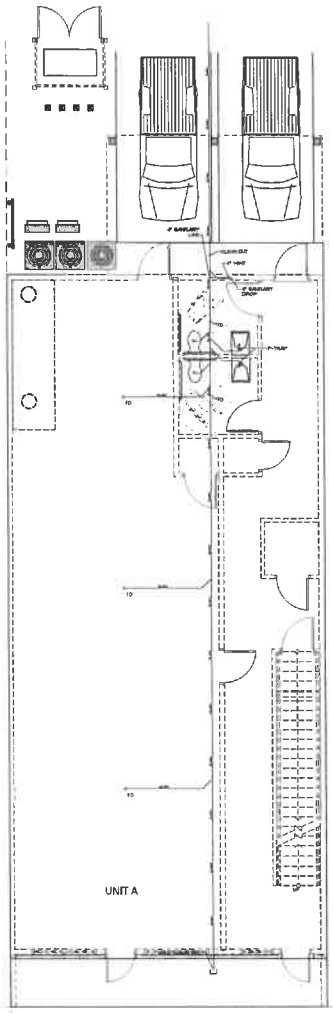
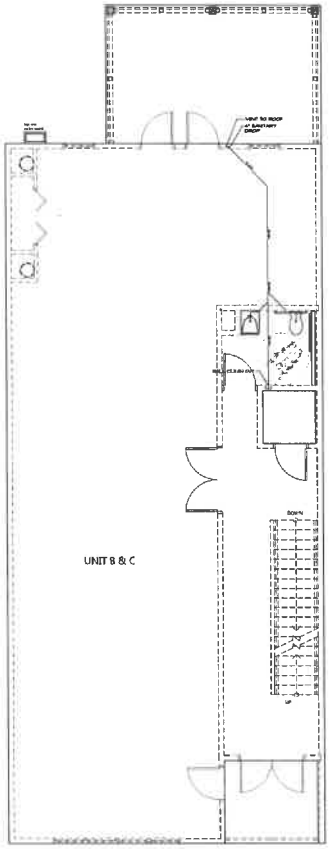


1ST LEVEL - SANITARY PLUMBING PLAN

SCALE: 3/16" = 1'-0"



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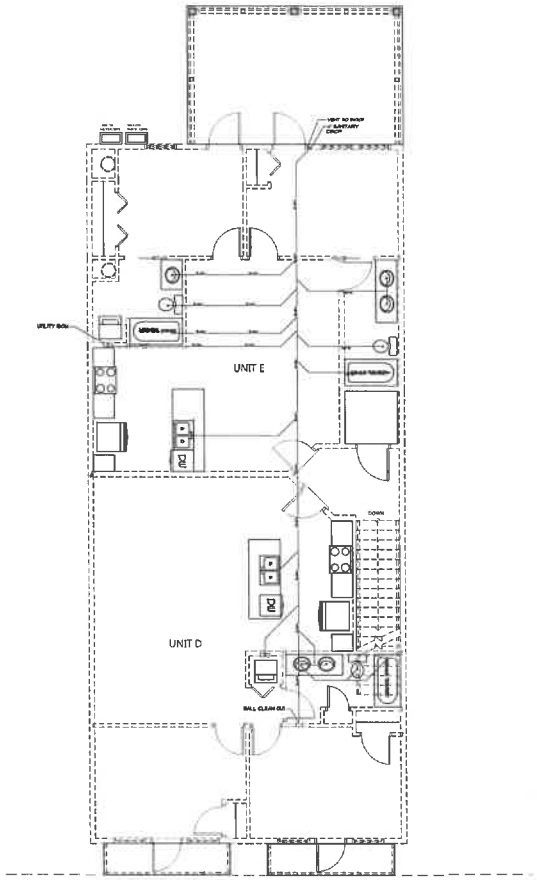

3RD LEVEL - SANITARY PLUMBING PLAN

SCALE: 3/16" = 1'-0"

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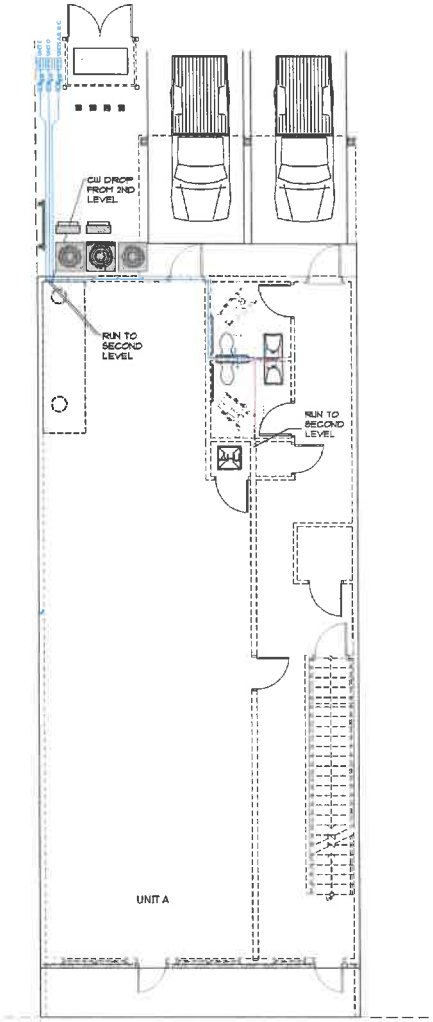

1ST LEVEL - WATER SUPPLY PLUMBING PLAN

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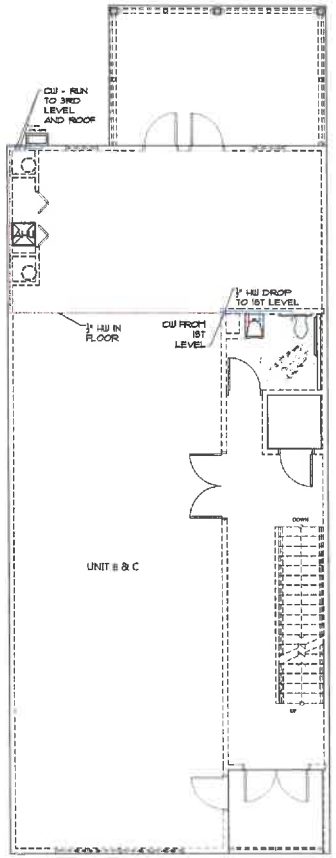

2ND LEVEL- WATER SUPPLY PLUMBING PLAN

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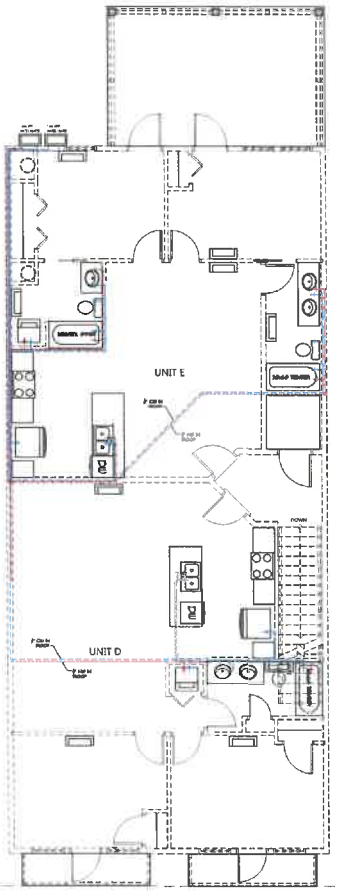

3RD LEVEL - WATER SUPPLY PLUMBING PLAN

SCALE: 3/16" = 1'-0"

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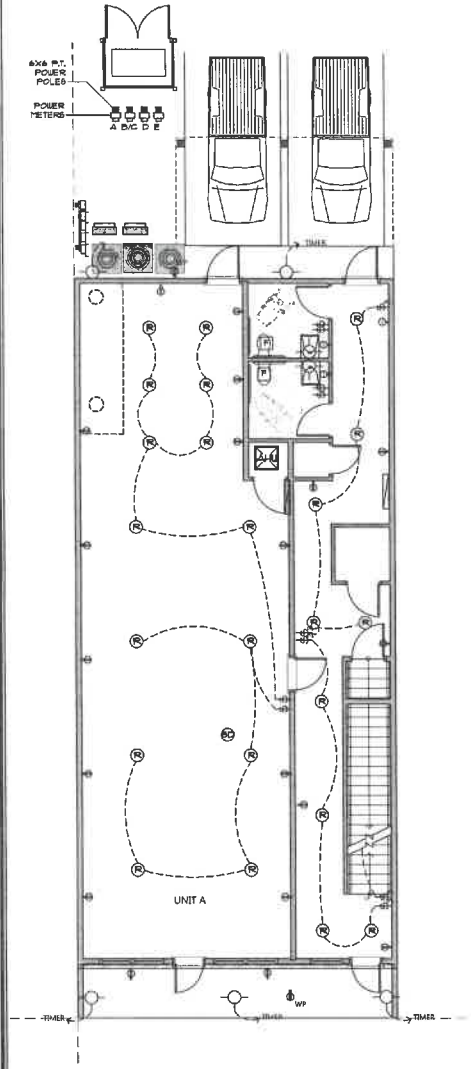
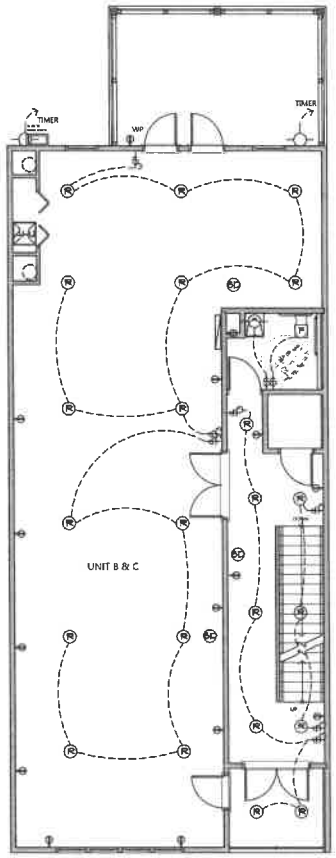


1ST LEVEL
ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



2ND LEVEL
ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL LIGHTING & POWER LEGEND

- 220V OUTLET
- 110V OUTLET - WALL MOUNTED 16" A.F.F. U.N.O.
- 110V GFCI PROTECTED OUTLET - MTD. 44" AFF OR CABINET MTD.
- 110V OUTLET WITH USB
- NEMA 3R A/C DISCONNECT
- AIR CONDENSER UNIT
- BREAKER BOX
- SMOKE DECTECTOR
- LIGHT/EXHAUST FAN/HEATER
- WALL SWITCH
- WALL SWITCH - 3 WAY
- WALL SWITCH - DIMMER
- WALL SWITCH - MOTION SENSOR
- FLUORESCENT LIGHT FIXTURE
- RECESSED CEILING FIXTURE
- CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- PENDANT LIGHT
- COAX OUTLET
- FLOOD LIGHT W/ MOTION SENSOR
- CEILING FAN W/ LIGHT FIXTURE
- CEILING FAN W/O LIGHT FIXTURE

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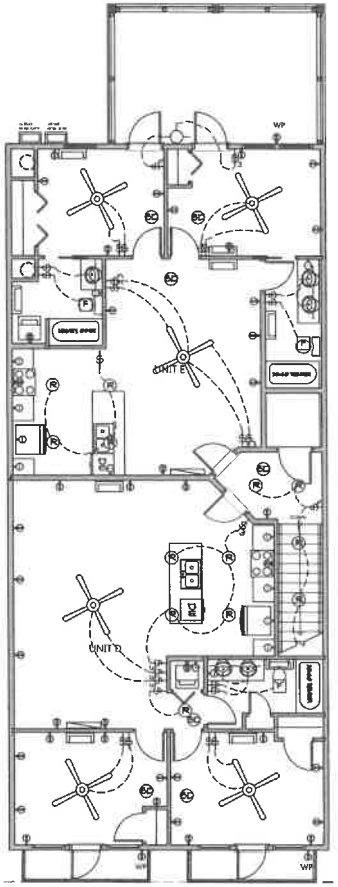

3RD LEVEL ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

ELECTRICAL LIGHTING POWER LEGEND

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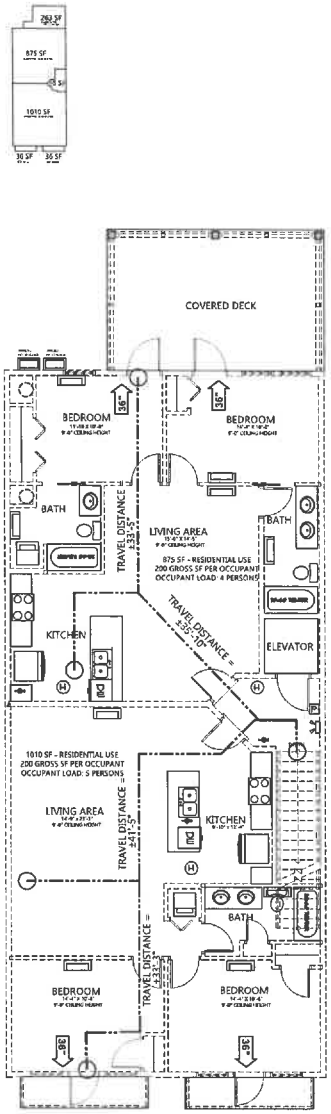
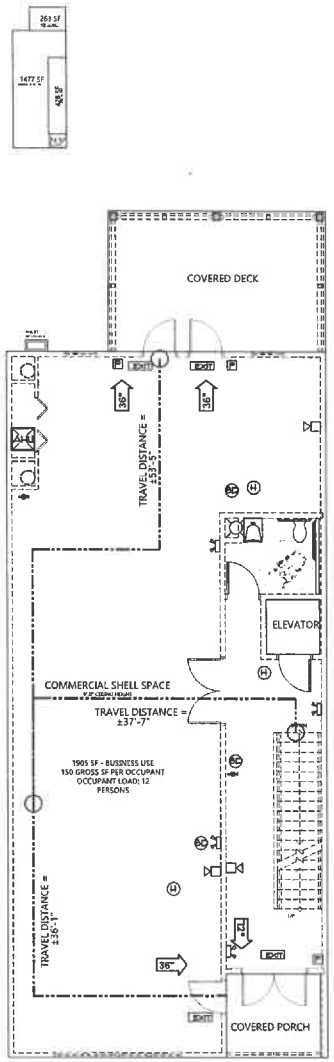


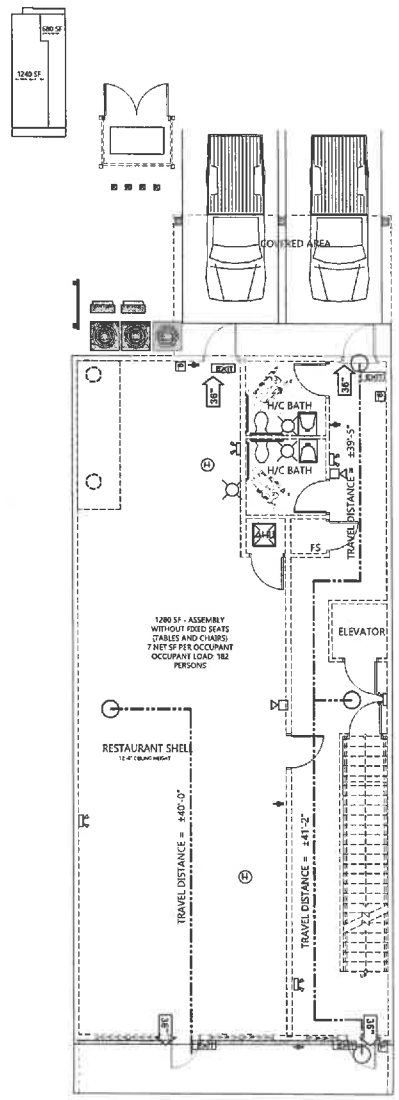
3RD LEVEL LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"



2ND LEVEL LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"



1ST LEVEL LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

LIFE SAFETY LEGEND

- EXIT LIGHT
- SMOKE DETECTOR
- WALL MOUNTED FIRE EXTINGUISHER
- EMERGENCY WALL PACK WITH BATTERY BACK UP

NOTE:
EACH PORTABLE FIRE EXTINGUISHER SHALL BE MOUNTED NO HIGHER THAN 5' FROM THE FLOOR. SHALL BE CLEARLY VISIBLE AND EASILY ACCESSIBLE. EACH SHALL BE CERTIFIED AND TAGGED BY A STATE LICENSED FIRE EXTINGUISHER CONTRACTOR INITIALLY AND ON AN ANNUAL BASIS THEREAFTER.

- 36" — 36"x60.2" PER OCCUPANT = 1140 OCCUPANTS
- 72" — 72"x60.2" PER OCCUPANT = 2140 OCCUPANTS
- PULL STATION
- HEAT DETECTOR
- STROBE
- HORN AND STROBE

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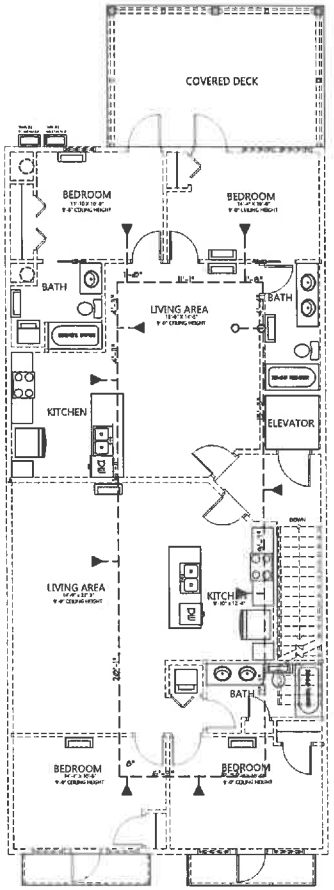
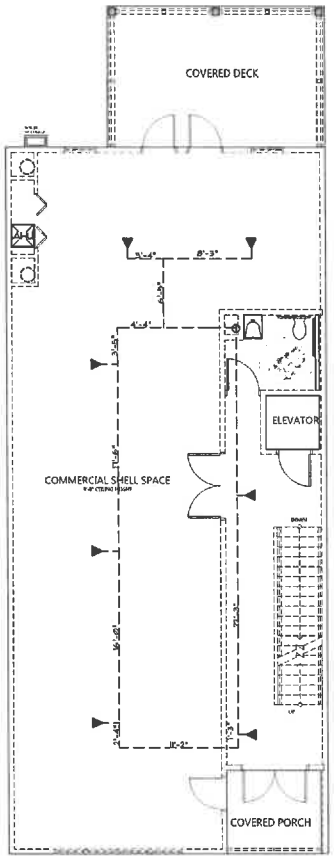
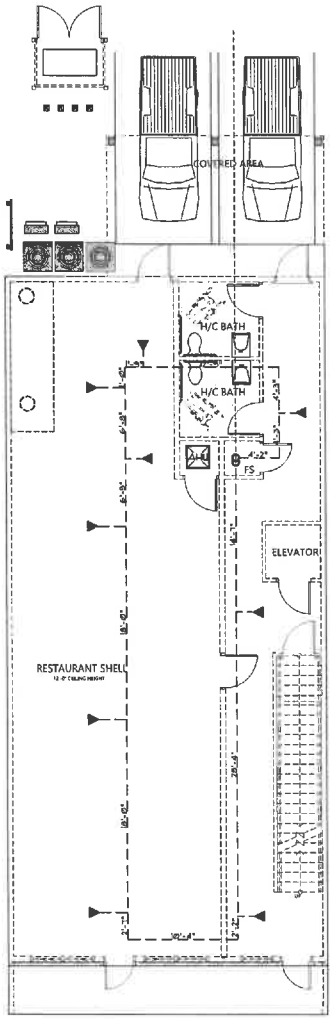


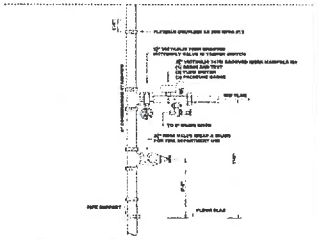
3RD LEVEL
FIRE SPRINKLER PLAN
SCALE: 3/16" = 1'-0"



2ND LEVEL
FIRE SPRINKLER PLAN
SCALE: 3/16" = 1'-0"



1ST LEVEL
FIRE SPRINKLER PLAN
SCALE: 3/16" = 1'-0"



FLOOR CONTROL - HOSE VALVE DETAIL N.T.S.

SCOPE OF WORK:
CONTRACTOR SHALL INSTALL NEW WET PIPE FIRE SPRINKLER SYSTEM

FIRE SPRINKLER NOTES:
SYSTEM DESIGNED PER NFPA 13 2024 EDITION
24 TOTAL SPRINKLER HEADS WITH DEFLECTORS @ 1" - 6" FROM BOTTOM OF CEILING
XXXX TOTAL AREA PROTECTED ON WET SYSTEM

CONTRACTOR SHALL:
PROVIDE REQUIRED SIGNS AND FLUSHING CONNECTIONS
CONTRACTORS MATERIAL AND TEST CERTIFICATES FOR ABOVE GROUND AND UNDERGROUND PIPE SHALL BE SUBMITTED TO THE FIRE MARSHALL PRIOR TO APPROVAL OF THE INSTALLATION

PIPE MATERIAL:
1" - 2" SCHED. 40 THREADED BLACK STEEL WITH THREADED CAST IRON FITTINGS
2 ½" SCHED. 10 GROOVED BLACK STEEL / GROOVED FITTINGS & MECHANICAL OUTLETS
6" STANDPIPE SCHED. 40 GROOVED BLACK STEEL / GROOVED FITTINGS & MECHANICAL OUTLETS
ALL DIMENSIONS & ELEVATIONS ARE CENTERLINE OF PIPE & STEEL UNLESS NOTED OTHERWISE

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STRUCTURAL ABBREVIATIONS

ABV.	ABOVE
ADD'L	ADDITIONAL
APA.	AMERICAN PLYWOOD ASSOCIATION
ALT.	ALTERNATE
APPRX	APPROXIMATELY
ARCH.	ARCHITECTURAL
&	AND
@	AT
BEL.	BELOW
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B.O.F.	BOTTOM OF FOOTING
BRDG.	BRIDGE(ING)
BRG.	BEARING
BTM.	BOTTOM
BTWN.	BETWEEN
B.S.	BOTH SIDES
CAMB.(B)	CAMBER(ED)
CANT.	CANTILEVER(ED)
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOS
CTSK.	COUNTERSINK
CTR.	CENTER(ED)
C.B.	CUBIC YARD
d	PENNY(NAILS)
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIM.	DIMENSION
DN.	DOWN
do	DITTO(REPEAT)
DP.	DEEP
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATION
EMBD.	EMBED(MENT)
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EQPT.	EQUIPMENT
EXP	EXPANSION
FDN.	FOUNDATION
FIN.	FINISHED
FLG.	FLANGE
FLR.	FLOOR
F.N.	FIELD (FACE NAIL)
FRM.	FRAME(ING)
F.S.	FAR SIDE
FT.(')	FOTT(FEET)
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVINIZE(D)
G.B.	GRADE BEAM
G.L.B.	GLUED LAMINATED BEAM
GRD.	GRADE
GYP.BD.	GYPSUM WALL BOARD
HD.	HOLD DOWN
HDR.	HEADER
HGR.	HANGER
HORIN.(B)	HORIZONTAL
HSB.	HIGH STRENGTH BOLTS
HT.	HEIGHT
I.E.	INVERT ELEVATION
IN.(")	INCH(ES)
JST.	JOIST(S)
JT.	JOINT(S)
k	KIPS(1000)
LAT.	LATERAL
LB(*)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAL FEET(FOOT)
LGTH.	LENGTH
LLH.	LONG LEG HORIZ.
LG.	LONG(ITUDINAL)
LT.WT.	LIGHT WEIGHT
MAS.	MASONRY
MAT'L.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MISC.	MISCELLANEUS
MIN.	MINIMUM
NO.(*)	NUMBER
NL.	NAIL(ED)
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PAR	PARALLEL
P/C	PRECAST
PERP	PERPENDICULAR
PL(.)	PLATE(S)
PLY.	PLYWOOD
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.S.L.	PARALLAM BEAM
P.T.	PRESSURE TREATED
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
QTY.	QUANTITY
RAD(R)	RADIUS
R.C.D.	REINFORCED CONCRETE PIPE
REF.	REFERENCE
R.F.	RIGID FRAME
REINF.	REINFORCEMENT(ING)
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SKW.	SKEW(ED)
SPC.	SPACE(SXING)
SPEC.	SPECIFICATION(S)
SP.INSP.	SPECIAL INSPECTION
SQ.	SQUARE
STD.	STANDARD
STGR.	STAGGER(ED)
STIF.	STIFFENER(S)
STIR.	STIRRUP(S)
STRUC.	STRUCTURAL
SUSP.	SUSPENDED(TION)
SYMM.	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP.	TEMPERATURE
THK.	THICKNESS
THRD.	THREADED
TMPRY.	TEMPORARY
T.N.	TOE NAIL
TRANSV.	TRANSVERSE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.(B)	VERTICAL
(W)	WIDE(WIDTH)
W/	WITH
WD.	WOOD
W.P.	WORK POINT
WPJ.	WEAKENED PLANE JOINT
W.S.	WELDED STUD(S)
WT.	WEIGHT
WWF.	WELDED WIRE FABRIC
X-STG.	EXTRA STRONG
XX-STG.	DBL. X-STG
YD.	YARD

TABLE OF CONTENT

DUE TO LACK OF FIELD TESTING, DURING THE CONSTRUCTION, THE TYPE OF ROCK SURROUNDING THE BUILDING NEEDS TO BE MONITORED AND IF THE ENCOUNTERED MATERIAL IS DEEMED TO BE DIFFERENT THAN THE EXPECTED CONDITIONS, WHEELHOUSE ENGINEERING CORP. MUST BE CONTACTED TO EVALUATE THE CONDITION. IT IS POSSIBLE TO REQUIRE A FIELD INVESTIGATION IF SIGNIFICANT ALTERATION FROM THE ASSUMED CONDITIONS ARE ENCOUNTERED.

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 2023 FBC & ASCE 7-2022.
2. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK AND THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISAPPERANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
3. DETAILS OF CONSTRUCTION SHALL BE VERIFIED AT SITE BY THE CONTRACTOR AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE PROMTLY REPORTED TO ENGINEER PRIOR TO PROCEED WITH WORK.
4. DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY MEASURE ALL EXISTING CONDITIONS TO ASSURE ACCURATE POSITIONING OF THE NEW CONSTRUCTION.
5. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR SITUATIONS.
6. DO NOT SCALE THESE DRAWINGS.
7. STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE PLANS AND DETAILS PREPARED BY THE ENGINEER ARE FOR THE COMPLETED WORK ONLY. IN PREPARING THEM, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PROCEDURES NECESSARY TO ACHIEVE THE COMPLETE WORK.
9. DAMAGE TO EXISTING CONDITIONS NOT CAUSED BY THE NEW WORK SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE.
10. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
11. NO PIPES OR DUCTS SHALL BE PLACED IN WALLS UNLESS SPECIFICALLY SHOWN OR NOTED ON STRUCTURAL DRAWINGS. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS NOTED.
12. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TOBEGINNING OF EXCAVATION.
13. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2023 EDITION OF THE "FLORIDA BUILDING CODE".
14. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SWOP DRAWINGS FOR REVIEW BEFORE FABRICATION AND INSTALLATION.
15. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.
16. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILTY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND UNDERPINNINGS, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY PRIOR TO AND DURING CONSTRUCTION. SUCH DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO SUCH WORK.

CONCRETE NOTES:

1. ALL CONCRETE WORK AND INSPECTIONS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS GIVEN IN THE 2023 FBC AND THE LATEST EDITION OF BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE BY THE AMERICAN CONCRETE INSTITUTE (ACI 318).
2. ALL FOUNDATION CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM COMPRESSIVE STRENGTH F'c OF 3000 PSI AT 28 DAYS USING TYPE II CEMENT.
3. THE MAXIMUM SLUMP SHALL BE 5".
4. THE MAXIMUM WATER-CEMENT RATIO SHALL BE 0.45.
5. AGGREGATES SHALL BE PER ASTM C33 (MAX. SIZE 1-1/2").
6. AIR ENTRAINING ADMIXTURES SHALL BE USED IN ALL CONCRETE IN ACCORDANCE WITH ASTM C260 (UNLESS NOTED OTHERWISE).
7. THE MIX DESIGN IS TO BE ADJUSTED FOR LOCAL SOIL AND EXPOSURE CONDITIONS AND SHALL BE APPROVED BY THE ENGINEER OF RECORD.
8. ALL REINFORCING STEEL (REBAR) SHALL BE ASTM A615 GRADE 60 (DEFORMED) AND SHALL BE FREE OF RUST AND DIRT.
9. REBAR LAP SPLICES SHALL HAVE A MINIMUM LAP LENGTH OF 48 BAR DIAMETERS (UNLESS NOTED OTHERWISE).
10. ALL REBAR SHALL HAVE CLEAR COVER OF 3" WHEN THE CONCRETE IS PLACED AGAINST SOIL AND 2" WHEN NOT PLACED AGAINST SOIL BUT EXPOSED TO WEATHER (UNLESS NOTED OTHERWISE).
11. ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER.
12. SUBGRADE PREPARATION, INSPECTION, AND COMPACTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN BY THE CONTRACTOR OR SITE SPECIFIC GEOTECHNICAL REPORT.

PREFABRICATED WOOD TRUSSES AND WOOD JOIST NOTES:

1. PREFABRICATED WOOD TRUSSES SHALL BE PLATED TRUSS AS MANUFACTURED BY PREFABRICATED WOOD JOISTS SHALL BE TJI PRO SERIES JOISTS.AS MANUFACTURED BY TRUSS JOIST MAC MILLAN OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT JOIST LAYOUT, DRAWINGS, DETAILS, AND CALCULATIONS TO THE ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION/INSTALLATION. (NER 200)
2. JOISTS AND/OR TRUSSES SHOWN ON THESE PLANS HAVE BEEN CALCULATED AND DETAILED FOR THE SPECIFIC TRUSSES AND/OR JOISTS SHOWN AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IF ANY SUBSTITUTION IS PROPOSED BY THE CONTRACTOR, NEW CALCULATIONS WILL HAVE TO BE SUBMITTED TO THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL PROVIDE AN ALLOWANCE TO COVER THE ENGINEER'S FEES TO ALTER THE APPROVED PLANS AND TO PROCESS THROUGH THE BUILDING DEPARTMENT.
3. ALL LATERAL BRACING SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL SUBMIT BRACING LAYOUT AND DETAILS TO THE ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.
4. ALL TRUSSES/JOISTS SUPPORTING MECHANICAL EQUIPMENT SHALL BE DESIGNED BY TRUSS AND/OR JOIST MANUFACTURER AND SUBMITTED TO ENGINEER FOR APPROVAL.
5. WOOD TRUSSES AND/OR JOIST TO BE DESIGNED FOR THE FOLLOWING LOADS:

ROOF:	D.L. = 20 PSF	L.L. = 20 PSF
FLOOR:	D.L. = 20 PSF	L.L. = 40 PSF

*LIVE LOADS REDUCIBLE PER CODE (U.O.N.) CONSIDERATION SHOULD BE TAKEN FOR ADDITIONAL LOADS DUE TO MECHANICAL UNITS, PARTITIONS, ETC. FLOORS SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 2000 LBS AS REQUIRED PER UBC 1604.3.

6. PREFABRICATED WOOD BEAMS SHALL BE PARALLAM OR MICROLLAM BEAMS AS MANUFACTURED BY TRUS JOIST MACMILLAN (OR EQUIVALENT) PER NER - 292 ALLOWABLE DESIGN STERSSES:

PARALLAM (PSL)	MICROLLAM (ML)	TIMBERSTRAND (TSL)
Fb = 2900 PSI	Fb = 2600 PSI	Fb = 1,700 PSI
E = 2.0x10^6 PSI	E = 1.9x10^6 PSI	E=13x10^6 PSI
Fv =290 PSI	Fv = 285 PSI	Fy = 400 PSI

7. EACH TRUSS SHALL BE LEDGIBLY BRANDED MARKED OR OTHERWISE HAVE PERMANTENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD.

a.) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS. T14E SPAN ON THE FACE OF THE BOTTOM CHORD.

b.) THE DESIGN LOAD.

c.) THE SPACING OF THE TRUSSES.

INSTALLATION OF ANCHOR BOLTS INTO EXIST CONCRETE OR MASONRY:

1. INSTALLATION OF ALL EPOXY ANCHOR BOLTS TO BE PER ESR 1112 (U.O.N.)
2. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
3. DRILLING OF HOLES, PREPARATION OF MATERIAL SURFACES,MIXING AND APPLICATION OF EPOXY ADHESIVE, AND INSTALLATION OF ALL TENSION BOLTS TO BE OBSERVED BY A REGISTERED SPECIAL INSPECTOR FOR REINFORCED CONCRETE.

WOOD NOTES:

1. WOODS FOR EXTERIOR USAGE SHOULD BE PRESSURE TREATED AND ALL THE HARDWARE SHOULD BE STAINLESS STEEL OR HOT DIP GALVANIZED.
2. ALL WOOD BEAMS SHALL BE DOUGLAS FIR LARCH NO.1 OR BETTER (UNLESS NOTED OTHERWISE).
3. ALL WOOD JOISTS SHALL BE DOUGLAS FIR LARCH NO.2 (UNLESS NOTED OTHERWISE).
4. ALL LUMBER TO BE GRADE STAMPED S-DRY & THE MOISTURE CONTENT (MC) BE LESS THAN OR EQUAL TO 19 PERCENT.
5. ALL PLYWOOD SHEATHING SHALL BE APPROVED STRUCTURAL 1, CDX EXTERIOR GRADE, APA OR APPROVED EQUAL.
6. BOLTS BEARING ON WOOD SHALL HAVE ADEQUATE WASHERS.
7. ALL NAILING SHALL BE COMMON NAIL.
8. ALL STUD WALLS SHALL BE 2X6 @ 16"O.C. (U.N.O)
9. PROVIDE DOUBLE JOIST BELOW WALLS.
10. PSL, LVL, AND TJI SHALL BE MANUFACTURED BY TRUS JOIST MACMILLAN OR APPROVED EQUAL.
11. INSTALL, PSL, LVL, AND TJI PER MANUFACTURER'S RECOMMENDATIONS.
12. PROVIDE 2X6 STUDS @ 16" O.C. FOR ALL PLUMBING WALLS.
13. ALL PLYWOOD CONNECTED TO THE FLOOR JOIST SHALL BE GLUED AND NAILED.
14. ALL LUMBER EXPOSED TO WEATHER SHALL BE DOUGLAS FIR PRESSURE TREATED OR ALL HEART REDWOOD.
15. PARALLAM PSL, LVL, AND TJI BEAMS BY TRUSS JOIST MACMILLAN, ECBO APPROVAL NO. NER481.
16. CONECTORS USED ABOVE GRADE SHALL BE TYPE 304 OR 306 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED ZINC OR HOT TUMBLED COATED GALVANIZED STEEL NAILS. CRC R3173.
17. CONNECTIONS FOR MATERIALS IN CONTACT WITH PRESSURE TREATED OR FIRE-RETARDANT TREATED WOOD ARE HOT-DIPPED ZINC COATED GAVALNIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER COATING TYPES SHALL BE PER MANUFACTURE RECOMMENDATIONS OR AS A MINIMUM CAN BE MECHANICALLY DEPOSITED ZINC-COATED GALVANIZED STEEL. CRC R3173.
18. ALL EXT. WALLS SHALL HAVE 1/2" PLYWOOD W/ 10D @ 6"OC. (EDGES) TYP. UNO.
19. ALL ANCHOR BOLTS ARE PROVIDED WITH 3" X 3" X 0.229" STEEL PLATE WASHERS. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO BE EXCEED 1 3/4". PROVIDE A STANDARD OUT WASHER IS PLACED BETWEEN THE PLATER WASHER AND THE NUT. CRC602.1 1.1
20. ALL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE AND SPRUCE LARCH WITH THE GRADE MARKED BY A RECOGNIZED GRADING AGENCY (W.C.L.A. AND W.W.P.A.).
21. WOOD GRADES (U.O.N.)

A. FOR HORIZ. MEMBERS:

RAFTERS	GRADE: NO.2
BEAMS & STRINGERS	GRADE: NO.2 (U.O.N.)
PURLINS	GRADE: NO.1
SUB-PURLINGS:	
2x4	GRADE: NO.2
2x6	GRADE: NO.2
LEDGERS & NAILERS	GRADE: NO.2
HDR	GRADE: NO.2 (U.O.N.)

B. FOR VERT. MEMBERS T&B PL.:

MATCH VERT. MEMBERS.	GRADE *2 MIN. (U.O.N.).
4x POST	GRADE: NO.2
6x POST	GRADE: NO.1
STUDS	GRADE: STUD OR BETTER, 10'MAX. (U.O.N.)

22. ALL SILLS, PL. & LEDGERS IN CONTACT W/ CONC. OR MAS. SHALL BE PRESSURE TREATED (P.T.D.F.). BOLTS SHALL BE PLACED 9" MAX. FROM THE END OF A BOARD OR A NOTCH IN THE BOARD AND SPACED AT INTERVALS NOTED IN PLANS OR SCH. (2 BOLTS MIN./PIECE).
23. ALL PLYWOOD AND OSB SHALL BE CETIFIED AS CONFORMING TO U.S. PRODUCTS STANDARD PS-2-92 BY A CERTIFICATION AGENCY APPROVED BY THE NATIONAL EVALUATION SERVICES INC. OR I.B.C.O.
24. ALL BOLT HEADS AND NUTS BEARING ON WD. SHALL HAVE WASHERS. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" DIAMETER LARGER THAN NOMINAL BOLT DIAMETER.
25. PROVIDE JST. UNDER ALL PARALLEL NON-BEARING PARTITIONS PER DETAIL 15/S2 AND SOLID BLKG. UNDER ALL PERPENDICULAR NON-BEARING PARTITIONS.
26. ALL FRAMING ANCHORS, POST CAPS, COL. BASES, ETC. SHALL BE MANUFACTURED BY "SIMPSON" OR APPROVED EQUAL.
27. PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO FLOOR JST. W\ ONE CONTINUOUS BEAD OF AN ADHESIVE COMPOUND CONFORMING TO ASTM D 3024, AND IN ACCORDANCE W/ THE MANUFACTURERS DIRECTIONS.
28. CUTTING, NOTCHING OR DRILLING OF BEAMS OR JST. SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER AND/OR PER UBC SECTION 2326.
29. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER(U.O.N.).
30. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.
31. ALL NAILS SHALL BE COMMON NAILS (U.O.N.).

MANOUCHEHR HAKHAMANESHI LICENSE No. 90808 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Manouchehr Hakhamaneshi
Date: 2025.04.22 14:20:58 -07'00'

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF **140** MPH, 3 SECOND GUST & **128** MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

REVISION TABLE

NO.	DATA	BY	DESCRIPTION

Engineer: Manny Hakhamaneshi,
manny@ajengineeringcorp.com
(925)-888-9854

WHEELHOUSE

PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	SP1

PLOT ON DATE: 4/7/2025

FOUNDATION NOTES:

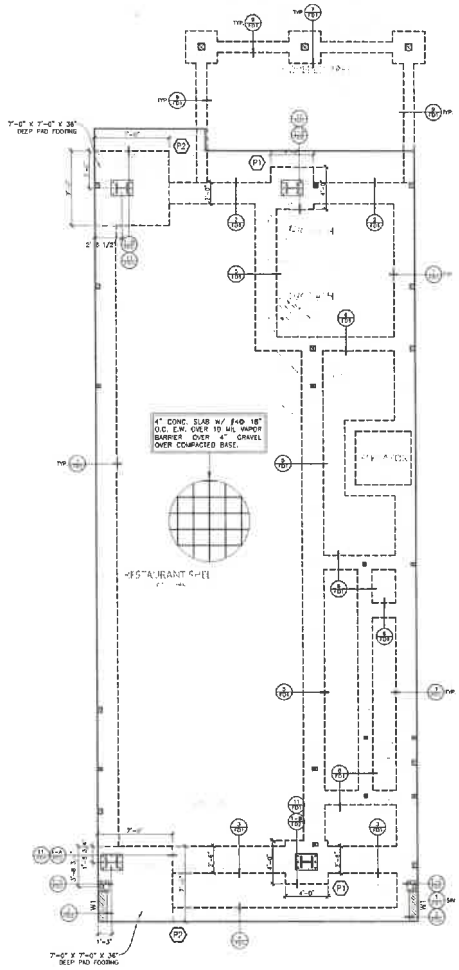
1) FOUNDATION DESIGN IS BASED UPON AN ASSUMED SOIL BEARING CAPACITY OF 2,000 P.S.F. CONTRACTOR SHALL CONFIRM SOIL CAPACITY WITH A MINIMUM OF 3 SOIL COMPACTION TESTS INSIDE THE FOOTPRINT OF THE BUILDING. TEST BY A FLORIDA LICENSED SOIL ENGINEER + PROVIDE TEST RESULTS TO ARCHITECT FOR REVIEW.

2) REMOVE ALL DEBRIS, SHELL MARL, ORGANIC MATERIALS AND ANY OTHER DELETERIOUS MATERIALS PRIOR TO THE PLACEMENT OF SOIL FILL. REMOVE TO A DISTANCE OF 5 FEET BEYOND THE FOUNDATION AND ANY HORIZONTAL SLAB WORK.

3) ALL SOIL FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 10" LIFTS - MAXIMUM. AFTER FILL IS BROUGHT TO FINAL GRADE, PERFORM SOIL COMPACTION TESTS AT A RATE OF 2,000 SQ. FT. OF FOUNDATION AREA PER TEST. COMPACTION SHALL BE 98% MODIFIED PROCTOR. WATER CAN BE ADDED TO THE SOIL TO OBTAIN COMPACTION IF DEEMED ACCEPTABLE TO THE SOIL TESTING COMPANY. PERFORM SOIL COMPACTION TEST UNDER EVERY OTHER STRUCTURAL FOOTING. IF COMPACTION IS LESS THEN SPECIFIED, TEST THE NEXT ADJACENT FOOTING UNTIL COMPACTION IS AS SPECIFIED.

SYMBOL LEGEND:

10" THICK, FULLY GROUTED CMU WALL W/ #7 @8" O.C. VERT. BAR & #5 @48" O.C. HORIZ. BAR



FOUNDATION PLAN
SC:3/16"-1'-0

SYM.	PAD SIZE
P1	4'-0" x 4'-0" x 24" DEEP PAD FOOTING W/ (5) #6 REBAR TOP & BOT. EA. DIR.
P2	7'-0" x 7'-0" x 36" DEEP PAD FOOTING W/ (10) #7 REBAR TOP & BOT. EA. DIR.

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MANUCHEHR HAKHAMANESHI LICENSE No. 90808 STATE OF FLORIDA PROFESSIONAL ENGINEER

WHEELHOUSE CONSTRUCTION & ENGINEERING

PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

DATE 4/7/2025
SCALE N/A
DRAWN M.S.
JOB 1403080
SHEET S1

PLOT ON DATE: 4/7/2025

40

HDR. SCH.			
MARK	HEADER SIZE (U.N.O.)	NO. OF 2x JACK STUDS	NO. OF 2x KING STUDS
HDR-1	3-2x6	1	1
HDR-2	3-2x8	2	2
HDR-3	3-1 3/4x7 1/4 LVL HDR	2	2
HDR-4	5 1/2 x9 1/4 GLULAM HDR	2	3

LVL HDR GRADE: E=2.0, Fb=2500

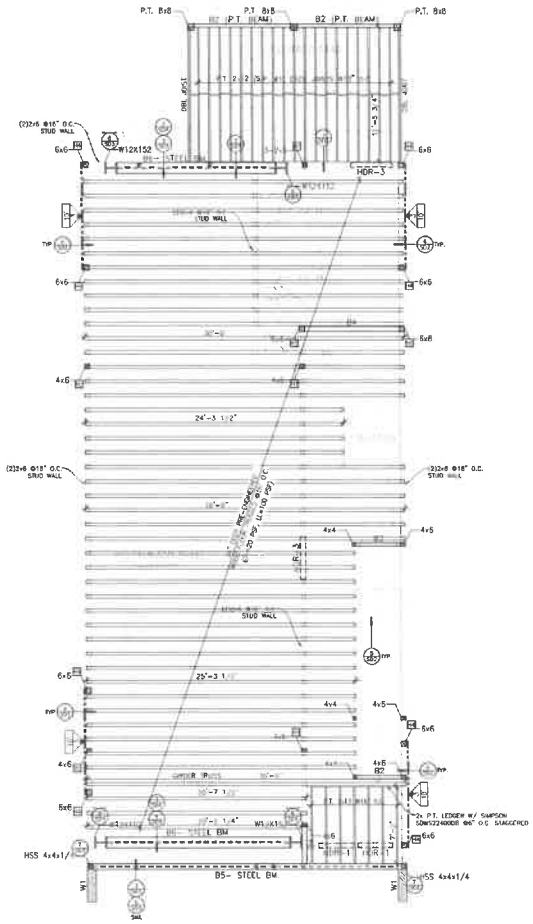
GLULAM HDR GRADE: 24F-V8 SP

BEAM SCH.	
B1	3-2x12 (S.P. #2)
B2	2-1 3/4x11 1/4 LVL (E=2.0, Fb=2500)
B3	3 1/2x24 GLULAM (24F-V8 SP)
B4	5 1/2x24 GLULAM (24F-V8 SP)
B5	W21x57 (ASTM A992)
B6	W21x101 (ASTM A992)

HOLDOWN SCHEDULE	
MARK	HOLDOWN (U.N.O.)
H1	HDU5-SDS2.5
H2	HDU8-SDS2.5
H3	HDU11-SDS2.5
H4	HDU14-SDS2.5
H5	HDU19-(1 1/4" A.B.)

NOTE:

1 WHERE MULTIPLE POSTS ARE USED AT SHEAR WALL ENDS (END POSTS), SHEATHING SHALL BE E.N TO ALL STUDS/POSTS.



1ST FLOOR FRAMING PLAN

SC:3/16"-1'-0

SYMBOL LEGEND:

MIN. 2x6 S.P. #2 @16"O.C BEARING WALL (2-2x6 @16" O.C. IN 1ST STORY FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED)

SHEAR WALL TYPE & LENGTH

10" THICK. FULLY GROUTED CMU WALL W/ #7 @8" O.C. VERT. BAR & #5 @48" O.C. HORIZ. BAR

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MANOUCHEHR HAKHAMANESHI LICENSE No. 90608 STATE OF FLORIDA PROFESSIONAL ENGINEER

WHEELHOUSE

PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	S2

PLOT ON DATE: 4/7/2025

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF **140** MPH, 3 SECOND GUST & **128** MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

HDR. SCH.			
MARK	HEADER SIZE (U.N.O.)	NO. OF 2x JACK STUDS	NO. OF 2x KING STUDS
HDR-1	3-2x6	1	1
HDR-2	3-2x8	2	2
HDR-3	3-1 3/4x7 1/4 LVL HDR	2	2
HDR-4	5 1/2 x9 1/4 GLULAM HDR	2	2

LVL HDR GRADE: E=2.0, Fb=2500

GLULAM HDR GRADE: 24F-V6 SP

BEAM SCH.	
B1	3-2x12 (S.P. #2)
B2	2-1 3/4x11 1/4 LVL (E=2.0, Fb=2500)
B3	3 1/2x24 GLULAM (24F-V8 SP)
B4	5 1/2x24 GLULAM (24F-V8 SP)
B5	W21x57 (ASTM A992)
B6	W21x101 (ASTM A992)

HOLDOWN SCHEDULE	
MARK	HOLDOWN (U.N.O.)
H1	HDU5-SDS2.5
H2	HDU8-SDS2.5
H3	HDU11-SDS2.5
H4	HDU14-SDS2.5
H5	HDU19-(1 1/4" A.B.)

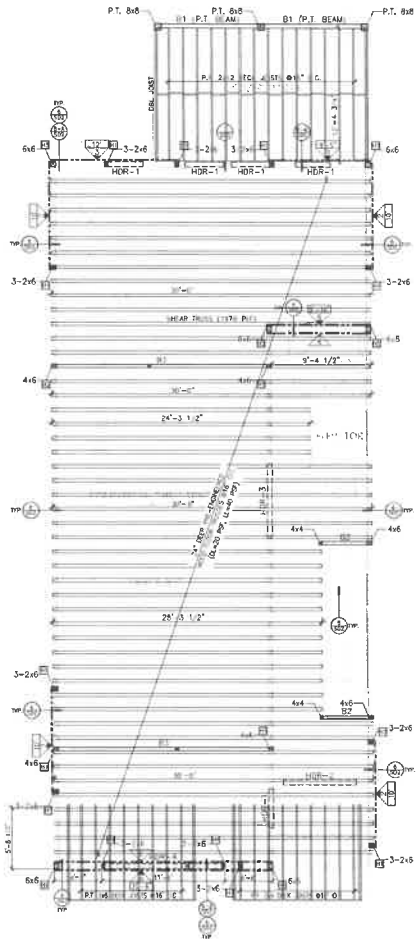
NOTE:

1. WHERE MULTIPLE POSTS ARE USED AT SHEAR WALL ENDS (END POSTS), SHEATHING SHALL BE E.N. TO ALL STUDS/POSTS.

SYMBOL LEGEND:

MIN. 2x6 S.P. #2 @16"O.C BEARING WALL (2-2x6 @16" O.C. IN 1ST STORY FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED)

SHEAR WALL TYPE & LENGTH



2ND FLOOR FRAMING PLAN

SC:3/16"=1'-0

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF 140 MPH, 3 SECOND GUST & 128 MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

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MANUCHEHR HAKHAMANESHI LICENSE No. 90608 STATE OF FLORIDA PROFESSIONAL ENGINEER

WHEELHOUSE

PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	S3

PLOT ON DATE: 4/7/2025

24

HDR. SCH			
MARK	HEADER SIZE (U.N.O.)	NO. OF 2x JACK STUDS	NO. OF 2x KING STUDS
HDR-1	3-2x6	1	1
HDR-2	3-2x8	2	2
HDR-3	3-1 3/4x7 1/4 LVL HDR	2	2
HDR-4	5 1/2 x9 1/4 GLULAM HDR	2	3

LVL HDR GRADE: E=2.0, Fb=2500

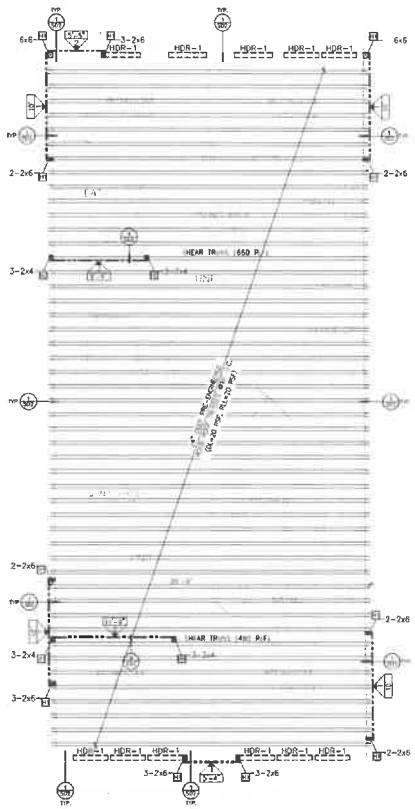
GLULAM HDR GRADE: 24F-V8 SP

BEAM SCH.	
B1	3-2x12 (S.P. #2)
B2	2-1 3/4x11 1/4 LVL (E=2.0, Fb=2500)
B3	3 1/2x24 GLULAM (24F-V8 SP)
B4	5 1/2x24 GLULAM (24F-V8 SP)
B5	W21x57 (ASTM A992)
B6	W21x101 (ASTM A992)

HOLDOWN SCHEDULE	
MARK	HOLDOWN (U.N.O.)
H1	HDU5-SDS2.5
H2	HDU8-SDS2.5
H3	HDU11-SDS2.5
H4	HDU14-SDS2.5
H5	HDU19-(1 1/4" A.B.)

NOTE:

1 WHERE MULTIPLE POSTS ARE USED AT SHEAR WALL ENDS (END POSTS), SHEATHING SHALL BE E.N. TO ALL STUDS/POSTS.



ROOF FRAMING PLAN

SC:3/16"=1'-0

SYMBOL LEGEND:

MIN. 2x6 S.P. #2 @16"O.C BEARING WALL (2-2x6 @16" O.C. IN 1ST STORY FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED)

SHEAR WALL TYPE & LENGTH

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF **140** MPH, 3 SECOND GUST & **128** MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

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WHEELHOUSE

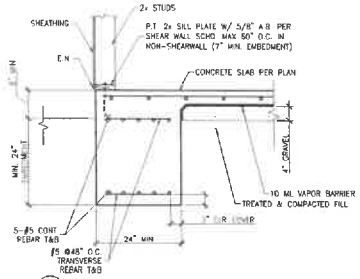
PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

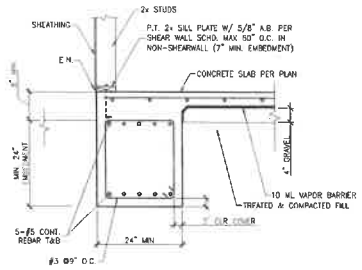
DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	S4

PLOT ON DATE: 4/7/2025

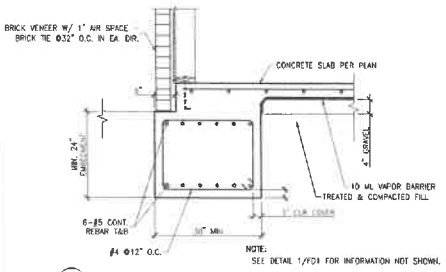
43



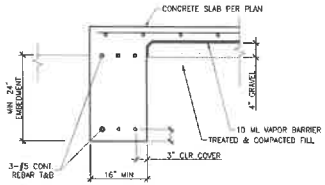
1 TYP. EXTERIOR FOOTING



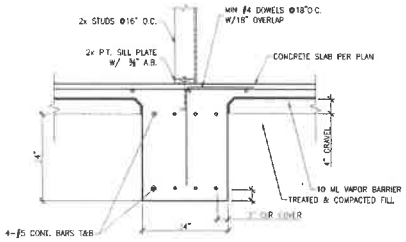
2 EXTERIOR FOOTING w/ STIRRUP



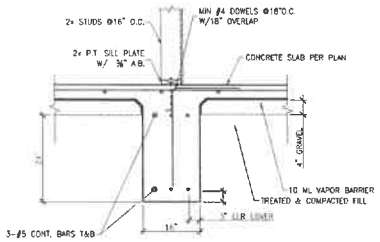
3 EXTERIOR FOOTING W/ BRICK VENEER



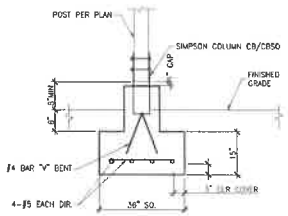
4 EXTERIOR FOOTING



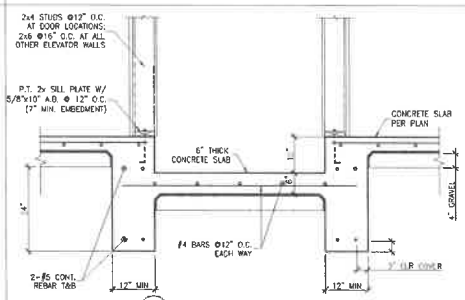
5 24"x24" INTERIOR FOOTING



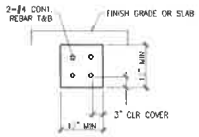
6 16"x24" INTERIOR FOOTING



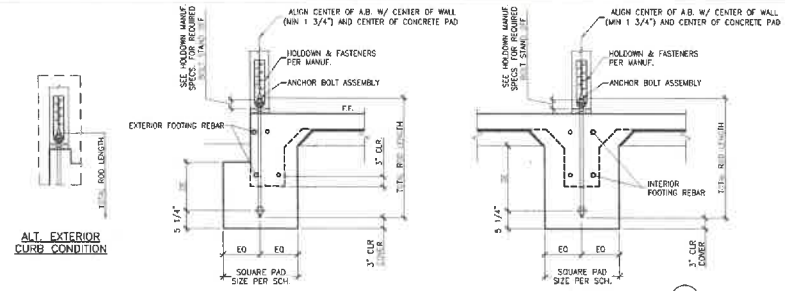
7 ISOLATED PAD FOOTING



8 ELEVATOR PIT DETAIL

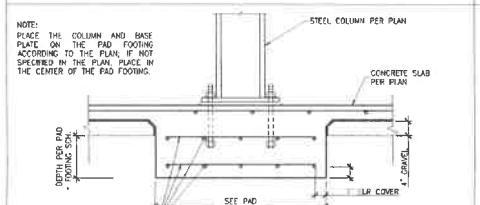


9 TIE BEAM

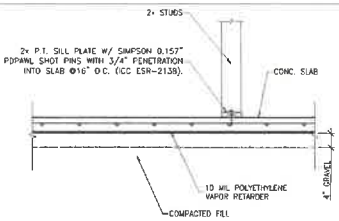


SIMPSON HOLDOWN TYPE	MIN. WOOD MEMBER SIZE	ROD DIAMETER	PLATE WASHER F436	ROD EMBEDMENT DE	SQUARE PAD SIZE	ALT. SIMPSON PRE-ASSEMBLED BOLT
HDU5	4x4	5/8"	1/2"x1/2"x1/4"	7"	21"	PAB5
HDU8	4x4	7/8"	1/2"x2 1/2"x2 1/2"	11"	31"	PAB7
HDU11	4x6	1"	5/8"x3"x3"	13"	36"	PAB8
HDU14	4x8/6x6	1"	5/8"x3"x3"	13"	36"	PAB8
HD19	4x8/6x6	1 1/4"	3/4"x3 1/2"x3 1/2"	16"	46"	PAB10

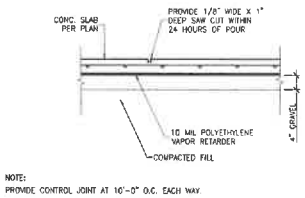
10 CAST-IN-PLACE FOUNDATION HOLDOWNS



11 PAD FOOTING



12 NON-BEARING INTERIOR WALL



13 TYPICAL CONTROL JOINT DETAIL

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF **140** MPH, 3 SECOND GUST & **128** MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

REVISION TABLE			
NO.	DATA	BY	DESCRIPTION

Engineer: Manny Hakhamaneshi,
manny@ajengineeringcorp.com
(925)-888-9854

MANOUCHEHR HAKHAMANESHI LICENSE No. 90808 STATE OF FLORIDA PROFESSIONAL ENGINEER

WHEELHOUSE

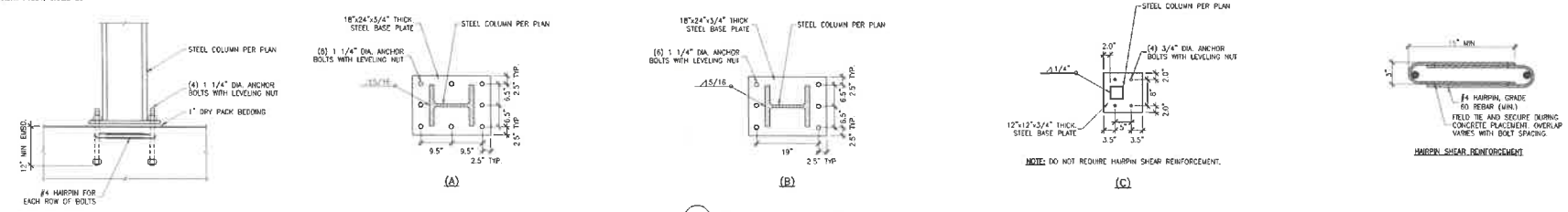
PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	FD1

PLOT ON DATE: 4/7/2025

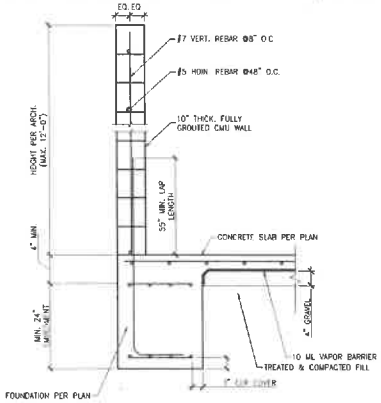
STEEL MATERIAL GRADE:
W/AC FLANGE SECTION: ASTM A992, GRADE 50
HSS (RECTANGULAR): ASTM A500, GRADE B (46 KSI)
PLATE: ASTM A36
ANCHOR BOLT GRADE: ASTM F1554, GRADE 36
NUTS: ASTM A563
WASHERS: ASTM A36



1 BASE PLATE DETAIL

CONCRETE MASONRY NOTES:

1. ALL CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH BUILDING CODE, CHAPTER 21.
2. ALL MATERIALS MAKING UP FINISHED CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO STANDARDS REQUIRED BY BUILDING CODE SEC. 2103.
3. MORTAR SHALL BE TYPE S AS APPLICABLE AND CONFORMING WITH ASTM C270 AND SHALL BE PROPORTIONED PER ARTICLE 2.1 & 2.6A OF SPECIFICATION FOR MASONRY STRUCTURES (TMS 602-16/ACI 530.1-16/ASCE 6-16).
4. GROUT SHALL COMPLY WITH ARTICLE 2.2 & 2.6 OF TMS 602-16/ACI 530.1-16/ASCE 6-16 AND SHALL ATTAIN A MINIMUM COMPRESSION STRENGTH AT 28 DAYS OF 2000 PSI OR THE REQUIRED COMPRESSION, F'M, WHICHEVER IS GREATER. THE COMPRESSIVE STRENGTH OF GROUT SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C-1019.
5. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 FOR LOAD BEARING CONCRETE MASONRY UNITS. CONCRETE BRICK SHALL CONFORM TO ASTM C55, SPECIFICATIONS FOR CONCRETE BUILDING BRICK.
6. THE SPECIFIED COMPRESSIVE STRENGTH OF MASONRY, F'M, SHALL BE 1500 PSI.
7. SPECIAL INSPECTION FOR CONCRETE MASONRY CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE SECTION 1704. MASONRY COMPRESSIVE STRENGTH, F'M SHALL BE VERIFIED BY UNIT STRENGTH METHOD OR PRISM TEST METHOD PRIOR TO AND DURING CONSTRUCTION AS DESCRIBED IN BUILDING CODE, SECTION 2105.
8. ALL REINFORCING STEEL (REBAR) SHALL BE ASTM A615 GRADE 60 (DEFORMED) AND SHALL BE FREE OF RUST AND DIRT.
9. REBAR LAP SPLICES SHALL HAVE A MINIMUM LAP LENGTH OF 48 BAR DIAMETERS (UNLESS NOTED OTHERWISE).



2 CMU WALL DETAIL

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REVISION TABLE			
NO.	DATA	BY	DESCRIPTION

Engineer: Manny Hakhamaneshi.
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MANOUCHEHR HAKHAMANESHI
LICENSE No. 90608
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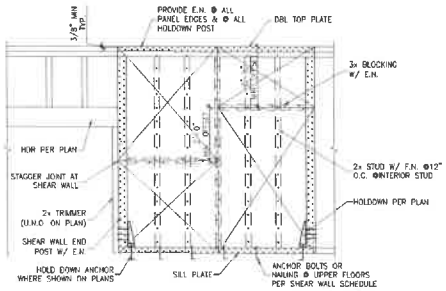
PROFESSIONAL ENGINEER

WHEELHOUSE

PROJECT NAME: BKS LAND HOLDINGS
PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	FD2

PLOT ON DATE: 4/7/2025



WALL ELEVATION

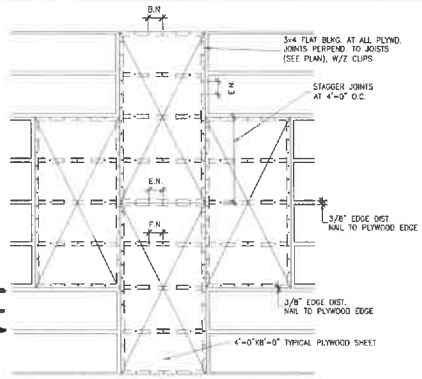
SHEAR WALL SCHEDULE NOTES:

1. EXTERIOR STUCCO WHERE OCCURS SHALL BE WOVEN WELDED WIRE LATH WITH 7/8" PORTLAND CEMENT PLASTER WITH #11 GA. NAILS x 1 1/2" LONG x 7/16"Ø HEAD NAILS OR #16 GA. STAPLE x 7/8" LONG @ 6" O.C (NAIL @ ALL STUDS. SILL PLATES & UPPER TOP PLATES)
2. ALL SUPPORTS FOR THE GYP. BOARD TO BE NAILED WITH COOLER NAILS (C.N.)
3. ALL PLYWOOD PANEL EDGES TO BE BLOCKED (F.N. @12 O.C. FOR PLYWOOD & NAIL TYPE TO MATCH E.N.)
4. 2x STUDS AT 16"O.C. MAXIMUM, 3x INTERMEDIATE BLOCKING, DOUBLE 2x TOP PLATE & 2x SILL PLATES ARE REQUIRED (PROVIDE MIN. (2) FULL HEIGHT END STUD AT EACH END OF SHEAR WALL UON ON PLAN).
5. SHEAR WALLS WITH PLYWOOD ON BOTH SIDES (BS), BOTH VERTICAL AND HORIZONTAL INTERIOR JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.
6. ALL ANCHOR BOLTS TO BE 12 INCHES LONG (MINIMUM A.B EMBEDMENT TO BE 7 INCHES U.O.N.)
7. SET DENOTES SIMPSON SET EPOXY (ICBO #5279) WITH 10 INCHES MINIMUM EMBEDMENT. (SPECIAL INSPECTION IS REQUIRED)
8. 2-ANCHOR BOLTS OR SET'S PER WALL MINIMUM.
9. MAXIMUM A.B. SPACING: 5/8"Ø A.B'S AT 48" AT EXTERIOR WALLS OR 7/32"Ø ITW RAMSET /REDHEAD PIN AT 32" (ICBO #1639) FOR INTERIOR WALLS
10. GALVANIZED BOX NAILS COULD BE USED INSTEAD OF COMMON NAILS.
11. A -CONNECTIONS FOR 2ND FLOOR AND ABOVE ONLY.
12. 3x OR 4x RIM JOIST OR BLOCKING MINIMUM.
13. ALL NAILS 3 INCHES ON CENTER AND CLOSER TO BE STAGGERED 3/8" MINIMUM SIZE.
14. 3/8" MIN NAIL TO PLY EDGE AND 1/2" TO MEMBER EDGE AT 3x AND LARGER
15. MIN. DIMENSION OF ANY SHEET = 2'-0"

SHEAR WALL SCHEDULE

MARK	SHEAR PANEL					SILL PLATE CONNECTION			FRAMING CLIPS A35 OR LTP4 SPACING:
	SHEATHING	SHEATHED SIDES OF THE WALL	EDGE NAIL SPACING	ASD CAPACITY (PLF)		SILL PLATE SIZE	5/8"Ø A.B CON. TO CONC. FTG. SPACING	NAIL/SCREW CON. TO FLOOR WITH	
				SEISMIC	WIND				
A	15/32" CDX PLYWOOD	1-SIDED	8d's@6" O.C	260	365	2x PLATE	@48" O.C.	16d SINKER @6" O.C.	@16" O.C.
B	15/32" CDX PLYWOOD	1-SIDED	8d's@4" O.C.	380	530	2x PLATE	@36" O.C.	16d SINKER @4" O.C.	@12" O.C.
C	15/32" CDX PLYWOOD	1-SIDED	10d's@3" O.C.	550	770	2x PLATE	@24" O.C.	SDS25600 @6" O.C.	@7" O.C.
D	15/32" CDX PLYWOOD	1-SIDED	10d's@2" O.C.	705	990	2x PLATE	@18" O.C	SDS25600 @4" O.C.	@6" O.C.
E	15/32" CDX PLYWOOD	BOTH	10d's@3" O.C.	1100	1545	3x PLATE	@16" O.C.	SDS25600 @3" O.C.	LTP4 @7" O.C. EACH SIDE
F	15/32" CDX PLYWOOD	BOTH	10d's@2" O.C.	1415	1980	3x PLATE	@12" O.C.	N/A	LTP4 @6" O.C. EACH SIDE

1 TYPICAL SHEAR WALL SHEATHING LAYOUT & SCHEDULE



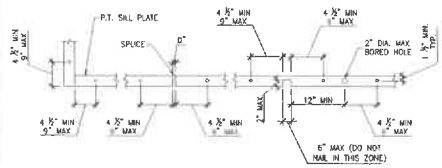
PERPENDICULAR TO JOIST

ROOF SHEATHING:
19/32" APA RATED SHEATHING EXP 1 WITH A MIN. PANEL INDEX OF 40/20. REFER TO NER 108 FOR INSTALLATION AND CONDITIONS OF USE.
8d COMMON NAILS @4" O.C. E.N.
8d COMMON NAILS @4" O.C. E.N
8d COMMON NAILS @4" O.C. F.N.
FLOOR SHEATHING:
3/4" STRUCTURAL II FLOOR T&G EXP 1 WITH A MIN. PANEL INDEX OF 48/24. REFER TO NER 108 FOR INSTALLATION AND CONDITIONS OF USE.
10d COMMON NAILS @6" O.C. E.N (DIAPHRAGM BOUNDARIES, SHEAR PANEL BLOCKING, SOLID BLOCKING AND DRAG MEMBER)
10d COMMON NAILS @6" O.C. E.N
10d COMMON NAILS @12" O.C. F.N.
ALL STRUCTURAL RATED PANELS MUST BE STAMPED BY ONE OF THE FOLLOWING APPROVED AGENCIES, APA, PFS/TECO OR PITTSBURG

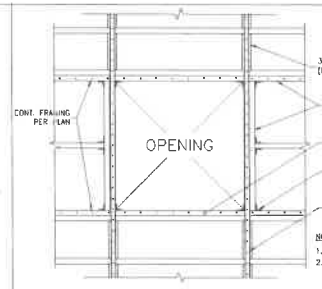
NOTE:
1. 24" MINIMUM PLYWOOD WIDTH.
2. EDGE PLYWOOD JOINTS TO BE CONNECTED ON JOISTS.

2 TYP. PLYWOOD SHEATHING LAYOUT (HORIZONTAL)

NOTE:
1. WHERE SILL PLATE IS DRILLED OR NOTCHED MORE THAN 1/3 THE PLATE WIDTH INSTALL ONE BOLT EACH SIDE OF NOTCH.
2. USE 2 ANCHOR BOLTS MIN PER SPLICE SILL PLATE.
3. S122 STRAP BOTH SIDE IF SILL PLATE IS CUT.
4. NOTCH MIN 6'-0" O.C.

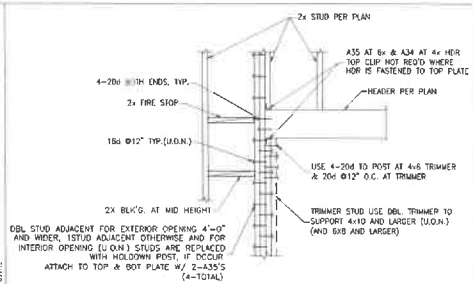


3 TYP. SILL PLATE DETAIL

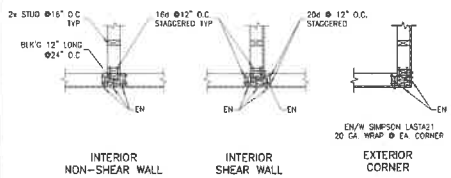


NOTE:
1. MAX OPENING: 4'-0"x4'-0"
2. IN CASE OF PLYWOOD WEB TRUSSES, THE VOID BETWEEN THE WEBS MUST BE FILLED BY WEB STIFFENERS & TRUSSES CONNECTED PER TRUSS MNFR.

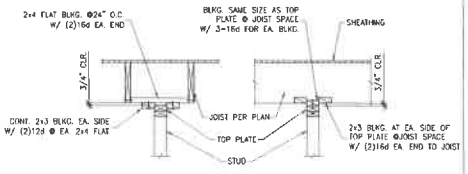
4 TYPICAL OPENING DETAIL IN FLOOR/ROOF



5 TYPICAL HEADER DETAIL (U.O.N.)



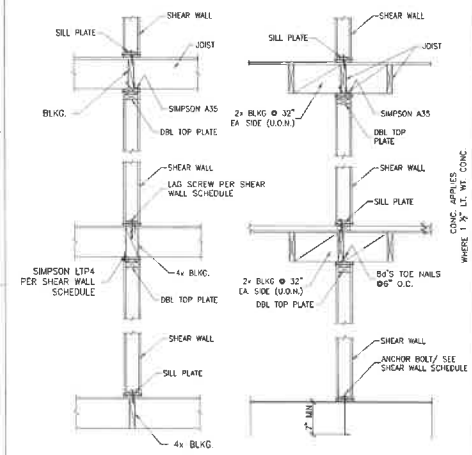
6 TYPICAL STUD WALL INTERSECTION



WALL PARALLEL TO JOIST

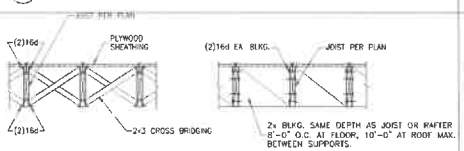
WALL PERPENDICULAR TO JOIST

7 TYPICAL NON-BEARING WALL DETAIL



NOTE:
1. FOR MORE INFORMATION ABOUT SILL PLATE CONNECTION, FRAMING CLIP AND ETC. SEE SHEAR WALL SCHEDULE.
2. FOR FRAMING AND BLOCKING AT ROOF AND FLOOR SEE PLAN.

11 TYPICAL SHEAR WALL SECTION

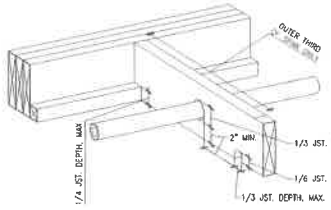


CROSSBREEDING

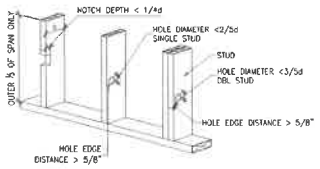
SOLID BREEDING

NOTE:
1. STEEL CROSSBREEDING MAY BE USED IN LIEU OF 2X3'S SAME SPACING, CONTRACTOR OPTION.
2. THIS DETAIL APPLIES TO MANUFACTURE WOOD PRODUCTS AS WELL U.O.N. BY MANUFACTURER.

8 TYPICAL BRIDGING



9 RAFTER NOTCHING AND BARING LIMITS



10 STUD NOTCHING AND BARING LIMITS

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REVISION TABLE

NO.	DATA	BY	DESCRIPTION

Engineer: Manny Hakhamaneshi, manny@ajengineeringcorp.com (925)-888-9854

MANUCHEHR HAKHAMANESHI LICENSE No. 80808 STATE OF FLORIDA PROFESSIONAL ENGINEER

WHEELHOUSE

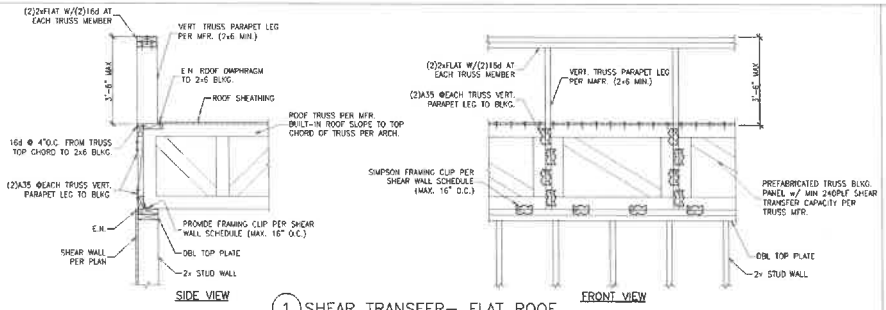
PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

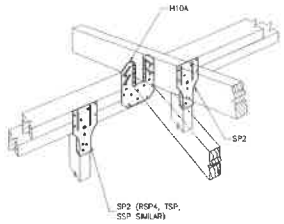
DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	SD1

PLOT ON DATE: 4/7/2025

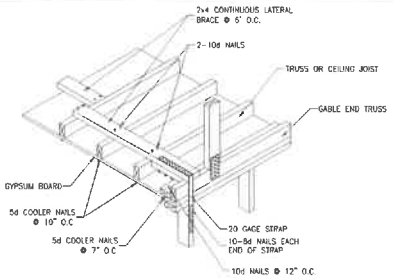
9h



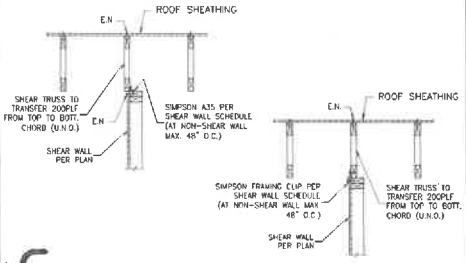
1 SHEAR TRANSFER– FLAT ROOF



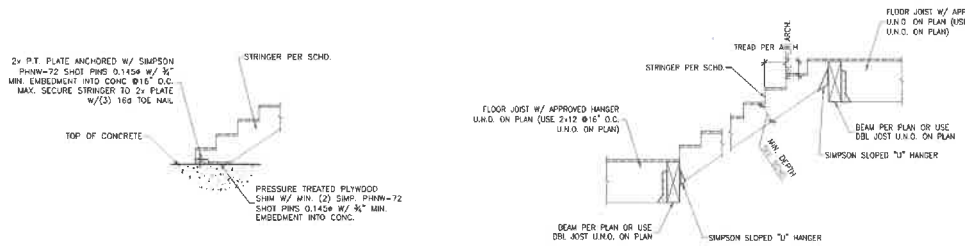
2 DOUBLE TOP PLATE CONNECTION TO RAFTER/TRUSS & STUDS



3 GABLE END CONNECTIONS

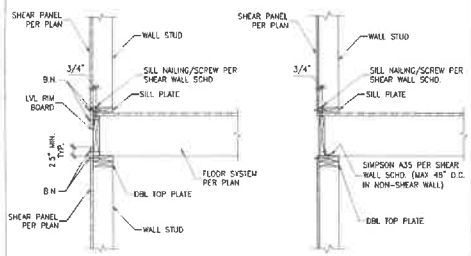


4 INTERIOR SHEAR TRANSFER

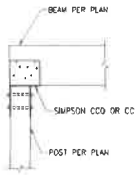


5 STAIR DETAIL

STRINGERS		
MAX. HORIZENTAL PROJECTION SPAN	STRINGERS	MIN. DEPTH AT NOTCH
8'-0"	2x14 @12" O.C.	7 1/4"
10'-0"	2x16 @12" O.C.	9 1/4"
14'-0"	1 3/4" x 16" LVL @16" O.C.	9 1/4"
16'-0"	1 3/4" x 16" LVL @12" O.C	9 1/4"
18'-0"	2|1 3/4" x 16" LVL @12" O.C.	9 1/4"
22'-0"	2|1 3/4" x 18" LVL @12" O.C.	11 1/4"



6 SHEAR TRANSFER AT EXTERIOR STACKED WALLS



7 TYPICAL BEAM TO POST CONNECTION

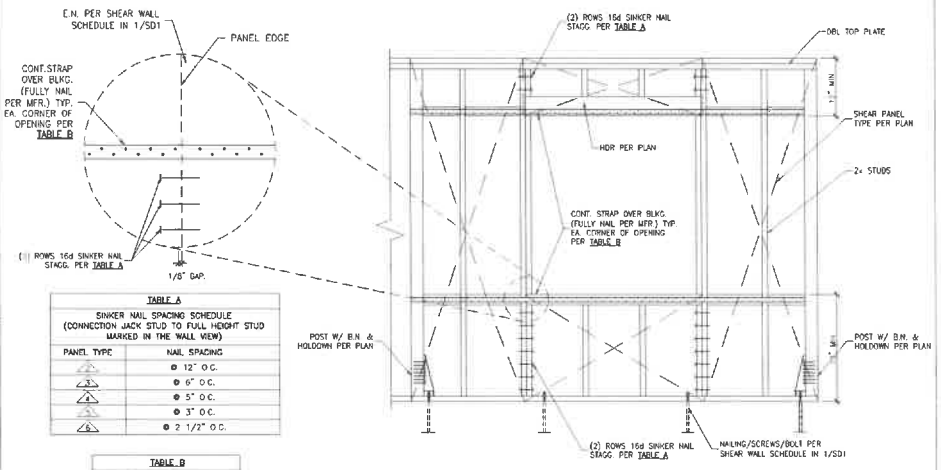
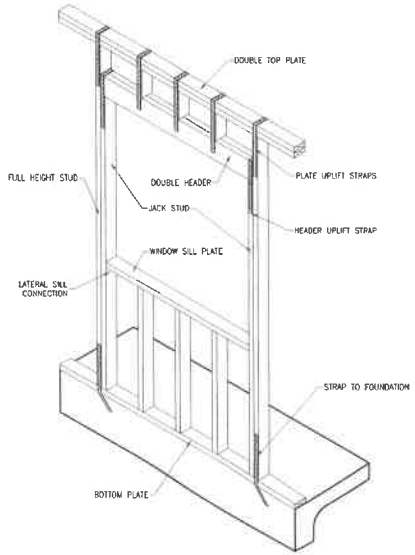


TABLE A	
SINKER NAIL SPACING SCHEDULE (CONNECTION JACK STUD TO FULL HEIGHT STUD MARKED IN THE WALL VIEW)	
PANEL TYPE	NAIL SPACING
1	@ 12" O.C.
2	@ 6" O.C.
3	@ 5" O.C.
4	@ 3" O.C.
5	@ 2 1/2" O.C.

TABLE B		
STRAP SCHEDULE		
MARK	STRAP	BLOCKING
A	CS16	2x
B	(2)CS16	2-2x
C	(2)CS14	2-2x
D	CMST12	4x

NOTES
USE FULL WIDTH BLKG. & WINDOW SILL FOR STRAP ON BOTH SIDES OF (2) SIDED SHEAR PANELS.

8 OPENING AT SHEAR WALL



9 FRAMING DETAIL

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF **140** MPH, 3 SECOND GUST & **128** MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

REVISION TABLE			
NO.	DATA	BY	DESCRIPTION

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(925)-888-9834

MANOUCHEHR HAKHAMANESHI LICENSE No. 50608 STATE OF FLORIDA PROFESSIONAL ENGINEER

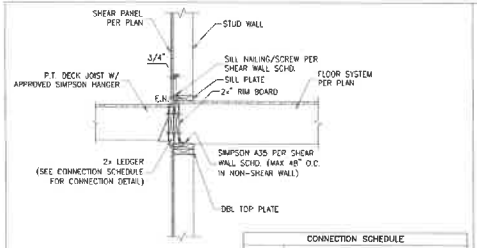
WHEELHOUSE

PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

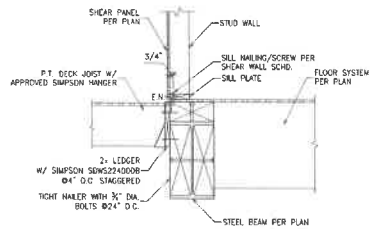
DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	SD2

PLOT ON DATE: 4/7/2025

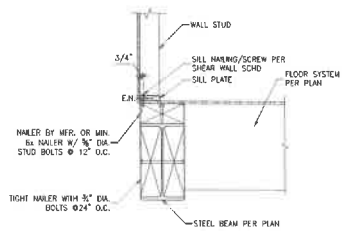


CONNECTION SCHEDULE	
STORY	CONNECTION DETAIL
1	SIMPSON SDWS22400DB @4" O.C. STAGGERED
2	SIMPSON SDWS22400DB @6 O.C. STAGGERED

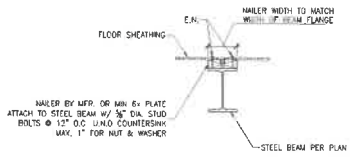
1 DECK CONNECTION DETAIL



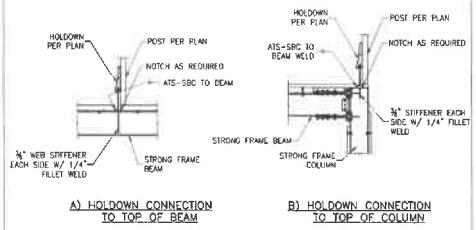
2 DECK CONNECTION TO STEEL BEAM



3 STEEL BEAM TO WALL CONNECTION



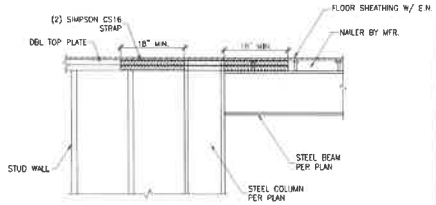
4 TYPICAL STEEL BEAM WITH NAILER



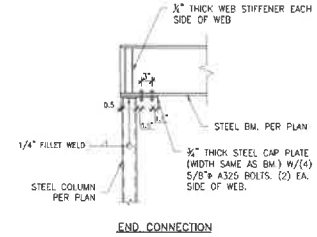
A) HOLDOWN CONNECTION TO TOP OF BEAM

B) HOLDOWN CONNECTION TO TOP OF COLUMN

5 HOLDOWN CONNECTION TO SIMPSON FRAME



6 DRAG DETAIL



END CONNECTION

7 STEEL BEAM TO COLUMN CONNECTION

86

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF **140** MPH, 3 SECOND GUST & **128** MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

REVISION TABLE

NO.	DATA	BY	DESCRIPTION

Engineer: Manny Hakhamaneshi,
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(925)-888-9854

MANUCHEHR HAKHAMANESHI LICENSE No. 50606 STATE OF FLORIDA PROFESSIONAL ENGINEER

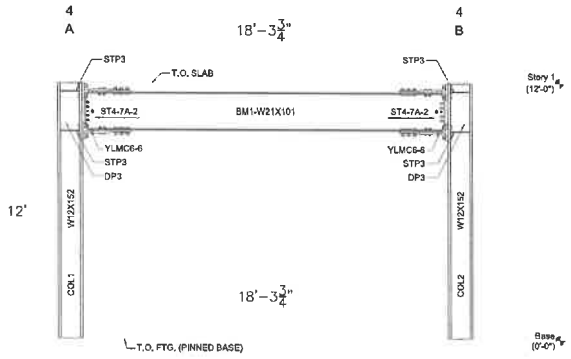
WHEELHOUSE

PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	SD3

PLOT ON DATE: 4/7/2025

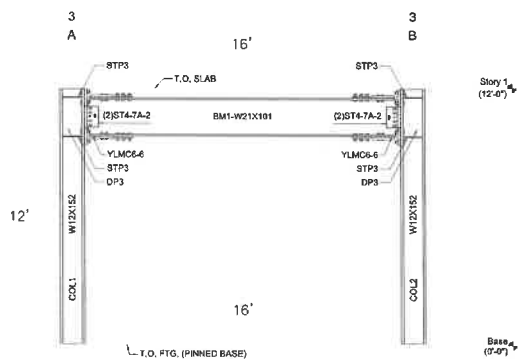


1 FRONT STEEL MOMENT FRAME ELEVATION VIEW
SC:3/8"=1'-0

No.	Link Size	Qty (kits)
1	YLMC6-6	2

Elev ID	Grid ID	Story	Column Size	Left no. ST	Left ST Thk (in)	Right no. ST	Right ST Thk (in)	Cont_PL Thk (in)	Dbl_PL Thk (in)	W1A (in)	N_side of W1A	W1A_PJP (in)	N_side of W1A_PJP	W1B (in)	N_side of W1B	W1B_PJP (in)	N_side of W1B_PJP	W2 (in)	N_side of W2	W3 (in)	N_side of W3	W4 (in)	N_side of W4	W4A Diameter (in)	W4A Depth (in)	W5 (in)	N_Side of W5
4	A	Story1	W12X152	-	-	1	4/8	3/8	3/8	-	-	-	-	5/16	2	-	-	5/16	2	3/16	2	3/8	1	-	-	9/16	1
4	B	Story1	W12X152	1	4/8	-	-	3/8	3/8	5/16	2	-	-	-	-	-	-	5/16	2	3/16	2	3/8	1	-	-	9/16	1

1. SEE 19YLMC1 FOR ADDITIONAL WELDING INFORMATION.
2. SEE 20YLMC1 FOR ADDITIONAL SHEAR TAB INFORMATION.
3. DIMENSIONS SHOWN ARE FOR DESIGN PURPOSES ONLY AND SHALL BE REVIEWED / ADJUSTED BY OTHERS.
4. SEE YLMC1 FOR GENERAL NOTES AND CONNECTION DETAILING
5. SEE YLMC2 FOR CONNECTION BOLTING AND PLATE DETAILING REQUIREMENTS FOR FABRICATION
6. BEE YLMC3 FOR CRUCIFORM COLUMN AND SLOPED BEAM DETAILING



2 REAR STEEL MOMENT FRAME ELEVATION VIEW
SC:3/8"=1'-0

No.	Link Size	Qty (kits)
1	YLMC6-6	2

Elev ID	Grid ID	Story	Column Size	Left no. ST	Left ST Thk (in)	Right no. ST	Right ST Thk (in)	Cont_PL Thk (in)	Dbl_PL Thk (in)	W1A (in)	N_side of W1A	W1A_PJP (in)	N_side of W1A_PJP	W1B (in)	N_side of W1B	W1B_PJP (in)	N_side of W1B_PJP	W2 (in)	N_side of W2	W3 (in)	N_side of W3	W4 (in)	N_side of W4	W4A Diameter (in)	W4A Depth (in)	W5 (in)	N_Side of W5
3	A	Story1	W12X152	-	-	2	4/8	3/8	3/8	-	-	-	-	5/16	2	3/8	1	5/16	2	3/16	2	3/8	1	-	-	9/16	1
3	B	Story1	W12X152	2	4/8	-	-	3/8	3/8	5/16	2	3/8	-	-	-	-	-	5/16	2	3/16	2	3/8	1	-	-	9/16	1

1. SEE 19YLMC1 FOR ADDITIONAL WELDING INFORMATION.
2. BEE 20YLMC1 FOR ADDITIONAL SHEAR TAB INFORMATION.
3. DIMENSIONS SHOWN ARE FOR DESIGN PURPOSES ONLY AND SHALL BE REVIEWED / ADJUSTED BY OTHERS.
4. SEE YLMC1 FOR GENERAL NOTES AND CONNECTION DETAILING
5. BEE YLMC2 FOR CONNECTION BOLTING AND PLATE DETAILING REQUIREMENTS FOR FABRICATION.
6. BEE YLMC3 FOR CRUCIFORM COLUMN AND SLOPED BEAM DETAILING

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF **140** MPH, 3 SECOND GUST & **128** MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

REVISION TABLE

NO.	DATA	BY	DESCRIPTION

Engineer: Manny Hakhamaneshi,
manny@ajengineeringcorp.com
(925)-888-9854

MANOUCHEHR HAKHAMANESHI
LICENSE
No. 80808
STATE OF FLORIDA
PROFESSIONAL ENGINEER

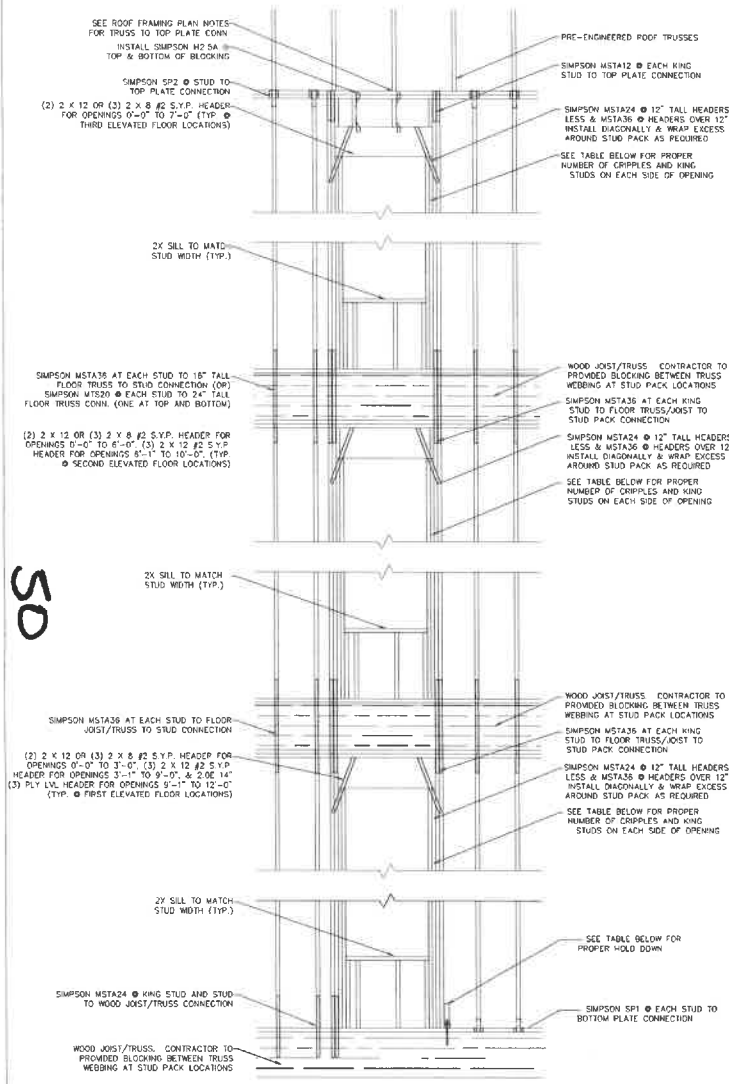
WHEELHOUSE
DESIGN BUILD RESOURCE
ARCHITECTURE & ENGINEERING

PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE.
PORT ST. JOE, FL 32456

DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	SD4

PLOT ON DATE: 4/7/2025



TYPICAL WALL OPENING DETAIL

SD

NUMBER OF CRIPPLES AND KINGS		
OPENING SIZE	# OF CRIPPLES	# OF KINGS
0'-0" TO 3'-0"	2	2
3'-1" TO 6'-0"	2	2
6'-1" TO 9'-0"	3	3
9'-1" TO 12'-0"	4	4

HEADER SCHEDULE	
OPENING SIZE	HEADER DESCRIPTION
0'-0" TO 3'-0"	(2) 2x12'S W/ 2x4 BLOCKING & 2 LAYERS OF 1/2" PLYWOOD
3'-1" TO 6'-0"	(3) 2x12'S W/ 2 LAYERS OF 1/2" PLYWOOD
6'-1" TO 9'-0"	(3) 1 3/4"x12" LVL W/ 1 LAYER OF 1/4" PLYWOOD
9'-1" TO 12'-0"	(3) 1 3/4"x12" LVL W/ 1 LAYER OF 1/4" PLYWOOD

NOTES:
1. DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
2. ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.

CERTIFICATION: THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED TO WITHSTAND WIND OF **140** MPH, 3 SECOND GUST & **128** MPH SUSTAINED WINDS. IN ACCORDANCE WITH FBC 2023, 8TH EDITION, EXPOSURE CATEGORY "D"

REVISION TABLE			
NO.	DATA	BY	DESCRIPTION

Engineer: Manny Hakhamaneshi,
manny@ajengineeringcorp.com
(925)-888-9854

MANOUCHEHR HAKHAMANESHI LICENSE No. 80808 STATE OF FLORIDA PROFESSIONAL ENGINEER

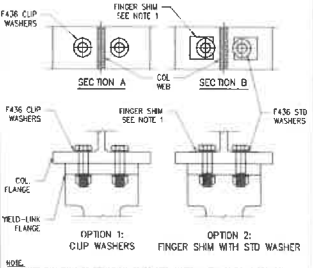
WHEELHOUSE

PROJECT NAME: BKS LAND HOLDINGS

PROJECT ADDRESS: 410 REID AVE. PORT ST. JOE, FL 32456

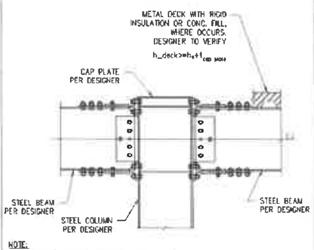
DATE	4/7/2025
SCALE	N/A
DRAWN	M.S.
JOB	1403080
SHEET	SD5

PLOT ON DATE: 4/7/2025



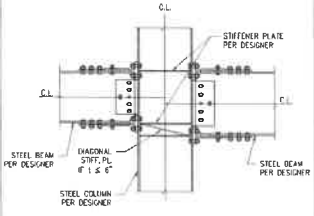
NOTE:
1 FINGER SHIM SHALL BE STRUCTURAL GRADE STEEL MATERIAL. TRIM TO FIT AS REQUIRED.
2 K1 VALUE FOR STEEL SHAPE VARIES. BOLT WASHER/SHIM SHALL BEAR FLAT ON COL. FLANGE
3 SEE RCSC SPECIFICATION ON USE OF WASHERS ON SLOPING SURFACES

BOLT BEARING NEAR COLUMN WEB 17



NOTE:
1. SEE 5/- OR 9/- FOR INFO NOT NOTED.
2. SEE 8/- FOR h_s VALUES FOR DIFFERENT LINK SIZES

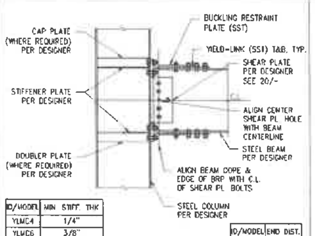
ROOF CONN. W/BEAMS ON EA. SIDE 13



ID/MODEL	MIN. STIFF. THK
YLMC4	3/8"
YLMC6	1/2"
YLMC8	5/8"

NOTE:
1 SEE 5/- FOR INFO NOT NOTED.
2 FOR STIFFENER PLATE THICKNESS, SEE FRAME ELEVATION DRAWINGS EXPORTED BY YLMC DESIGN SOFTWARE

2 SIDED CONNECTION 9

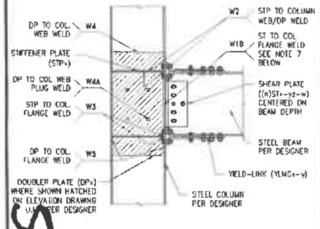


ID/MODEL	MIN. STIFF THK
YLMC4	1/4"
YLMC6	3/8"
YLMC8	1/2"

ID/MODEL	END DIST.
YLMC4	1.00"
YLMC6	1.75"
YLMC8	2.25"

NOTE:
1 SEE 6/- FOR BOLTING REQUIREMENTS.
2. SEE 7/- FOR PROTECTED ZONE AT YIELD-LINK CONNECTION
3. FOR STIFFENER PLATE THICKNESS, SEE FRAME ELEVATION DRAWINGS EXPORTED BY YLMC DESIGN SOFTWARE

1 SIDED CONNECTION 5

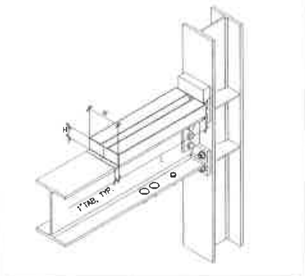


5

LEGEND:
DPx: x IS x/8-IN. THICK DOUBLER PLATES (i.e. DP4 IS 1/2" THICK DOUBLER PL.)
STPx: x IS x/8-IN. THICK STIFFENER/CONTINUITY PLATE
YLMCx-y: x IS x/8-IN THICK LINK STEM, y IS THE LINK YIELDING WIDTH
(n)STx-yz-w: n IS THE NUMBER OF SHEAR PLATES WHEN (2) ARE REQUIRED
x IS x/8-IN THICK SHEAR PLATE, y IS y/8-IN DIA. BOLT,
z IS BOLT GR/THREAD COND: A=A325N, B=A325X, C=A490N, D=A490X
w IS THE NUMBER OF HORIZONTAL BOLTS

NOTES:
1 SEE 20/YLMC1 FOR SHEAR PLATE GEOMETRY DETAILS
2 SEE 10/YLMC2 FOR DOUBLE SHEAR PLATE DETAIL, (2)STx-yz-w.
3 SEE 11/YLMC2 FOR STIFFENER PLATE DETAILS
4. SEE 12/YLMC2 FOR DOUBLER PLATE WELDING DETAILS
5. SEE 17/YLMC2 FOR COLUMN FLANGE HOLE DETAILS
6 YIELD-LINKS AND BUCKLING RESTRAINT PLATES PROVIDED BY SIMPSON STRONG-TIE. ALL OTHER PLATES, STEEL AND FASTENERS PROVIDED BY OTHERS
7 W1A IS FOR LEFT ST & W1B IS FOR RIGHT ST. RIGHT SHEAR PLATE SHOWN

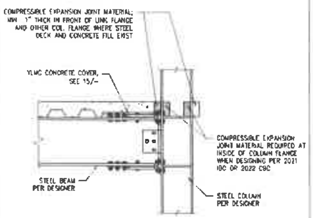
YIELD-LINK CONNECTION LEGEND 19

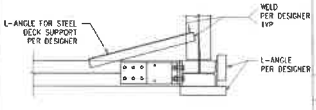


YIELD-LINK¹ SKU	YIELD-LINK® COVER PLATE ID	DIMENSIONS WIDTH (W)	DIMENSIONS LENGTH (L)	DIMENSIONS HEIGHT (H)
YLMC4-2, YLMC4-2.5, YLMC4-3	YLC-4-6	6 5/8"	16 1/8"	3"
YLMC4-2.25, YLMC4-2.25-10	YLC-4-7	7 1/8"	19 1/8"	
YLMC4-2.875, YLMC4-2.875-10				
YLMC4-3.375, YLMC4-3.375-10	YLC-4-7A	7 1/8"	21 7/8"	
YLMC4-3.5, YLMC4-3.5-10	YLC-4-8	8 1/8"	21 7/8"	
YLMC4-4, YLMC4-4-10				
YLMC4-5, YLMC4-6	YLC-4-12	12 1/8"	21 5/8"	
YLMC6-2.5	YLC-6-6	6 5/8"	24 1/4"	2 3/4"
YLMC6-3, YLMC6-3.5, YLMC6-4	YLC-6-8	8 1/8"	24 1/4"	2 3/4"
YLMC6-3-13, YLMC6-3.5-13, YLMC6-4-13	YLC-6-8A		27 1/4"	3"
YLMC6-4.5, YLMC6-5	YLC-6-10	10 1/8"	24 1/4"	2 3/4"
YLMC6-4.5-13, YLMC6-5-13	YLC-6-10A		27 1/4"	3"
YLMC6-5.5, YLMC6-6	YLC-6-12	12 1/8"	24 1/4"	2 3/4"
YLMC6-5.5-13, YLMC6-6-13	YLC-6-12A		27 1/4"	3"
YLMC6-7	YLC-6-14	14 1/8"	27 5/8"	2 3/4"
YLMC8-4, YLMC8-4-15	YLC-8-9	9 1/8"	28 5/16"	5"
YLMC8-4.5, YLMC8-4.5-15				
YLMC8-5, YLMC8-5-15	YLC-8-12	12 1/8"	32 11/16"	
YLMC8-5.5, YLMC8-5.5-15				
YLMC8-6, YLMC8-6-15				
YLMC8-7, YLMC8-7-15	YLC-8-16	16 1/8"	36 1/16"	
YLMC8-8, YLMC8-8-15				

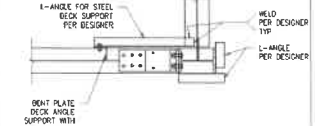
NOTES
1. THICKNESS 54 MIL (16GA), ASTM A653 GRADE 33 STEEL.
2. FINISH: GALVANIZED/ZMAX COATING.
3 ALTERNATE CONCRETE COVER BY OTHERS, SEE DETAIL 20/YLMC2

YIELD-LINK CONCRETE COVER 15





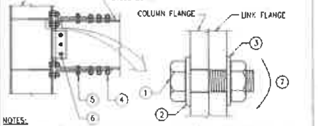
DETAIL A (OPTION 1)



DETAIL A (OPTION 2)

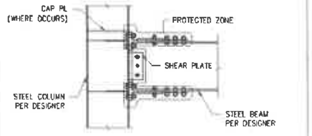
NOTE:
1 SEE STRUCTURAL DRAWINGS PER PROJECT BY DESIGNER FOR OTHER SUPPORT OPTIONS

STEEL DECK SUPPORT AT CONN. 11



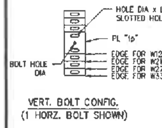
NOTES:
1 LINK FLANGE-TO-COLUMN FLANGE BOLTS CAN BE SNUG-TIGHT OR PRETENSIONED AND CAN BE INSTALLED FROM LINK SIDE OR COLUMN FLANGE SIDE.
2. AT COL. FLANGE SLOTTED HOLES
   - A) SNUG-TIGHT JOINT: USE ASTM F436 WASHER OR 5/16 IN. THICK PL WASHER
   - B) PRETENSIONED JOINT: USE 5/16 IN. THICK PL WASHER OR CONT. BAR PER RCSC
3. AT LINK FLANGE HOLES:
   - A) SNUG-TIGHT JOINT: WASHER NOT REQUIRED.
   - B) PRETENSIONED JOINT: USE ASTM F436 WASHER.
4. LINK STEM-TO-BEAM FLANGE BOLTS SHALL BE PRETENSIONED.
   - A) USE ASTM F436 WASHER PER PRETENSIONING METHOD
5. BUCKLING RESTRAINT PLATE-TO-BEAM FLANGE BOLTS MUST BE SNUG-TIGHT. NO WASHERS REQUIRED AT THE BEAM FLANGE SIDE. USE ASTM F436 WASHER AT BRP SIDE.
6. SHEAR PLATE TO BEAM WEB BOLTS CAN BE SNUG-TIGHT OR PRETENSIONED
   - A) AT SHEAR PLATE SLOTTED HOLES: USE ASTM F436 WASHER OR 5/16 IN. THICK PL WASHER FOR SNUG-TIGHT JOINTS.
   - B) USE 5/16 IN. THICK PL WASHER OR CONT. BAR PER RCSC FOR PRETENSIONED JOINTS. AT BEAM WEB STANDARD HOLES. WASHERS NOT REQUIRED FOR SNUG-TIGHT JOINTS USE ASTM F436 WASHER FOR PRETENSIONED JOINTS.
7. PRETENSIONING METHODS CAN BE: TURN-OF-NUT; CALIBRATED WRENCH; TWISTED OFF TYPE; OR BY USE OF DIRECT TENSION INDICATING WASHERS PER RCSC. WASHER REQUIREMENTS VARY PER PRETENSIONING METHOD.

CONNECTION BOLTING DETAIL 6

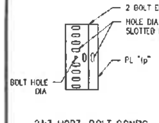


NOTE:
1. PROTECTED ZONE INCLUDES THE FOLLOWING ELEMENTS
   - A. LINK FLANGE AND LINK STEM
   - B. BRP PLATES
   - C. BEAM FLANGE CONTACT AREAS CONNECTED TO THE LINK STEM
   - D. COLUMN FLANGE CONTACT AREAS CONNECTED TO THE LINK FLANGE
   - E. SHEAR PLATE AND BEAM WEB AT 2" AROUND SHEAR PLATE
   - F. LINK STEM, LINK FLANGE, BRP AND SHEAR PLATE BOLTS.
2 PROTECTED ZONE SHALL BE MARKED BY USING ANY NON-DESTRUCTIVE METHODS PRIOR TO AND AFTER APPLICATION OF SPRAYED ON FIRE-RESISTING MATERIAL.
3 NO ATTACHMENT SHALL BE MADE WITHIN THE PROTECTED ZONE.

PROTECTED ZONE 7



VERT. BOLT CONFIG.
(1 HORZ. BOLT SHOWN)

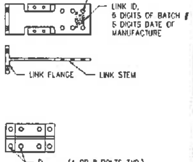


2&3 HORZ. BOLT CONFIG.
(9 VERT. BOLTS SHOWN)

BEAM SIZE	HOLE DIA	No. VERT BOLTS	No. HORZ BOLTS	Sv	Sh	Lev	Leh	Lslot	tp
W44	y + 1/16"	9	w	3 1/8"	3 1/8"	1 1/2"	1 3/4"	2 7/8"	x
W40									
W36				2 7/8"	2 3/4"	1 1/4"			
W33				2 1/2"					
W30		7		2 3/4"				2 3/8"	
W27				1 5/16"					
W24	y + 1/16"	5	w	3 3/4	2 3/4"	1 1/8"	1 3/4"	1 7/8"	x
W21				3 3/8"					
W18		3		3 1/4"				1 1/2"	
W16				3 5/8"					
W14				3 3/4"					
W12				3 3/16"					

1 NUMBER OF VERTICAL AND HORIZONTAL BOLTS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR PROJECT SPECIFIC REQUIREMENTS.
2 SHEAR PLATE THICKNESS (x), BOLT SIZE (y) AND QUANTITY (w) PER DESIGNER. SEE FRAME ELEVATION SHEETS EXPORTED USING YLMC DESIGN SOFTWARE PER PROJECT.
3 S1=2.75" FOR YLMC4 LINKS; S1= 3.5" FOR YLMC6 LINKS; S1=4.0" FOR YLMC8 LINKS
4 BOLT HOLES IN THE BEAM FLANGES AND BEAM WEB SHALL BE STANDARD SIZE HOLES.
5 W40 AND W44 BEAMS INCLUDED IN ICC-ES ESR-2802.

TYPICAL SHEAR PLATE DETAIL 20



TYPE	t_{flange}	t_{stem}	h_{flange}	g_{flange}	h_s
YLMC4-XX	7/8"	1/2"	5 3/4"	3 1/4"	3 1/8"
YLMC4-XX-10; YLMC4-5; YLMC4-6	13/16"				
YLMC6/YLMC6-13	1 1/4"	3/4"	9 1/4"	5 3/4"	5"
YLMC6-7	1 7/16"			5 1/4"	
YLMC8-XX/YLMC8-XX-15	1 13/16"	1"	10 3/4"	7"	5 7/8"
YLMC8-7, YLMC8-8, YLMC8-7-15, YLMC8-8-15	1 3/4"				

STANDARD YIELD-LINK® SKU

LINK ID	L_{stem}	b_{yield}	b_{flange}	t_{flange} [1]	D_{b_flange}	No. of Flange Bolts	D_{b_stem}	No. of Stem Bolts	BRP Model	No. of BRP Bolts
YLMC4-2	1'-8 5/8"	2"	6 1/4"	3 1/2"	7/8"	4	7/8"	4	BRP4C	2
YLMC4-2.5		2 1/2"								
YLMC4-3		3"	6 1/2"							
YLMC4-2.25		2 1/4"	7"	4 1/2"					BRP4A	
YLMC4-2.875		2 7/8"								
YLMC4-3.375	1'-9 3/8"	3 3/8"						6		
YLMC4-3.5		3 1/2"	8"	5 1/4"					BRP4B	
YLMC4-4		4"								
YLMC4-5	2'-1/8"	5"	12"			8		8	BRP4D	4
YLMC4-6		6"								
YLMC6-2.5		2 1/2"	6 1/2"	4"	7/8"		7/8"		BRP6D	
YLMC6-3	2'-3 1/2"	3"	8"	5"	1"	4	1"	6	BRP6A	4
YLMC6-3.5		3 1/2								
YLMC6-4		4"			1 1/4"					
YLMC6-4.5		4 1/2"	10"	6"			1 1/4"		BRP6B	
YLMC6-5		5"								
YLMC6-5.5		5 1/2"	12"						BRP6C	
YLMC6-6		6"			1 3/8"					
YLMC6-7	2'-6 7/8"	7"	14"		1"	8		8	BRP6E	
YLMC8-4	2'-7 1/16"	4"	9"	5 1/4"	1 1/4"	4	1 1/4"	6	BRP8A	
YLMC8-4.5		4 1/2"			1 3/8"					
YLMC8-5	2'-10 7/16"	5"	12"	6"				8	BRP8B	
YLMC8-5.5		5 1/2"			1 1/2"					
YLMC8-6		6"								
YLMC8-7	3'-1 13/16"	7"	16"		1 1/4"	8		10	BRP8C	
YLMC8-8		8"								

EXTENDED YIELD-LINK® SKU

LINK ID	L_{stem}	b_{yield}	b_{flange}	t_{flange} [1]	D_{b_flange}	No. of Flange Bolts	D_{b_stem}	No. of Stem Bolts	BRP Model	No. of BRP Bolts
–						–				
YLMC4-2.25-10	1'-9 9/16"	2 1/4"	7"	4 1/2"	7/8"	4	7/8"	4	BRP4A-10	4
YLMC4-2.875-10		2 7/8"								
YLMC4-3.375-10		3 3/8"								
YLMC4-3.5-10	2'-5/16"	3 1/2"	8"	5 1/4"				6	BRP4B-10	
YLMC4-4-10		4"								
–				–			–			
–	–	–								
YLMC6-3-13	2'-6 1/2"	3"	8"	5"	1"	4	1"	6	BRP6A-13	4
YLMC6-3.5-13		3 1/2"								
YLMC6-4-13		4"			1 1/4"					
YLMC6-4.5-13		4 1/2"	10"	6"			1 1/4"		BRP6B-13	
YLMC6-5-13		5"								
YLMC6-5.5-13		5 1/2"	12"						BRP6C-13	
YLMC6-6-13		6"			1 3/8"					
–				–	–	–	–	–	–	
YLMC8-4-15	2'-9 1/16"	4"	9"	5 1/4"	1 1/4"			6	BRP8A-15	
YLMC8-4.5-15		4 1/2"			1 3/8"					
YLMC8-5-15	3'-7/16"	5"	12"	6"			1 1/4"	8	BRP8B-15	8
YLMC8-5.5-15		5 1/2"			1 1/2"					
YLMC8-6-15		6"								
YLMC8-7-15	3'-3 13/16"	7"	16"		1 1/4"	8		10	BRP8C-15	
YLMC8-8-15		8"								

1. NUMBER OF YIELD-LINK FLANGE BOLTS=4 OR 8 DEPENDING ON LINK ID
2 BEAM, COLUMN AND HOLE DIMENSIONAL TOLERANCE SHALL BE PER AISC 303
3 FOR LINKS WITH 8 FLANGE BOLTS, $S_{2flange}$ IS 2-1/4" FOR YLMC4, 2-3/4" FOR YLMC6 AND 3-3/8" FOR YLMC8
4 DESIGN PROCEDURE FOR YIELD-LINKS WITH 8 FLANGE BOLTS INCLUDED IN ICC-ES ESR-2802

YIELD-LINK GEOMETRIES 8

GENERAL NOTES:
1. SIMPSON STRONG-TIE YIELD-LINK® MOMENT CONNECTION IS PROTECTED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS AND APPLICATIONS: U.S. PATENT NO. 8,001,734 B2, U.S. PATENT NO. 8,375,652 B2, AND U.S. PATENT PUBLICATION NO. 2015/0159362, AND MUST BE SUPPLIED OR LICENSED THROUGH SIMPSON STRONG-TIE. YIELD-LINK MOMENT CONNECTION IS MANUFACTURED AND PROTECTED UNDER U.S. PATENT NO. 10,669,718 B2 AND CANNOT BE DUPLICATED OR FABRICATED WITHOUT EXPRESSED, WRITTEN PERMISSION FROM SIMPSON STRONG-TIE CO., INC.
2. YIELD-LINK MOMENT CONNECTION IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001 REGISTERED COMPANY.
3. SIMPSON STRONG-TIE® COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
4. USE OF A SIMPSON STRONG-TIE PRODUCT DOES NOT IMPLY THAT SIMPSON STRONG-TIE ENDORSES ANY PROJECT, STRUCTURE OR USE. NO LICENSE IS GRANTED WITH RESPECT TO ANY SIMPSON STRONG-TIE TRADEMARK OR OTHER INTELLECTUAL PROPERTY RIGHTS. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO USING ANY SIMPSON STRONG-TIE TRADEMARKS OR PROPRIETARY DOCUMENTS AND MATERIALS.
5. SIMPSON STRONG-TIE IS NOT AFFILIATED WITH, AND DOES NOT SPONSOR OR ENDORSE, THE ENGINEER OF RECORD (EOR), FABRICATOR, INSTALLER OR USERS OF THIS DRAWING, NOR DOES SIMPSON STRONG-TIE HAVE ANY JOINT VENTURE, PARTNERSHIP, AGENCY, EMPLOYMENT OR FIDUCIARY RELATIONSHIP WITH SUCH PERSONS.
6 INSTALLATION DETAILS PROVIDED ARE FOR REFERENCE ONLY. ENGINEER OF RECORD (EOR) CAN PROVIDE ALTERNATE DETAILING
7. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE WITH THESE DRAWINGS AND ICC-ES ESR-2802 AND AISC 358. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE RESPONSIBILITY OF THE EOR AND CONTRACTOR

DESIGN NOTES:
1 DESIGN FOR THE YIELD-LINK SPECIAL MOMENT CONNECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   - 2015, 2018, 2021 AND 2024 INTERNATIONAL BUILDING CODE (IBC)
   - AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 360-16, ANSI/AISC 360-22)
   - AISC SEISMIC PROVISIONS (ANSI/AISC 341-16, ANSI/AISC 341-22)
   - PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS (ANSI/AISC 358-16, ANSI/AISC 358-22)
   - ICC-ES ESR-2802
   - 2020 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS
   - STRUCTURAL WELDING CODE-STEEL (AWS D1.1-2020)
   - STRUCTURAL WELDING CODE-SEISMIC SUPPLEMENT (AWS D1.8-2021)
   - AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (ANSI/AISC 303-22)
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD (EOR)
4. THE EOR MUST SPECIFY THE REQUIRED COMPONENTS OF THE COMPLETE LOAD TRANSFER PATH INCLUDING BUT NOT LIMITED TO DIAPHRAGMS, SHEAR TRANSFER, CHORDS AND COLLECTORS AND FOUNDATIONS.
5. ALL CONNECTED MEMBERS AND RELATED ELEMENTS SHALL BE DESIGNED BY THE EOR.
6 THE TERM DESIGNER REFERS TO A LICENSED/CERTIFIED BUILDING DESIGN PROFESSIONAL OR A LICENSED PROFESSIONAL ENGINEER.

MATERIAL:
1 YIELD-LINKS: ASTM A992 (PROVIDED BY SIMPSON STRONG-TIE).
2. BRP: ASTM A572 GR. 50 (PROVIDED BY SIMPSON STRONG-TIE).
3. BEAMS AND COLUMNS MUST BE HOT-ROLLED W SECTIONS (ASTM A992) OR WELDED BUILT-UP I-SHAPE MEMBERS THAT MEET AISC 360 SECTION A3 AND AISC 358 SECTION 2.3.2.
4. SHEAR PLATE, STIFFENER PLATE AND DOUBLER PLATE: ASTM A572 GR. 50 (U.N.O.)
5. LINK STEM-TO-BEAM FLANGE BOLTS SHALL BE ASTM F3125 GRADE A490 OR F2280 (X OR N) (PRETENSIONED)
6 LINK FLANGE-TO-COLUMN FLANGE BOLTS SHALL BE ASTM F3125 GRADE A325-N (SNUG-TIGHT) OR F1852-N (PRETENSIONED).
7 SHEAR PLATE-TO-BEAM WEB BOLTS SHALL BE ASTM F3125 GRADE A325, A490, F1852 OR F2280 (X OR N TYPE PER DESIGN)
8. BRP-TO-BEAM FLANGE BOLTS SHALL BE ASTM F3125 GRADE A325-N (A325-X FOR YLMC8-6, YLMC8-7, YLMC8-8, YLMC8-6-15, YLMC8-7-15 & YLMC8-8-15).
9. COMPRESSIBLE EXPANSION JOINT MATERIAL: SPECIFIED COMPRESSIVE STRENGTH MUST BE NO LESS THAN 10 PSI UNLESS OTHERWISE INDICATED ELSEWHERE FOR THE PROJECT. SPECIFIED COMPRESSIVE STRENGTH MUST BE NO MORE THAN 100 PSI. RECOMMENDED MATERIALS AT NON-FIRE RATED ASSEMBLIES ARE RIGID FOAM TYPE EXPANDED POLYSTYRENE (EPS) OR TYPE EXTRUDED POLYSTYRENE (XPS). RECOMMENDED MATERIALS AT FIRE-RATED ASSEMBLIES ARE SPRAYED FIRE-RESISTIVE MATERIALS (SPRAY-APPLIED FIREPROOFING) WITH FIRE RESISTANCE DESIGN PARAMETERS AS REQUIRED FOR THE PROJECT.
10 UNLESS NOTED OTHERWISE BY THE ENGINEER OF RECORD, ALL WELD FILLER METAL SHALL HAVE CLASSIFICATION STRENGTH (F_{EXX}) OF 70 KSI.
11. FOR NON-DEMAND CRITICAL WELDS (BEAM TO COLUMN SHEAR PLATE AND COLUMN STIFFENER/CONTINUITY PLATE), WELD FILLER METAL SHALL MEET THE AWS D1.1 AND D1.8 MINIMUM CHARPY V-NOTCH REQUIREMENT OF 20 FT*LBS AT 0°(F).
12. FOR DEMAND-CRITICAL WELDS, COLUMN SPLICES, DOUBLER PLATES (CJP WELDS) AND BASE PLATES, WELD FILLER METAL SHALL MEET THE AWS D1.1 AND D1.8 MINIMUM CHARPY V-NOTCH REQUIREMENT OF 20 FT*LBS AT 0°(F) AND 40 FT*LBS AT 70°(F)
13 IN ADDITION TO THE MINIMUM CHARPY V-NOTCH REQUIREMENT, ALL FILLER METAL SHALL MEET THE DIFFUSIBLE HYDROGEN LEVEL AS NOTED IN SECTION 6.1.5 OF AWS D1.8.

YIELD-LINK MOMENT CONNECTION WELDING REQUIREMENTS:
1 ALL SHOP AND FIELD WELDING ON COMPONENTS (SHEAR PLATE, STIFFENER PLATE, DOUBLER PLATE (IF REQUIRED)) OF THE YIELD-LINK CONNECTION SHALL BE DONE BY PERSONNEL QUALIFIED PER AWS D1.1 SECTION 4 PART C, AWS D1.8 ANNEX D (AS REQUIRED), AND AS APPROVED BY AUTHORITIES HAVING JURISDICTION (AHJ).
2 ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AWS D.1 STANDARD QUALIFICATION TESTING, AND SHALL BE CERTIFIED FOR THE WORK THEY ARE PERFORMING.
3 SPECIFIC WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) FOR EVERY WELDING APPLICATION USED FOR THE YIELD-LINK CONNECTIONS IN THE PROJECT SHALL BE SUBMITTED TO THE EOR/ AHJ FOR REVIEW AND APPROVAL PRIOR TO START OF WORK. EACH WPS SHALL REFERENCE THE PREQUALIFIED WELDED JOINT DETAIL FROM SECTION 3 OF AWS D1.1.
4. IN LIEU OF ITEM 3, THE STEEL FABRICATOR MAY PROVIDE A PROCEDURE QUALIFICATION RECORD (PQR) FOR THE CONNECTION WELDS USED FOR THE PROJECT. THE PQR SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 SECTION 4.
5. WPS (OR PQR) SHALL CONTAIN ALL THE ESSENTIAL VARIABLES USED IN THE WELDING PROCEDURE AND SHALL BE STAMPED/APPROVED BY AN AMERICAN WELDING SOCIETY (OR APPROVED EQUIVALENT) CERTIFIED WELDING INSPECTOR.
6 SUBMIT WELDER QUALIFICATION, WPS (OR PQR), AND FILLER METAL CERTIFICATION OF CONFORMANCE PROVIDED BY THE WIRE MANUFACTURER TO THE EOR AND AHJ FOR APPROVAL PRIOR TO FABRICATION.
7. STEEL BASE METAL ON WHICH WELD METAL IS TO BE DEPOSITED SHALL BE FREE OF DUST, MOISTURE, GREASE SLAG, MILL SCALE AND OTHER FOREIGN MATERIAL THAT WOULD PREVENT PROPER WELD DEPOSIT.
8. FOR SHEAR PLATE WELDS, FILLET WELD TERMINATION MAY EXTEND TO THE ENDS OF THE SHEAR PLATE OR MAYBE STOPPED SHORT AT EACH END OF THE SHEAR PLATE FOR A LENGTH THE SAME DIMENSION AS THE WELD SIZE. FILLET WELDS SHALL NOT BE WRAPPED AROUND THE TOP AND BOTTOM EDGES OF THE SHEAR PLATE.
9. FOR COLUMN STIFFENER/CONTINUITY PLATES, FILLET WELDS SHALL TERMINATE A MIN. DISTANCE OF ONE FILLET WELD SIZE FROM THE k DISTANCE + 1-1/2" FROM THE EXTERIOR COLUMN FLANGE, AND k1 DISTANCE + 1/2" FROM THE CENTERLINE OF THE COLUMN WEB.
10 ALL COMPLETE JOINT PENETRATION GROOVE WELDS (CJP) SHALL BE ULTRA-SONIC TESTED PER D1.1 AND D1.8 REQUIREMENTS AS APPLICABLE.
11 WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, THE WEB SHALL BE TESTED FOR CRACKS USING MAGNETIC PARTICLE TESTING. THE MAGNETIC PARTICLE TEST AREA SHALL INCLUDE THE K-AREA BASE METAL WITHIN 3" OF THE WELD
12 CJP GROOVE WELDS ON BASE METAL THICKER THAN 1-1/2" SHALL BE ULTRASONICALLY TESTED FOR DISCONTINUITIES (LAMELLAR TEARING). ANY BASE METAL DISCONTINUITIES FOUND SHALL BE ACCEPTED OR REJECTED ON THE BASIS OF THE CRITERIA OF AWS D1.1 TABLE 6.3.

YIELD-LINK MOMENT CONNECTION BOLTING REQUIREMENTS:
1. BOLT HOLES SHALL BE MADE BY DRILLING, PUNCHING OR THERMAL CUTTING. MECHANICALLY GUIDED MEANS OF THERMALLY CUT HOLES SHALL HAVE A SURFACE ROUGHNESS PROFILE NOT EXCEEDING 1000 MICRO-INCHES AS DEFINED IN ASME B46.1.
2 FAYING SURFACES ADJACENT TO THE BOLT HEAD AND NUT SHALL BE FREE OF DIRT AND OTHER FOREIGN MATERIAL. BEAM FLANGE SURFACES CONNECTING TO THE YIELD-LINK STEM SHALL BE FREE OF SCALE, COATING OR INADVERTANT OVERSPRAY (SEE DETAIL 1, 2, 5, 6, 9 AND 13 ON YLMC2 SHEET). BURRS LESS THAN OR EQUAL 1/16" IN HEIGHT ARE PERMITTED ON THE FAYING SURFACES OF ALL JOINTS.
3 HIGH STRENGTH BOLTS SHALL HAVE LOT TRACEABILITY, CHEMICAL AND MECHANICAL TEST RESULTS INDICATED ON THE MILL CERTIFICATION/TEST REPORTS.
4 HIGH STRENGTH BOLTS SHALL BE STORED AND PROTECTED FROM MOISTURE AND DIRT IN CLOSED CONTAINERS.
5 TWIST-OFF TYPE BOLTS (F1852 AND F2280) AND ASSEMBLIES (BOLT, WASHER AND NUT) SHALL NOT BE RE-LUBRICATED, EXCEPT BY THE MANUFACTURER.
6 HIGH STRENGTH BOLTS AND F1852 OR F2280 TWIST-OFF TYPE ASSEMBLIES SHALL NOT BE REUSED. TOUCHING UP OR RE-TIGHTENING BOLTS THAT MAY HAVE BEEN LOOSENED BY INSTALLATION OF ADJACENT BOLTS NEED NOT BE CONSIDERED AS REUSE.
7 UP TO 1/4-INCH THICK FINGER SHIMS MAYBE USED WITHOUT RESTRICTION AT THE YIELD-LINK TO COLUMN FLANGE CONNECTION
8 YIELD-LINK STEM TO BEAM FLANGE BOLTS SHALL BE INSTALLED AS PRETENSIONED. BOLTS MAY BE PRETENSIONED BY TWIST-OFF-TYPE TENSION CONTROLLED BOLTS, DIRECT TENSION INDICATOR (DTI) WASHERS, TURN-OF-NUT METHOD, OR CALIBRATED WRENCH METHOD. SEE RCSC FOR REQUIREMENTS OF PRETENSIONING METHODS
9 SEE DETAIL 6/YLMC1 FOR LINK FLANGE-TO-COLUMN FLANGE BOLTING, BEAM WEB-TO-SHEAR PLATE BOLTING AND BUCKLING RESTRAINT PLATE-TO BEAM FLANGE BOLTING REQUIREMENTS
10. FOR PRETENSIONED JOINTS, MINIMUM BOLT PRETENSION VALUE SHALL BE PER TABLE 7.1 OF RCSC.
11. BOLTING PRE-INSTALLATION VERIFICATION SHALL BE CONDUCTED TO VERIFY THE PRETENSIONING METHOD USED FOR THE SPECIFIC PROJECT CAN ACHIEVE THE MINIMUM BOLT TENSION VALUES.
12. BOLTS IN "X" CONNECTIONS SHALL HAVE THE THREADS EXCLUDED FROM THE SHEAR PLANE. BOLTS IN THE "N" CONNECTIONS MAY HAVE THE THREADS INCLUDED IN THE SHEAR PLANE
13 MINIMUM BOLT LENGTHS USED SHALL BE SUCH THAT BOLT THREAD IS AT LEAST FLUSH WITH THE OUTER FACE OF THE NUT.

INSTALLATION, FIELD MODIFICATIONS AND REPAIRS:
1 THESE GENERAL INSTRUCTIONS FOR THE INSTALLER ARE PROVIDED TO ENSURE PROPER SELECTION AND INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS AND MUST BE FOLLOWED CAREFULLY. THESE GENERAL INSTRUCTIONS ARE IN ADDITION TO THE SPECIFIC INSTALLATION INSTRUCTIONS AND NOTES PROVIDED FOR EACH PARTICULAR PRODUCT, ALL OF WHICH SHOULD BE CONSULTED PRIOR TO AND DURING INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS
2. PROPER PRODUCT INSTALLATION REQUIRES CAREFUL ATTENTION TO ALL NOTES AND INSTRUCTIONS. IN ADDITION TO THE NOTES, WARNINGS, AND INSTRUCTIONS PROVIDED INSTALLERS, DESIGNERS, ENGINEERS AND CONSUMERS SHOULD CONSULT THE SIMPSON STRONG-TIE COMPANY INC. WEBSITE AT WWW.STRONGTIE.COM TO OBTAIN ADDITIONAL INFORMATION FOR INSTALLATION, SPECIFICATIONS, CODE REPORTS, TECHNICAL FLIERS AND BULLETINS, FAQS, AND OTHER PERTINENT INFORMATION.
3. FABRICATION AND ERECTION TOLERANCE SHALL BE IN ACCORDANCE WITH AISC 303
4. ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS PROVIDED IN THE CODE REPORT, AND INSTALLATION DETAILS. INCORRECT FASTENER QUANTITY, SIZE, PLACEMENT, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL.
5. YIELD-LINKS SHALL NOT BE HOT-DIP GALVANIZED.
6 YIELD-LINKS SHALL BE INSTALLED WITH MATCHING HEAT NUMBER AT EACH CONNECTION (I.E. TOP AND BOTTOM LINKS ON EACH END OF THE BEAM SHALL HAVE THE SAME HEAT #)
7. ALL FIELD MODIFICATIONS AND REPAIRS MUST BE APPROVED BY THE EOR
8. YIELD-LINK SIZE AND BRP SHALL BE INSTALLED PER MANUFACTURER OR EOR'S FRAME ELEVATION DRAWINGS.
9 DO NOT CUT OR ENLARGE EXISTING HOLES IN THE YIELD-LINK, BRP OR SPACER PLATES

FIREPROOFING:
1 WHEN THE STEEL STRUCTURE IS REQUIRED TO MEET CERTAIN TYPE OF CONSTRUCTION RATING, THE YIELD-LINK MOMENT CONNECTION SHALL HAVE A FIRE RATING SIMILAR TO THAT OF THE PRIMARY STRUCTURAL FRAME.
2. WHERE SPRAY FIRE-RESISTANT MATERIAL (SFRM) IS USED, MINIMUM THICKNESS OF SFRM FOR THE YIELD-LINK FLANGE AND STEM SHALL BE SIMILAR TO THAT OF THE BEAM AND COLUMN SECTIONS
3. FOR CASES WHEN THE CONCRETE THICKNESS ABOVE THE YIELD-LINK COVER PLATE IS SHALLOWER THAN THE CONCRETE THICKNESS ABOVE THE METAL DECK RIB, YIELD-LINK AND COVER PLATE AT THE BEAM TOP FLANGE CAN BE COVERED WITH FIRE BARRIER PAINT WITH A COATING THICKNESS THAT PROVIDES THE SAME FIRE RATING PROTECTION AS THE PRIMARY STRUCTURAL FRAME. FIRE BARRIER PAINT SHALL BE TESTED AND CERTIFIED TO ASTM E119.

QUALITY CONTROL AND QUALITY ASSURANCE:
1. INSPECTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LOCAL CODE, BASED ON BUILDING OCCUPANCY, REQUIREMENTS OF THE LOCAL BUILDING OFFICIAL, AND OTHER CONSIDERATIONS, AND SHALL BE SPECIFIED BY THE EOR
2. THE FABRICATOR AND ERECTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL (Q/C) BY ENSURING WORKMANSHIP MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR QUALITY ASSURANCE (Q/A) INSPECTIONS. Q/C AND Q/A REQUIREMENTS SHALL BE IN ACCORDANCE WITH AISC 360 CHAPTER N AND AISC 341 CHAPTER J.
3. CONTACT SIMPSON STRONG-TIE® AT 800-999-5099 TO REQUEST YIELD-LINK MILL CERTIFICATES
4. STEEL MOMENT FRAME CONNECTIONS UTILIZING THE SIMPSON STRONG-TIE YIELD-LINK CONNECTION SHALL HAVE AN IDENTIFICATION STICKER (PROVIDED BY SIMPSON STRONG-TIE) PLACED NEXT TO THE SHEAR PLATE BETWEEN THE LINKS FOR EACH CONNECTION

ABBREVIATIONS AND SYMBOLS:

@ = AT
& = AND
# = NUMBER
ABV = ABOVE
ALT = ALTERNATE
BM = BEAM
BRP = BUCKLING RESTRAINT PLATE
CFS = COLD FORMED STEEL
CJP = COMPLETE JOINT PENETRATION
C.L = CENTER LINE
CLR = CLEAR
COL = COLUMN
CONC = CONCRETE
COND. = CONDITION
CONN. = CONNECTION
DC = DEMAND CRITICAL
DIA. = DIAMETER
DIR = DIRECTION
DIST. = DISTANCE
DTL = DETAIL
EA = EACH
ES = EACH SIDE
EQ = EQUAL
EOR = ENGINEER OF RECORD
FLG = FLANGE
FS = FAR SIDE
GR = GRADE
HORZ. = HORIZONTAL
INFO = INFORMATION
MAX = MAXIMUM
MIN = MINIMUM
NS = NEAR SIDE
O.C = ON CENTER
OPP = OPPOSITE
PJP = PARTIAL JOINT PENETRATION
PL = PLATE
REQ'D = REQUIRED
S.A.D = SEE ARCHITECTURAL DRAWINGS
SC = SLIP-CRITICAL
SIM. = SIMILAR
SMF = SPECIAL MOMENT FRAME
SST = SIMPSON STRONG-TIE
ST = SHEAR TAB
STD. = STANDARD
STP = STIFFENER PLATE
STIFF. = STIFFENER
THK = THICKNESS
T.O. = TOP OF
T&B = TOP AND BOTTOM
TYP. = TYPICAL
U.N.O = UNLESS NOTED OTHERWISE
VERT. = VERTICAL
W/ = WITH
WF = WIDE FLANGE
YL = YIELD-LINK
YLMC = YIELD-LINK MOMENT CONNECTION

GENERAL NOTES 4

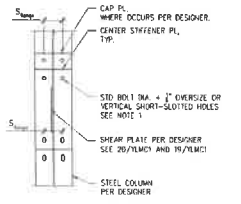
NO.	DATE	REVISIONS

No. 90608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIMPSON Strong-Tie
THERE IS NO EQUAL
SIMPSON STRONG-TIE, CO. INC.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Fax: (925) 847-1597
• Web site: www.strongtie.com

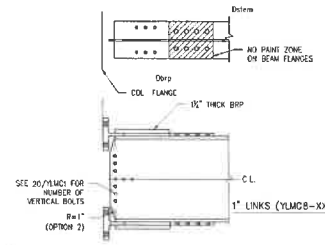
YIELD-LINK® MOMENT CONNECTION
STEEL SPECIAL MOMENT FRAME
CONNECTION DETAILING INFORMATION

NAME:
DATE: 10/18/2024
SCALE: N.T.S.
SHEET:
YLMC1
JOB NO.



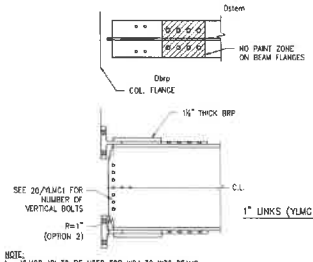
NOTE:
1. REFER TO RCSC SPECIFICATION FOR WASHER REQUIREMENTS ON SLOTTED HOLES AND OVERSIZED HOLES.
2. SEE DETAIL 17/YLMC1 FOR OPTIONS WHEN WASHERS ENCROACH INTO COLUMN K REGION.
3. SEE DETAIL 4/- FOR S_{flange} AND g_{flange} DIMENSIONS

(4) COLUMN FLANGE HOLES 17



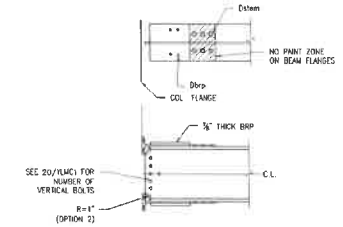
NOTE:
1. YLMC8-XX-15 TO BE USED FOR W30 TO W44 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

EXTENDED YLMC8 BEAM COPE/HOLE 13



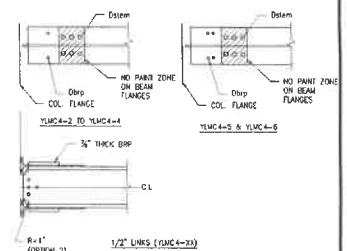
NOTE:
1. YLMC8-XX TO BE USED FOR W24 TO W36 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

YLMC8 BEAM COPE/HOLE DETAILS 9



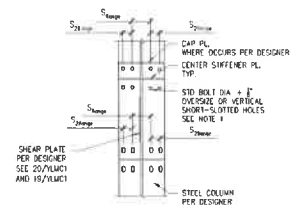
NOTE:
1. YLMC4-XX-10 TO BE USED FOR W21 TO W27 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

EXTENDED YLMC4 BEAM COPE/HOLE 5



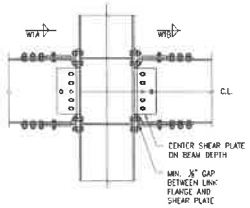
NOTE:
1. YLMC4-XX TO BE USED FOR W12 TO W18 BEAMS
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

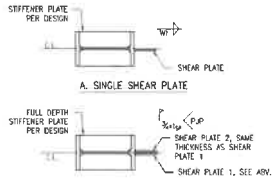
YLMC4 BEAM COPE/HOLE DETAILS 1



NOTE:
1. REFER TO RCSC FOR WASHER REQUIREMENTS ON SLOTTED HOLES AND OVERSIZED HOLES
2. SEE DETAIL 17/YLMC1 FOR OPTIONS WHEN WASHERS ENCROACH INTO COLUMN K REGION.
3. SEE DETAIL 4/- FOR S_{flange}, $S_{stiffener}$ AND g_{flange} DIMENSIONS

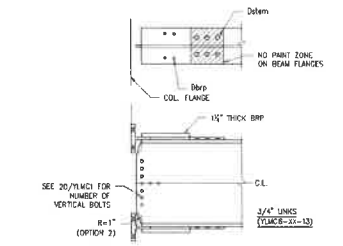
(8) COLUMN FLANGE HOLES 18





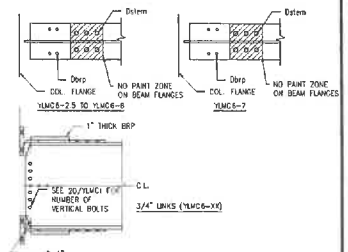
NOTE:
1. W1A & W1B FILLET WELDS SHALL BE MIN. 5/8 X SHEAR PLATE THICKNESS ON E.S. SEE PLATE AND WELD TABLE ON FRAME ELEVATION DRAWINGS U.N.O. BY DESIGNER.
2. SHEAR PLATE GEOMETRY, SEE 20/YLMC1 AND FRAME ELEVATION DRAWINGS.

SHEAR TAB DETAILS 10



NOTE:
1. YLMC6-XX-13 TO BE USED FOR W30 TO W36 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

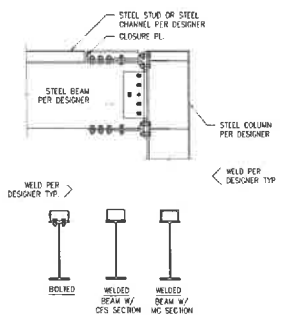
EXTENDED YLMC6 BEAM COPE/HOLE 6



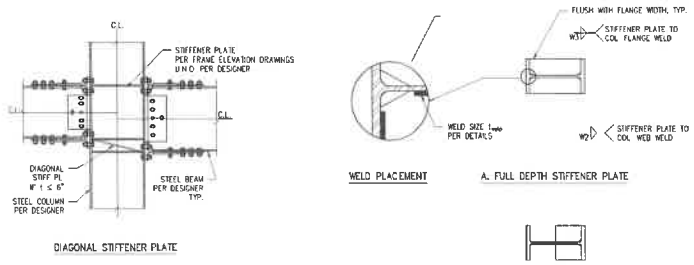
NOTE:
1. YLMC6-XX TO BE USED FOR W16 TO W27 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

YLMC6 BEAM COPE/HOLE DETAILS 2

S2

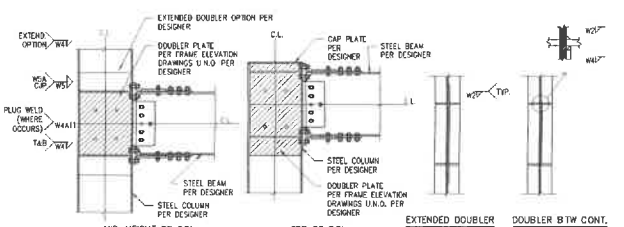


ALT. ATTACHMENTS AT SMF BM FLG 20



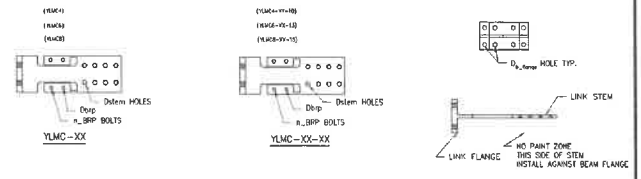
NOTE:
1. W2, W3 WELDS PER DRAWING ELEVATION WELD TABLE, SEE STRUCTURAL DRAWINGS AND 19/YLMC1.
2. FOR STIFFENER PLATE THICKNESS, SEE FRAME ELEVATION DRAWINGS U.N.O PER DESIGNER.

STIFFENER PLATE DETAILS 11



NOTE:
1. W4, W5 WELDS PER DRAWING ELEVATION WELD TABLE, SEE STRUCTURAL DRAWINGS
2. WHEN W5 IS A CJP WELD, WELD SHALL MEET D1.8 DC WELD REQUIREMENTS (SEE 19/YLMC1).

DOUBLER PLATE DETAILS 12



STANDARD YIELD-LINK® SKU					EXTENDED YIELD-LINK® SKU					SHARED PARAMETERS									
LINK ID	t_{web}	t_{flange}	L_{link}	n_BRP Bolts (Total)	LINK ID	t_{web}	t_{flange}	L_{link}	n_BRP Bolts (Total)	t_{flange}	t_{flange}	t_{flange}	g_{flange}	n_FLANGE Bolts	D_{flange}	n_STEM Bolts	D_{stem}	D_{gap}	S_{flange}
YLMC4-2	1/2"	7/8"	1'-5 5/8"	2						1 1/2"	1 1/2"	1 1/2"	1 1/2"	4	15/16"	4	15/16"	17/16"	3 3/4"
YLMC4-2.5										1 1/2"	1 1/2"	1 1/2"							4 1/4"
YLMC4-3										1 1/2"	1 1/2"	1 1/2"							4 3/4"
YLMC4-2.25					YLMC4-2.25-10	1/2"	7/8"	1'-6 9/16"	4	1"	1 1/8"	1 1/8"	1 1/8"						4 3/8"
YLMC4-2.875					YLMC4-2.875-10					1 1/8"									5"
YLMC4-3.375					YLMC4-3.375-10			2'-5/16"		1 1/4"						6			5"
YLMC4-3.5			1'-9 3/8"		YLMC4-3.5-10					1 1/4"									5 3/8"
YLMC4-4					YLMC4-4-10					1 1/2"									6 1/8"
YLMC4-5[4]			2'-1/16"	4	-	-	-	-	-	1 1/2"				6					6 5/8"
YLMC4-6[4]										1 1/2"									6 5/8"
YLMC6-2.5	3/4"	1-1/4"	2'-3 1/2"	4	-					1 1/2"	1"	1"	1"		15/16"		15/16"		4 5/8"
YLMC6-3					YLMC6-3-13	3/4"	1 1/4"	2'-8 1/2"	4	1"	1 1/8"	1 1/8"	1 1/8"	5 3/4"	1 1/16"		1 1/16"		5 1/4"
YLMC6-3.5					YLMC6-3.5-13					1 1/8"									5 7/8"
YLMC6-4					YLMC6-4-13					1 1/8"					1 3/16"		1 3/16"		6 1/4"
YLMC6-4.5					YLMC6-4.5-13					1 1/4"									6 3/4"
YLMC6-5					YLMC6-5-13					1 1/4"									7 1/4"
YLMC6-5.5					YLMC6-5.5-13					1 1/4"							1 5/16"		7 3/4"
YLMC6-6					YLMC6-6-13					1 1/4"									8 1/4"
YLMC8-2[4]		1-7/8"	2'-6 7/8"		-					1 1/4"				5 1/4"	1 1/16"	8	1 1/16"	15/16"	9 7/8"
YLMC8-4	1"	1-13/16"	2'-7 1/16"	4	YLMC8-4-15	1"	1 13/16"	2'-8 1/16"	6	1 5/8"	1 5/8"	1 5/8"	1 5/8"	5 1/4"	1 5/16"	8	1 5/16"	13/16"	8 1/2"
YLMC8-4.5					YLMC8-4.5-15					1 5/8"									9"
YLMC8-5					YLMC8-5-15					1 5/8"					1 7/16"				9 1/2"
YLMC8-5.5			2'-10 7/8"		YLMC8-5.5-15			2'-7/16"		1 5/8"				7"		8	1 3/16"		9"
YLMC8-6					YLMC8-6-15					1 5/8"					1 9/16"				9 1/2"
YLMC8-7[4,5]		1-3/4"	3'-1 13/16"		YLMC8-7-15[4,5]		1 3/4"	2'-3 13/16"		1 3/4"						10	1 5/16"	15/16"	9 7/8"
YLMC8-8[4,5]					YLMC8-8-15[4,5]					1 3/4"									10 7/8"

NOTES:
1. BEAM, COLUMN AND HOLE DIMENSIONAL TOLERANCE SHALL BE PER AISC 303
2. HOLES ON BEAM FLANGES ARE PERMITTED TO BE STANDARD SIZED HOLES PER AISC 360-16 TABLE J3.3, ALL LINK HOLE SIZES SHOWN ARE 1/16" LARGER THAN BOLT DIAMETER
3. SEE DETAILS 1/- 2/-, 3/-, 4/-, 9/- AND 13/- FOR BEAM COPE AND BOLT HOLE DETAILS
4. SEE DETAIL 17/- & 18/- FOR COLUMN FLANGE BOLT HOLE DETAILS
5. CALIFORNIA OSHPD/HCAI & DSA DESIGN PROJECTS PROVIDE "B" YIELD-LINK CONFIGURATION WITH SEPARATE/NON-INTEGRATED SPACER PLATE(S) ALL YIELD-LINK SKUS ARE OFFERED IN OSHPD/HCAI & DSA COMPLIANT "A" CONFIGURATIONS, UNLESS NOTED OTHERWISE.
   a YIELD-LINK SKUS ARE CURRENTLY NOT PRE-QUALIFIED FOR OSHPD/HCAI & DSA DESIGN PROJECTS.
   b YIELD-LINK SKUS ARE CURRENTLY NOT AVAILABLE IN YIELD-LINK CONFIGURATION WITH INTEGRATED SPACER PLATES
6. FOR LINKS WITH 8 FLANGE BOLTS, S_{flange} 6-2-1/4" FOR W14CK, 2-3/4" FOR W14CK AND 3-3/8" FOR W14CK.
7. g_{flange} = 3-1/2" FOR YLMC4-2.25, YLMC4-2.25-10, YLMC4-2.875, YLMC4-2.875-10, YLMC4-3.375 & YLMC4-3.375-10, g_{flange} = g_{web} FOR ALL OTHER LINKS

YIELD-LINK DETAILED GEOMETRIES 4

NO.	DATE	REVISIONS

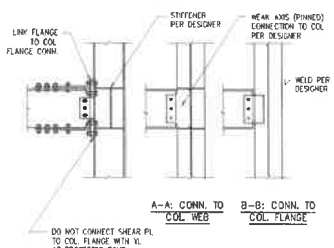
SIMPSON STRONG-TIE, CO. INC.
• 5956 W. Las Positas Blvd. Pleasanton, CA 94588
• Tel: (800) 999-5099
• Fax: (925) 847-1597
• Web site: www.strongtie.com

SIMPSON Strong-Tie
THERE IS NO EQUAL

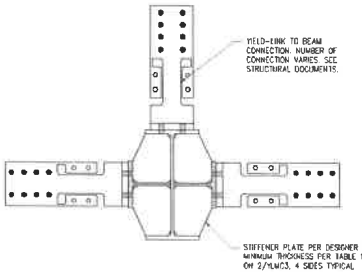
YIELD-LINK® MOMENT CONNECTION

STEEL SPECIAL MOMENT FRAME
CONNECTION DETAILING INFORMATION

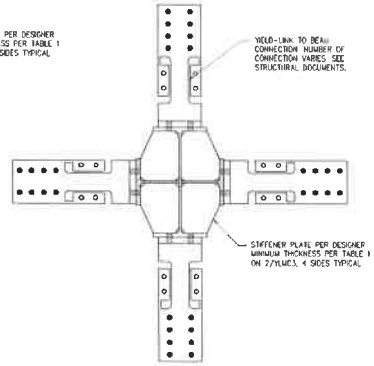
NAME:
DATE: 10/18/2024
SCALE: N.T.S.
SHEET:
YLMC2
JOB NO.



ORTHOGONAL CONN. TO COL. 17



3-SIDED MOMENT CONNECTION

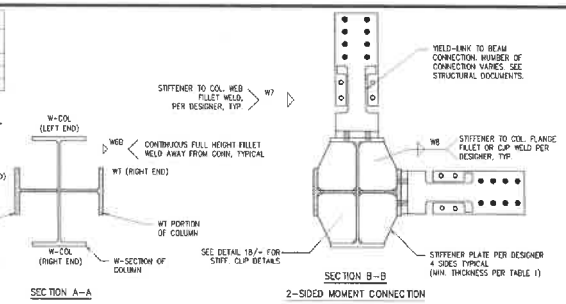


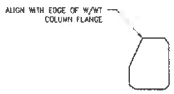
4-SIDED MOMENT CONNECTION

NOTES:
1. SEE 2/– FOR INFO NOT NOTED

MULTI-DIRECTION MOMENT CONNECTION DETAIL 10

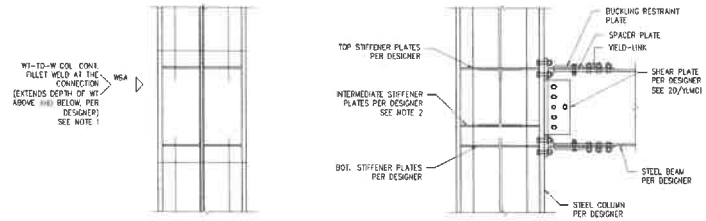
TABLE 1	
YIELD-LINK	MIN STIFF THK (IN)
YLMC4	⅜
YLMC6	½
YLMC8	⅝





NOTES:
1. WEB COPE AT WT AND W SECTIONS ($L_{clipWeb\_WT}$, $L_{clipWeb\_W}$) = $3{\cdot}4t_f^{-}S^{-}t_w$
2. FLANGE COPE AT WT AND W SECTIONS ($L_{clipFlg\_WT}$, $L_{clipFlg\_W}$) = $t_f+0.5^{-}-t_w/2$
3. SEE AWS D1.8 CHAPTER C-4 FOR MORE INFORMATION.
4. SEE AISC STEEL MANUAL FOR k_1, k_2, t_f AND t_w VALUES FOR THE COLUMNS

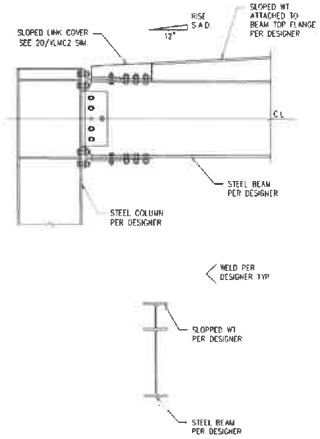
CRUCIFORM COL. STP CLIP DETAILS 18



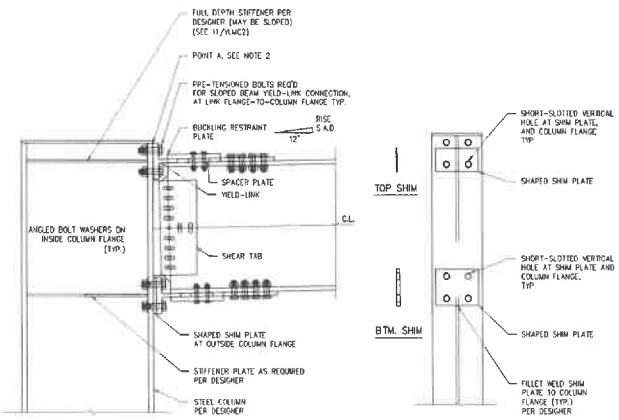
NOTES:
1. DOUBLE SIDED FILLET WELD SHALL DEVELOP SHEAR AT COLUMN FLANGE-TO-WEB CONNECTION STRENGTH SMALLER OF: (A) NOMINAL SHEAR STRENGTH OF WT COLUMN WEB, (B) MAXIMUM SHEAR FORCE AT PRL/LINK OF CONNECTION.
2. INTERMEDIATE STIFFENER REQUIRED IF DIFFERENCE BETWEEN DEPTH OF BEAMS CONNECTING W-COL AND WT SECTION IS GREATER THAN 6"
3. SEE 6/YLMC1 FOR BOLTING REQUIREMENTS.
4. SEE 7/YLMC5 FOR PROTECTED ZONE AT YIELD-LINK CONNECTION.
5. WT AND W1 ARE DIMENSIONS FOR WELDING CLEARANCE. DESIGNER TO COORDINATE WITH FABRICATOR FOR MINIMUM DIMENSIONS REQUIRED

CORNER CONDITION WITH FLANGE CRUCIFORM COLUMN 2

S3

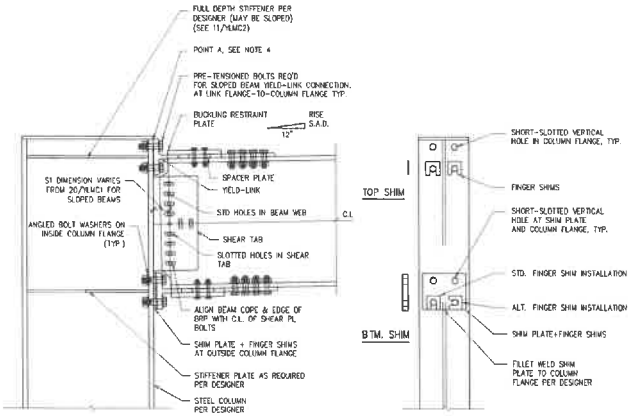


SLOPED BEAM CONN (OPTION 3) 20



NOTES:
1. SEE 4/– FOR INFO NOT NOTED.
2. THICKNESS OF SHIMS (t_1, t_2, t_3 AND t_4) TO BE DETERMINED BY DESIGNER/DETAILER ASSUMING TOP OF LINK FLANGE IN CONTACT WITH COLUMN FLANGE (POINT A), WITH MINIMUM SHIM THICKNESS OF 1/16" AT (t_1 AND t_3 LOCATIONS)
3. t_2 SHALL BE A MAXIMUM OF 1/8"

SLOPED BEAM YIELD-LINK CONNECTION (OPTION 2) 12



NOTES:
1. MAXIMUM RISE = 1" PER FOOT. CONTACT SIMPSON STRONG-TIE FOR STEEPER SLOPES.
2. LINK FLANGE-TO-COLUMN FLANGE BOLTS SHALL BE PRE-TENSIONED FOR SLOPED BEAM-TO-COLUMN YIELD-LINK CONNECTIONS
3. SHIM PLATE SIZE TO MATCH LINK FLANGE LENGTH AND WIDTH DIMENSIONS
4. THICKNESS OF SHIM TO BE DETERMINED BY DESIGNER/DETAILER ASSUMING TOP OF LINK FLANGE IN CONTACT WITH COLUMN FLANGE (POINT A)
5. SHIM PLATE MATERIAL: A36 OR A572 GR. 50
6. FINGER SHIM MATERIAL: STRUCTURAL-GRADE STEEL MATERIAL, BUT NEED NOT BE HARDENED.
7. ANGLED BOLT WASHER MATERIAL: F436.
8. BEAM SLOPED DOWN CONDITION SIMILAR
9. SEE YLMC1 SHEET FOR FURTHER INFORMATION

SLOPED BEAM YIELD-LINK CONNECTION (OPTION 1) 4

NO.	DATE	REVISIONS

HAMAMCHERI HAKHAMANESH LICENSE No. 90608 STATE OF Florida PROFESSIONAL ENGINEER

SIMPSON STRONG-TIE, CO. INC.
• 5956 W. Las Positas Blvd. Pleasanton, CA 94588
• Tel: (925) 847-1900 • Fax: (925) 847-1977
• Web Site: www.strongtie.com

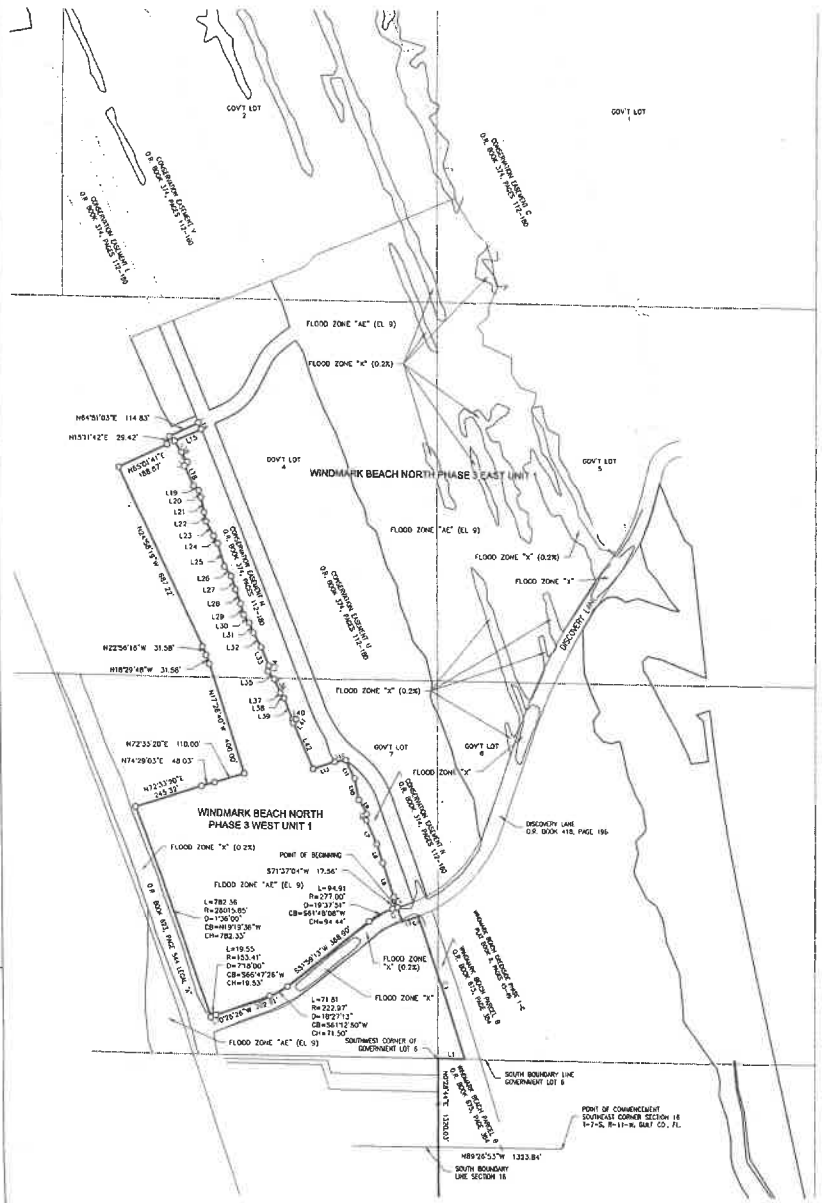
SIMPSON Strong-Tie THESE IS NO SMALL

YIELD-LINK® MOMENT CONNECTION

STEEL SPECIAL MOMENT FRAME

CONNECTION DETAILING INFORMATION

NAME:
DATE: 10/18/2024
SCALE: N.T.S.
SHEET:
YLMC3
JOB NO.



DESCRIPTION: WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1

A PARCEL LYING IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA;
THENCE PROCEED NORTH 89 DEGREES 26 MINUTES 53 SECONDS WEST, ON THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 1,323.84 FEET; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 1,320.03 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 6; THENCE SOUTH 89 DEGREES 14 MINUTES 02 SECONDS EAST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 93.68 FEET TO A POINT ON THE WEST BOUNDARY LINE OF WINDMARK BEACH PARCEL D, AS RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 384 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 13,412.25 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 12 MINUTES 47 SECONDS; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTHERLY ALONG SAID WEST BOUNDARY LINE AND CURVE FOR AN ARC DISTANCE OF 521.98 FEET, (CHORD BEARING AND DISTANCE = NORTH 17 DEGREES 44 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 521.95 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF DISCOVERY LANE; BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 307.00 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 44 MINUTES 48 SECONDS; THENCE LEAVING SAID WEST BOUNDARY LINE, PROCEED WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE ALONG SAID CURVE FOR AN ARC DISTANCE OF 24.30 FEET, (CHORD BEARING AND DISTANCE = SOUTH 70 DEGREES 14 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 24.30 FEET), THENCE CONTINUE ON SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 71 DEGREES 37 MINUTES 04 SECONDS WEST, A DISTANCE OF 36.01 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE PROCEED NORTH 18 DEGREES 22 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 54.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DISCOVERY LANE (ALSO BEING ON THE WESTERLY BOUNDARY LINE OF CONSERVATION EASEMENT "N" AS RECORDED IN OFFICIAL RECORDS BOOK 374, PAGES 112-180 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTHERLY RIGHT OF WAY LINE OF DISCOVERY LANE AS FOLLOWS; THENCE SOUTH 71 DEGREES 37 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 17.56 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 277.00 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 37 MINUTES 31 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 94.91 FEET, (CHORD BEARING AND DISTANCE = SOUTH 81 DEGREES 45 MINUTES 08 SECONDS WEST, FOR A DISTANCE OF 94.44 FEET); THENCE SOUTH 51 DEGREES 59 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 368.90 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 222.97 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 27 MINUTES 13 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 71.81 FEET, (CHORD BEARING AND DISTANCE = SOUTH 61 DEGREES 12 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 71.50 FEET), THENCE SOUTH 70 DEGREES 26 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 202.81 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 153.41 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 00 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 19.55 FEET, (CHORD BEARING AND DISTANCE = SOUTH 66 DEGREES 47 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 19.53 FEET) TO THE EASTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 823, PAGE 544, LEGAL "A"; SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 28,015.85 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 36 MINUTES 00 SECONDS; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF DISCOVERY LANE, PROCEED NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE AND CURVE FOR AN ARC DISTANCE OF 782.36 FEET, (CHORD BEARING AND DISTANCE = NORTH 19 DEGREES 16 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 782.33 FEET); THENCE LEAVING SAID EASTERLY BOUNDARY LINE, PROCEED NORTH 72 DEGREES 33 MINUTES 20 SECONDS EAST, A DISTANCE OF 245.32 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 48.03 FEET; THENCE NORTH 72 DEGREES 33 MINUTES 20 SECONDS EAST, FOR A DISTANCE OF 110.00 FEET; THENCE NORTH 17 DEGREES 28 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 400.00 FEET; THENCE NORTH 18 DEGREES 29 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 31.58 FEET; THENCE NORTH 22 DEGREES 56 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 31.58 FEET; THENCE NORTH 24 DEGREES 58 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 687.22 FEET; THENCE NORTH 55 DEGREES 01 MINUTE 41 SECONDS EAST, FOR A DISTANCE OF 188.07 FEET; THENCE NORTH 15 DEGREES 11 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 29.42 FEET; THENCE NORTH 64 DEGREES 51 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 114.83 FEET; THENCE SOUTH 21 DEGREES 37 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 25.02 FEET TO THE NORTHEAST CORNER OF CONSERVATION EASEMENT "M", AS RECORDED IN OFFICIAL RECORDS BOOK 374, PAGES 112-180 OF THE PUBLIC RECORDS OF GULF COUNTY; THENCE PROCEED ALONG THE NORTH AND WEST LINES OF SAID CONSERVATION EASEMENT "M" AS FOLLOWS: THENCE SOUTH 66 DEGREES 12 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 103.51 FEET, THENCE SOUTH 31 DEGREES 20 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 86.67 FEET, THENCE SOUTH 37 DEGREES 18 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 17.07 FEET, THENCE SOUTH 24 DEGREES 48 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 73.15 FEET, THENCE SOUTH 49 DEGREES 36 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 24.16 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 07 SECONDS EAST, FOR A DISTANCE OF 25.48 FEET, THENCE SOUTH 12 DEGREES 10 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 32.60 FEET; THENCE SOUTH 11 DEGREES 33 MINUTES 51 SECONDS EAST, FOR A DISTANCE OF 34.18 FEET; THENCE SOUTH 27 DEGREES 28 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 86.58 FEET; THENCE SOUTH 28 DEGREES 06 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 29.10 FEET; THENCE SOUTH 11 DEGREES 06 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 82.92 FEET; THENCE SOUTH 34 DEGREES 49 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 40.75 FEET; THENCE SOUTH 17 DEGREES 58 MINUTES 17 SECONDS EAST, FOR A DISTANCE OF 48.50 FEET; THENCE SOUTH 19 DEGREES 26 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 52.46 FEET; THENCE SOUTH 14 DEGREES 34 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 39.96 FEET; THENCE SOUTH 34 DEGREES 46 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 33.48 FEET; THENCE SOUTH 23 DEGREES 13 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 38.53 FEET; THENCE SOUTH 28 DEGREES 35 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 30.70 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 80.17 FEET; THENCE SOUTH 09 DEGREES 15 MINUTES 15 SECONDS WEST, FOR A DISTANCE OF 19.99 FEET; THENCE SOUTH 38 DEGREES 03 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 35.52 FEET; THENCE SOUTH 23 DEGREES 09 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 52.84 FEET; THENCE SOUTH 35 DEGREES 09 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 5.36 FEET; THENCE SOUTH 30 DEGREES 35 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 31.53 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 78.67 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 37 SECONDS EAST, FOR A DISTANCE OF 12.94 FEET; THENCE SOUTH 37 DEGREES 57 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 18.33 FEET; THENCE SOUTH 23 DEGREES 09 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 173.44 FEET TO THE SOUTHWEST CORNER OF SAID CONSERVATION EASEMENT "M"; THENCE NORTH 72 DEGREES 00 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CONSERVATION EASEMENT "M", FOR A DISTANCE OF 80.75 FEET TO THE SOUTHEAST CORNER OF SAID CONSERVATION EASEMENT "M"; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 51 DEGREES 44 MINUTES 22 SECONDS EAST, FOR A DISTANCE OF 36.55 FEET TO THE NORTHERMOST CORNER OF CONSERVATION EASEMENT "M", AS RECORDED IN OFFICIAL RECORDS BOOK 374, PAGES 112-180 OF THE PUBLIC RECORDS OF GULF COUNTY; THENCE PROCEED ALONG THE WESTERLY BOUNDARY LINE OF SAID CONSERVATION EASEMENT "M" AS FOLLOWS: THENCE SOUTH 25 DEGREES 49 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 69.93 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 78.55 FEET; THENCE SOUTH 28 DEGREES 52 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 55.93 FEET; THENCE SOUTH 08 DEGREES 36 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 22.88 FEET; THENCE SOUTH 22 DEGREES 51 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 92.56 FEET; THENCE SOUTH 18 DEGREES 50 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 70.17 FEET; THENCE SOUTH 18 DEGREES 15 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 124.78 FEET, THENCE SOUTH 16 DEGREES 58 MINUTES 51 SECONDS EAST, FOR A DISTANCE OF 38.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.73 ACRES, MORE OR LESS.

PROPERTY INFORMATION REPORT REVIEW:

1. NOT APPLICABLE TO THIS SURVEY.
2. CONVEYANCE TO THE STATE OF FLORIDA RECORDED IN DEED BOOK 66, PAGE 89. DOCUMENT SCRIVES A 200' WIDE ROADWAY CALLED STATE ROAD NO. 10 TO THE STATE OF FLORIDA. THE UNDERSIGNED SURVEYOR BELIEVES THE ROADWAY CONVEYED BY THIS DOCUMENT IS A PORTION OF STATE ROAD NO. 79 AS SHOWN HEREON. HOWEVER, THE PROPERTY CONVEYED BY THIS DOCUMENT IS NOT PLOTTABLE.
3. ALL OF THE PROPERTY SURVEYED IS SUBJECT TO GL. 646, AND OTHER MINERAL RESERVATIONS, AS CONTAINED IN DEED BOOK 177, PAGE 238. NOTICE OF INTEREST RECORDED IN OFFICIAL RECORDS BOOK 449L, PAGE 2072, APPLIES TO ALL OF THE PROPERTY SURVEYED.
4. THE PROPERTY SURVEYED IS SUBJECT TO A 8' WIDE EASEMENT ADJACENT TO STATE ROAD NO. 79, AS DESCRIBED IN OFFICIAL RECORDS BOOK 270G, PAGE 337L AND SHOWN HEREON.
5. DOES NOT AFFECT THE PROPERTY SURVEYED.
6. THE PROPERTY SURVEYED IS SUBJECT TO CONSERVATION EASEMENTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 458B, PAGE 1797, AND REVISED IN OFFICIAL RECORDS BOOK 493A, PAGE 1878, AS SHOWN HEREON.
7. ALL OF THE PROPERTY SURVEYED IS SUBJECT TO F.D.E.P. RESOURCE PERMIT, AS RECORDED IN OFFICIAL RECORDS BOOK 458G, PAGE 309 AND 393.

Line Table		
Line #	Bearing	Length
L1	S89°14'02"E	93.68
L2	S71°37'04"W	36.01
L3	N18°22'58"W	54.00
L4	N16°58'51"W	38.69
L5	N48°15'03"W	124.78
L6	N16°59'36"W	70.17
L7	N22°51'27"W	92.56
L8	N8°36'03"E	23.68
L9	N28°52'43"W	56.93
L10	N10°46'00"W	76.55
L11	N25°40'10"W	68.93
L12	S81°44'22"W	39.56
L13	S72°00'27"W	80.75

Line Table		
Line #	Bearing	Length
L14	S21°37'49"E	25.02
L15	S66°12'34"W	103.51
L16	S31°20'12"E	86.67
L17	S37°18'00"W	17.07
L18	S24°48'54"E	73.15
L19	S49°36'21"E	24.16
L20	S10°46'07"E	25.48
L21	S12°10'31"E	32.60
L22	S11°33'51"E	34.18
L23	S27°28'57"E	86.58
L24	S28°06'35"E	29.10
L25	S11°06'04"E	82.92
L26	S34°49'26"E	40.75
L27	S17°58'17"E	48.50
L28	S18°26'47"E	52.46

Line Table		
Line #	Bearing	Length
L29	S14°34'30"E	39.96
L30	S34°46'19"E	33.48
L31	S23°13'05"E	38.53
L32	S28°35'18"E	30.70
L33	S22°00'49"E	80.17
L34	S9°15'15"W	19.99
L35	S38°03'54"E	35.52
L36	S23°09'02"E	52.84
L37	S35°09'59"W	5.36
L38	S30°35'38"E	31.53
L39	S20°55'25"E	78.67
L40	N88°08'37"E	12.94
L41	S37°57'33"W	18.33
L42	S23°09'02"E	173.44

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	521.98	13412.25	2°13'47"	N17°44'02"W	521.95
C2	24.30	907.00	2°44'46"	S70°14'41"W	24.30

SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- L = ARC LENGTH
- R = RADIUS
- D = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- ID. = IDENTIFICATION
- (R) = RADIAL
- INC. = INCORPORATED
- ■ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #8502
- ⊠ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #8389
- ○ = SET 5/8" CAPPED IRON ROD L.B. #8011
- ● = SET NAIL AND DISK L.B. #8011
- □ = SET 4" BY 4" CONCRETE MONUMENT L.B. #8011

0 100 200 400
1 INCH = 200 FEET

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET
2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE "AE" (EL 9), AS PER THE F.E.M.A. FLOOD INSURANCE RATE MAP No. 12045C0327E FOR GULF COUNTY, FLORIDA; SEE COMMUNITY PANEL No. 120098; WHICH BEARS A MAP REVISED DATE OF MARCH 9, 2021.
4. **THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 1143031. A REVIEW OF REPORTED LIENS AGAINST THE SUBJECT PROPERTY HAS BEEN MADE BY THE UNDERSIGNED SURVEYOR, AS SHOWN HEREON.**
5. NO ATTEMPT HAS BEEN MADE BY DEWBERRY ENGINEERS INC. TO LOCATE OR DETERMINE UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES.
6. NO ATTEMPT HAS BEEN MADE BY DEWBERRY ENGINEERS INC. TO LOCATE OR DETERMINE ENVIRONMENTAL WETLAND LINES, IF ANY EXIST.
7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.
8. NO ATTEMPT HAS BEEN MADE BY DEWBERRY ENGINEERS INC. TO LOCATE ANY INTERIOR OR ADJACENT IMPROVEMENTS AND/OR STRUCTURES.
9. **DATE OF FIELD SURVEY: ????**

NO.	REVISIONS	BY	DATE

REGINALD C. RAMON, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS6363

BOUNDARY SURVEY
WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1
SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST
GULF COUNTY, FLORIDA

54

FIELD BOOK/PAGE: N/A
FIELD DATE: N/A
DRAWN BY: PCR
DRAWING DATE: 05/22/2025
SHEET SCALE: 1" = 200'
APPROVED BY: JD

Dewberry®
DEWBERRY ENGINEERS INC.
2101 WEST 23RD STREET
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0844 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION
NO. L.B. 8011

PROJECT NO. 50144767
SHEET NO. 1 OF 1

May 22, 2025 (07:31:40 EST)
DRAWING NAME: C:\SURVEY PROJECTS (TEMPORARY)\50144767_SAC_WINDMARK BEACH NORTH - PHASE 3\SURVEY DWG\BOUNDARY\50144767-WMB-PH3WEST-U1-BSDWG SHEET(1) BY: ERAMON

WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1

A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 7, SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
MAY, 2025

PLAT BOOK | PAGE

DEDICATION:
KNOW ALL PERSONS BY THESE PRESENTS THAT WINDMARK JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER IN FEE SIMPLE OF THE LANDS HEREIN DESCRIBED AND PLATTED, HAS CAUSED SUCH LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AS WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1".

OWNER HEREBY DEDICATES IN PERPETUITY ACCESS TO WATER AND SEWER UTILITIES TOGETHER WITH THE IMPROVEMENTS THEREIN TO THE CITY OF PORT ST. JOE, FLORIDA.

ALL ROADWAYS, RIGHTS-OF-WAY, HOA COMMON AREAS, HOA DRAINAGE EASEMENTS, AND STORMWATER MANAGEMENT AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO WINDMARK BEACH COMMUNITY ASSOCIATION, INC. (WBCA) IN FEE SIMPLE IN ACCORDANCE WITH FLORIDA STATUTE 177.081(3), AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; EXCEPT AS SPECIFICALLY NOTED HEREIN. THIS DEDICATION SHALL NOT CREATE ANY ADDITIONAL RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT, AND NO OTHER AREAS AS DEDICATED TO THE PUBLIC BY MEANS OF THIS PLAT UNLESS SPECIFICALLY SET FORTH HEREIN.

OWNER HEREBY DEDICATES A NON-EXCLUSIVE EASEMENT OVER ALL ROADS, STREETS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INGRESS AND EGRESS, INSTALLATION, REPAIR, MAINTENANCE AND OPERATION OF UTILITIES WHICH SERVICE WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1, INCLUDING, BUT NOT LIMITED TO, DUKE ENERGY AND MEDIACOM.

WITNESS _____

PRINTED NAME _____

WITNESS _____

PRINTED NAME _____

WINDMARK JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: WINDMARK BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: _____
BRIDGET PRECISE, PRESIDENT

DATE SIGNED _____

ACKNOWLEDGMENT
STATE OF FLORIDA / COUNTY OF GULF
BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BY PHYSICAL PRESENCE, BRIDGET PRECISE, PRESIDENT OF WINDMARK BEACH, LLC, AS MANAGING MEMBER OF WINDMARK JV, LLC, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS DEDICATION OF THIS PLAT OF "WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025

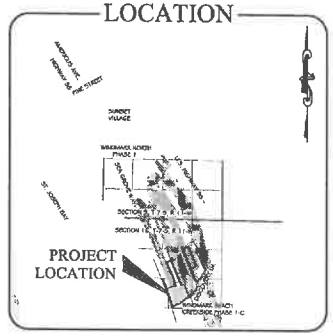
NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

DESCRIPTION:
A PARCEL LYING IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA;
THENCE PROCEED NORTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ON THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 1,323.84 FEET; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 00 DEGREES 26 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 1,320.03 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 6; THENCE SOUTH 89 DEGREES 14 MINUTES 02 SECONDS EAST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 6, FOR A DISTANCE OF 93.99 FEET TO A POINT ON THE WEST BOUNDARY LINE OF WINDMARK BEACH PARCEL B, AS RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 384 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 13,412.25 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 13 MINUTES 47 SECONDS; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTHERLY ALONG SAID WEST BOUNDARY LINE AND CURVE FOR AN ARC DISTANCE OF 521.88 FEET, (CHORD BEARING AND DISTANCE = NORTH 17 DEGREES 44 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 521.65 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF DISCOVERY LANE; BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 507.00 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 44 MINUTES 46 SECONDS; THENCE LEAVING SAID WEST BOUNDARY LINE PROCEED WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE ALONG SAID CURVE FOR AN ARC DISTANCE OF 24.30 FEET, (CHORD BEARING AND DISTANCE = SOUTH 70 DEGREES 14 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 24.30 FEET); THENCE CONTINUE ON SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 71 DEGREES 37 MINUTES 04 SECONDS WEST, A DISTANCE OF 38.01 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE PROCEED NORTH 18 DEGREES 22 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 54.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DISCOVERY LANE (ALSO BEING ON THE WESTERLY BOUNDARY LINE OF CONSERVATION EASEMENT "N" AS RECORDED IN OFFICIAL RECORDS BOOK 374, PAGES 112-180 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTHERLY RIGHT OF WAY LINE OF DISCOVERY LANE AS FOLLOWS: THENCE SOUTH 71 DEGREES 37 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 17.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 277.00 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES 51 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 94.91 FEET, (CHORD BEARING AND DISTANCE = SOUTH 81 DEGREES 48 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 94.44 FEET); THENCE SOUTH 31 DEGREES 29 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 208.80 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 222.07 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 27 MINUTES 13 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 71.81 FEET, (CHORD BEARING AND DISTANCE = SOUTH 81 DEGREES 13 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 71.50 FEET); THENCE SOUTH 70 DEGREES 28 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 202.61 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 153.41 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 00 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 19.55 FEET, (CHORD BEARING AND DISTANCE = SOUTH 66 DEGREES 47 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 19.53 FEET) TO THE EASTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 623, PAGE 544, LEGAL "A"; SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 28,015.85 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 36 MINUTES 00 SECONDS; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF DISCOVERY LANE, PROCEED NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE AND CURVE FOR AN ARC DISTANCE OF 782.38 FEET, (CHORD BEARING AND DISTANCE = NORTH 18 DEGREES 19 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 782.33 FEET); THENCE LEAVING SAID EASTERLY BOUNDARY LINE, PROCEED NORTH 72 DEGREES 33 MINUTES 20 SECONDS EAST, A DISTANCE OF 245.32 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 48.03 FEET; THENCE NORTH 72 DEGREES 33 MINUTES 20 SECONDS EAST, FOR A DISTANCE OF 110.00 FEET; THENCE NORTH 17 DEGREES 26 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 400.00 FEET; THENCE NORTH 18 DEGREES 26 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 31.38 FEET; THENCE NORTH 22 DEGREES 56 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 31.98 FEET; THENCE NORTH 24 DEGREES 56 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 687.23 FEET; THENCE NORTH 63 DEGREES 01 MINUTE 41 SECONDS EAST, FOR A DISTANCE OF 188.87 FEET; THENCE NORTH 15 DEGREES 11 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 29.40 FEET; THENCE NORTH 84 DEGREES 51 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 114.83 FEET; THENCE SOUTH 21 DEGREES 37 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 23.02 FEET TO THE NORTHEAST CORNER OF CONSERVATION EASEMENT "M", AS RECORDED IN OFFICIAL RECORDS BOOK 374, PAGES 112-180 OF THE PUBLIC RECORDS OF GULF COUNTY; THENCE PROCEED ALONG THE NORTH AND WEST LINES OF SAID CONSERVATION EASEMENT "M" AS FOLLOWS: THENCE SOUTH 68 DEGREES 12 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 103.51 FEET; THENCE SOUTH 31 DEGREES 20 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 88.67 FEET; THENCE SOUTH 37 DEGREES 18 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 17.07 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 75.15 FEET; THENCE SOUTH 49 DEGREES 30 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 24.16 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 07 SECONDS EAST, FOR A DISTANCE OF 23.48 FEET; THENCE SOUTH 12 DEGREES 10 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 32.80 FEET; THENCE SOUTH 11 DEGREES 33 MINUTES 51 SECONDS EAST, FOR A DISTANCE OF 34.16 FEET; THENCE SOUTH 27 DEGREES 29 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 36.59 FEET; THENCE SOUTH 28 DEGREES 06 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 28.10 FEET; THENCE SOUTH 19 DEGREES 08 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 82.83 FEET; THENCE SOUTH 34 DEGREES 49 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 46.75 FEET; THENCE SOUTH 17 DEGREES 58 MINUTES 17 SECONDS EAST, FOR A DISTANCE OF 48.60 FEET; THENCE SOUTH 18 DEGREES 36 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 52.46 FEET; THENCE SOUTH 14 DEGREES 34 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 39.98 FEET; THENCE SOUTH 34 DEGREES 46 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 33.48 FEET; THENCE SOUTH 23 DEGREES 13 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 38.53 FEET; THENCE SOUTH 28 DEGREES 38 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 55.70 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 69.17 FEET; THENCE SOUTH 06 DEGREES 18 MINUTES 15 SECONDS WEST, FOR A DISTANCE OF 19.88 FEET; THENCE SOUTH 30 DEGREES 03 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 35.52 FEET; THENCE SOUTH 23 DEGREES 09 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 82.64 FEET; THENCE SOUTH 35 DEGREES 09 MINUTES 39 SECONDS WEST, FOR A DISTANCE OF 5.36 FEET; THENCE SOUTH 50 DEGREES 25 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 21.53 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 78.67 FEET; THENCE NORTH 68 DEGREES 06 MINUTES 37 SECONDS EAST, FOR A DISTANCE OF 12.94 FEET; THENCE SOUTH 37 DEGREES 57 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 18.33 FEET; THENCE SOUTH 23 DEGREES 09 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 173.44 FEET TO THE SOUTHWEST CORNER OF SAID CONSERVATION EASEMENT "M"; THENCE NORTH 72 DEGREES 00 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CONSERVATION EASEMENT "M", FOR A DISTANCE OF 50.78 FEET TO THE SOUTHEAST CORNER OF SAID CONSERVATION EASEMENT "M"; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 81 DEGREES 44 MINUTES 22 SECONDS EAST, FOR A DISTANCE OF 38.38 FEET TO THE NORTHERNMOST CORNER OF CONSERVATION EASEMENT "N", AS RECORDED IN OFFICIAL RECORDS BOOK 374, PAGES 112-180 OF THE PUBLIC RECORDS OF GULF COUNTY; THENCE PROCEED ALONG THE WESTERLY BOUNDARY LINE OF SAID CONSERVATION EASEMENT "N" AS FOLLOWS: THENCE SOUTH 25 DEGREES 40 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 69.83 FEET; THENCE SOUTH 10 DEGREES 48 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 76.53 FEET; THENCE SOUTH 29 DEGREES 52 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 55.83 FEET; THENCE SOUTH 05 DEGREES 36 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 22.88 FEET; THENCE SOUTH 22 DEGREES 51 MINUTES 37 SECONDS EAST, FOR A DISTANCE OF 82.56 FEET; THENCE SOUTH 18 DEGREES 50 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 70.17 FEET; THENCE SOUTH 18 DEGREES 15 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 124.18 FEET; THENCE SOUTH 18 DEGREES 55 MINUTES 51 SECONDS EAST, FOR A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.73 ACRES, MORE OR LESS.

RESTRICTIVE COVENANTS:
RESTRICTIVE COVENANTS FOR THIS PLAT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

LOCATION



BUILDING SETBACKS
10' FRONT
5' SIDE
5' REAR

SHEET INDEX

TITLE	NO.
VICINITY MAP, LEGEND, SURVEYOR'S NOTES, DESCRIPTION, DEDICATION & SIGNATURE SHEET	1
OVERALL BOUNDARY (1"=200')	2
LOT DETAIL (1"=50')	3-4

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH BOUNDARY LINE OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST; BEARING BEING N89°28'53"W.
2. SOURCE OF INFORMATION: RECORD DEEDS AND BOUNDARY SURVEY OF SUBJECT PROPERTY.
3. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; BY GRAPHIC PLOTTING ONLY: THE PROPERTY SHOWN HEREON LIES IN ZONE "AE" (EL 9), AS PER THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 12045C0327G FOR GULF COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120098; WHICH BEARS A MAP REVISED DATE OF MARCH 9, 2021.

NOTICE:

SITE SURVEY AND TESTING IS ADVISED BEFORE ANY DESIGN OF FOUNDATION DUE TO SOIL TYPES THAT ARE UNFAVORABLE FOR BUILDING.

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GULF COUNTY.

GULF COUNTY, FLORIDA AND THE CITY OF PORT ST. JOE, FLORIDA HAVE MADE NO INVESTIGATION OF AND ACCEPTS NO RESPONSIBILITY FOR DAMAGES OR LOSS SUSTAINED BY REASON OF ANY CAVE, SINKHOLE, SURFACE OR SUBSURFACE FORMATION, OR SUSCEPTIBILITY TO FLOODING OR DRAINAGE PROBLEMS, ON ANY OF THE LANDS SHOWN HEREON.

SYMBOLS & ABBREVIATIONS:

No.	= NUMBER
#	= NUMBER
—1—	= DISTANCE NOT TO SCALE
L.B.	= LICENSED BUSINESS
L.S.	= LICENSED SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
L	= ARC LENGTH
R	= RADIUS
Δ	= DELTA ANGLE
CB	= CHORD BEARING
CH	= CHORD LENGTH
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
R/W	= RIGHT OF WAY
ID.	= IDENTIFICATION
(R)	= RADIAL
INC.	= INCORPORATED
○	= SET 5/8" CAPPED IRON ROD L.B. #8011
●	= SET NAIL AND DISK L.B. #8011
□	= SET 4" BY 4" CONCRETE MONUMENT L.B. #8011

TITLE CERTIFICATE:
FIDELITY NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT UPON EXAMINATION OF THE PUBLIC RECORDS, THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF WINDMARK JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND OTHER THAN AS SHOWN HEREON, RENDERED ON THE _____DAY OF _____, 2025.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE EXAMINER, STATE OF FLORIDA
NAME: _____

CITY COMMISSIONERS' APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THE BOARD OF CITY COMMISSIONERS, CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA IN REGULAR SESSION AND DULY APPROVED BY A MAJORITY VOTE OF THE BOARD. IT IS HEREBY ORDERED FILED FOR PERMANENT RECORD THIS_____DAY OF _____, 2025.

MAYOR _____ CITY CLERK _____

CLERK'S APPROVAL
ACCEPTED FOR FILING AND RECORDED THIS DAY OF _____, 2025, IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA

CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA

CERTIFICATE OF CITY SURVEYOR
THIS PLAT "WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1" HAS BEEN REVIEWED AND CONFORMS TO CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS _____ DAY OF _____, 2025.

WADE G. BROWN
CITY SURVEYOR UNDER CONTRACT
FLORIDA LICENSE NO. L.S. 5959

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT, WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES PART 1, PLATTING, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS, RIGHT OF WAY REFERENCE MONUMENTS AND LOT CORNERS WILL BE SET AFTER COMPLETION OF CONSTRUCTION.

SIGNED ON THIS THE_____ DAY OF _____, 2025.

BY: _____
FREDERICK C. RANKIN, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 6585

Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0044 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

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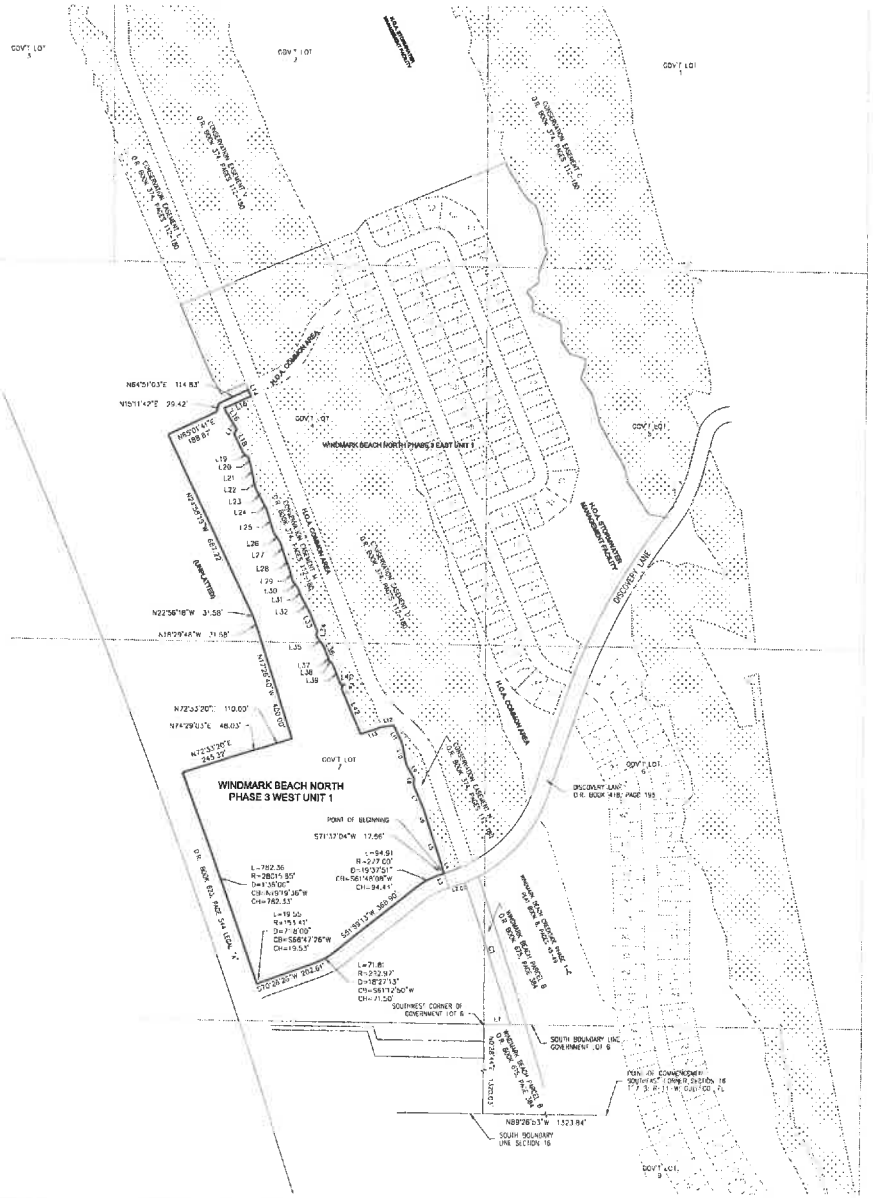
WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1

A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 7, SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
MAY, 2025

PLAT BOOK	PAGE



Line Table		
Line #	Bearing	Length
L1	S89°14'02"E	93.68
L2	S71°37'04"W	36.01
L3	N18°22'56"W	54.00
L4	N18°58'51"W	38.38
L5	N16°15'03"W	124.78
L6	N16°50'38"W	70.17
L7	N22°51'27"W	92.56
L8	N5°38'03"E	22.66
L9	N25°52'43"W	55.83
L10	N10°46'30"W	78.55
L11	N25°40'10"W	59.93
L12	S61°44'22"W	39.55
L13	S72°00'27"W	50.75

Line Table		
Line #	Bearing	Length
L14	S21°37'49"E	25.02
L15	S88°12'34"W	193.51
L16	S31°20'12"E	88.67
L17	S37°18'00"W	17.07
L18	S24°48'54"E	75.15
L19	S49°30'21"E	24.16
L20	S16°46'07"E	28.48
L21	S12°10'31"E	52.60
L22	S11°33'51"E	34.16
L23	S27°26'37"E	58.59
L24	S28°08'38"E	29.10
L25	S16°06'04"E	82.92
L26	S34°49'26"E	40.75
L27	S17°58'17"E	46.60
L28	S19°26'47"E	52.48

Line Table		
Line #	Bearing	Length
L29	S14°34'30"E	39.98
L30	S34°48'19"E	33.48
L31	S23°15'05"E	38.53
L32	S28°35'18"E	55.70
L33	S22°00'49"E	69.17
L34	S9°15'15"W	19.99
L35	S39°03'54"E	35.52
L36	S23°08'02"E	52.64
L37	S35°09'59"W	5.36
L38	S50°25'58"E	21.53
L39	S29°55'25"E	78.87
L40	N88°08'37"E	12.94
L41	S37°57'33"W	16.33
L42	S23°09'02"E	173.44

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	521.98	13412.[illegible]	2°13'47"	N17°44'02"W	521.95
C2	24.30	507.00	2°44'46"	S70°14'41"W	24.30
C3	86.39	55.00	90°00'00"	N27°33'20"E	77.78
C4	86.39	55.00	90°00'00"	N62°26'40"W	77.78
C5	48.69	31.00	90°00'00"	N27°33'20"E	43.84
C6	124.09	79.00	90°00'00"	N27°33'20"E	111.72
C7	124.09	79.00	90°00'00"	N62°26'40"W	111.72
C8	48.69	31.00	90°00'00"	N62°26'40"W	43.84
C9	48.69	31.00	90°00'00"	S62°26'40"E	43.84
C10	48.69	31.00	90°00'00"	N27°33'20"E	43.84
C11	48.69	31.00	90°00'00"	N62°26'40"W	43.84
C12	48.69	31.00	90°00'00"	S27°33'20"W	43.84
C13	21.81	222.97	5°36'13"	N67°38'20"E	21.80
C14	24.45	222.97	6°16'38"	N61°41'40"E	24.44
C15	25.56	222.97	6°34'03"	N55°16'15"E	25.54
C16	20.13	79.00	14°35'50"	N65°15'25"E	20.07
C17	54.48	79.00	39°30'53"	N38°12'03"E	53.41
C18	49.46	79.00	35°53'17"	N0°29'38"E	48.66
C19	20.78	79.00	15°04'10"	N24°56'45"W	20.72
C20	54.48	79.00	39°30'53"	N53°16'17"W	53.41
C21	48.53	79.00	35°24'56"	N89°44'12"W	48.06

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SHEET INDEX

Dewberry
DEWBERRY ENGINEERS INC.
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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 9011

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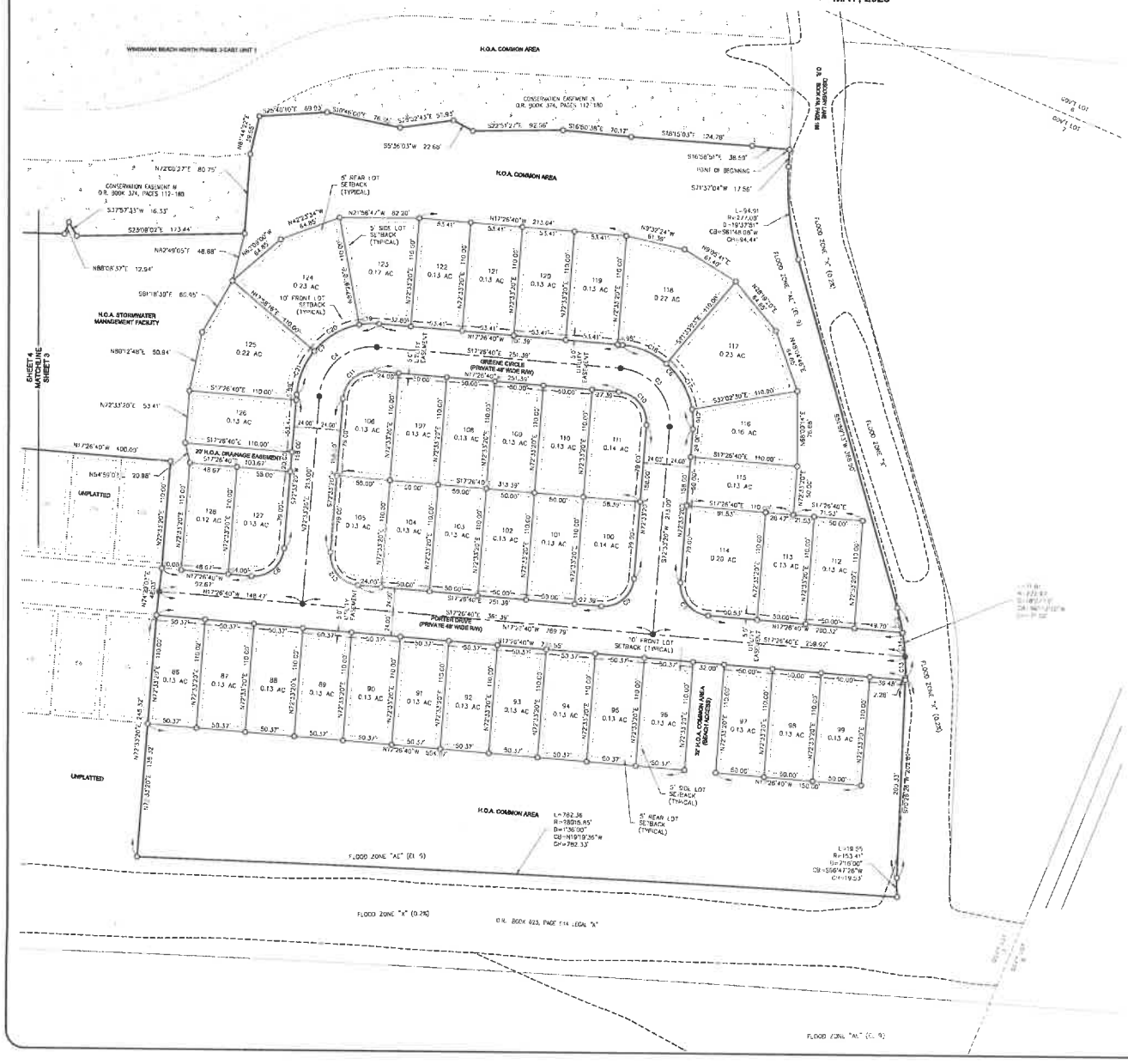
WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1

A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 7, SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
MAY, 2025

PLAT BOOK	PAGE

SHEET 3 OF 4



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L16	S31°20'12"E	68.67
L17	S37°18'00"W	17.07
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L22	S11°33'51"E	34.16
L23	S27°26'37"E	58.58
L24	S28°06'35"E	29.10
L25	S15°08'04"E	62.92
L26	S34°49'28"E	40.75
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C12	48.69	31.00	90°00'00"	S27°33'20"W	43.84
C13	21.81	222.97	5°36'12"	N57°38'20"E	21.80
C14	24.45	222.97	6°16'58"	N61°41'45"E	24.44
C15	25.56	222.97	6°34'03"	N55°16'15"E	25.54
C16	20.13	79.00	14°35'30"	N65°15'25"E	20.07
C17	54.46	79.00	39°30'53"	N38°12'03"E	53.41
C18	49.46	79.00	35°53'17"	N40°29'58"E	48.68
C19	20.76	79.00	15°04'10"	N24°56'45"W	20.72
C20	54.46	79.00	39°30'53"	N52°18'17"W	53.41
C21	48.83	79.00	35°24'56"	N39°44'12"W	48.06

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND UNDER NO CIRCUMSTANCES SHALL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM ON THE PLAT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GULF COUNTY.

SHEET INDEX

Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

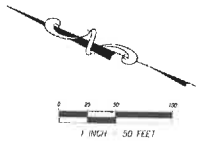
57

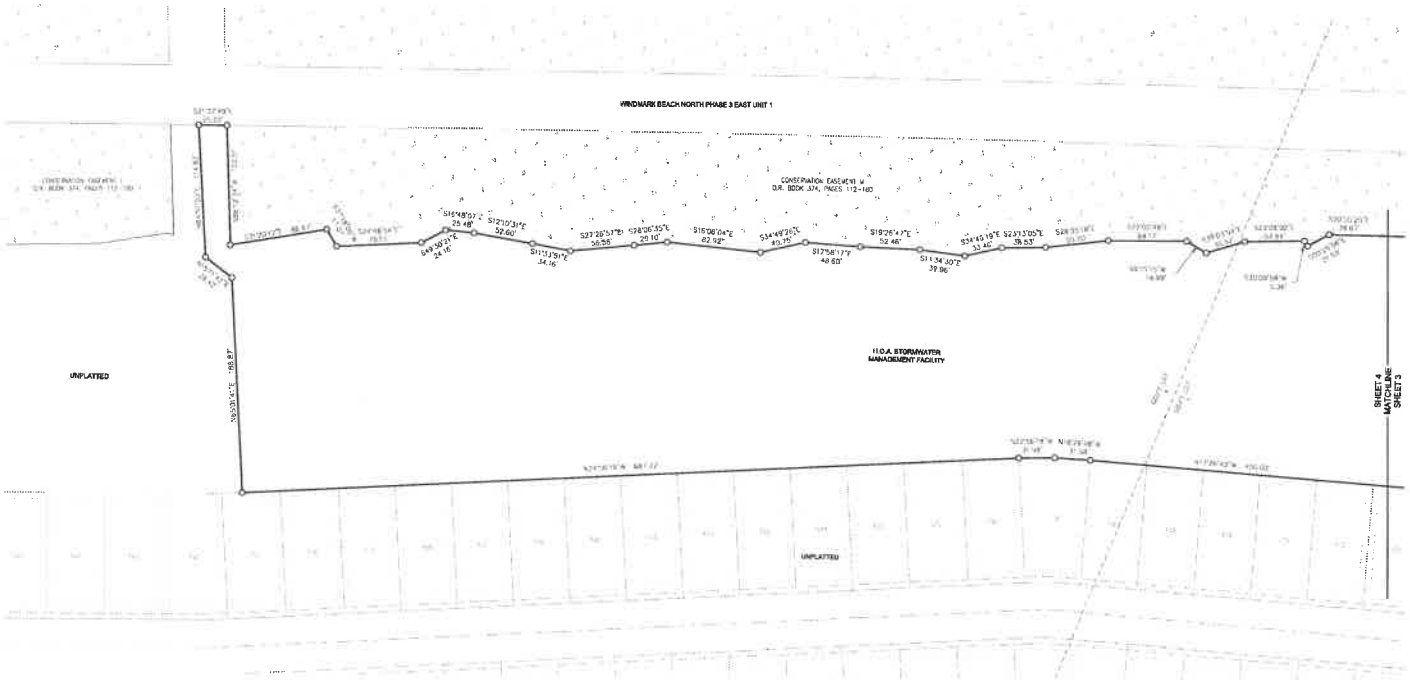
WINDMARK BEACH NORTH PHASE 3 WEST UNIT 1

A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 7, SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
MAY, 2025

PLAT BOOK	PAGE

SHEET 4 OF 4





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SHEET INDEX

Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.622.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 6011

ORDINANCE NO. 617

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY TO ADOPT CITY-INITIATED EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; (1) UPDATE THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, ECONOMIC AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN, (2) TO UPDATE THE FUTURE LAND USE MAP SERIES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulations Act, Section 163.3161, Florida Statutes, require that each local governments prepare and submit a comprehensive plan of the type set out in that Act, and

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments evaluate their comprehensive development plans to determine if plan amendments are necessary to reflect changes in state requirements since the last update of their comprehensive development plan, and notify the state land planning agency as to its determination; and

WHEREAS, the City provided this notice to the state land planning agency on February 14, 2024, and Section 163.3191, Florida Statutes, requires that local governments who have determined that plan amendments are necessary to reflect changes in state requirements transmit the amendments to the state land planning agency within one year of notification, that date being: March 1, 2025; and

WHEREAS, on February 4, 2025, the Planning and Development Review Board sitting as the local planning agency for the City, recommended transmittal of the amendments to the comprehensive plan of the City; and

WHEREAS, the City Commission desires to adopt the amendments to the current comprehensive plan to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare; and

WHEREAS, on February 18, 2025, the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

ORDINANCE NO. 617

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Is hereby amended as set forth on Exhibit "A".

SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the approval of the amendments is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 6. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall become effective pursuant to Section 163.3184(3)(c)4., Florida Statutes. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2025.

60

ORDINANCE NO. 617

THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By:_____
Rex Buzzett, Mayor-Commissioner

Attest:_____
Charlotte M. Pierce
City Clerk

Business Impact Estimate for Ordinace 617

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL REVIEW (EAR) BASED COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy:

☒ Ordinances required for compliance with federal or state law or regulation;
☐ Ordinances related to the issuance or refinancing of debt;
☐ Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ Ordinances required to implement a contract/agreement;
☐ Emergency ordinances;
☐ Ordinances relating to procurement;
☐ Ordinances enacted to implement the following:

a. Development orders and development permits, as those terms are defined in Section 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, F.S.;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
c. Section 190.005, F.S. and Section 190.046, F.S.;
d. Section 553.73, F.S. (Fla. Building Code);
e. Section 633.202, F.S. (Fla. Fire Prevention Code).

[1] See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Section 163.3191(1), Florida Statutes directs local governments to conduct an Evaluation and Appraisal Review (the "EAR") every seven (7) years to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated.
The proposed ordinance adopts EAR-based amendments to the City of Port St. Joe Comprehensive Plan to comply with statutory requirements.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) Estimate of direct compliance costs;
N/A

(b) New charges or fees imposed on Business Impacted; and
N/A

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
N/A

4. Additional Information:
N/A

ORDINANCE NO. 618

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID NO. 04571-000R; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation; and

WHEREAS, the City of Port St. Joe has determined the areas to be annexed have met all the requirements of Chapter 171, Florida Statutes, including being contiguous to the City of Port St. Joe and are reasonably compact; and

WHEREAS, the City of Port St. Joe has determined it is able to provide certain essential services for the subject properties; and

WHEREAS, the owner of the land, which contains approximately 2.5 acres, described in Exhibit "A" attached and incorporated herein (the "Property"), pursuant to Section 171.044, Florida Statutes, has filed on February 4, 2025, a voluntary petition to the City of Port St. Joe ("City") to annex the Property into the City; and

WHEREAS, the metes and bounds description of the Property is as follows:

PARCEL I: (PARCEL ID NO. 04571-000R)

A portion of the southwest quarter of the southeast quarter of the northeast quarter, section thirty-five (35), township seven (7) south, range eleven (11) west, Gulf County, Florida, more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4, of McClellan-Dickinson subdivision of Port St. Joe, Florida, according to the plat thereof recorded in Plat Book 1, Page 24, of the public records of Gulf County, Florida.

WHEREAS, pursuant to the provisions of Section 171.044, Florida Statutes, notice of this annexation has been provided to the Gulf County Board of County Commissioners, and published once a week for two (2) consecutive weeks in The Star, a newspaper of general circulation in Gulf County, notifying the public of the proposed Ordinance and of the public hearings to be held; and

WHEREAS, the property owner having an ownership interest in the property hereinafter described and the same having voluntarily requested the City Limits of the City of Port St. Joe be extended so as to include the land described and depicted in Exhibit "A" and attached hereto; and

WHEREAS, it is in the best interest of the public health, safety, and welfare of the citizens of the City of Port St. Joe for the City Commission to annex the real property described in this Ordinance into the municipal boundaries of the City of Port St. Joe.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

1. The City does hereby annex the Property into the City of Port St. Joe.

2. The City boundaries shall be amended and redefined to include the Property.

3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. **SEVERABILITY:** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

5. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

THIS ORDINANCE WAS ADOPTED in open regular meeting after its second reading this _____ day of _____, 2025.

THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By:_____
Rex Buzzett, Mayor-Commissioner

Attest:_____
Charlotte M. Pierce
City Clerk

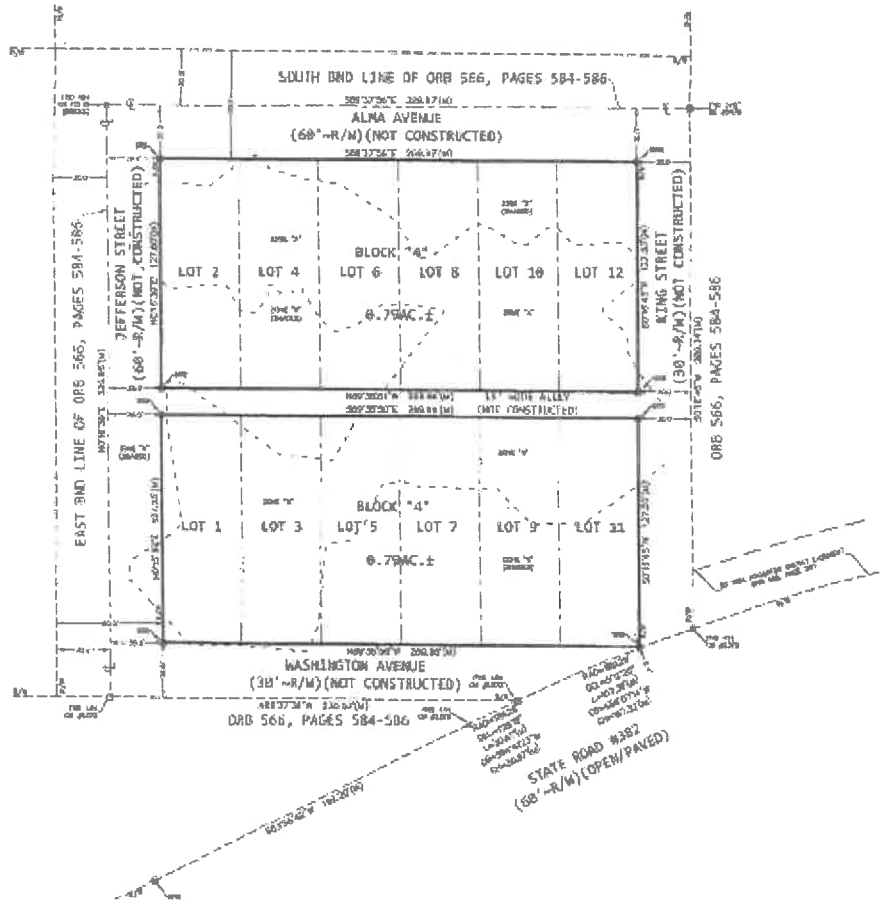
EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12, Block "4", Hoffman-Atkinson, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 24 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 120400 0333 H; Date of Firm Index: March 8, 2021. The Property is located in Zone "X", & Zone "X" Shaded.
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.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SCALE: 1" = 40'
(ASSUMED NORTH)

EDWIN BROWN & ASSOCIATES
SURVEYORS & MAPPERS
(850) 639-3016 850-433-1430 FAX (850) 935-0590
P.O. Box 630 813 Overstreet Ave. Carrabelle, Fl 32322

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 record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

NO. 3010
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

MARK E. BROWN
Surveyor & Mapper
Florida Certificate No. 3010
(Lic# 6475)

LEGEND

- FPZ — — FLOODPLAIN FLOOD ZONE
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- IRS - SET 5/8" RE-BAR #6475
- IRC - SET RBA & CAP #6475
- FFE - FINISHED FLOOR ELEVATION
- EL. - ELEVATION
- TBM - TEMPORARY BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- (A) - ANGLE
- (BA) - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- CB - CHORD BEARING
- L - ARC LENGTH
- RD - RAD AND CAP
- IP - IRON PIPE
- PC - POINT OF CURVE
- CL - CENTER LINE
- C - CALCULATED
- (TYP) - TYPICAL
- LP - LIGHT PROPANE
- PP - POWER POLE
- R/S - REB AND CAP
- RB - RE-BAR
- IRB - REBARROD
- PKD - PK NAIL
- PIV - PRIVATE ELEVATION
- TV - CABLE TELEVISION BOX
- GPC - GULF POWER COMPANY
- OHW - OVERHEAD ELECTRIC LINE
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- @ - CALCULATED POINT
- EP - EDGE OF ROAD
- IND - INDIAN
- PT - POINT OF TANGENT
- PCT - POINT OF CURVATURE
- TEL - TELEPHONE POLE
- ⊗ - 3/8" RAD CAP
- CSL - 1978 COASTAL SETBACK LINE
- WO - WYE OUT
- WV - ELECTRIC BOX
- FI - FND CONCRETE MONUMENT
- FX - GUYWIRE POLE
- ○ - FND MONUMENTATION
- EP - EDGE OF PAVEMENT
- ⊲ - LIGHT POLE
- CR - CURVE DATA (SEE CURVE TABLE)
- LT - LINE TAB (SEE LINE TABLE)
- ⊞ - INTERSECTION
- FH - FIRE HYDRANT
- PL - PLATED
- WM - WATER METER
- MHW - MEANDERED HIGH WATER LINE
- GPL - GENERAL PERIMETER LINE
- NTS - NOT TO SCALE
- MHW - MEAN HIGH WATER LINE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

THE SURVEY IS CERTIFIED TO:
KAYE HADDOCK;

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, THE SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

SEAL OF BOUNDARY SURVEY PREPARED FOR:
KAYE HADDOCK

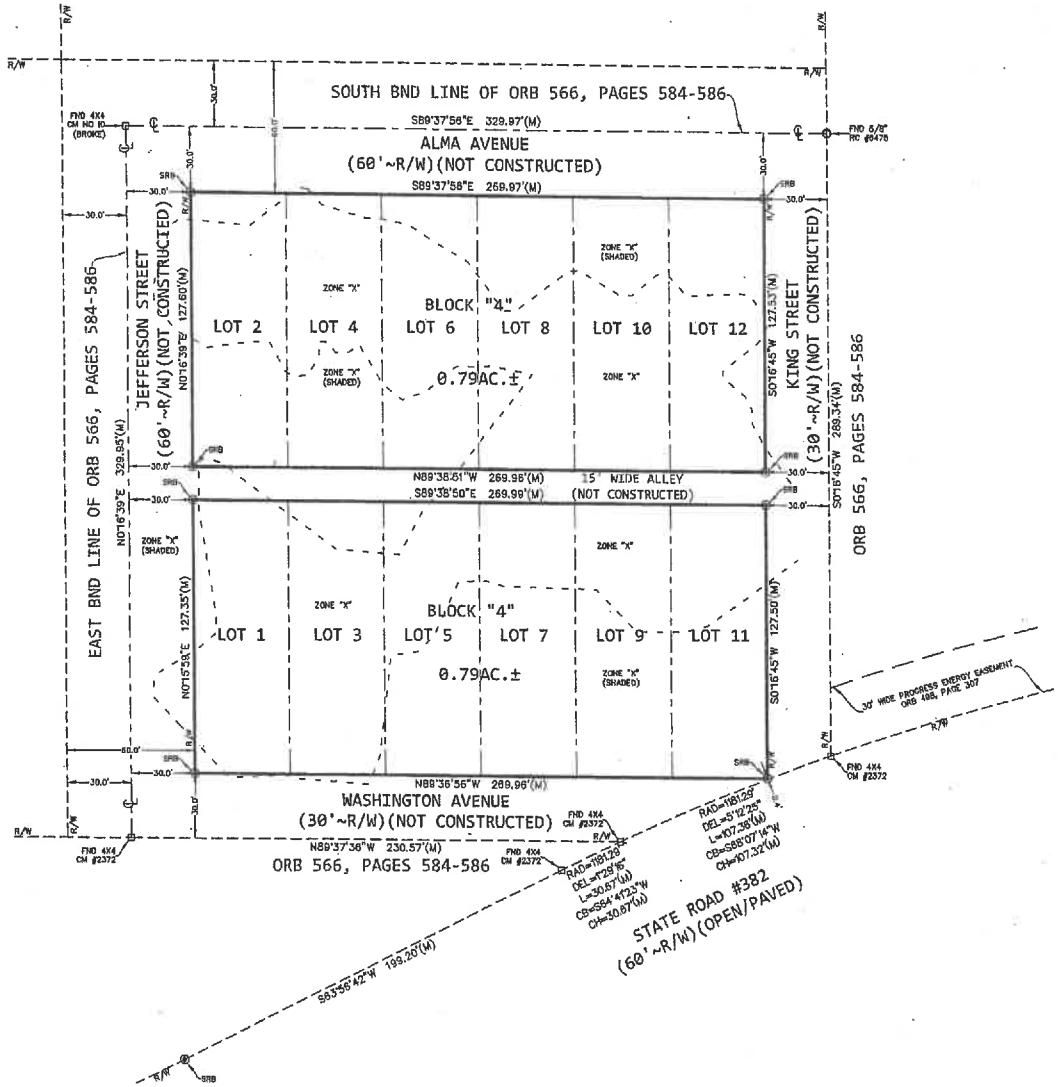
PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
2813 OVERSTREET AVE. P.O. BOX 630 CARRABELLE, FL 32322 (850)697-3016

FOREMAN/TIME SHEET	COUNTY: GULF	DRAWN BY: BN	REVIEWED BY: MEB
FOREMAN/TIME	SECTION: 34	SCALE: 1" = 40'	CHECKED BY: MEB
FOREMAN/TIME	TOWNSHIP: T-5-SOUTH	SURVEY DATE: NOVEMBER 3, 2022	
ORDER 1 OF 1	RANGE: R3-WEST	JOB NUMBER: 22-750	FILE: 46780

LEGAL DESCRIPTION
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12, Block "4", McClellan-Dickinson, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 24 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 0333 H; Date of Firm Index: March 9, 2021. This Property is located in Zone "X", & Zone "X" Shaded.
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.



L9

EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS
(850) 926-3016 888-433-4436 FAX (850) 926-8160
P.O. Box 825 2813 Crawfordville Hwy. Crawfordville, Fl 32326

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 raised seal of a Florida licensed surveyor and mapper.

NOV 10 2022

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5989
(LB# 6475)

NO. 5989 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

— PFZ — - PRELIMINARY FLOOD ZONE
ORB - OFFICIAL RECORDS BOOK
CM - CONCRETE MONUMENT
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
SRB - SET 5/8" RE-BAR #6475
SNC - SET NAIL & CAP #6475
FFE - FINISHED FLOOR ELEVATION
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TBM - TEMPORARY BENCHMARK
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IP - IRON PIPE
PC - POINT OF CURVE
CL - CENTER LINE
C - CALCULATED
(TYP) - TYPICAL

LEGEND

LP - LIQUID PROPANE
PP - POWER POLE
N/C - NAIL AND CAP
RB - RE-BAR
BND - BOUNDARY
FND - FOUND
INV - INVERT ELEVATION
TV - CABLE TELEVISION BOX
SJPC - ST. JOE PAPER COMPANY
-OHE- - OVERHEAD ELECTRIC LINE
T - TOWNSHIP
R - RANGE
N - NORTH
S - SOUTH
E - EAST
W - WEST
● - CALCULATED POINT
ER - EDGE OF ROAD
RND - ROUND
PT - POINT OF TANGENT
POT - POINT OF TERMINUS
- POWER POLE
● - SRB 5/8" #6475
CSL - 1975 COASTAL SETBACK LINE
SO - STUB OUT
ELB - ELECTRIC BOX
FND CONCRETE MONUMENT
SERVICE POLE
FND MONUMENTATION
EP - EDGE OF PAVEMENT
LIGHT POLE
C1 - CURVE TAG (SEE CURVE TABLE)
L1 - LINE TAG (SEE LINE TABLE)
ID - IDENTIFICATION
FIRE HYDRANT
WV - WATER VALVE
PH - PHONE BOX
WM - WATER METER
SHWL - SEASONAL HIGH WATER LINE
GPL - GENERAL PERMIT LINE
NOT TO SCALE
MHWL - MEAN HIGH WATER LINE
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

THIS SURVEY IS CERTIFIED TO:
KAYE HADDOCK;

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:
KAYE HADDOCK

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
2813 CRAWFORDVILLE HWY. P.O. BOX 825 CRAWFORDVILLE, FL. 32326 (850)926-3016

NOTEBOOK/PAGE: 963/63	COUNTY: GULF	DRAWN BY: BN	REVIEWED BY: WGB
NOTEBOOK/PAGE:	SECTION: 35	SCALE: 1" = 40'	CHECKED BY: WGB
NOTEBOOK/PAGE:	TOWNSHIP: 7-SOUTH	SURVEY DATE: NOVEMBER 1, 2022	
SHEET: 1 OF 1	RANGE: 11-WEST	JOB NUMBER	PBO#
		22-750	46780

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NOTICE OF PUBLIC HEARING FOR VOLUNTARY ANNEXATION TO THE CITY OF PORT ST. JOE

The City of Port St. Joe has received a petition for voluntary annexation for Parcel ID 04571-000R.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the first reading of Ordinance 618, the title of which are set forth below, at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida, on **Tuesday, July 15, 2025, at 12:00 P.M. (ET)**, or as soon thereafter as the issue may be heard, regarding a Voluntary Annexation into the City of Port St. Joe.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the final reading and adoption of Ordinance 618, the title of which are set forth below, at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida, on **Tuesday, August 5, 2025, at 12:00 P.M. (ET)**, or as soon thereafter as the issue may be heard..

The title of the ordinance to be considered is set forth below.

ORDINANCE NO. 618

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID NO. 04571-000R ; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

At the public hearings, the City Commission will accept public testimony and will consider the Voluntary Annexation Petition. The hearings may be continued from time to time as may be necessary.

The proposed ordinance, the legal description of the subject property, and a copy of this notice are available for public inspection during normal business hours at the City of Port St. Joe City Hall, City Clerk's Office, 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida.

Interested persons may attend and be heard at the public hearings or provide comments in writing to the City Commissioners at City of Port St. Joe City Hall, 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida 32456. Transactions of the public hearing will not be recorded. People wishing to appeal any decision made during the hearing will need a record of the proceedings and should ensure a verbatim record is made, including the testimony on which the appeal is based.

Any person requiring special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk's Office at (850) 229-8261, at least five (5) calendar days prior to the hearing.

CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

APPLICATION FOR ANNEXATION

CITY OF PORT ST. JOE

Date of Application: 2/24/25

Name of Property Owner (s): H&K Gulf Coast Holding, LLC

Physical Address of Property to be Annexed: Parcel ID 04571-000R
04571-000R

Map Attached YES NO (Utilities to be shown)

AT TIME OF APPLICATION FOR ANNEXATION

County Zoning of Property: Mixed Use Commercial.

Corresponding City Zoning: Industrial

Proposed City Zoning District: Mixed Use Commercial.

Present Use of Property: Vacant Land

Number of Living Units on Property: 0

Number of People Living on Property: 0

Intended Use of Property: Mixed Use Commercial.

Signature of Property Owner or Authorized Agent

Kaye Haddock

Mailing Address

113 Monument Ave
Port St Joe, FL 32456

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

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Parcel Summary

Parcel ID	04571-000R
Location Address	INDUSTRIAL RD PORT ST JOE
Brief Tax Description	S 35 T 7 R 11 MCCLELLAN & DICKENS SUBDIVISION PB 1 PG 24 ALL OF BLK 4 ORB 781/506 FR DUNLAP ET AL MAP 49C (Note: Not to be used on legal documents.)
Property Use Code	VACANT (0000)
Sec/Twp/Rng	35-7S-11W
Tax District	St Joe Fire Zone (4)
Millage Rate	12.4504
Acreage	2.5
Homestead	N

View Map

Owner Information

Primary Owner
H & K GULF COAST HOLDINGS LLC
113 MONUMENT AVE
PORT ST JOE, FL 32456

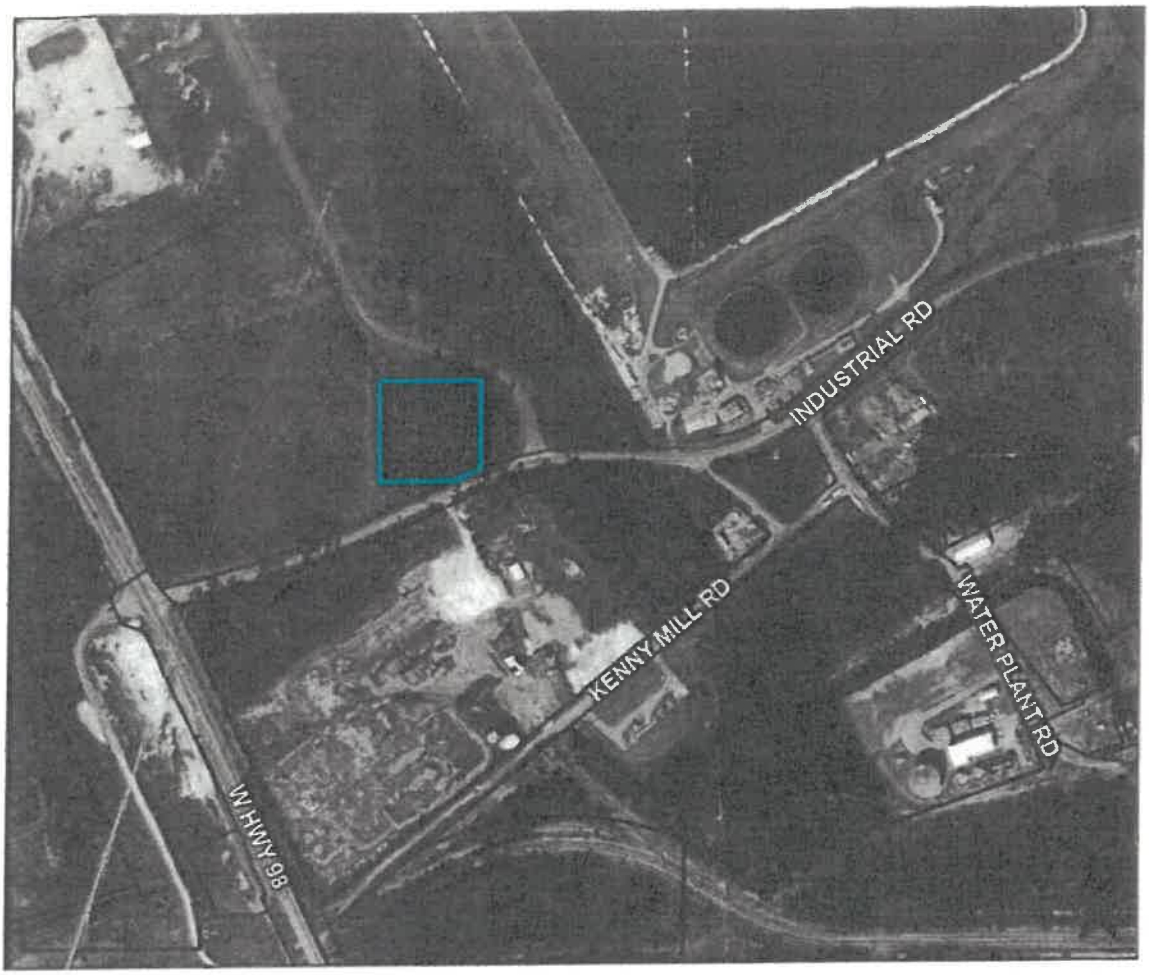
Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
004002 - IND 2-3 AC	2.5	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/27/2022	$200,000	WD	781/506	Qualified	Vacant	DYE DICKENS BRENDA ET AL	H&K GULF COAST HOLDINGS
N	10/6/2003	$100	CW	0321/0484	Unqualified	Vacant	MOSELY ANNE H	DUNLAP DAVISSON F JR & JANICE
N	9/30/2003	$100	QC	0319/0932	Unqualified	Vacant	MEIER ROYCE	DYE BRENDA DICKENS ET AL
N	9/8/2003	$100	QC	0317/0400	Unqualified	Vacant	MOSELY ANNE (MOSELY ESTATE)	DUNLAP DAVISSON F JR & JANICE DICKENS DUNLAP
N	12/13/1998	$100	PR	0222/0235	Unqualified	Vacant	DICKENS EST.	DYE & DUNLAP

qPublic.net™ Gulf County, FL



Overview

Legend

- Parcels
- Roads

Parcel ID	04571-000R	**Alternate ID**	04571000R	**Owner Address**	H & K GULF COAST HOLDINGS LLC
Sec/Twp/Rng	35-7S-11W	**Class**	VACANT		113 MONUMENT AVE
Property Address	INDUSTRIAL RD	**Acreage**	2.5		PORT ST JOE, FL 32456
	PORT ST JOE				

District 4

Brief Tax Description S 35 T 7 R 11 MCCLELLAN &

(Note: Not to be used on legal documents)

Date created: 2/11/2025

Last Data Uploaded: 2/11/2025 2:11:41 AM

Developed by SCHNEIDER GEOSPATIAL

Gulf County, FL

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Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0
Land Value	$175,000	$175,000	$75,000	$75,000
Land Agricultural Value	$0	$0	$0	$0
Agricultural (Market) Value	$175,000	$175,000	$75,000	$0
Just (Market) Value	**$175,000**	**$175,000**	**$75,000**	**$75,000**
Assessed Value	$175,000	$175,000	$75,000	$75,000
Exempt Value	$0	$0	$0	$0
Taxable Value	$175,000	$175,000	$75,000	$75,000
Maximum Save Our Homes Portability	$0	$0	$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.

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 22-0616
Parcel No. 04571-000R

WARRANTY DEED

THIS WARRANTY DEED made 27, October 2022,

by DAVISSON F. DUNLAP, JR and JANICE DICKENS DUNLAP, husband and wife and BRENDA DICKENS DYE, hereinafter called the Grantor,

to H & K GULF COAST HOLDINGS, L.L.C., a Florida limited liability company whose post office address is 114 Monument Avenue, Port St Joe, FL 32456 , hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, the 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**, viz

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT 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 covenant 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 warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements.

And Grantor does hereby fully warrant title to said land and will defend the same against

the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

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:

Kristanna L Jackson
Witness Signature
Printed Name: Kristanna L Jackson

Brenda Dickens Dye
BRENDA DICKENS DYE

Frances P Wray
Witness Signature
Printed Name: Frances C. Wray

CIRCUIT COURT SUUM CUIQUE GULF COUNTY, FLORIDA

STATE OF Florida

COUNTY OF Gulf

The foregoing instrument was acknowledged before me by means of [✓] **physical presence or [ ] online notarization,** this day 27 of October, 2022**, by BRENDA DICKENS DYE,** [ ] is/are personally known to me or [✓] has/have produced drivers license as identification.

KRISTANNA L. JACKSON
Commission # HH 290465
Expires August 1, 2026

Kristanna L Jackson
Notary Public, State of _____
My Commission Expires:

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 Signature
Printed Name: Frances G Wray

Witness Signature
Printed Name: Kristanna L Jackson

DAVISSON F. DUNLAP, JR

JANICE DICKENS DUNLAP

STATE OF Florida

COUNTY OF Gulf

The foregoing instrument was acknowledged before me by means of [✓] **physical presence or [ ] online notarization**, this day 27 of October, 2022, **by DAVISSON F. DUNLAP, JR and JANICE DICKENS DUNLAP, husband and wife,** [ ] is/are personally known to me or [X] has/have produced drivers license as identification.

KRISTANNA L. JACKSON
Commission # HH 290465
Expires August 1, 2026

Notary Public, State of _____
My Commission Expires:

EXHIBIT "A"

A portion of the southwest quarter of the southeast quarter of the northeast quarter, section thirty-five (35), township seven (7) south, range eleven (11) west, Gulf County, Florida, property I.D. no. 04571-000, also described as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4, of McClellan-Dickinson subdivision of Port St. Joe, Florida, according to the plat thereof recorded in plat book one, page 24, of the public records of Gulf County, Florida.

ORDINANCE NO. 619

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBER 04571-000R FROM GULF COUNTY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL R-3, PROVIDING FOR AN AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE TO DESIGNATE SAID PARCEL TO RESIDENTIAL R-3; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to small scale developments; and

WHEREAS, on July 14, 2025, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and amendment to the Zoning Map of the City; and

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Gulf County Residential land use to High Density Residential R-3 and the Zoning to Residential R-3. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the approval of the amendment is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of High Density Residential R-3.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Residential R-3.

SECTION 6. REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon adoption as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2025.

THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By:_____
Rex Buzzett, Mayor-Commissioner

Attest:_____
Charlotte M. Pierce
City Clerk

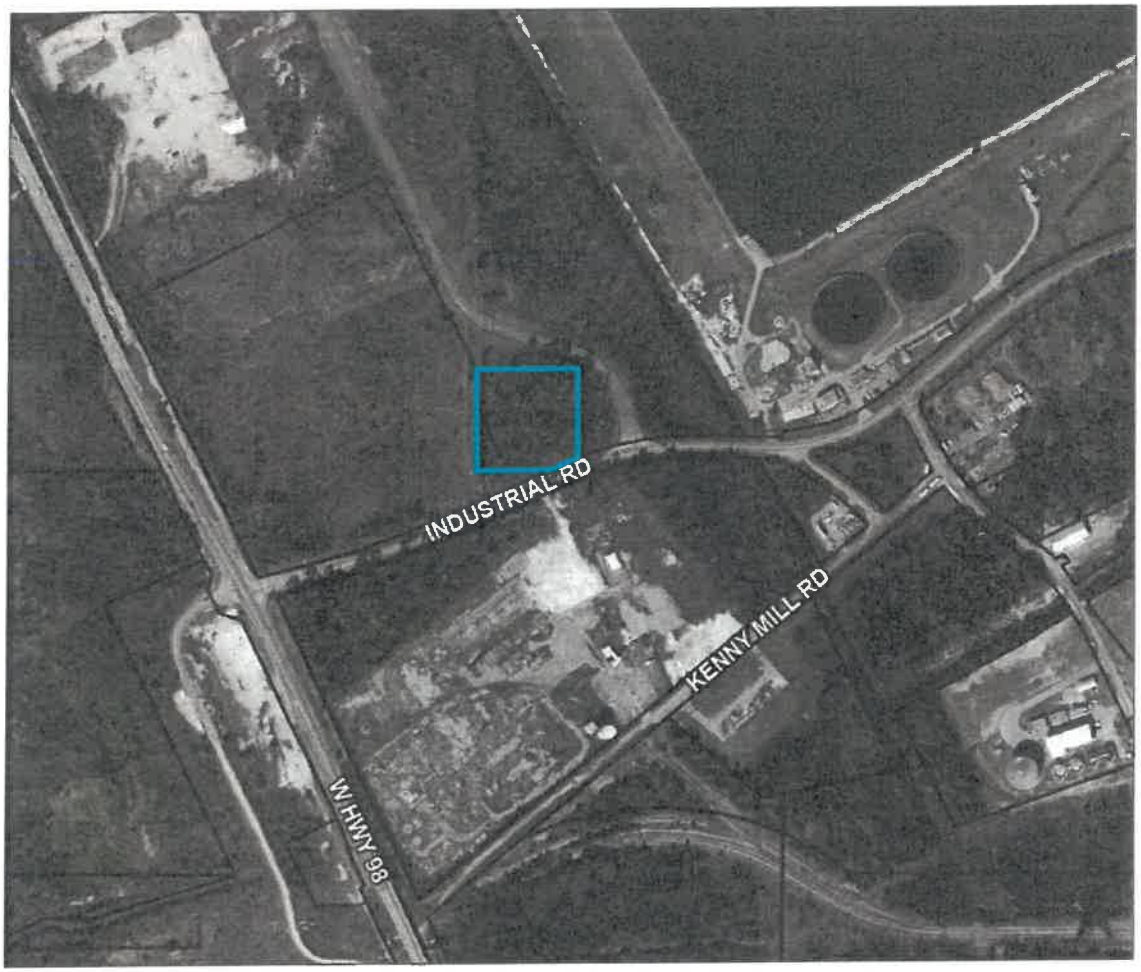
EXHIBIT "A"

Future Land Use Map:

EXHIBIT "A"

Zoning Map:

qPublic.net™ Gulf County, FL



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Legend

- Parcels
- Roads

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Property Address	INDUSTRIAL RD	**Acreage**	2.5		PORT ST JOE, FL 32456
	PORT ST JOE				

District 4

Brief Tax Description S 35 T 7 R 11 MCCLELLAN &

(Note: Not to be used on legal documents)

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Developed by SCHNEIDER GEOSPATIAL

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 22-0616
Parcel No. 04571-000R

WARRANTY DEED

THIS WARRANTY DEED made 27, October 2022,

by DAVISSON F. DUNLAP, JR and JANICE DICKENS DUNLAP, husband and wife and BRENDA DICKENS DYE, hereinafter called the Grantor,

to H & K GULF COAST HOLDINGS, L.L.C., a Florida limited liability company whose post office address is 114 Monument Avenue, Port St Joe, FL 32456 , hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, the 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**, viz

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT 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 covenant 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 warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements.

And Grantor does hereby fully warrant title to said land and will defend the same against

the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

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:

Kristanna L Jackson
Witness Signature
Printed Name: Kristanna L Jackson

Frances P Wray
Witness Signature
Printed Name: Frances C. Wray

Brenda Dickens Dye
BRENDA DICKENS DYE

CIRCUIT COURT SUUM CUIQUE GULF COUNTY, FLORIDA

STATE OF Florida

COUNTY OF Gulf

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KRISTANNA L. JACKSON
Commission # HH 290465
Expires August 1, 2026

Kristanna L Jackson
Notary Public, State of _____
My Commission Expires:

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 Signature
Printed Name: Frances G Wray

Witness Signature
Printed Name: Krstanna L Jackson

DAVISSON F. DUNLAP, JR

JANICE DICKENS DUNLAP

STATE OF Florida

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KRISTANNA L. JACKSON
Commission # HH 290465
Expires August 1, 2026

Notary Public, State of
My Commission Expires:

EXHIBIT "A"

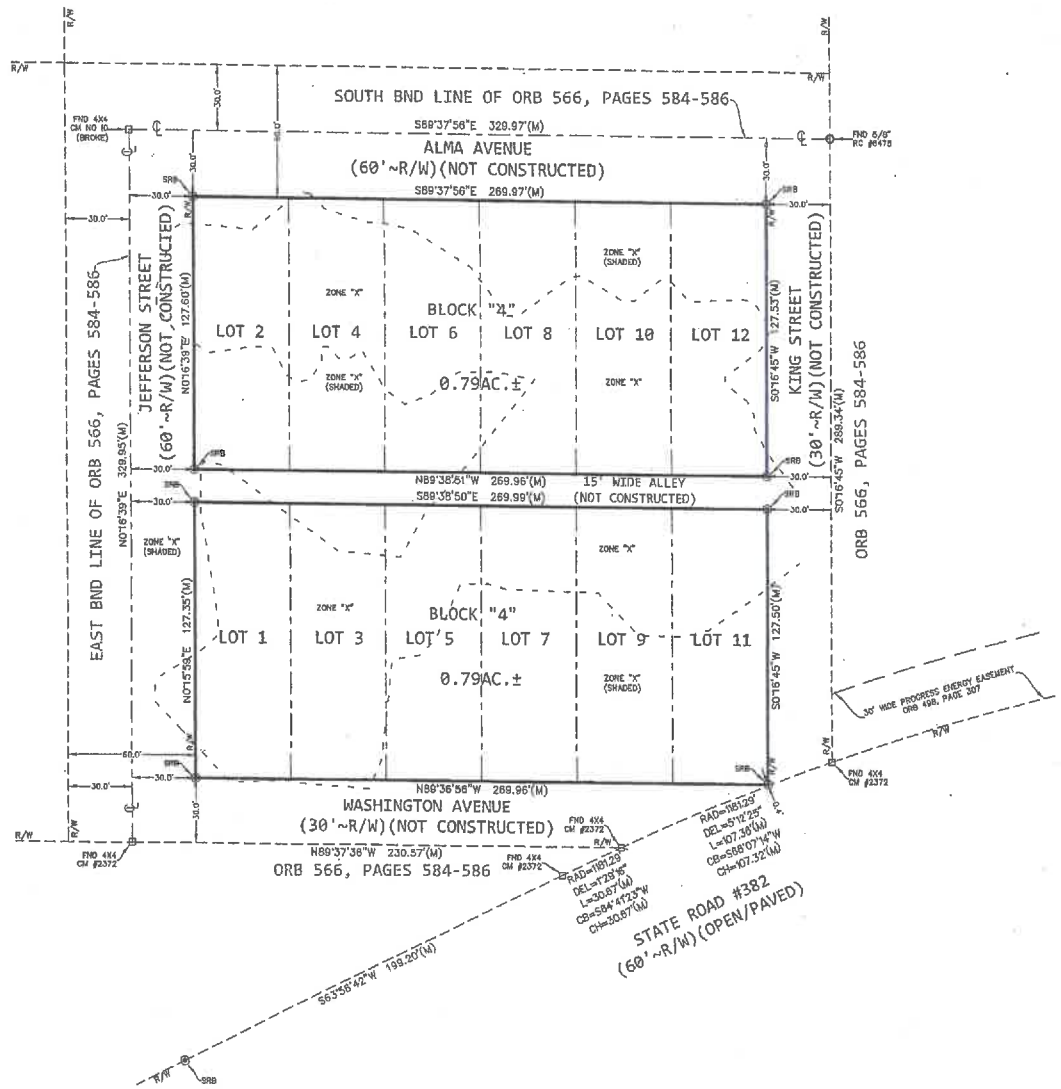
A portion of the southwest quarter of the southeast quarter of the northeast quarter, section thirty-five (35), township seven (7) south, range eleven (11) west, Gulf County, Florida, property I.D. no. 04571-000, also described as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4, of McClellan-Dickinson subdivision of Port St. Joe, Florida, according to the plat thereof recorded in plat book one, page 24, of the public records of Gulf County, Florida.

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12, Block "4", McClellan-Dickinson, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 24 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 0333 H; Date of Firm Index: March 9, 2021. This Property is located in Zone "X", & Zone "X" Shaded.
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.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

L8

EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS
(850) 926-3016 888-433-4436 FAX (850) 926-8180
P.O. Box 625 2813 Crawfordville Hwy. Crawfordville, Fl 32328

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 raised seal of a Florida licensed surveyor and mapper.

NOV 10 2022

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB# 6475)

STATE OF FLORIDA
WADE G. BROWN
NO. 5959
PROFESSIONAL SURVEYOR & MAPPER

LEGEND

- PFZ — - PRELIMINARY FLOOD ZONE
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- SNC - SET NAIL & CAP #6475
- FFE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- TBM - TEMPORARY BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- CB - CHORD BEARING
- L - ARC LENGTH
- RC - ROD AND CAP
- IP - IRON PIPE
- PC - POINT OF CURVE
- CL - CENTER LINE
- C - CALCULATED
- (TYP) - TYPICAL
- LP - LIQUID PROPANE
- PP - POWER POLE
- N/C - NAIL AND CAP
- RB - RE-BAR
- BND - BOUNDARY
- FND - FOUND
- INV - INVERT ELEVATION
- TV - CABLE TELEVISION BOX
- SJPC - ST. JOE PAPER COMPANY
- OHE - OVERHEAD ELECTRIC LINE
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- ● - CALCULATED POINT
- ER - EDGE OF ROAD
- RND - ROUND
- PT - POINT OF TANGENT
- POT - POINT OF TERMINUS
- PCL - POWER POLE
- ⊕ - SRB 5/8" #6475
- CSL - 1975 COASTAL SETBACK LINE
- SO - STUB OUT
- ELB - ELECTRIC BOX
- ⊡ - FND CONCRETE MONUMENT
- ☼ - SERVICE POLE
- ○ - FND MONUMENTATION
- EP - EDGE OF PAVEMENT
- ◀ - LIGHT POLE
- C1 - CURVE TAG (SEE CURVE TABLE)
- L1 - LINE TAG (SEE LINE TABLE)
- ID - IDENTIFICATION
- FH - FIRE HYDRANT
- WV - WATER VALVE
- PH - PHONE BOX
- WM - WATER METER
- SHWL - SEASONAL HIGH WATER LINE
- GPL - GENERAL PERMIT LINE
- —/\/— - NOT TO SCALE
- MHWL - MEAN HIGH WATER LINE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

THIS SURVEY IS CERTIFIED TO:
KAYE HADDOCK;

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:
KAYE HADDOCK

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL. 32328 (850)926-3016

NOTEBOOK/PAGE: 968/68	COUNTY: GULF	DRAWN BY: BN	REVIEWED BY: WGB
NOTEBOOK/PAGE:	SECTION: 36	SCALE: 1" = 40'	CHECKED BY: WGB
NOTEBOOK/PAGE:	TOWNSHIP: 7-SOUTH	SURVEY DATE: NOVEMBER 1, 2022	
SHEET: 1 OF 1	RANGE: 11-WEST	JOB NUMBER 22-750	PSO# 46780

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Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/27/2022	$200,000	WD	781/506	Qualified	Vacant	DYE DICKENS BRENDA ET AL	H&K GULF COAST HOLDINGS
N	10/6/2003	$100	CW	0321/0484	Unqualified	Vacant	MOSELY ANNE H	DUNLAP DAVISSON F JR & JANICE
N	9/30/2003	$100	QC	0319/0932	Unqualified	Vacant	MEIER ROYCE	DYE BRENDA DICKENS ET AL
N	9/8/2003	$100	QC	0317/0400	Unqualified	Vacant	MOSELY ANNE (MOSELY ESTATE)	DUNLAP DAVISSON F JR & JANICE DICKENS DUNLAP
N	12/13/1998	$100	PR	0222/0235	Unqualified	Vacant	DICKENS EST.	DYE & DUNLAP

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0
Land Value	$175,000	$175,000	$75,000	$75,000
Land Agricultural Value	$0	$0	$0	$0
Agricultural (Market) Value	$175,000	$175,000	$75,000	$0
Just (Market) Value	**$175,000**	**$175,000**	**$75,000**	**$75,000**
Assessed Value	$175,000	$175,000	$75,000	$75,000
Exempt Value	$0	$0	$0	$0
Taxable Value	$175,000	$175,000	$75,000	$75,000
Maximum Save Our Homes Portability	$0	$0	$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.

CITY OF PORT ST. JOE
COMPREHENSIVE PLAN
SMALL SCALE MAP AMENDMENT
AND ZONING APPLICATION

Prepared for:

H and K Gulf Coast Holdings, L.L.C.
113 Monument Avenue
Port St. Joe, Florida 32456

Prepared by:

DESIGNWEST GROUP
2910 Kerry Forest Parkway
Suite D4-126
Tallahassee, Florida 32309

June 2025

Agent Contact Information

Raymond W. Greer, AICP
DesignWest Group
Project Manager
2910 Kerry Forest Parkway
Suite D4-126
Tallahassee, Florida 32309
Phone: 850.545.6503

Property Information

Property Ownership:

H and K Gulf Coast Holdings, L.L.C.
113 Monument Avenue
Port St. Joe, Florida 32456

Property Deed Information:

Warranty Deed dated October 27, 2022. Recorded in Deed Book 781, Page 506, Public Records of Gulf County, Florida.

Property Identification Numbers:

04571-000R

Property Description:

2.5+/- acre (Amendment Area) located on the west side of Industrial Road and consisting of a portion of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter, Section Thirty Five (35), Township Seven (7) South, Range Eleven (11) West, Gulf County, Florida, Property I.D. No. 04571-000R, Also Described As Lots L, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, And 12, Block 4, Of McClellan-Dickinson Subdivision Of Port St. Joe, Florida, According to the Plat Thereof Recorded In Plat Book One, Page 24, Of The Public Records of Gulf County, Florida.

Small Scale Land Use Map Amendment and Rezoning Request

Existing Future Land Use Map Designation: Gulf County Residential

Proposed Future Land Use Map Designation: High Density Residential R-3

Existing Zoning District: Gulf County N/A

Proposed Zoning District: Residential R-3

Maps

a) Existing Future Land Use Map
b) Proposed Future Land Use Map
c) Existing Zoning Map
d) Proposed Zoning Map

H & K Gulf Coast Holdings Location Map

June 2025

0 170 340 680 Feet

N

DESIGNWEST GROUP

H & K Gulf Coast Holdings Future Land Use Map

June 2025

0 200 400 800 Feet

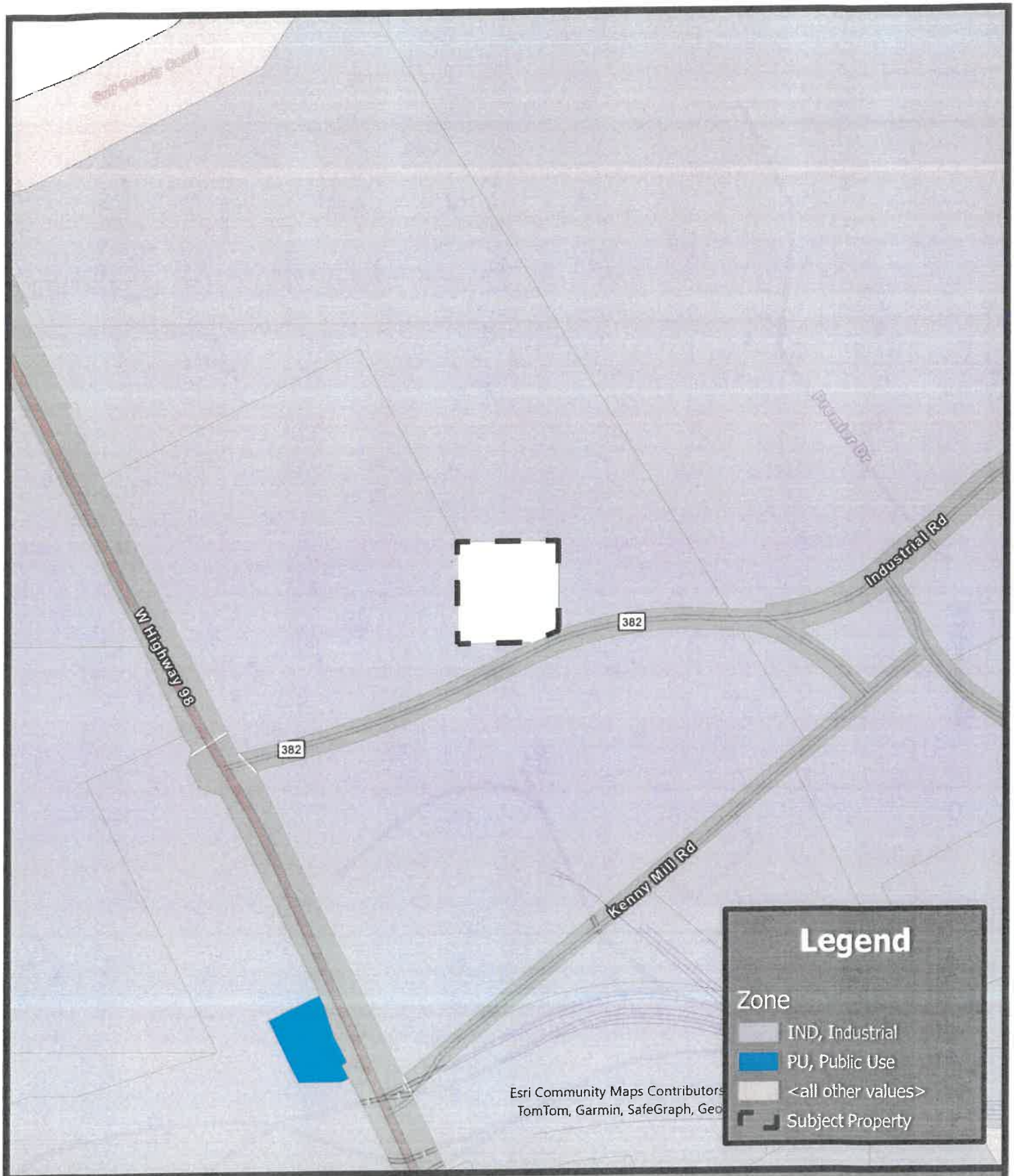
N

DESIGNWEST GROUP

H & K Gulf Coast Holdings Proposed Future Land Use Map

June 2025

DESIGNWEST GROUP



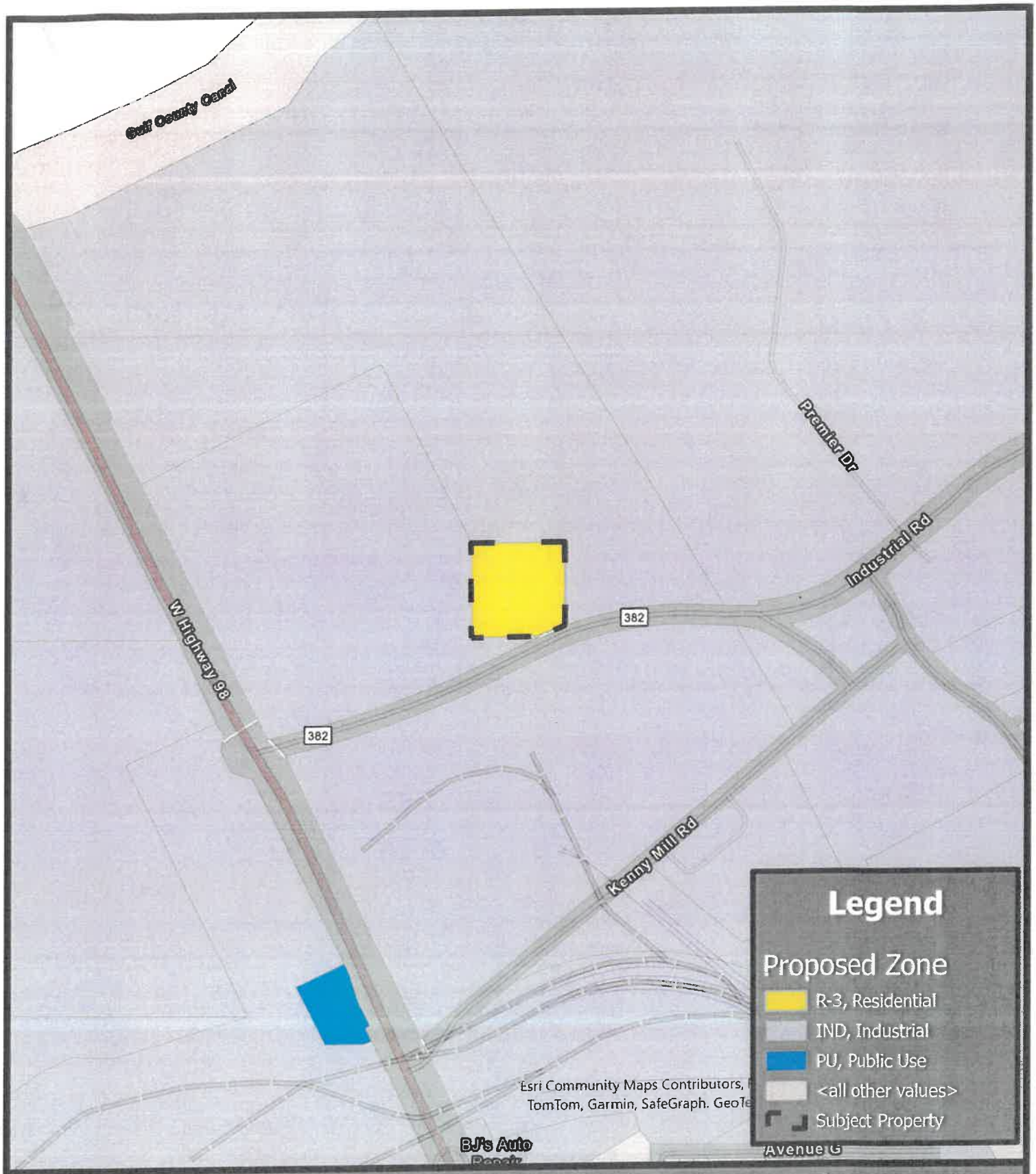
H & K Gulf Coast Holdings Zoning Map

June 2025

0 230 460 920 Feet

N

DESIGNWEST GROUP



H & K Gulf Coast Holdings Proposed Zoning Map

June 2024

0 250 500 1,000 Feet

N

DESIGNWEST GROUP

City of Port St. Joe Application

CITY OF PORT ST. JOE FUTURE LAND USE MAP AMENDMENT APPLICATION

Property Address: **Industrial Road**

Current Land Use: **Residential (County)**

Property Owner: **H & K Gulf Coast Holdings**

Proposed Land Use: **Residential R-3)**

Mailing Address: **113 Monument Avenue, Port St. Joe Florida 32456**

Phone: **(850) 545-6503**

Applicant if Different: **Raymond W. Greer**

Parcel Number: **04571-000R**

Patricia Kaye Hoddock 4/24/25

Owners Signature Date

Sworn to and subscribed before me this 24 **day of** April. **Personally Known OR Produced Identification.**
Type Provided _____.

THOMAS S. GIBSON
Commission # HH 301373
Expires October 23, 2026

Signature of Notary

PUBLIC NOTICE

1. **A sign will be posted for two weeks on the property seeking the change and a notice will be published in the local newspaper.**

APPLICATION REQUIREMENTS

Application Fee: Small Scale Amendment - $500.00 – Large Scale Amendment $2,000.00

Legal Description of Property

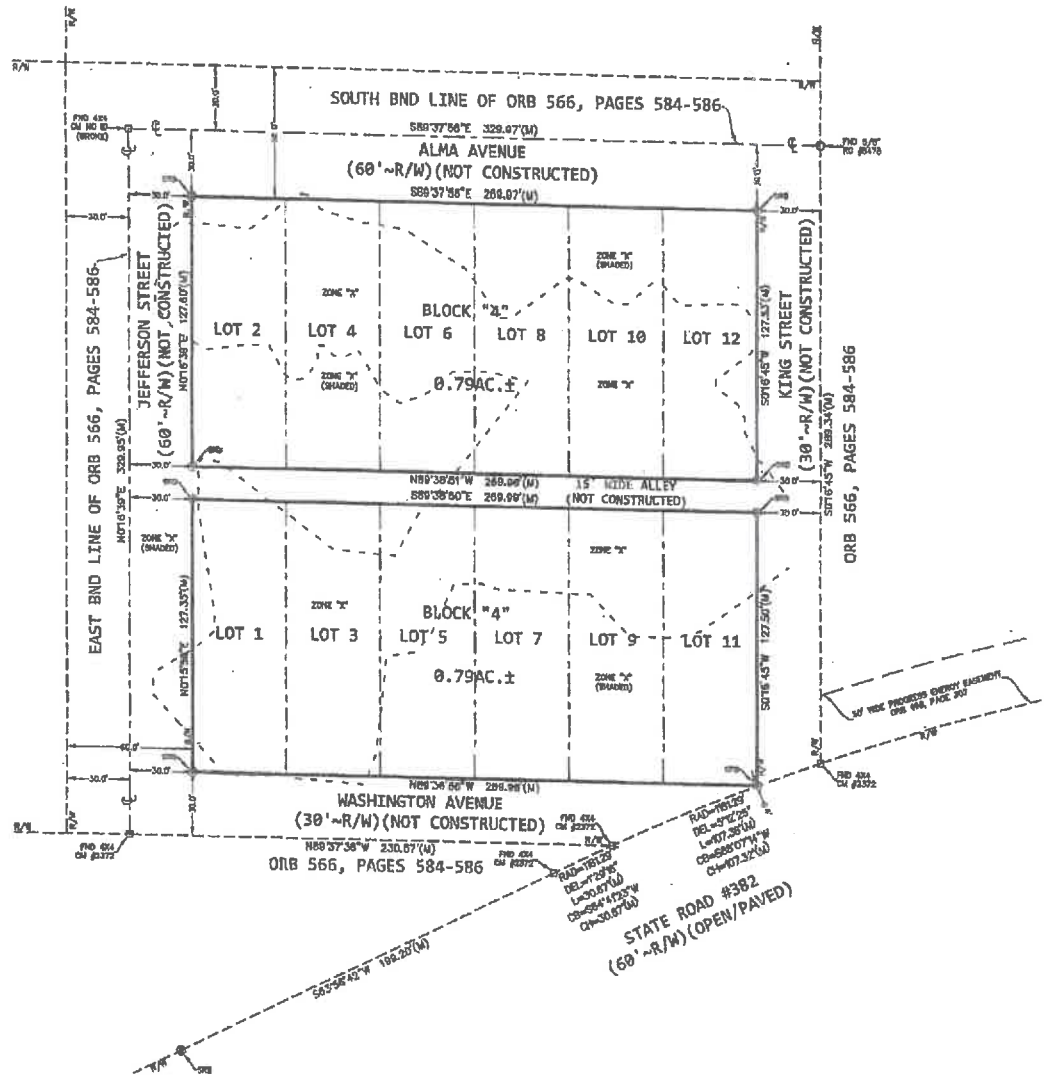
Copy of Deed

Copy of Survey

LEGAL DESCRIPTION
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12, Block "4", McClelan-Dickinson, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 24 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 0333 H; Date of Firm Index: March 9, 2021. This Property is located in Zone "X", & Zone "X" Shaded.
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.



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SCALE: 1" = 40'
(ASSUMED NORTH)

101

EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS
(850) 926-3018 888-433-4438 FAX (850) 926-8120
P.O. Box 825 2813 Crawfordville Hwy Crawfordville, Fl 32328

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 raised seal of a Florida licensed surveyor and mapper.

NOV 10 2022

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5068
(LB# 6475)

STATE OF FLORIDA
WADE G. BROWN
NO. 5068
PROFESSIONAL SURVEYOR AND MAPPER

LEGEND

— PFZ — - PRELIMINARY FLOOD ZONE
ORB - OFFICIAL RECORDS BOOK
CM - CONCRETE MONUMENT
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
SRB - SET 5/8" RE-BAR #6476
SND - SET NAIL & CAP #6476
FFE - FINISHED FLOOR ELEVATION
EL - ELEVATION
TBM - TEMPORARY BENCHMARK
D - DEED
M - MEASURED
P - RECORDED PLAT
R/W - RIGHT OF WAY
RAD - RADIUS
DEL - DELTA OR INCLUDED ANGLE
CH - CHORD LENGTH
CB - CHORD BEARING
L - ARC LENGTH
RC - ROD AND CAP
IP - IRON PIPE
PC - POINT OF CURVE
CL - CENTER LINE
C - CALCULATED
(TYP) - TYPICAL

LP - LIQUID PROPANE
PP - POWER POLE
N/C - NAIL AND CAP
RB - RE-BAR
BND - BOUNDARY
FND - FOUND
INV - INVERT ELEVATION
TV - CABLE TELEVISION BOX
St.Joe - ST. JOE PAPER COMPANY
-OHE- - OVERHEAD ELECTRIC LINE
T - TOWNSHIP
R - RANGE
N - NORTH
S - SOUTH
E - EAST
W - WEST
● - CALCULATED POINT
ER - EDGE OF ROAD
RND - ROUND
PT - POINT OF TANGENT
POT - POINT OF TERMINUS
TD - POWER POLE
● - SRB 5/8" #6476
CSL - 1975 COASTAL SETBACK LINE

SO - STUB OUT
ELB - ELECTRIC BOX
FND CONCRETE MONUMENT
SP - SERVICE POLE
FND MONUMENTATION
EP - EDGE OF PAVEMENT
LIGHT POLE
CT - CURVE TAG (SEE CURVE TABLE)
LT - LINE TAG (SEE LINE TABLE)
ID - IDENTIFICATION
FIRE HYDRANT
WV - WATER VALVE
PH - PHONE BOX
WM - WATER METER
SHWL - SEASONAL HIGH WATER LINE
GPL - GENERAL PERMIT LINE
NTS - NOT TO SCALE
MHWL - MEAN HIGH WATER LINE
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

THIS SURVEY IS CERTIFIED TO:
KAYE HADDOCK;

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:
KAYE HADDOCK

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
2813 CRAWFORDVILLE HWY. P.O. BOX 825 CRAWFORDVILLE, FL. 32328 (850)926-3018

NOTEBOOK/PAGE 505/55	COUNTY: GULF	DRAWN BY: BN	REVIEWED BY: WGB
NOTEBOOK/PAGE:	SECTION: 35	SCALE: 1" or 40'	CHECKED BY: WGB
NOTEBOOK/PAGE:	TOWNSHIP: 7-SOUTH	SURVEY DATE: NOVEMBER 1, 2022	
SHEET: 1 OF 1	RANGE: 11-WEST	JOB NUMBER 22-750	FBC# 46780

Property Deed

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 22-0616
Parcel No. 04571-000R

WARRANTY DEED

THIS WARRANTY DEED made 27, October 2022,

by DAVISSON F. DUNLAP, JR and JANICE DICKENS DUNLAP, husband and wife and BRENDA DICKENS DYE, hereinafter called the Grantor,

to H & K GULF COAST HOLDINGS, L.L.C., a Florida limited liability company whose post office address is 114 Monument Avenue, Port St Joe, FL 32456 , hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, the 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**, viz

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT 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 covenant 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 warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements.

And Grantor does hereby fully warrant title to said land and will defend the same against

the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

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:

Kristanna L Jackson
Witness Signature
Printed Name: Kristanna L Jackson

Frances G. Wray
Witness Signature
Printed Name: Frances G. Wray

Brenda Dickens Dye
BRENDA DICKENS DYE

CIRCUIT COURT SUUM CUIQUE GULF COUNTY, FLORIDA

STATE OF Florida

COUNTY OF Gulf

The foregoing instrument was acknowledged before me by means of [✓] **physical presence or [ ] online notarization**, this day 27 of October, 2022, **by BRENDA DICKENS DYE,** [ ] is/are personally known to me or [✓] has/have produced drivers license as identification.

KRISTANNA L. JACKSON
Commission # HH 290465
Expires August 1, 2026

Kristanna L Jackson
Notary Public, State of _____
My Commission Expires:

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 Signature
Printed Name: Frances G Wray

Witness Signature
Printed Name: Kristanna L Jackson

DAVISSON F. DUNLAP, JR

Janice Dickens Dunlap
JANICE DICKENS DUNLAP

CIRCUIT COURT SUUM CUIQUE GULF COUNTY, FLORIDA

STATE OF Florida

COUNTY OF Gulf

The foregoing instrument was acknowledged before me by means of [✓] **physical presence or** [ ] **online notarization**, this day 27 of October, 2022, **by DAVISSON F. DUNLAP, JR and JANICE DICKENS DUNLAP, husband and wife,** [ ] is/are personally known to me or [✓] has/have produced drivers license as identification.

KRISTANNA L. JACKSON
Commission # HH 290465
Expires August 1, 2026

Kristanna L Jackson
Notary Public, State of _____
My Commission Expires:

EXHIBIT "A"

A portion of the southwest quarter of the southeast quarter of the northeast quarter, section thirty-five (35), township seven (7) south, range eleven (11) west, Gulf County, Florida, property I.D. no. 04571-000, also described as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4, of McClellan-Dickinson subdivision of Port St. Joe, Florida, according to the plat thereof recorded in plat book one, page 24, of the public records of Gulf County, Florida.

CITY OF PORT ST. JOE FUTURE LAND USE MAP AMENDMENT APPLICATION

Property Address: **Industrial Road**

Current Land Use: **Residential (County)**

Proposed Land Use: **Residential R-3)**

Property Owner: **H & K Gulf Coast Holdings**

Mailing Address: **113 Monument Avenue, Port St. Joe Florida 32456**

Phone: **(850) 545-6503**

Applicant if Different: **Raymond W. Greer**

Parcel Number: **04571-000R**

Patricia Kaye Hoddale 4/24/25

Owners Signature Date

Sworn to and subscribed before me this 24 **day of** April. **Personally Known OR Produced Identification.**
Type Provided _____.

THOMAS S. GIBSON
Commission # HH 301373
Expires October 23, 2026

Signature of Notary

PUBLIC NOTICE

1. **A sign will be posted for two weeks on the property seeking the change and a notice will be published in the local newspaper.**

APPLICATION REQUIREMENTS

Application Fee: Small Scale Amendment - $500.00 – Large Scale Amendment $2,000.00

Legal Description of Property

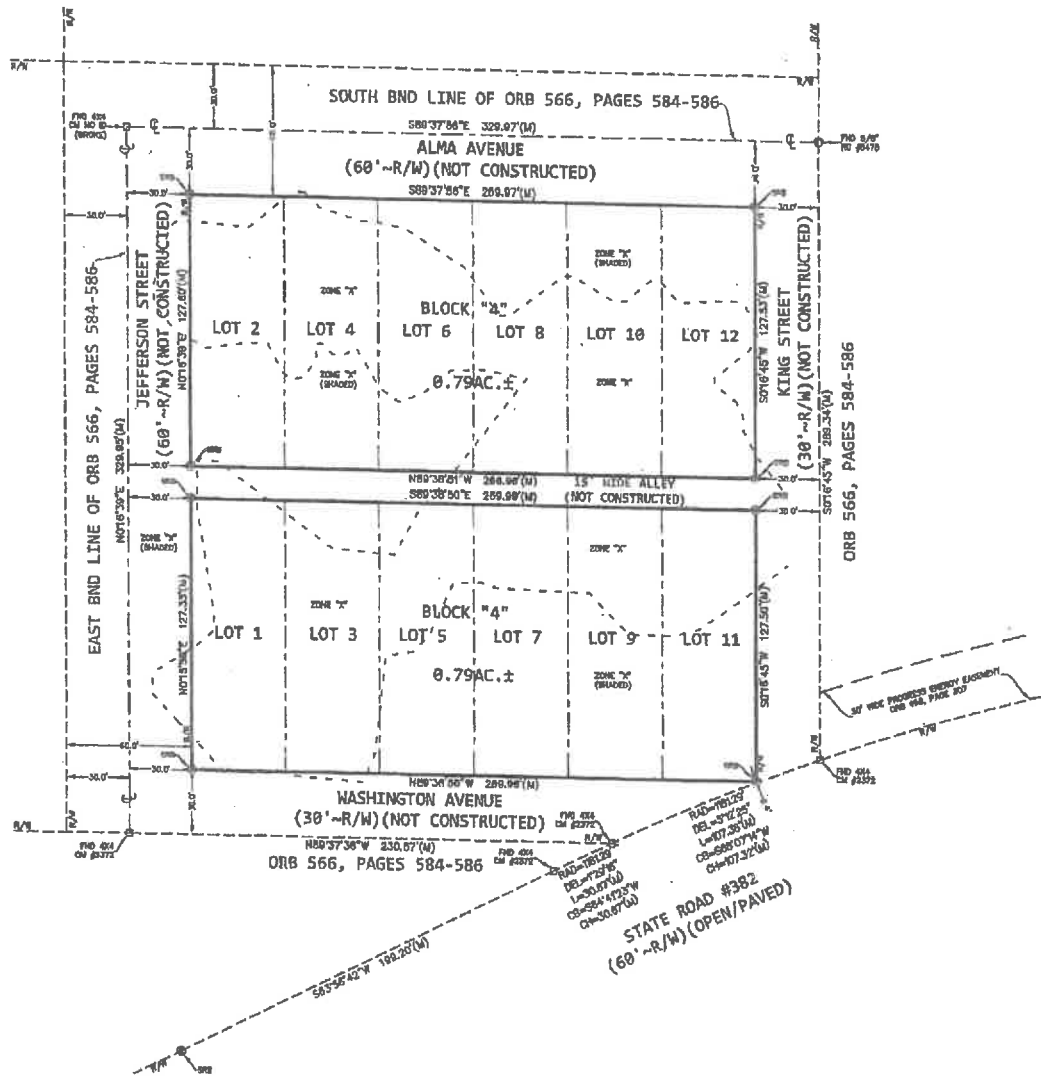
Copy of Deed

Copy of Survey

LEGAL DESCRIPTION
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12, Block "4", McClelan-Dickinson, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 24 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 0333 H; Date of Firm Index: March 9, 2021. This Property is located in Zone "X", & Zone "X" Shaded.
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.



EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS
(850) 926-3016 888-433-4438 FAX (850) 926-8160
P.O. Box 826 2813 Crawfordville Hwy. Crawfordville, Fl 32326

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 raised seal of a Florida licensed surveyor and mapper.

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5068
(LB# 6475)

STATE OF FLORIDA
NO. 5068
PROFESSIONAL SURVEYOR & MAPPER

LEGEND

- PFZ — PRELIMINARY FLOOD ZONE
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- SNC - SET NAIL & CAP #6475
- FFE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- TBM - TEMPORARY BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- CB - CHORD BEARING
- L - ARC LENGTH
- RC - ROD AND CAP
- IP - IRON PIPE
- PC - POINT OF CURVE
- CL - CENTER LINE
- C - CALCULATED
- (TYP) - TYPICAL
- LP - LIQUID PROPANE
- PP - POWER POLE
- N/C - NAIL AND CAP
- RB - RE-BAR
- BND - BOUNDARY
- FND - FOUND
- INV - INVERT ELEVATION
- TV - CABLE TELEVISION BOX
- SJPC - ST. JOE PAPER COMPANY
- OHE - OVERHEAD ELECTRIC LINE
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- ⊕ - CALCULATED POINT
- ER - EDGE OF ROAD
- RND - ROUND
- PT - POINT OF TANGENT
- POT - POINT OF TERMINUS
- PCL - POWER POLE
- ● - SRB 5/8" #6475
- CSL - 1976 COASTAL SETBACK LINE
- SO - STUB OUT
- EB - ELECTRIC BOX
- FND CONCRETE MONUMENT
- SERVICE POLE
- FND MONUMENTATION
- EP - EDGE OF PAVEMENT
- LIGHT POLE
- CT - CURVE TAG (SEE CURVE TABLE)
- LT - LINE TAG (SEE LINE TABLE)
- ID - IDENTIFICATION
- FIRE HYDRANT
- WV - WATER VALVE
- PH - PHONE BOX
- WM - WATER METER
- SHWL - SEASONAL HIGH WATER LINE
- GPL - GENERAL PERMIT LINE
- NOT TO SCALE
- MHWL - MEAN HIGH WATER LINE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

THIS SURVEY IS CERTIFIED TO:
KAYE HADDOCK;

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:
KAYE HADDOCK

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
2813 CRAWFORDVILLE HWY. P.O. BOX 826 CRAWFORDVILLE, FL. 32326 (850)926-3016

NOTEBOOK/PAGE NO/NO	COUNTY: GULF	DRAWN BY: BN	REVIEWED BY: WGB
NOTEBOOK/PAGE	SECTION: 35	SCALE: 1" = 40'	CHECKED BY: WGB
NOTEBOOK/PAGE	TOWNSHIP: 7-SOUTH	SURVEY DATE: NOVEMBER 1, 2022	
SHEET: 1 OF 1	RANGE: 11-WEST	JOB NUMBER: 22-750	FECJ: 46780

ORDINANCE NO. 620

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PORT ST. JOE, FLORIDA, SPECIFICALLY CHANGING THE ZONING DESIGNATION OF PARCEL ID NUMBER 03040-150R FROM COMMERCIAL C-1 AND RESIDENTIAL R-1 TO PUBLIC USE, AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, empowers the City Commission of the City of Port St. Joe, Florida, to prepare and enforce Land Development Regulations for the implementation of the adopted Comprehensive Plan; and

WHEREAS, on July 14, 2025, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the amendment to the Official Zoning Map of the City; and

WHEREAS, the City Commission desires to adopt the amendment to the Official Zoning Map to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare; and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. APPROVAL

The City of Port St. Joe Official Zoning Map is hereby amended and the Parcel is hereby changed from Commercial C-1 and Residential R-1 Zoning Districts to Public Use Zoning District. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The City Commission hereby finds and determines that the approval of the zoning to Public Use for the Parcel is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. ZONING

The Official Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" and depicted on Exhibit "B" as Public Use.

SECTION 6. REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon adoption as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2025.

THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By:_____
Rex Buzzett, Mayor-Commissioner

Attest:_____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

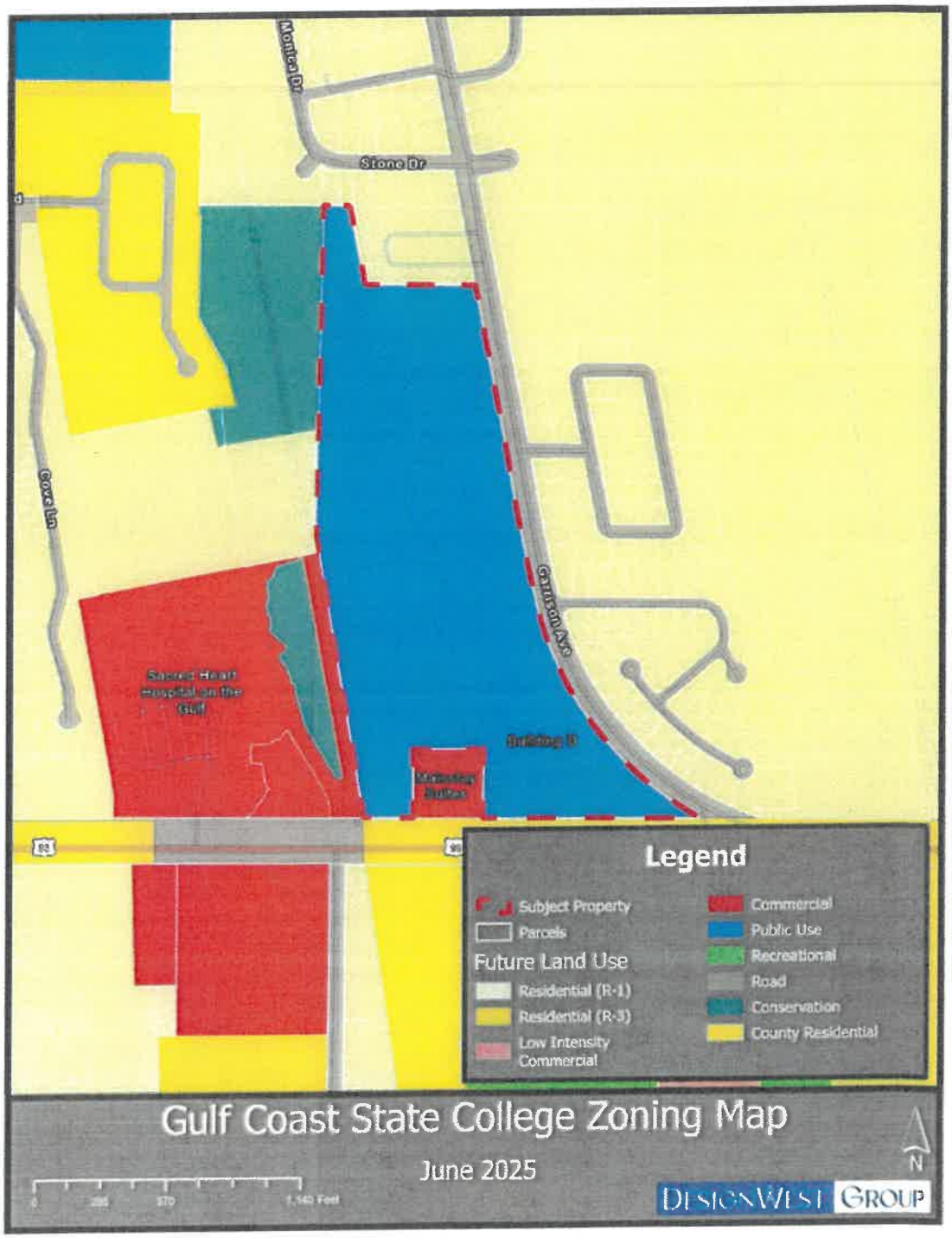
LEGAL DESCRIPTION (PARCEL ID NUMBER 03040-150R):

A lot or parcel of land being located in the City of Port St. Joe, Gulf County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of the H.O.A. Common Area of the Retreat at Palmetto Bluff Subdivision as found recorded in the Office of the Clerk of Court of Gulf County, Florida, in Plat Book 8, Page 70, as marked by a 6"x6" Concrete Monument being on the North line of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 8 South, Range 10 West, and also being on the South line of Lot 8, Block Eight, of Ward Ridge Unit 2 Subdivision as found recorded in said Office in Plat Book 4, Page 4; thence along said North line bearing S 87°43'02" E a distance of 58.34 FT to the Southwest corner of Lot 7 of said Block Eight as marked by an Illegible Capped Pin; thence along said North line bearing N 89°30'44" E a distance of 55.83 FT to a 4"x4" Concrete Monument stamped B&H PRM LB 2372 being on the South line of said Lot 7; thence depart said North line bearing S 10°49'02" E a distance of 350.09 FT to an Illegible 4"x4" Concrete Monument; thence S 88°58'38" E a distance of 475.04 FT to the West right of way (R/W) of Garrison Avenue (100' R/W) as marked by an Illegible 4"x4" Concrete Monument; thence along said West R/W bearing S 10°47'43" E a distance of 1340.38 FT to a 6"x6" Concrete Monument; thence along said West R/W along a curve to the left having a delta angle of 06°19'45" with a radius of 1482.69 FT an arc length of 163.79 FT with a chord bearing of S 13°58'30" E a chord distance of 163.70 FT to a Capped Pin stamped PCP LB8011; thence along said West R/W along a curve to the left having a delta angle of 43°31'08" with a radius of 1482.69 FT an arc length of 1126.18 FT with a chord bearing of S 38°56'55" E a chord distance of 1099.30 FT to the intersection of said West R/W with the North R/W of Florida State Road 30A (200' R/W) as marked by a Capped Pin stamped PCP LB8011; thence along said North R/W bearing N 89°23'38" W a distance of 460.05 FT to a 6"x6" Concrete Monument stamped SRD ROW; thence along said North R/W bearing N 89°24'14" W a distance of 500.00 FT to a Capped Pin stamped PCP LB8011; thence depart said North R/W bearing N 01°16'35" E a distance of 299.81 FT to an Illegible 4"x4" Concrete Monument; thence N 89°22'42" W a distance of 299.99 FT to an Illegible 4"x4" Concrete Monument; thence S 01°12'44" W a distance of 300.10 FT to said North R/W as marked by an Illegible 4"x4" Concrete Monument; thence along said North R/W bearing N 89°22'07" W a distance of 342.36 FT to a Capped Pin stamped PRI LB 7137; thence depart said North R/W along a curve to the left having a delta angle of 29°55'49" with a radius of 270.00 FT an arc length of 141.04 FT with a chord bearing of N 15°48'20" W a chord distance of 139.45 FT to a Capped Pin stamped PRI LB 7137; thence N 30°45'44" W a distance of 95.02 FT to a Capped Pin stamped LB7858; thence N 01°13'00" E a distance of 941.82 FT to the Southeast corner of said H.O.A. Common Area as marked by a Capped Pin stamped PRI LB 7137; thence along the East line of said H.O.A Common Area bearing N 01°13'08" E a distance of 1510.78 FT to the POINT OF BEGINNING. Said parcel being located in the City of Port St. Joe, Gulf County, Florida, in the SW 1/4 of Section 18, T8S, R10W and **containing 50.81 acres, more or less.**

EXHIBIT "B"

Zoning Map:

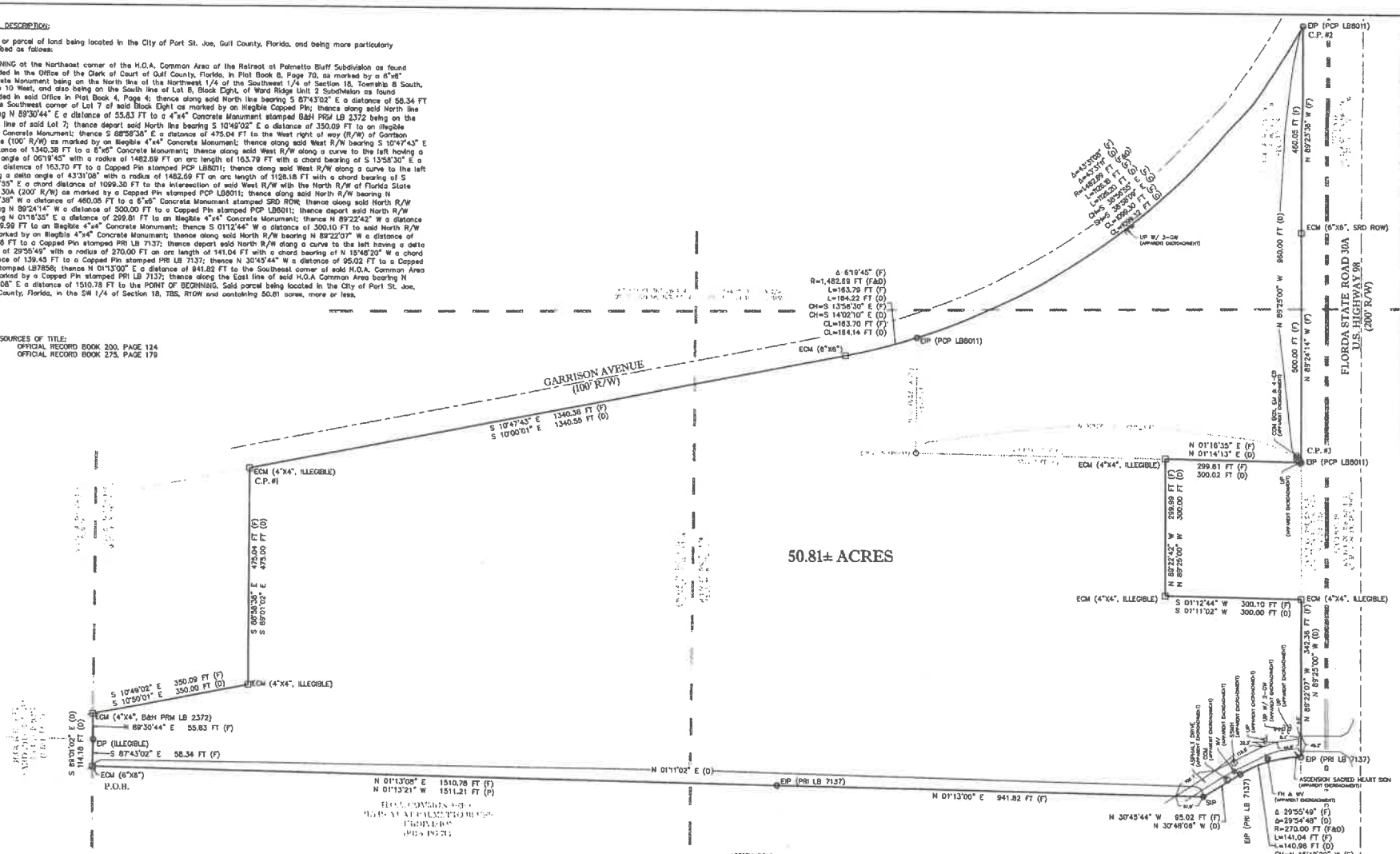


LEGAL DESCRIPTION:

A lot or parcel of land being located in the City of Port St. Joe, Gulf County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of the H.O.A. Common Area of the Retreat at Palmetto Bluff Subdivision as found recorded in the Office of the Clerk of Court of Gulf County, Florida, in Plat Book 8, Page 70, as marked by a 6"x6" Concrete Monument being on the North line of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 8 South, Range 10 West, and also being on the South line of Lot 8, Block Eight, of Ward Ridge Unit 2 Subdivision as found recorded in said Office in Plat Book 4, Page 4; thence along said North line bearing S 87°43'02" E a distance of 58.34 FT to the Southwest corner of Lot 7 of said Block Eight as marked by an illegible Capped Pin; thence along said North line bearing N 89°30'44" E a distance of 55.83 FT to a 4"x4" Concrete Monument stamped B&H PRM LB 2372 being on the South line of said Lot 7; thence depart said North line bearing S 10°49'02" E a distance of 350.09 FT to an illegible 4"x4" Concrete Monument; thence S 88°58'38" E a distance of 475.04 FT to the West right of way (R/W) of Garrison Avenue (100' R/W) as marked by an illegible 4"x4" Concrete Monument; thence along said West R/W bearing S 10°47'43" E a distance of 1340.38 FT to a 6"x6" Concrete Monument; thence along said West R/W along a curve to the left having a delta angle of 06°19'45" with a radius of 1482.69 FT on arc length of 163.79 FT with a chord bearing of S 13°58'30" E a chord distance of 163.70 FT to a Capped Pin stamped PCP LB8011; thence along said West R/W along a curve to the left having a delta angle of 43°31'08" with a radius of 1482.69 FT on arc length of 1126.18 FT with a chord bearing of S 38°56'55" E a chord distance of 1099.30 FT to the intersection of said West R/W with the North R/W of Florida State Road 30A (200' R/W) as marked by a Capped Pin stamped PCP LB8011; thence along said North R/W bearing N 89°23'38" W a distance of 460.05 FT to a 6"x6" Concrete Monument stamped SRD ROW; thence along said North R/W bearing N 89°24'14" W a distance of 500.00 FT to a Capped Pin stamped PCP LB8011; thence depart said North R/W bearing N 01°16'35" E a distance of 299.61 FT to an illegible 4"x4" Concrete Monument; thence N 89°22'42" W a distance of 299.99 FT to an illegible 4"x4" Concrete Monument; thence S 01°12'44" W a distance of 300.10 FT to said North R/W as marked by an illegible 4"x4" Concrete Monument; thence along said North R/W bearing N 89°22'07" W a distance of 342.36 FT to a Capped Pin stamped PRI LB 7137; thence depart said North R/W along a curve to the left having a delta angle of 29°55'49" with a radius of 270.00 FT on arc length of 141.04 FT with a chord bearing of N 15°48'20" W a chord distance of 139.45 FT to a Capped Pin stamped PRI LB 7137; thence N 30°45'44" W a distance of 95.02 FT to a Capped Pin stamped LB7856; thence N 01°13'00" E a distance of 941.82 FT to the Southeast corner of said H.O.A. Common Area as marked by a Capped Pin stamped PRI LB 7137; thence along the East line of said H.O.A Common Area bearing N 01°13'08" E a distance of 1510.78 FT to the POINT OF BEGINNING. Said parcel being located in the City of Port St. Joe, Gulf County, Florida, in the SW 1/4 of Section 18, T8S, R10W and containing 50.81 acres, more or less.

SOURCES OF TITLE:
OFFICIAL RECORD BOOK 200, PAGE 124
OFFICIAL RECORD BOOK 275, PAGE 179



THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BASIS OF BEARINGS: GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011).

"I hereby certify that, in my opinion, this is a true representation of the property shown hereon and that this survey meets the Standards of Practice as adopted by the Board of Surveyors and Mappers in Chapter 5J-17 of the Administrative Code, pursuant to Section 472.027

Florida

MAY 21, 2025
Date

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
3. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
4. THIS SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATES SYSTEM NAD 83 BY NATIONAL GEODETIC BENCHMARK MONUMENT R 730 AND CORS STATION FLJO.
5. SOURCE OF INFORMATION: EXISTING DEEDS AS REFERENCED; PLAT OF THE RETREAT AT PALMETTO BLUFF SUBDIVISION (PB:8, PG:70); PLAT OF THE WARD RIDGE UNIT 2 SUBDIVISION (PB:4, PG:4); PREVIOUS SURVEY PERFORMED BY DERBERRY ENGINEERS INC.; FLDOT R/W MAP OF ROAD NO. 30A, SECTION NO. 5107-101 WITH A REVISION DATE OF 3-18-59; EXISTING MONUMENTATION.
6. BUILDINGS ARE NOT SHOWN, NOT ALL IMPROVEMENTS ARE SHOWN. ENCROACHMENTS OBSERVED AT THE TIME OF SURVEY ARE AS SHOWN. THIS IS A BOUNDARY SURVEY ONLY.
7. LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
8. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
9. EXISTING CONCRETE MONUMENTS (ECM) ARE 4"X4" UNLESS OTHERWISE LABELED. EXISTING IRON PINS (EIP) ARE AS LABELED. SET IRON PINS (SIP) ARE #5 REBAR 24" LONG WITH RED CAP STAMPED LB7856.

LEGEND:

EIP — EXISTING IRON PIN
ECM — EXISTING CONCRETE MONUMENT
SIP — SET IRON PIN
WV — WATER VALVE
FH — FIRE HYDRANT
SSMH — SANITARY SEWER MANHOLE
CON — COMMUNICATIONS PEDESTAL
EM — ELECTRICAL METER
GW — GUY WIRE
UP — UTILITY POLE
PROPERTY LINE
CENTERLINE OF ROAD
FORTY LINE
SECTION LINE

ABBREVIATIONS

CH---CHORD BEARING
CL---CHORD DISTANCE
C.P.---CONTROL POINT
E---EAST
EB---ELECTRICAL BOX
FB---FIELD BOOK
FT---FEET
L---ARC LENGTH
LB---LICENSED BUSINESS
N---NORTH
PB---PLAT BOOK
PG---PAGE
P.O.B.---POINT OF BEGINNING
P.O.C.---POINT OF COMMENCEMENT
PRM---PERMANENT REFERENCE MONUMENT
R---RANGE/RADIUS
R/W---RIGHT OF WAY
S---SOUTH
SRD---STATE ROAD
T---TOWNSHIP
W---WEST
°---DEGREES
'---MINUTES, FEET
"---SECONDS, INCHES
(D)---DEED INFORMATION
(F)---FIELD INFORMATION
(P)---PLAT INFORMATION
Δ---DELTA ANGLE

C.P. #1
ECM (4"X4", ILLEGIBLE)
LOCATED ON THE WEST R/W OF GARRISON AVENUE (100' R/W) BEING THE NORTHEAST CORNER OF THE PROPERTY.
N: 385714.89
E: 1719821.46

C.P. #2
DIP (PCP LB8011)
LOCATED AT THE INTERSECTION OF THE WEST R/W OF GARRISON AVENUE (100' R/W) WITH THE NORTH R/W OF FLORIDA STATE ROAD 30A (200' R/W) BEING THE SOUTHEAST CORNER OF THE PROPERTY.
N: 383394.83
E: 1720883.09

C.P. #3
ECM (PCP LB8011)
LOCATED ON THE NORTH R/W OF FLORIDA STATE ROAD 30A (200' R/W) BEING ON THE SOUTH LINE OF THE PROPERTY.
N: 383394.80
E: 1719843.08

PROJECT No.
FL 1002-25

DATE: MAY., 2025
SCALE: 1"=100'

DRAWN BY:
C. TYO

APPROVED BY:
S. STRICKLAND

REVISIONS:

SURVEY DATE:
04/24/2025

FB:FL1, PG:6

A BOUNDARY SURVEY OF GULF COAST COMMUNITY COLLEGE CITY OF PORT ST. JOE GULF COUNTY, FLORIDA

NORTHSTAR ENGINEERING SERVICES
1021 Grace Ave
Panama City, FL 32401
P: 850-250-0143
2431 Hartford Hwy
Dothan, AL 36305
P: 334-673-9995
www.northstarengineering.com

AL CERT. OF AUTH.
CA-11996E CA-0671LS
FL CERT. OF AUTH.
26312-E, 7858-S
GA CERT. OF AUTH.
001128, LSF001156
MS CERT. OF AUTH.
E-00001825

SHEET 1
OF 1

113

CITY OF PORT ST. JOE FUTURE LAND USE MAP
AMENDMENT APPLICATION

Property Address: 3800 Garrison Ave, Port St Joe, FL

Current Land Use: C-1, R-1

Property Owner: Gulf Coast State College

Proposed Land Use: Public Use

Mailing Address: 5230 West Hwy 98, Panama City, FL 32401

Phone: (850) 872-3807

Applicant if Different: Northstar Engineering Services

Parcel Number: 03040-150R

John D Mercer, VP, Admin & Finance
Owners Signature for Gulf Coast State College

Sworn to and subscribed before me this 2nd **day of** June, 2025. **Personally Known OR Produced Identification.**
Type Provided

THERESA ANDERSON
Notary Public-State of Florida
Commission # HH 338166
My Commission Expires
December 05, 2026

Theresa Anderson
Signature of Notary

PUBLIC NOTICE

1. **A sign will be posted for two weeks on the property seeking the change and a notice will be published in the local newspaper.**

APPLICATION REQUIREMENTS

Application Fee: Small Scale Amendment - $500.00 – Large Scale Amendment $2,000.00

Legal Description of Property

Copy of Deed

Copy of Survey

John D Mercer
Owner Signature

Date: 06/01/2025

Alex Schrath
Applicant Signature

Date: 06/02/2025

Prepared by and return to:
Derrick Bennett
Attorney at Law
Bennett, Campbell, and Bennett, P.A.
112 East Third Court
Panama City, FL 32401
850-763-4671
File Number: GCCC-GulfCty
Parcel Identification No. 03040-000R

000179

Inst:0020020797 Date:02/20/2002 Time:11:07:19
Doc Stamp-Deed : 3430.00
DC,Doug C Birmingham,GULF County B:275 P:179

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **15th** day of **February, 2002** between **Patricia T. Warriner, a married woman, dealing in her non-homestead property** whose post office address is P.O. Box 280, Port St. Joe, Florida 32457-0280, of the County of Gulf, State of Florida, grantor*, and **The District Board of Trustees of Gulf Coast Community College** whose post office address is **5230 West Highway 98, Panama City, FL 32401** of the County of Bay, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Gulf County, Florida**, to-wit:

> **Commence at the Northwest corner of Section 18, Township 8 South, Range 10 West, Gulf County, Florida. Thence South 01°13'42"West along the West line of said Section 18 for 2611.67 feet to the West Quarter corner of said Section 18 and the municipal limits line of Port St. Joe, Florida, thence South 89°01'02"East along said municipal limits line and the North line of the South half of said Section 18 for 659.94 feet to the Point of Beginning. Thence continue South 89°01'02" East for 114.18 feet to the Northwest Corner of the parcel described in Gulf County Official Records Book 116, page 387, thence South 10°50'01" East Parallel with the Westerly right of way line of Garrison Avenue for 350.00 feet to the Southwest corner of said parcel, thence South 89°01'02"East parallel with said north line of the South half of Section 18 for 475.'00 feet to said Westerly right of way line of Garrison Avenue and the Southeast corner of said parcel, thence South 10°0'01"East along said Westerly right of way line for 1340.55 feet to the beginning of a curve in said right of way line which is concave to the Northeast and having a radius of 1482.69 feet, thence Southeasterly along said curving right of way line for an arc distance of 164.22 feet, the chord of said arc bearing South 14°02'10"East for 164.14 feet to the North line of the parcel described in Gulf County Official Records Book 193, page 123, thence North 88°49'58" West along said North line for 251.07 feet to the Northwest corner of said parcel, thence South 01°11'02" West line of said parcel for 550.30 feet, thence North 89°25'00" West parallel with the North right of way line of State Road No. 30-A, U.S. Highway 98, for 300.00 feet, thence South 01°11'02" West for 300.00 feet to said North right of way line, thence North 89°25'00"West along said North right of way line for 433.21 feet to said municipal limits line, thence North 01°11'02" East along said municipal limits line for 2667.80 feet to the Point of Beginning.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Subject to any other easements, reservations, and rights of way of record, mineral interests of record, and taxes for the current year.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Leslie A. Johnson

Witness Name: Derrick Bennett

Patricia T. Warriner (Seal)
Patricia T. Warriner

CIRCUIT COURT
SIGILLUM CUIQUE
GULF COUNTY, FLORIDA

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 15th day of February, 2002 by Patricia T. Warriner, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

LESLIE A. JOHNSON
Notary Public State of Florida
Commission No. CC748151
My Commission Exp. June 3, 2002

Notary Public

Printed Name:

My Commission Expires:

000179

115

WHEREAS, Gulf Coast Community College (hereinafter called "Mortgagor") has applied to, received and accepted from the United States Department of Commerce, Economic Development Administration (EDA) a grant in the amount of Four Hundred Fifty Thousand Six Hundred Seventy Five Dollars ($450,675 Grant Amount) pursuant to a Financial Assistance Award dated September 13, 1995, and bearing EDA Project Number 04-19-69058 (the Project); and

WHEREAS, pursuant to the application filed by Mortgagor requesting said grant and pursuant to the Financial Assistance Award, the Grant Amount is to be used for the purpose of making improvements consisting of construction of a building(s) for use as a training center on the real property described in Exhibit "A", attached hereto and made a part hereof (the Property); and

WHEREAS, any transfer or conveyance of a project by an EDA Recipient must have the prior written approval of EDA. However, EDA, under authority of the Public Works and Economic Development Act of 1965, as amended, 42 U.S.C. Section 3121, is not authorized to permit transfer or conveyance of a project to parties which are not eligible to receive EDA grants unless EDA is repaid its share of the fair market value of the project or unless the authorized purpose of the EDA grant is to develop land in order to lease it for a specific use, in which case EDA may authorize a lease of the project if certain conditions are met; and

WHEREAS, the aforesaid grant from EDA provides that the authorized purpose for which the Grant Amount may be used is to develop and improve the Property in order to lease it for a specific use while further providing, inter alia, that Mortgagor will not sell, mortgage, or otherwise use or alienate any right to, or interest in the Property, (other than by a lease which has been previously approved by EDA), or use the Property for purposes other than and different from those purposes set forth in the Financial Assistance Award and the application made by Mortgagor therefor, such alienation or use being prohibited by 13 CFR Part 314, 15 CFR Part 24 or by Office of Management and Budget Circular A-110, Attachment N, (the OMB Circular); and

WHEREAS, at this time, Mortgagor and EDA desire to establish a value for EDA's share of the Project in the event that the Property is used, transferred or alienated in violation of the Financial Assistance Award, applicable OMB Circular, 13 CFR Part 314 or 15 CFR Part 24;

NOW THEREFORE, Mortgagor does hereby grant and convey unto EDA, its successors and assigns, a mortgage on said Property to secure a debt that shall become due and payable by Mortgagor to EDA upon the use, transfer or alienation of the Property in violation of the Financial Assistance Award or in violation of the regulations set forth in 13 CFR Part 314, 15 CFR Part 24 or the applicable OMB Circular, as such Financial Assistance Award, regulations or Circular may be amended from time to time; provided, however, that the lien and encumbrance of this AGREEMENT AND MORTGAGE shall terminate and be of no further force and effect 20 years from the date hereof, which period of years has been established as the useful life of the improvements to the Property. The amount of the lien, encumbrance and debt created by this Agreement shall be the Grant Amount or the amount actually disbursed or an amount determined pursuant to 13 CFR Part 314. Mortgagor does hereby acknowledge that said debt shall accrue and be due and payable upon any use, transfer, or alienation prohibited by the Financial Assistance Award, applicable OMB Circular, 13 CFR Part 314 or 15 CFR Part 24, and does, moreover, agree that such debt shall be extinguished only through the full payment thereof to the United States.

THIS INSTRUMENT PREPARED BY:
JERRY C. FOSTER, REGIONAL COUNSEL, EDA
401 W. PEACHTREE STREET, N. W., SUITE 1820
ATLANTA, GEORGIA 30308-3510

116

Mortgagor further covenants and agrees as follows:

FL 971391 B 200 P 125
CO:GULF ST:FL

1. Lease of Property:

If the Grant Application and Financial Assistance Award authorizes Mortgagor to lease the Property, each lease arrangement shall be subject to the prior written approval of EDA. Prior to EDA granting said approval, it must be satisfied inter alia, that said lease arrangement is consistent with the authorized general and special purpose of the grant; that said lease arrangement will provide adequate employment and economic benefits for the area in which the Property is located; that said lease arrangement is consistent with EDA policies concerning, but not limited to, non-discrimination, nonrelocation and excessive profits and that the proposed Lessee is providing adequate compensation to Mortgagor for said lease. Any Lease Agreement entered into by Mortgagor of the Property shall be subordinate, junior and inferior to this AGREEMENT AND MORTGAGE.

2. Charges; Liens:

Mortgagor shall protect the title and possession of the Property, pay when due all taxes, assessments, and other charges, fines and impositions now existing or hereafter levied or assessed upon the Property and preserve and maintain the priority of the lien hereby created on the Property including any improvements hereafter made a part of the realty.

3. Hazard Insurance:

Mortgagor shall insure and keep insured all improvements now or hereafter created upon the Property against loss or damage by fire and windstorm and any other hazard or hazards included within the term "extended coverage". The amount of insurance shall be the full insurable value of said improvements. Any insurance proceeds received by Mortgagor due to loss shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, Mortgagor shall use said insurance proceeds to compensate EDA for its fair share. EDA's fair share shall be a percentage of said insurance proceeds equal to its grant percentage in the total cost of the grant program for which the damaged or destroyed real property was acquired or improved.

4. Preservation and Maintenance of the Property:

Mortgagor shall keep the Property in good condition and repair and shall not permit or commit any waste, impairment, or deterioration of the Property.

5. Inspection:

EDA may make or cause to be made reasonable entries upon and inspection of the Property.

6. Condemnation:

The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for any conveyance in lieu of condemnation shall be used by Mortgagor to compensate EDA for its fair share. EDA's fair share shall be a percentage of said condemnation proceeds equal to its grant percentage in the total cost of the grant program for which the condemned property was acquired or improved.

7. Forbearance by EDA Not a Waiver:

Any forbearance by EDA in exercising any right or remedy hereunder, or otherwise affordable by applicable law, shall not be a waiver of or preclude the exercise of any right or remedy hereunder.

8. Recording of Mortgage - Mortgagor's Copy:

Mortgagor shall record this AGREEMENT AND MORTGAGE in the County where the Property is located, thereby securing to EDA an estate in the Property. Mortgagor shall be furnished a conformed copy of this Mortgage at the time of execution or after recordation thereof.

9. Remedies Cumulative:

All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

10. Notice:

Any Notice from EDA to Mortgagor provided for in this Mortgage shall be mailed by certified mail to Mortgagor's last known address or at such address as Mortgagor may designate to EDA by certified mail to EDA's address, except for any Notice given to Mortgagor in the manner as may be prescribed by applicable law as provided hereafter in this Mortgage.

11. Remedies:

Upon Mortgagor's breach of any covenant or agreement of Mortgagor in this AGREEMENT AND MORTGAGE, EDA, its designees, successors or assigns may declare the entire indebtedness secured hereby immediately due, payable and collectible. This AGREEMENT AND MORTGAGE may be enforced by the Secretary of Commerce of the United States of America, the Assistant Secretary of Commerce for Economic Development or their designees, successors or assigns, by and through a foreclosure action brought either in a United States District Court, or in any State Court having jurisdiction, but such action shall not be deemed to be a waiver of the aforesaid debt or of any possible further or additional action to recover repayment thereof.

After any breach on the part of Mortgagor, EDA, its designees, successors or assigns shall, upon bill filed or the proper legal proceedings being commenced for the foreclosure of this Mortgage, be entitled, as a matter of right, to the appointment by any competent court, without notice to any party, of a receiver of the rents, issues and profits of the Property, with power to lease and control the Property, and with such other powers as may be deemed necessary.

12. Governing Law; Severability:

This AGREEMENT AND MORTGAGE shall be governed by applicable Federal law and nothing contained herein shall be construed to limit the rights the EDA, its designees, successors or assigns is entitled to under applicable Federal law. In the event that any provision or clause of this instrument conflicts with applicable law, such conflict shall not affect other provisions of this instrument which can be given effect without the conflicting provision, and to this end the provisions of this instrument are declared to be severable.

IN WITNESS WHEREOF, Mortgagor has hereunto set its hand and seal on this the 8th day of April, 1997.

FL 971391 B 200 P 127
CO:GULF ST:FL

Gulf Coast Community College
Mortgagor

ATTEST:

By: John W. Morris
John W. Morris
Title: Vice President of Business and Finance
Gulf Coast Community College

By: Robert L. McSpadden
Dr. Robert L. McSpadden
Its: President, Gulf Coast Community College
Secretary, District Board of Trustees
Gulf Coast Community College

STATE OF FLORIDA

COUNTY OF Bay

I hereby certify that on this day before me Dorrie E. Bennett, a Notary Public authorized in the State and County aforesaid to take acknowledgments, personally appeared Dr. Robert L. McSpadden, to me known to be the person described in and who executed the foregoing instrument as President of GCCC, and acknowledged before me that he executed the same as such officer in the name of and on behalf of said Gulf Coast Community College.

Witness my hand and official seal in the County and State last aforesaid this 8th day of April, 1997.

Dorrie E. Bennett
Notary Public

My Commission Expires

DORRIE E. BENNETT
MY COMMISSION # CC394528 EXPIRES
July 29, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

Approved: David C. Gaskin
Attorney for Mortgagor

EXHIBIT "A"

FL 971391 B 200 P 128
CO:GULF ST:FL

DESCRIPTION: GULF COAST COMMUNITY COLLEGE, GULF COUNTY

A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF SAID SECTION 18, SOUTH 01 DEGREES 13 MINUTES 42 SECONDS WEST, 2611.67 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18 AND THE MUNICIPAL LIMITS LINE OF PORT ST. JOE, FLORIDA; THENCE ALONG SAID MUNICIPAL LIMITS LINE, SOUTH 89 DEGREES 00 MINUTES 24 SECONDS EAST, 659.94 FEET; THENCE ALONG SAID MUNICIPAL LIMITS LINE, SOUTH 01 DEGREES 11 MINUTES 02 SECONDS WEST, 2667.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, 733.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 11 MINUTES 02 SECONDS EAST, 850.30 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 58 SECONDS EAST, 251.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GARRISON AVENUE, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1482.69 FEET, A CENTRAL ANGLE OF 43 DEGREES 31 MINUTES 11 SECONDS, FOR AN ARC LENGTH OF 1126.20 FEET (CHORD TO SAID CURVE BEARS SOUTH 38 DEGREES 58 MINUTES 09 SECONDS EAST, 1099.32 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 25 MINUTES 00 SECONDS WEST, 960.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.00 ACRES, MORE OR LESS.

ORDINANCE NO.: 621

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA PROHIBTING SMOKE SHOPS, SMOKING LOUNGES, TOBACCO SHOPS, CBD SHOPS, AND HEMP FOOD ESTABLISHMENTS FROM EVERY ZONING DISTRICT IN THE CITY EXCEPT THE INDUSTRIAL DISTRICT; PROHIBITING THOSE SAME ESTABLISHMENTS FROM BEING WITHIN A CERTAIN DISTANCE FROM A CHURCH OR SCHOOL. AMENDING THE USES PERMITTED UNDER LAND DEVELOPMENT REGULATION SECTION 3.11 INDUSTRIAL DISTRICT; AND AMENDING LAND DEVELOPMENT REGULATIONS SECTION 3.20 NONCONFORMING USES; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Port St. Joe, Florida, has determined that it is a tourist destination which attracts numerous visitors annually, including families, groups, and individual travelers, seeking to enjoy the City's vast cultural, retail, dining and recreational offerings; and

WHEREAS, providing a positive experience for both residents and visitors to the City is of paramount importance, and is vital to the City's economy and tourism industry; and

WHEREAS, the City Commission finds that it is in the best interest of its residents, businesses, and visitors to only allow Smoke Shops, Smoking Lounges, Tobacco Shops, CDB Shops and Hemp Food Establishments in the Industrial Zoning District and to prohibit these same establishments from being within a certain distance from a church or a School; and

WHEREAS, the City Commission recognizes that there are currently two of these establishments located in other zoning districts and believes it is in the best interests of the community to add to Section 3.20 of the Land Development Regulations a provision which allows for the current establishments, but sets forth how those establishments can lose their ability to operate in their current locations if certain conditions arise; and

NOW THEREFORE, be it enacted by the people of the City of Port St. Joe, Florida as follows:

SECTION 1. DEFINITIONS

The following words, terms, and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: SMOKE SHOP, SMOKING LOUNGE, VAPE STORE, CDB SHOP, HEMP FOOD ESTABLISHMENTS means a commercial establishment or place of business having more then an insubstantial or incidental portion of its stock in trade, or

more than an insubstantial or incidental segment or section of its premises devoted to the sale or display of Tobacco, vaping, Smoking, CBD or Hemp products; or more than five percent of the store's segment or section of its premises devoted to the sale or display of Tobacco, Vaping, smoking, CBD or Hemp products.

SMOKE SHOP: For purposes of this Ordinance, "Smoke Shop" shall mean any place of business or commercial establishment which has more than 200 square feet of space dedicated to retail that specializes in products and accessories related to smoking. Smoke Shops refer to, but are not limited to, the sale of tobacco or different smokable herbs, vaping fluids, tobacco products, water bongs, pipes, collectible glass smoking devices, herb grinders, rolling papers, dab rigs, vaporizers and vaping accessories, stash jars, humidors, and storage necessities and lighters, matches, and hemp wick.

SMOKING LOUNGE: For purpose of this Ordinance, the term "Smoking Lounge" shall mean any facility, building, structure or location, where customers consume tobacco or similar smoking product, or where customers use an electronic smoking device or other apparatus to deliver an inhaled dose or nicotine or other substance within the establishment. This includes cigar lounge, hookah lounge, vapor bar, and similar establishments.

VAPE SHOP: For the purpose of this Ordinance, the term "Vape Shop" shall mean any place of business or commercial establishment which offers retail that specializes in products and accessories related to CBD Products.

CBD SHOP: For the purpose of this Ordinance, the term "CBD Shop" shall mean any place of business or commercial establishment which offers retail over five percent stock of products and accessories related to CBD products.

HEMP FOOD ESTABLISHMENT: For the purpose of this Ordinance, the term "Hemp Food Establishment" shall mean establishments that prepare and/or sell prepacked food consisting of or containing hemp extract to the end consumer. These food establishments must have a hemp food establishment permit from the Florida Department of Agriculture and Consumer Services Division of Food Safety.

CHURCH: For the purpose of this Ordinance, the term "Church" shall mean a church, temple or other structure used on a permanent basis primarily for public worship.

SECTION 2. ZONING LIMITATIONS

Smoke Shops, Smoking Lounges, Vape Shops, CBD Shops, and Hemp Food Establishments shall be prohibited in all zoning districts in the City except in the Industrial Zoning District. Further, these same establishments shall be prohibited from being within 1500 radial feet from a Church, as defined herein, and from a public, private or parochial elementary, middle or high school. Where a Smoke Shop, Smoking Lounge, Vape Shop, CBD Shop, and Hemp Food Establishment is located in conformity with the provisions of this Ordinance, the subsequent locating of a Church or School within the

1500 feet of any such establishment shall not be construed to be a violation of this Ordinance.

SECTION 3. AMENDING LAND DEVELOPMENT REGULATION 3.11 INDUSTRIAL DISTRICT

Land Development Regulation Section 3.11. Industrial District (1) Uses Permitted shall be amended to add paragraph (m), which shall state as follows:

(m) Smoke Shops, Smoking Lounges, Vape Shops, CBD Shops and Hemp Food Establishment.

SECTION 4. AMENDING LAND DEVELOPMENT REGULATIONS SECTION 3.20 NONCONFORMING USES

Land Development Regulations Section 3.20 Nonconforming uses shall be amended to add paragraph (d), which shall state as follows:

(d) Any Smoke Shop, Smoking Lounge, Vape Shop, CBD Shop, or Hemp Food Establishment, which is in business prior to the adoption of Ordinance 621 and is not in conformity with Ordinance 621 shall be allowed to continue to operate as a nonconforming use. However, in the event that they stop operating for a period of thirty (30) days they will be prohibited from resuming the operation of the establishment in that nonconforming location, unless the halt in the operation of the business was as a result of of unforeseen circumstances or events beyond the reasonable control of the business owner and they could not have prevented its consequences.

SECTION 5. REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause or provision of this ordinance is held invalid, The remainder shall not be affected by such invalidity.

SECTION 7. EFFECTIVE DATE

This ordinance shall become effective upon adoption.

THIS ORDINANCE ADOPTED this 15th day of July 2025.

BOARD OF CITY COMMISSIONERS
PORT ST. JOE, FLORIDA

_____
REX BUZZETT, MAYOR-COMMISSIONER

ATTEST:

_____
CHARLOTTE M. PIERCE
CITY CLERK

Approved as to form:

_____
Clinton T. McCahill
City Attorney

Business Impact Estimate

Proposed ordinance's title/reference:
Ordinance No. 621 – Regulation of Smoke Shops, Smoking Lounges, Tobacco Shops, CDB shops, and Hemp Food Establishments.

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA PROHIBTING SMOKE SHOPS, SMOKING LOUNGES, TOBACCO SHOPS, CBD SHOPS, AND HEMP FOOD ESTABLISHMENTS FROM EVERY ZONING DISTRICT IN THE CITY EXCEPT THE INDUSTRIAL DISTRICT; PROHIBITING THOSE SAME ESTABLISHMENTS FROM BEING WITHIN A CERTAIN DISTANCE FROM A CHURCH OR SCHOOL. AMENDING THE USES PERMITTED UNDER
LAND DEVELOPMENT REGULATION SECTION 3.11 INDUSTRIAL DISTRICT; AND AMENDING LAND DEVELOPMENT REGULATIONS SECTION 3.20 NONCONFORMING USES; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4*), Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
   a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders,

development agreements and development permits;

b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance is intended to require any future businesses which are defined in the ordinance to only be allowed in the industrial zoning district. The purpose of the ordinance is to protect the public health, safety, morals and welfare of the residents of and visitors to the City.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

This ordinance is expected to have very little impact to the current private for profit businesses in the City.

3. Estimate of direct compliance costs that businesses may reasonably incur:

Ther ordinance will not effect the direct compliance costs for businesses.

4. Any new charge or fee imposed by the proposed ordinance:

N.A.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

N.A.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance has the potential to effect the two current businesses that fit the business definitions contained in the ordinance if they close for a period of more than 30 days.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

Current City Projects 7/15/25

- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV work is complete and Anchor Engineering is working on the rehab/replacement plans. L& K Contractors have been awarded the Lift Station Rehab bid on 8/20/24. The Bid for the collection system rehab was awarded to Royal American on 7/1/25.
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff is installing the taps.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. Dewberry has now been tasked to handle the Civil Engineering and permitting. MLD has been tasked for the Architectural Services on 10/15/24.
- 9/26/23 Dewberry tasked to work on the Expansion of Zone 3 at the WW Sprayfields. The bid was awarded to North Florida Construction on 4/16/24 to clear the property. The construction is complete and Dewberry is working on the FDEP Permit to place in operation.
- Downtown Waterline Replacement Phase II- The SRF Funding has been approved and the bid has been awarded to L & K Contractors. Construction began on 9/30/24.
- 2/11/24 A Task Order was signed with Dewberry to survey the alley between Bay & Harbor Street for potential stormwater improvements. The survey is complete and staff is trying to find a property owner to give the City and easement for a Stormwater Drain Inlet.
- 3/19/24 A Task Order was signed with Dewberry to design the $1.5 M Legislative Approp. for multiple roads to be paved. The Bid was awarded to Roberts & Roberts on 11/5/24, CEI Services was awarded to SCE on 1/7/25. The project is under construction.
- Centennial Bldg. Roof- Requesting an Engineer Task Order for specs to repair the roof. 4/1/25
- Washinton Gym Bldg Roof- Received the engineers report for the roof on 6/24/25 and we are working on the bid specs.

- Victoria Ave. Sewer Line Relocation
- Water Plant Backwash Reuse System Installation- The grant has been approved and the materials have been ordered.
- Garrison Ave. Shoulder Work- Scheduled to begin the week of 7/14/25
- 20th Street Stormwater Pipe Evaluation- The Evaluation is in process.

PSJ Dixie Softball League Donation Request Form

To whom it may concern,

We are reaching out to request your financial support for our undefeated State Champs, 14u age group, "Team Florida." They are preparing to represent our town and state in the Dixie Youth Softball World Series Tournament taking place in Ruston Louisiana, beginning on July 25th 2025.

Our girls and coaches have worked hard to earn this opportunity, and we are proud to showcase the talent, teamwork, and dedication on a national stage. However, the cost of travel, lodging, and other essential expenses quickly add up. We are seeking sponsors and supporters to help us offset some of these costs.

Your contribution will directly support:

* Transportation to & from Ruston, LA
* Hotel accommodations for a week, for the Team
* Meals for the Team

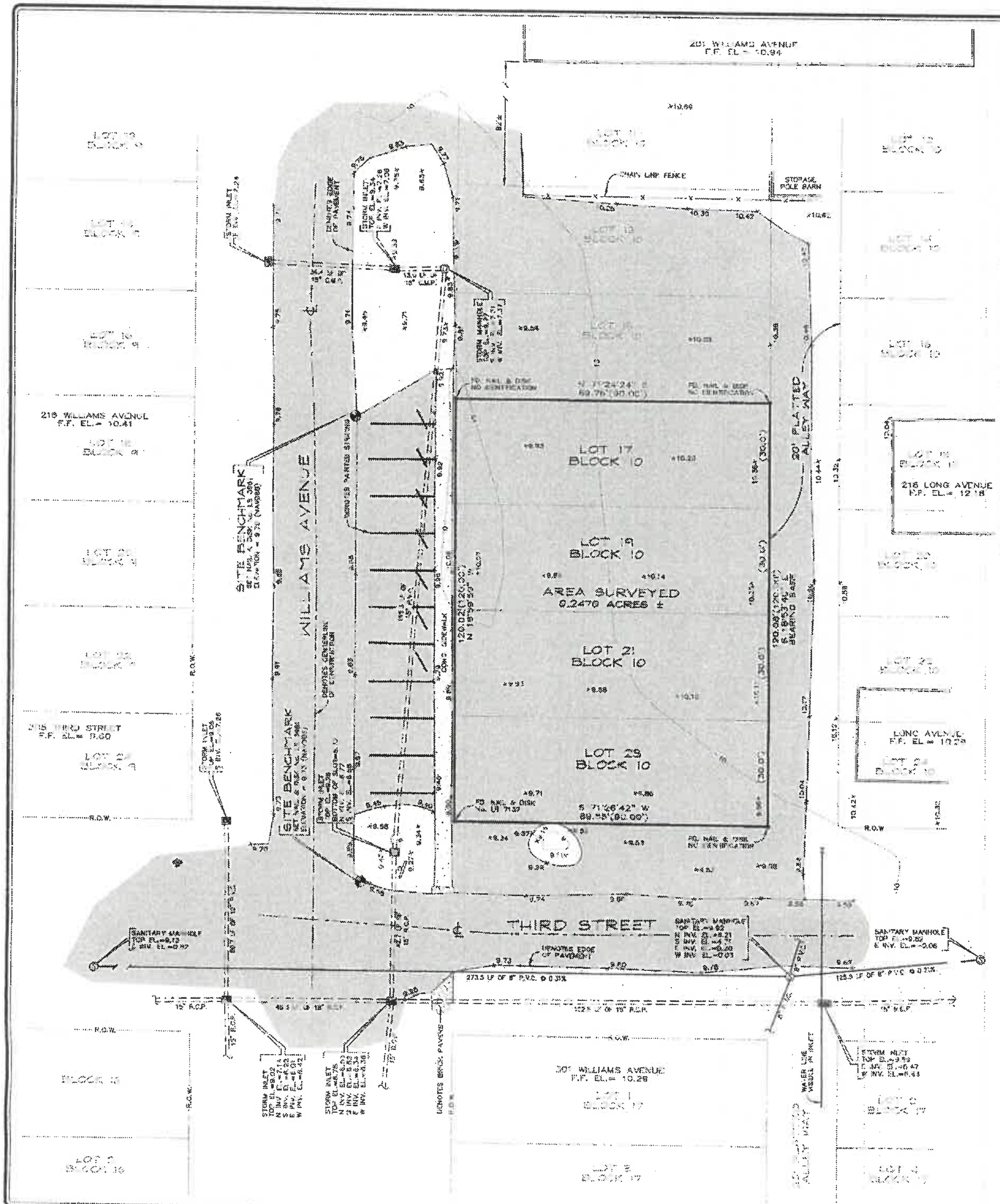
Any amount helps and brings the team one step closer to making this trip possible. In return, we would be happy to recognize your support on our team materials and social media, if desired. Any unused funds raised will roll over into the budget for next year's regular season play.

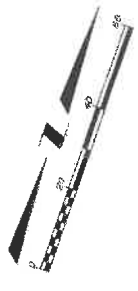
Thank you for considering this opportunity to invest in our young athletes and help make this journey a reality for our girls. If you would like to contribute or need more information, please contact Cheyne Tune at 850-227-5539 or Ron Hensley (Head coach) at 850-323-5743.

With Gratitude,

Cheyne Tune, League Secretary/Treasurer

PSJ Dixie Softball 14u "Team Florida"





DESCRIPTION:

LOTS SEVENTEEN (17), NINETEEN (19), TWENTY-ONE (21) AND TWENTY-THREE (23), BLOCK 10, CITY OF PORT ST. JOE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF GULF COUNTY, FLORIDA

SURVEYOR'S REPORT:

THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF A VACANT TRACT. NO ATTEMPT WAS MADE TO INVESTIGATE THE LOCATION OF UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY EXIST.

THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY CLIENT.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

THE BEARINGS AS SHOWN HEREON ARE BASED ON SOUTH 18°53'40" EAST ALONG THE EAST LINE OF SITE AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.

THE MINIMUM HORIZONTAL ACCURACY FOR THIS COMMERCIAL/HIGH RISK SURVEY, PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052 OF THE FLORIDA ADMINISTRATION CODE, IS ONE PART IN 10,000. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES WERE MADE. THE RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.

VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC SURVEY CONTROL, BEING A CONCRETE MONUMENT STAMPED D 174 HAVING A PUBLISHED ELEVATION OF 4.41 NAVD 88 DATUM.

A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR GULF COUNTY, FLORIDA, MAP NO. 12045C0353H, REVISED JUNE 2, 2009, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE X (0.2%).

THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHO PREPARED IT. ADDITIONS OR DELETIONS TO SURVEY MAP(S) OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

THE FORMATTED CERTIFICATION IS FOR:
MARK & MARANDA MILTON

SYMBOLS & ABBREVIATIONS

±	MORE OR LESS	FD.	FOUND
°	DEGREES	COR	CORNER
'	MINUTES OR FEET	No.	NUMBER
"	SECONDS OR INCHES	MON.	MONUMENT
P.O.C.	POINT OF COMMENCEMENT	F.B.	FIELD BOOK
P.O.B.	POINT OF BEGINNING	EFB	ELECTRONIC FIELD BOOK
P.C.	POINT OF CURVATURE	O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY	PG.	PAGE
P.R.C.	POINT OF REVERSE CURVATURE	BLDG.	BUILDING
P.C.C.	POINT OF COMPOUND CURVATURE	F.F.	FINISHED FLOOR
SEC.	SECTION	CONC.	CONCRETE
T	TOWNSHIP	OH.	OVERHEAD UTILITIES
R	RANGE OR RADIUS	C.R.	COUNTY ROAD
P.L.S.	PROFESSIONAL LAND SURVEYOR	S.R.	STATE ROAD
LB	LICENSED BUSINESS	R.O.W.	RIGHT OF WAY
LS	LICENSED SURVEYOR	C.P.P.	CORRUGATED PLASTIC PIPE
N.	NORTH	P.V.C.	POLYVINYL CHLORIDE
E.	EAST	R.C.P.	REINFORCED CONCRETE PIPE
S.	SOUTH	E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE
W.	WEST		
STA.	STATION	×2.54	SPOT ELEVATION
R	RIGHT OR RADIUS		PIPE CONTINUES OUTSIDE THE SURVEY'S SCOPE
L	LEFT OR ARC LENGTH		
CH	CHORD		FIRE HYDRANT
ORF.	ORIFICE		
THRT.	THROAT		
BTTM.	BOTTOM		SIGN
INV.	INVERT		WATER VALVE
EL.	ELEVATION		WHEEL STOP
LF	LINEAR FEET		
℄	CENTERLINE		

CERTIFICATE

I HEREBY CERTIFY THE SURVEY HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE SURVEYED.

08-23-2022
DATE OF SURVEY

SKIPPER K. RUTHERFORD, P.L.S.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE No. 3961

LS 3961

MAP OF SURVEY
WILLIAMS AVENUE - PORT ST JOE
SECTION 1, T8S, R11W - GULF COUNTY - FLORIDA

SCR & ASSOCIATES NWFL INC.
3445 HWY 389, PANAMA CITY, FLORIDA 32405
Phone (850) 265-6979 - Fax (850) 265-9942
www.SCR.us.com - scr@SCR.us.com
LICENSE No. LB 7759

SCR & Associates
ENGINEERING - SURVEYING

JOB No.
18677

FILE No.
R18667

131

Welcome, James Anderson!

Logout (/trim/Login/Logout)

Certification of Taxable Value (DR-420)

Tax Year: 2025

County: 33 - Gulf

Principal Taxing Authority: 256 - City of Port Saint Joe, Taxing Authority - Municipality (/trim/Summary/PtaSummary?OfficeId=256)

Levy: 322 - City of Port Saint Joe - Operating, General (/trim/Summary/LevySummary?LevyId=322)

Instructions

1. Property Appraisers - Complete Section I and click *Save and Close.*
Specific instructions for each field are provided below the field.
These fields may already be populated if using the "Batch Upload" feature.

2. Principal Taxing Authorities - Complete Section II and click *Save and Close.*

132

Principal Taxing Authority questions (22-27 and hearing date entry) will not appear on individual levy forms.

Some fields require recalculation to display.
If you need to see these values while editing, click the ***Save and Recalculate*** *button at the bottom of this form.*

To abandon changes and return to the work list, click ***Cancel.***

Form data has been saved Return to DR-420 Series Worklist

Form did not pass all validation.
Click here for additional information.

Section I

Completed by Property Appraiser

1.	Current year taxable value of real property for operating purposes:	$ 779,891,586
2.	Current year taxable value of personal property for operating purposes:	$ 26,218,145
3.	Current year taxable value of centrally assessed property for operating purposes:	$ 0
4.	Current year gross taxable value for operating purposes:	$ 806,109,731 (Line 1 plus Line 2 plus Line 3)
5.	Current year net new taxable value: (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	$ 47,568,751
6.	Current year adjusted taxable value:	$ 758,540,980

Section I

Completed by Property Appraiser

7.	Prior year FINAL gross taxable value: (From prior year applicable Form DR-403 Series)	$ 723,111,910
8.	Does the taxing authority include tax increment financing areas? (If yes, the number of required DR-420TIF worksheets is displayed. If no, 0 is displayed.)	1
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? (If yes, the number of required DR-420DEBT, *Certification of Voted Debt Millage* forms is displayed. If no, 0 is displayed.)	0

Section II

Completed by Principal Taxing Authority

10.	Prior year operating millage levy: (If prior year millage was adjusted then use adjusted millage from Form DR-422.)	3.5914
11.	Prior year ad valorem proceeds:	$ 2,596,984 (Line 7 multiplied by Line 10, divided by 1,000)
12.	Amount, if any, paid or applied in prior year because of an obligation measured by a dedicated increment value:	$ 0 (Sum of either Line 6c or Line 7a for all DR-420TIF forms)

Section II

Completed by Principal Taxing Authority

13.	Adjusted prior year ad valorem proceeds:	$ 2,596,984 (Line 11 minus Line 12)
14.	Dedicated increment value, if any:	$ 0 (Sum of either Line 6b or Line 7e for all DR-420TIF forms)
15.	Adjusted current year taxable value:	$ 758,540,980 (Line 6 minus Line 14)
16.	Current year rolled-back rate:	3.4237 (Line 13 divided by Line 15, multiplied by 1,000)
17.	Current year proposed operating millage rate:	3.5914
18.	Total taxes to be levied at proposed millage rate:	2,895,062 (Line 17 multiplied by Line 4, divided by 1,000)

Questions 19-21 do not appear in TRIM.

22.	Total adjusted prior year ad valorem proceeds of the principal taxing authority, all dependent special districts, and MSTUs levying a millage:	$ 2,596,984 (The sum of Line 13 from all DR-420 forms.)
23.	Current year aggregate rolled-back rate:	3.4237 (Line 22 divided by Line 15, multiplied by 1,000.)

Section II

Completed by Principal Taxing Authority

24.	Current year aggregate rolled-back taxes:	$ 2,759,878 (Line 4 multiplied by Line 23, divided by 1,000.)
25.	Total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any:	$ 2,895,062 (Total of Line 18 from all DR-420 forms.)
26.	Current year proposed aggregate millage rate:	3.5914 (Line 25 divided by Line 4, multiplied by 1,000.)
27.	Current year proposed rate as a percent change of rolled-back rate:	% 4.90 (Line 26 divided by Line 23, minus 1, multiplied by 100.)

Cancel | Save and Recalculate | Save and Close | Print PDF

First Public Budget Hearing

Hearing Date and Time:	mm/dd/yyyy --:-- --
Timezone:	Eastern
Street Address:	
City:	

MAINTEANANCE AGREEMENT
BETWEEN
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AND
CITY OF PORT ST. JOE

This Maintenance Agreement ("AGREEMENT") is between the State of Florida, Department of Transportation ("DEPARTMENT"), and City of Port St. Joe ("MAINTAINING AGENCY"). The DEPARTMENT and the MAINTAINING AGENCY are sometimes referred to in this Agreement as a "Party" and collectively as the "Parties."

RECITALS

1. The DEPARTMENT is preparing to undertake the construction of a resurfacing project within the MAINTAINING AGENCY identified and known to the Parties as Financial Project Identification No: 450808-1-52-01, SR 30 (US 98) from west of St. Joe Inlet Bridge to ICWW Bridge ("PROJECT"); and

2. The MAINTAINING AGENCY has requested that the DEPARTMENT include in the PROJECT the installation of new patterned pavement crosswalks at the intersections of Second Street, Third Street, and Fourth Street, which are included within the project limits, the specific locations of the patterned pavement markings being further described and depicted within the designated borders on the attached plans sheets, attached hereto as Exhibit A, which is incorporated into and made a part hereof ("IMPROVEMENT");and

3. The MAINTAINING AGENCY has agreed to maintain the IMPROVEMENT which is part of the PROJECT in accordance with the terms set forth herein; and

4. The MAINTAINING AGENCY has authorized Jim Anderson, City Manager, to execute this AGREEMENT on its behalf; and

5. The DEPARTMENT is authorized pursuant to Section 334.044, Florida Statutes, to enter into this AGREEMENT.

NOW THEREFORE, in consideration of the mutual benefits to be derived by the terms of this AGREEMENT, the Parties agree to the following:

6. The recitals set forth above in Paragraphs 1-5 are true and correct and are by this reference incorporated into and made a part of this Agreement.
7. Upon completion of construction and final acceptance of the PROJECT, the MAINTAINING AGENCY shall immediately assume total responsibility for

maintenance (including the contracting for friction testing with a qualified firm) of the IMPROVEMENT identified on Exhibit A and will conduct such maintenance in accordance with all applicable Federal, state and local laws and ordinances, rules and regulations, DEPARTMENT standards and specifications, procedures, policies and manuals. In the event the MAINTAINING AGNECY fails to maintain the IMPROVEMENT in accordance with the terms of this AGREEMENT, the DEPARTMENT, at its option, may perform the required maintenance and the MAINTAINING AGENCY shall reimburse the DEPARTMENT for the costs.

8. In accordance with Section 226.4.1 of the DEPARTMENT's Design Manual, for the purposes of this AGREEMENT, the term "maintenance" of the IMPROVEMENT includes its frictional characteristics and integrity as follows:

    a. Evaluate all lanes of each patterned crosswalk for surface friction within 60 (sixty) days of project acceptance by the DEPARTMENT. Conduct the friction test using either a locked wheel tester in accordance with *FM 5-592* (*Florida Test Method for Friction Measuring Protocol for Patterned Pavements*) or a Dynamic Friction Tester in accordance with *ASTM E1911*. *FM 5-592* can be accessed at the following link:

    http://www.fdot.gov/materials/administration/resources/library/publications/fstm/bynumber.shtm

    The initial friction resistance must be at least 35 obtained at 40 mph with a ribbed tire test (FN40R) or equivalent. Failure to achieve this minimum resistance will require all deficient crosswalk areas to be removed to their full extent (lane-by-lane) and replaced with the same product installed initially. If the DEPARTMENT determines that more than 50% of the lanes in the intersection require replacement, the entire intersection installation may be reconstructed with a different product on the Approved Products List (APL) or replaced with conventional pavement.

    b. Approximately one (1) year after project acceptance and every two (2) years thereafter and for the life of the adjacent pavement, only the outside traffic lane areas of each patterned crosswalk must be tested for friction resistance in accordance with *ASTM E274* or *ASTM E1911*. Friction resistance must, at a minimum, have a FN40R value of 35 (or equivalent).

    c. Send the results of all friction tests to the District's Warranty Coordinator with a cover letter either certifying that the crosswalks comply with the minimum

friction criteria, or stating what remedial action will be taken to restore the friction.

d. Failure to achieve the minimum resistance requires all lanes of the crosswalk to be friction tested to determine the extent of the deficiency. All deficient areas must be removed to their full extent (lane-by-lane) and replaced with the same product installed initially. If the DEPARTMENT determines that more than 50% of the lanes in the intersection require replacement, the entire intersection installation may be reconstructed with a different product on the APL or replaced with conventional pavement.

e. When remedial action is required in accordance with the above requirements, the MAINTAINING AGENCY must complete all necessary repairs at its own expense within ninety (90) days of the date when the deficiency was identified. No more than two (2) full depth patterned pavement repairs can be made to an area without first resurfacing the underlying pavement to 1" minimum depth.

f. The DEPARTMENT will not be responsible for replacing the treatment following any construction activities in the vicinity of the treatment.

g. Should the MAINTAINING AGENCY fail to satisfactorily perform any required remedial work in accordance with this AGREEMENT, the DEPARTMENT reserves the right to replace the patterned pavement with conventional pavement (matching the adjacent pavement) and bill the MAINTAINING AGENCY for this cost.

9. The Parties acknowledge and agree that the PROJECT is and shall remain under the ownership of the DEPARTMENT, and the MAINTAINING AGENCY shall not have any ownership interest in the PROJECT as a result of this Agreement.

10. The DEPARTMENT reserves the right to perform periodic inspections of the PROJECT and maintenance performed by the MAINTAINING AGENCY for the IMPROVEMENT.

11. It is understood that the DEPARTMENT's participation in said PROJECT is subject to Legislative approval of the DEPARTMENT's appropriation request in the work program year that the PROJECT is scheduled.

12. In the event this Agreement is in excess of $25,000.00 and has a term for a period of more than one year, the provisions of Section 339.135(6)(a), Florida Statutes are hereby incorporated:

"The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The department shall require a statement from the comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid in succeeding fiscal years, and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000.00 and which have a term for a period of more than 1 year."

13. The MAINTAINING AGENCY covenants and agrees that it will indemnify and hold harmless to the extent provided by Section 768.28, Florida Statutes, the DEPARTMENT and all of the DEPARTMENT'S officers, agents and employees from any claim, loss, damage, cost, charge or expense arising out of negligent or wrongful act or omission by the MAINTAINING AGENCY during the performance of this AGREEMENT, and whether to any person or property to which the DEPARTMENT or said Parties may be subject, except that neither the MAINTAINING AGENCY nor any of its sub-contractors will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the DEPARTMENT or any of its officers, agents or employees.

    When either Party receives notice of a claim for damages that may have been caused by the other Party in the performance of services required under this AGREEMENT, that Party will immediately forward the claim to the other Party. Each Party will evaluate the claim and report its finding to each other within fourteen (14) working days and jointly discuss options in defending the claim. A Party's failure to promptly notify the other of a claim will not act as a waiver of any right herein.

14. The DEPARTMENT'S District Secretary shall decide all questions, difficulties and disputes of any nature whatsoever that may arise under or by reason of this AGREEMENT, the prosecution or fulfillment of the service hereunder and the

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character, quality, amount and value thereof; and his decision upon all claims, questions and disputes shall be final and conclusive upon the Parties hereto.

15. This AGREEMENT may be terminated under any one of the following conditions:

    (A) By the DEPARTMENT if the MAINTAINING AGENCY, following fifteen (15) working days written notice, fails to perform its maintenance responsibilities under this AGREEMENT.

    (B) By the MAINTAINING AGENCY following sixty (60) calendar day's written notice.

    (C) Immediately by the DEPARTMENT if it determines that it is in the best interest of the public.

16. This AGREEMENT embodies the entire agreement and understanding between the Parties hereto and there are no other agreements, understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.

17. This AGREEMENT shall be governed by and construed in accordance with the law of the State of Florida. The Parties stipulate that venue for any matter relating to this AGREEMENT shall be in Leon County, Florida.

18. The MAINTAINING AGENCY shall:

    (A) utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the MAINTAINING AGENCY during the term of the AGREEMENT; and

    (B) expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract time.

19. All notices, demands, requests or other instruments shall be given by depositing the same in the U.S. Mail, postage prepaid, registered or certified with return receipt to the following:

    If to the DEPARTMENT:

    Director of Transportation Development
    Tim Smith, P.E.
    Florida Department of Transportation
    1074 Highway 90
    Chipley, FL 32428

    If to the MAINTAINING AGENCY:

    Jim Anderson, City Manager
    City of Port St. Joe
    305 Cecil G. Costin Sr. Boulevard
    Port St. Joe, Florida 32457

20. All time limits provided hereunder shall run from the date of receipt of all such notices, demands, requests and other instruments.

21. Each person executing this AGREEMENT represents that he or she has the full and legal authority to execute this AGREEMENT for and on behalf of the respective Party for which he or she is executing this AGREEMENT and to bind that Party.

22. This AGREEMENT shall become effective on the last date of a signature by a Party.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the DEPARTMENT and MAINTAINING AGENCY have executed this AGREEMENT on the dates set forth below.

MAINTAINING AGENCY:

CITY OF PORT ST. JOE

By: _____
Printed Name: _____
Title: _____

Date: _____

Attest: _____
Printed Name: _____(Seal)
Title: _____

Legal Review:

By:_____
Title: _____

DEPARTMENT:

STATE OF FLORIDA,
DEPARTMENT OF TRANSPORTATION

By: _____
Printed Name: _____
Title: _____

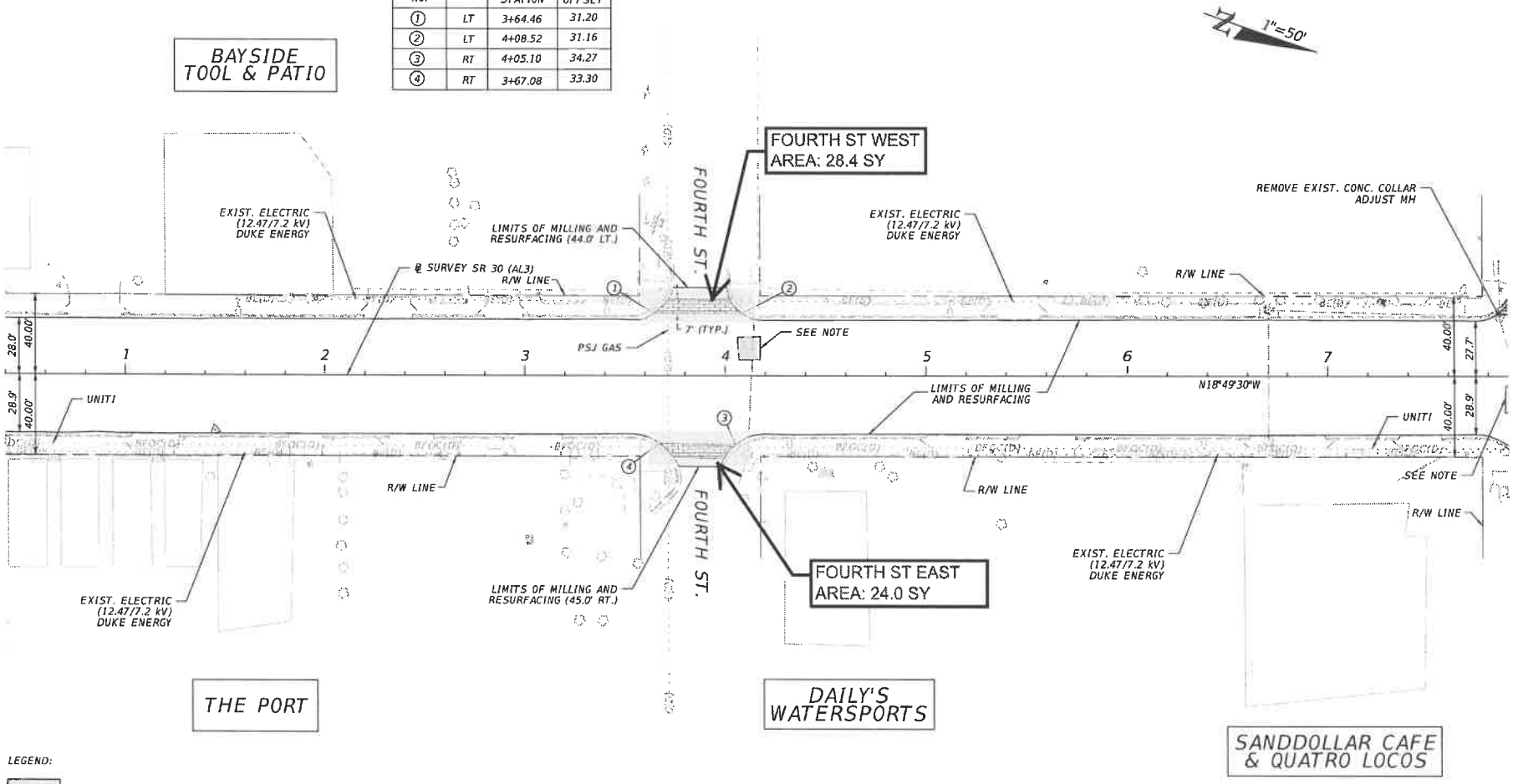
Date: _____

Attest: _____
Executive Secretary (Seal)

Department Legal Review:

_____
Office of the General Counsel

POINT DESCRIPTIONS			
POINT NO.	SIDE	LOCATION	
		STATION	OFFSET
1	LT	3+64.46	31.20
2	LT	4+08.52	31.16
3	RT	4+05.10	34.27
4	RT	3+67.08	33.30



LEGEND:

OVERBUILD LIMITS - EXIST. PAVEMENT PATCH

LIMITS OF PATTERNED/TEXTURED PAVEMENT ("RED BRICK")

NOTE: EXIST. ASPHALT PATCH. PLACE VARIABLE-DEPTH THICKNESS OVERBUILD ASPHALT AS CONDITIONS WARRANT AND PAVE SMOOTH AND MATCH EXIST. PAVEMENT CROSS SLOPE. SEE TYPICAL SECTION NO. 4 FOR PAVEMENT DESIGN INFORMATION.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
ROBERT MASUCCI, P.E.
LICENSE NUMBER: 58107
PALMER ENGINEERING COMPANY
D/B/A PEC, INC.
976 LAKE BALDWIN LANE, SUITE 203
ORLANDO, FL 32814

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 30	GULF	450808-1-52-01

ROADWAY PLAN

SHEET NO. 25

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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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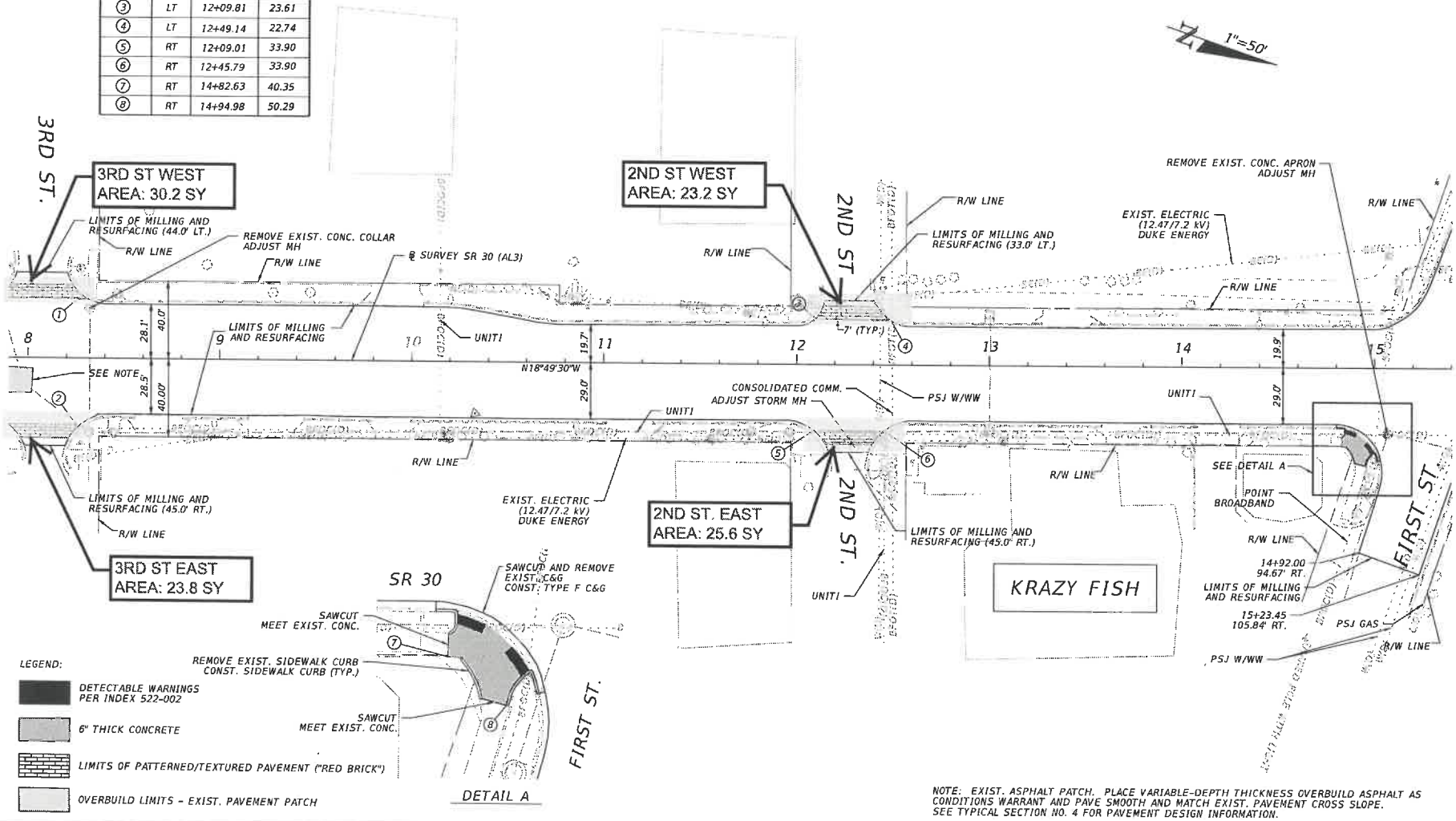
POINT DESCRIPTIONS			
POINT NO.	SIDE	LOCATION	
		STATION	OFFSET
1	LT	8+26.21	30.70
2	RT	8+25.14	34.10
3	LT	12+09.81	23.61
4	LT	12+49.14	22.74
5	RT	12+09.01	33.90
6	RT	12+45.79	33.90
7	RT	14+82.63	40.35
8	RT	14+94.98	50.29



NOTE: EXIST. ASPHALT PATCH. PLACE VARIABLE-DEPTH THICKNESS OVERBUILD ASPHALT AS CONDITIONS WARRANT AND PAVE SMOOTH AND MATCH EXIST. PAVEMENT CROSS SLOPE. SEE TYPICAL SECTION NO. 4 FOR PAVEMENT DESIGN INFORMATION.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
ROBERT MASUCCI, P.E.
LICENSE NUMBER: 58107
PALMER ENGINEERING COMPANY
D/B/A PEC, INC.
976 LAKE BALDWIN LANE, SUITE 203
ORLANDO, FL 32814

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 30	GULF	450808-1-52-01

ROADWAY PLAN

SHEET NO. 26

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DAVCO™
an EVOQUA brand

July 11, 2025

Joe Harris
Wastewater Treatment
Facility Superintendent
Cell: (205) 901-0808
jharris@psj.fl.gov

Dear Joe,

Evoqua Water Technologies Corp. is the Original Equipment Manufacture of the OTM series 316SS filter panels. The patented frame design, media tensioning and bonding are exclusive to the Evoqua OTM filter panels.

The OTM 316SS filter panels have specific design characteristics that provides increased forward flow and less frequent backwash cycles when compared to the industry standard woven polyester designs.

Evoqua is the sole supplier of the OTM series 316SS filter panels. These panels are sold through the Evoqua capital sales group, the Evoqua Manufacturer's Representatives and the Evoqua aftermarket sales group.

Sincerely,

Govardhan Katta
Territory Manager – Southeast
Xylem/Evoqua Water Technologies
N19 W23993 Ridgeview Parkway Suite 200
Waukesha, WI 53188
Tel. 1+ (262) 521-8350
Mobile 1+ (414) 807-3026

Quote Number: 03210511
Account ID: 0001060018

Proposal For: CITY OF PORT ST JOE
305 CECIL G COSTIN SR BLVD
PORT SAINT JOE, FL 32456-1906

James Sayers
Evoqua Water Technologies
N19W23993 Ridgeview Pkwy, Suite 200
Waukesha, WI 53188
+12625218247
james.sayers@xylem.com

Item Pricing Summary

Items

Item	Part No Description	Qty	Net Price	Ext Price
1	**W3T413662** SS SCREEN FILTER PANEL OTM2;	550 EA	$162.16	$89,188.00
2	**W2T289768** GSKT,SEAL;FILTER PANEL;P10.0001	200 EA	$31.45	$6,290.00

Currency: USD

Quote Totals

Item(s) Subtotal:	$ 95,478.00
Freight:	$ 500.00
Total Net Price:	**$ 95,978.00**

Estimated Lead Time 12-16 Weeks ARO. Lead Time is not Guaranteed.

Our Manufacturing Rep in your area is:

Representative:	Lance Clark
Company:	HEYWARD FLORIDA INC
Address:	415 COUNTRY CLUB DR
	Winter Park, FL, 32789-2903
Phone:	2292247453

Grants Updated- 7/1/25

Title	Amount	Status
NWFWMD/NERDA	$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDEM	$660,943 $5,000	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match. Approved 12/16/22
FEMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23. The project is complete and we have requested reimbursement.
Historic Resources/Hurricane Michael	$497,495	Centennial Bldg. Rehab. Grant awarded. The project is complete and we have requested reimbursement.
CDBG-DR	$9,996,000	Sewer Rehab- City Wide. Approved 5/21. CCTV work approved.
National Park System/Hurricane Michael	$83,000	Washington Gym Rehabilitation. Submitted by UF. Approved and will be administered thru the State of Florida Division of Historical Resources
Historic Resources/Hurricane Michael	$327,707	Cape San Blas Lighthouse Complex. The project has been re-bid. Approval has been given for the amended scope of work by the State.
USDA	$4,000,000	Potential 65% loan/35% grant for new Government Complex. The funding request is on hold.
COVID-19 Rescue Plan	$1,786,545	Grant Agreement signed 9/15/21. Funds received. $1,000,000 allocated for 10th Street Sports Complex & $786,545 for Road Paving already spent.
FDEO	$675,426.00	Commercial District Waterline Replacement. Grant Approved 4/8/22. Phase I is complete.
FDEP Water Protection Funds	$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds	$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21. The collection system and lift station is constructed. City Staff is making taps.
FDEP	$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF.
FDOT/SCOP	$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year. The contract was awarded to Roberts & Roberts.
NOAA	$280,000 $1,563,611	Stormwater Management (H&H) Study, Approved 4/21/23 Phase II Application submitted 12/19/23
FDOT Phase I FDOT Phase II	$100,000 $129,580	Hwy 98 Beautification Grant, Approved 12/16/22. Coastal has completed the design. Out for bids Phase II approved 1/10/24

Legislative Request 2023	$1,500,000	Road Paving, submitted by Clark Smith approved in the 23/24 State Budget. Grant being worked thru FDOT.
FDEP/SRF	$102,000 Loan/$98,000 Grant	Lead and Copper Service Line Inventory. Additional $9,800 Grant/ $10,200 Loan Approved as well. The project is complete.
FDEP/SRF	$1,506,338 Loan/$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23
Gulf Consortium	$750,000	Signed the sub-grant agreement with Gulf County on 10/31/23 for the ESAD Purchase re-imbursement
FDOT	$43,000	Police Dept. - Occupant Protection. Application submitted on 2/27/24. The grant was approved and signed by the City on 10/15/24.
FDOT	$561,884.66	Ave C & D Paving SCOP Grant. Application submitted 3/25.
Historic Resources (FDHR)	$1,000,000	Washington Gym Improvements. 25% match required. City/County/ UF partnership. Application submitted 5/31/24.
NWFWMD	$80,000	Water Plant Backwash Reuse Project. Estimated $200,000 project, Grant has been approved.
Legislative Request 2025	$1,900,000 $300,000	Fire/Police Public Safety Facility Core Park Restrooms. The grants were approved effective 7/1/25
CDBG	$1,780,790 $1,723,660	MLK Blvd. Revitalization- Submitted 5/25 Washington Gym Improvements- Submitted 5/25
National Fish & Wildlife	$400K $100K	60% Design for a Stormwater Pond on Ave A 60% Design for a new Weir at Buck Griffin Lake- Submitted 5/6/25
FDEP/SRF	$5,539,463.14	Wastewater Plant Improvements. Submitted 6/18/25