

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
July 7, 2020 at 4:00 P.M.**

**App- Zoom
Phone #1-646-876-9923
Meeting ID: 812 8130 5666
Password: 378390**

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

**Hal Keels
Travis Burge
Letha Mathews**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

June 2, 2020, Regular Meeting Minutes

Page 1-2

BUSINESS ITEMS

- **Special Exception – 1505 A & B Monument Ave,
Parcel # 05190-000R, Scott Somero** **Pages 3-29**
- **Special Exception- 1301 Woodward Ave.,
Parcel #05335-000R, Scott White** **Pages 30-42**
- **Special Exception- 612 Garrison Ave.
Parcel #04930-000R, J.C 7 Betty McArdle** **Pages 43-60**

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above**

referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.

City of Port St. Joe
Regular Meeting
Planning Development & Review Board

June 2, 2020

***Teleconference as allowed under Executive Order 20-69; App – Zoom; Phone 1-646-876-9923;
Meeting ID: 817 3966 0616; Password 925694***

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish - P	Jim Anderson	Rawlis Leslie	
Travis Burge - T	Charlotte Pierce		
Phil Earley -P	Clinton McCahill		
Hal Keels - T	Brie Scheibe		
Minnie Likely- P	Bo Creel - Z		
Letha Mathews - P	Kelly Simpson - Z		

Attendance Key: P – Present T – Telephone Z – Zoom

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M. Mr. Leslie called to say that he would not be able to attend the meeting today.

Consent Agenda

A Motion was made by Letha Mathews, second by Hal Keels, to approve the Special Meeting Minutes of the May 12, 2020, Meeting. All in favor; Motion carried 6-0.

Business Items

Special Exception Request – Zach Ferrell

1301 Monument Avenue – Parcel # 05156-000R

Mr. Ferrell requested a 15' setback on the Thirteenth Street side rather than the 25' setback and also a 15' setback on the rear rather than the 25' setback. The previous house on this lot was destroyed by Hurricane Michael. Plan are for a 2 story home in the 1700-1800 sq. ft. range and is about 22' wide.

1303 Monument Avenue – Parcel #05156-010R

Mr. Ferrell requested that he be allowed to go from a rear setback of 25' to 15'. This would be for a 2 story home in the 1700-1800 sq. ft. range and is about 22' wide.

Neither Mr. Ferrell, nor anyone representing him, attended the meeting.

Steve Newman voiced his objections to the request. Mr. Newman would support rebuilding what was there prior to Hurricane Michael only.

Mr. Anderson noted this was not a Hardship Case and would have to be heard as a Special Exception request.

Mrs. Likely stated she was not in favor of allowing two houses.

Mr. Early had looked at the area and felt these requests would be too much for the property.

Ms. Mathews shared that she was okay with one home but not two.

Mr. Burge stated that he was not for establishing a precedence.

A Motion was made by Mr. Burge, second by Ms. Mathews, to deny the Special Exception Request. All in favor; Motion carried 6-0.

There being no further business to come before the Board, a Motion was made by Phil Earley, second by Letha Mathews, to adjourn the meeting at 4:08 P.M.

Charlotte Pierce, City Clerk

Date

Jay Rish, Chairman

Date

PUBLIC NOTICE

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception** on **Tuesday, July 7th, 2020, at 4:00 P.M. EST.** The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for Scott Somero located at **1505 A & B Monument Ave., Parcel # 05190-000R.** The reason for the request is **Per Section 3.20 (b) & (c) of the Land Development Regulations referencing time restraint for continuation of nonconforming use & rebuild of a nonconforming structure.** The proposed plans can be reviewed at the Building Department located at 1002 10th St. and can be reached for questions at 850-229-1093.

All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850) 229-8261.

NF-11094300

<input type="checkbox"/> PROOF O.K. BY: _____	<input type="checkbox"/> O.K. WITH CORRECTIONS BY: _____
PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE	

NF-11094300 (100%)

ADVERTISER: EPCI
SALES PERSON: NF825
SIZE: 3X5
PUBLICATION: NF-ST JOE STAR

PROOF CREATED AT: 6/6/2020 7:59:05 AM
NEXT RUN DATE: 06/18/20
PROOF DUE: 06/17/20 07:59:55

3

ParcelId	OwnerName	OwnerAddress1
	1505 A & B Monument	
05188-000R	BICKNELL ROBERT & GALE	1501 MONUMENT AVE
05189-000R	BOUINGTON MITCHELL P & ANGELA	1502 PALM BLVD
05191-000R	RITA LOUISE SANDERS	BOX 605
05192-000R	CRISTIE MALYN TAYLOR	1508 PALM BLVD

	612 Garrison	
04921-000R	BRIAN T & MEGAN M BENNEFIELD	2420 GARNER ROAD
04922-000R	JAMES BECK	PO BOX 704
04929-000R	JACOB TANKERSLEY	614 GARRISON AVE
04931-000R	JEAN S FALISKI (TRUSTEE)	PO BOX 181
04986-000R	Timothy Harvey	611 Garrison Ave.

	1301 Woodward	
05336-000R	Alan Hammock	1303 Woodward Ave.
05334-000R	Richard Berger	PO Box 8128
05061-000R	CITY OF PORT ST JOE	PO BOX 278
05323-000R	HENRY COLBERT	1302 WOODWARD AVE

OwnerCityStZip



PORT ST JOE, FL 32456
PORT ST JOE, FL 32456
GORDO, AL 35466
PORT ST JOE, FL 32456

RAY CITY, GA 31645
VILLA RICA, GA 30180
PORT ST JOE, FL 32456
PORT ST JOE, FL 32457-0181
Port St. Joe, FL 32456

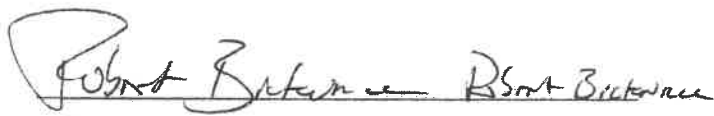
PORT ST JOE, FL 32456
DUCK, NC 27949
PORT ST JOE, FL 32457
PORT ST JOE, FL 32456

May ^{12th} 2020

Dear Planning Development and Review Board Member:

I live at 1501 Monument Ave. I am a neighbor of Scott Somero and have discussed with him his plans for improving his property located at 1505 Monument Avenue. I understand he will demolish the existing Hurricane Michael damaged house and replace it with a new house elevated on piers above flood elevation and with required front yard and side yard setbacks. I also understand Scott will convert the existing duplex at the rear of the property into a Mother In-law apartment plus storage/shop on the lower floor. I understand the east face of the existing outbuilding is within five feet of the alley right-of-way. I do not find this existing condition objectionable. Overall I support Scott's project and think it will add to the improvement to our neighborhood.

Respectfully,


Robert Bicknell Gate Bicknell

May 16, 2020

Dear Planning Development and Review Board Member:

I live at 1504 Monument Ave, Port St. Joe, FL. I am a neighbor of Scott Somero and have discussed with him his plans for improving his property located at 1505 Monument Avenue. I understand he will demolish the existing Hurricane Michael damaged house and replace it with a new house elevated on piers above flood elevation and with required front yard and side yard setbacks. I also understand Scott will convert the existing duplex at the rear of the property into a Mother In-law apartment plus storage/shop on the lower floor. I understand the east face of the existing outbuilding is within five feet of the alley right-of-way. I do not find this existing condition objectionable. Overall I support Scott's project and think it will add to the improvement to our neighborhood.

Respectfully,

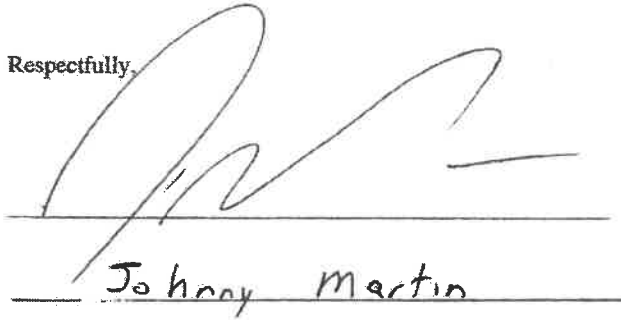
Thaa Williams
THAA WILLIAMS

May 9, 2020

Dear Planning Development and Review Board Member:

I live at 207th 16th St., I am a neighbor of Scott Somero and have discussed with him his plans for improving his property located at 1505 Monument Avenue. I understand he will demolish the existing Hurricane Michael damaged house and replace it with a new house elevated on piers above flood elevation and with required front yard and side yard setbacks. I also understand Scott will convert the existing duplex at the rear of the property into a Mother In-law apartment plus storage/shop on the lower floor. I understand the east face of the existing outbuilding is within five feet of the alley right-of-way. I do not find this existing condition objectionable. Overall I support Scott's project and think it will add to the improvement to our neighborhood.

Respectfully,



Johnny Martin

May 9, 2020

Dear Planning Development and Review Board Member:

I live at 1411 Monument Ave Port St Joe FL. I am a neighbor of Scott Somero and have discussed with him his plans for improving his property located at 1505 Monument Avenue. I understand he will demolish the existing Hurricane Michael damaged house and replace it with a new house elevated on piers above flood elevation and with required front yard and side yard setbacks. I also understand Scott will convert the existing duplex at the rear of the property into a Mother In-law apartment plus storage/shop on the lower floor. I understand the east face of the existing outbuilding is within five feet of the alley right-of-way. I do not find this existing condition objectionable. Overall I support Scott's project and think it will add to the improvement to our neighborhood.

Respectfully,

Tippa Burris

Hester A. Burris

May 9, 2020

Dear Planning Development and Review Board Member:

I live at 1602 MONUMENT AVE ROAD ST. JOE. I am a neighbor of Scott Somero and have discussed with him his plans for improving his property located at 1505 Monument Avenue. I understand he will demolish the existing Hurricane Michael damaged house and replace it with a new house elevated on piers above flood elevation and with required front yard and side yard setbacks. I also understand Scott will convert the existing duplex at the rear of the property into a Mother In-law apartment plus storage/shop on the lower floor. I understand the east face of the existing outbuilding is within five feet of the alley right-of-way. I do not find this existing condition objectionable. Overall I support Scott's project and think it will add to the improvement to our neighborhood.

Respectfully,

J. Smith

May 9, 2020

Dear Planning Development and Review Board Member:

I live at 1506 Monument. I am a neighbor of Scott Somero and have discussed with him his plans for improving his property located at 1505 Monument Avenue. I understand he will demolish the existing Hurricane Michael damaged house and replace it with a new house elevated on piers above flood elevation and with required front yard and side yard setbacks. I also understand Scott will convert the existing duplex at the rear of the property into a Mother In-law apartment plus storage/shop on the lower floor. I understand the east face of the existing outbuilding is within five feet of the alley right-of-way. I do not find this existing condition objectionable. Overall I support Scott's project and think it will add to the improvement to our neighborhood.

Respectfully,

Heath Brown

**CITY OF PORT ST. JOE
VARIANCE REQUEST APPLICATION**

Property Address: 1505 MANUMENT AV Zoning: R-1
Property Owner: SCOTT SOMERO Phone: 207 332 6069
Mailing Address: 53 SOUTH BAYSHORE DR., EASTPOINT, 32328
Applicant if different: CHUCK WRIGHT, ARCHITECT 850 229 1292
Parcel Number: 08190-000R

[Signature]
Owners Signature

Sworn to and subscribed before me this 29th day of April 2020 Personally Known
OR Produced Identification.
Type Provided _____



[Signature]
Signature of Notary Public

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300.00

Hardship Relief Request Letter (See Sec. 2.14 of the LDR)

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

[Signature]
Owner Signature

Date: 4/29/2020

[Signature] AR17267
Applicant Signature

Date: 4/28/2020

0659



81-275/829

SCOTT SOMERO
DBA 35 ISLAND DRIVE LLC
53 South Bayshore Drive
Eastpoint, Florida 32328
207-332-6069

PAY TO THE ORDER OF
E.P.C.I.

DATE **4/28/20**

\$ **300**

Three Hundred

00

100 DOLLARS



[Signature]

FOR **P.S.J. 1505 Monmouth Ave.**

⑈000659⑈ ⑆082902757⑆ 0502519112⑈

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 20-0072
Parcel No. 05190-000R

Inst: 202023000939 Date: 02/13/2020 Time: 11:00AM
Page 1 of 2 B: 684 P: 774, Rebecca L. Norris, Clerk of Court Gulf.
County: By: RL
Deputy ClerkDoc Stamp-Deed: 1015.00

WARRANTY DEED

THIS WARRANTY DEED made February 12, 2020,

by CRISICK PROPERTIES, LLC, a Florida limited liability company, hereinafter called the Grantor,

to SCOTT J. SOMERO, whose post office address is 53 S Bayshore Dr, Eastpoint, FL 32328, 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

South one-half (S 1/2) of Lot 3 and all of Lot 5, Block 66, City of Port St Joe, Florida, as recorded in Plat Book 1, page 20, public records of Gulf County, Florida.

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, 2019 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.

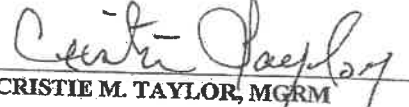
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:




Witness Signature
Printed Name: Eli Duarte

CRISICK PROPERTIES, LLC, a Florida
limited liability company



CRISTIE M. TAYLOR, MGRM



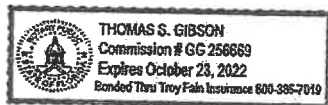
Witness Signature
Printed Name: Thomas S. Gibson




STATE OF FLORIDA

COUNTY OF GLF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of February, 2020, by CRISTIE M. TAYLOR, MGRM of CRISICK PROPERTIES, LLC, a Florida limited liability company, who ☐ is/are personally known to me or ☐ has/have produced _____ as identification.





Notary Public, State of _____
My Commission Expires: _____

city. Wireless, radio or television broadcasting towers exceeding the building height limit requires approval by the city commission.

(3) The side yard requirements for dwellings shall be waived where dwellings are erected above stores or shops. Side lot requirements for dwellings and utility easements shall be waived for the interior lot line if an owner owns more than one lot and is building across the interior lot line, provided that the building inspector shall find that no sewer line presently exists and none is proposed in the future along set back lines of said interior lots. Dwellings previously built and meeting the criteria herein shall be deemed to be grandfathered in to this exception.

(4) Every part of a required yard or court shall be open from its lowest point to the sky unobstructed; except for the ordinary projection of sills, belt courses, cornices, buttresses, ornamental features and eaves; provided, however, none of the above projections shall project into a minimum side yard more than 24 inches. Residential roof overhangs may extend 48 inches into side, rear and front yards.

(5) Open or enclosed fire escapes, outside stairways and balconies projecting into a minimum side yard or court not more than three and one-half feet and the ordinary projections of chimneys and flues may be permitted by the building inspector where same are so placed as not to obstruct the light and ventilation.

(6) The planning and development review board or city commission may, upon the application of any owner of any plot or parcel of land, allow an exception to the height limitations, when it is shown that such exception is necessary and will not interfere with adequate light and air to the adjoining land owners.

Sec. 3.19. Obstructions to vision.

In residential districts as herein defined, there shall be no obstructions to vision planted or erected within 20 feet of lot corner without the approval of the PDRB.

Sec. 3.20. Nonconforming uses.

(a) The lawful use of a "building" existing as of October 3, 1995, shall not be affected by this Code, although such use does not conform to the provision of this Code; and such use may be extended throughout the building, provided no structural alterations, except those required by law or ordinance, ordered by an authorized officer to secure the safety of the building, are made therein, but no such use shall be extended to occupy any land outside such building. If such nonconforming building is removed or the nonconforming use of such building is discontinued for a continuous period of not less than 90 days, every future use of such premises shall be in conformity with the provisions of this Code.

(b) The lawful use of "land" existing as of October 3, 1995, although such use does not conform to the provisions of this Code, shall not be affected by this Code; provided, however, no such nonconforming use shall be enlarged or increased, nor shall any nonconforming use be extended to occupy a greater area of land than that occupied by such use as of October 3, 1995. If such nonconforming use is discontinued for a continuous period of not less than 60 days, any future use of such land shall be in conformity with the provisions of this Code. Provided, however, where "land" which is now used for a use excluded from the district in which such "land" is located and such use is not an accessory to the use of a main building located on the same lot or grounds such nonconforming use of

"land" shall be discontinued and all material completely removed by its owner not later than one year from the date of the passage of this Code.

(c) Nothing in this Code shall be taken to prevent the restoration of a building destroyed by fire, explosion or other casualty, or act of God, or the public enemy, nor the continued occupancy or use of such portion of any building remaining habitable after such destruction. In order to rebuild pursuant to this provision, construction of any replacement building must begin within 180 days of destruction and be completed within the life of the building permit, including any approved extensions. Any construction pursuant to this section shall comply with any building codes in effect at the time of application for a building permit.

Sec. 3.21. Prohibited uses.

The following uses are prohibited within the C-1 and C-2 commercial districts, and also prohibited within 2500 feet of U.S. Highway 98 located within the city.

- (1) Water parks, go-carts (or other vehicle racing tracks or courses), arcades, amusement parks, miniature golf courses, batting cages, or any other project which is primarily used for the purpose of outdoor entertainment (not including public and private golf courses).
- (2) Any imitation or natural or man-made features including, but not limited to, mountains, volcanoes, gorges, animals, dinosaurs, windmills, oil derrick, airplanes, or any other artificial depiction.
- (3) To the greatest extent allowed under state law, any temporary building or modular or mobile home type building. Notwithstanding the foregoing a construction trailer or similar temporary building may be allowed during actual construction of any development authorized by the land development regulations of the city.

Sec. 3.22. Density bonuses for affordable housing.

The purpose of this section is to establish the guidelines and criteria for a voluntary housing assistance program(s) as required by Objective 1.9 of the Housing Element of the Port St. Joe Comprehensive Plan, and to provide incentives for future housing developments to contribute to providing owner occupied housing or rental housing that is affordable to very low, low and moderate income households within the City of Port St. Joe.

Sec. 3.23. Same—Density Bonuses.

- (1) Residential developments that contain inclusionary units may utilize the following density bonus units for each inclusionary unit provided as different household income levels:
 - (a) A very low income household unit qualifies the developer for five (5) bonus market rate units until a maximum of one hundred (100) percent increase over current land use plan designation is achieved through the additional market rate units and inclusionary units
 - (b) A low income household unit qualifies the developer for three (3) bonus market rate units until a maximum of fifty (50) percent increase over current land use plan designation is achieved through the additional market rate units and inclusionary units.
 - (c) A moderate income household unit qualifies the developer for one (1) bonus market rate unit until a maximum of fifty (50) percent increase over current land use plan designation is achieved through the additional market rate units and

CHUCK WRIGHT, ARCHITECT
Florida License #AR 17267
7595 County Road 30A, Port St. Joe, Florida 32456
Office: 850-229-1292 Cell: 850-227-8315
Email: chwright4@mediacombb.net

May 1, 2020

SCOTT SOMERO PROPERTY
1505 MONUMENT AVENUE

HARDSHIP RELIEF REQUEST

CURRENT CONDITIONS:

- Existing property and structures predate effective date of LDR (10/03/1995).
- House is 1,148 SF conditioned and appears to date from 1960's.
- Stacked Duplex is 558 SF conditioned per floor and appears to predate house.
- Property is 1 ½ lots (Lot 5 + ½ Lot 3) = 10,575 SF or 0.24 AC. See Survey.
- Allowed lot coverage 40% = 4,230 SF. Existing structures = 2,124 SF + drive.
- Historically assigned separate addresses 1505A House and 1505B Duplex.
- Historically 3 dwelling units on single Parcel 05190-000R.
- House and Duplex metered separately (electric and natural gas).
- House FFE = 7.89'. Duplex lower apartment FFE = 8.05'. Ground EL 5.5'.
- Preliminary Flood Zone BFE AE (EL 10').
- House exterior not significantly damaged by Hurricane Michael however interior suffered substantial damage (refer to photos 1-6).
- Duplex sustained some damage but appears to have been in better repair/condition prior to Michael (refer to photos 7-10).

PROPOSED IMPROVEMENTS:

1. Demolish existing storm damaged non-LDR compliant house.
2. Build new 1,580 SF conditioned one story 3 bedroom / 2 bath code compliant house elevated on piers 1' above BFE + attached Carport.
3. Repair/alter existing Duplex into single Mother in-law apartment + lower floor Laundry/Entry.
4. Mother in-law apartment would also feature enclosed stair + added Bay view porch.
5. Balance of lower floor would be Storage/Shop + ½ Bath (pump-up toilet).
6. Refer to Site Development Plan. Proposed house complies with 25' front yard setback + 10' side yard setbacks.
7. Refer to Proposed House Street Elevation and Apartment Bay View Elevation.
8. Convert property use from current 3 dwellings to conforming Main Dwelling + Mother in-law Suite.

REQUEST:

Scott Somero, owner, requests the Planning Development and Review Board grandfather in two existing conditions of the existing Accessory Structure (i.e., Mother In-law Apt.):

1. The current rear yard setback which is 5' from east face of outbuilding to alley right-of-way/east property line, and
2. Waive the floor elevation requirement to be above BFE. The lower outbuilding floor will remain at EL 7.89' but will contain no habitable spaces (e.g., bedrooms, living spaces) and will be finished with flood tolerant materials such as pressure treated and cement board + flood vents added + plumbing hubs above BFE.

Thank You

Architecture for Living

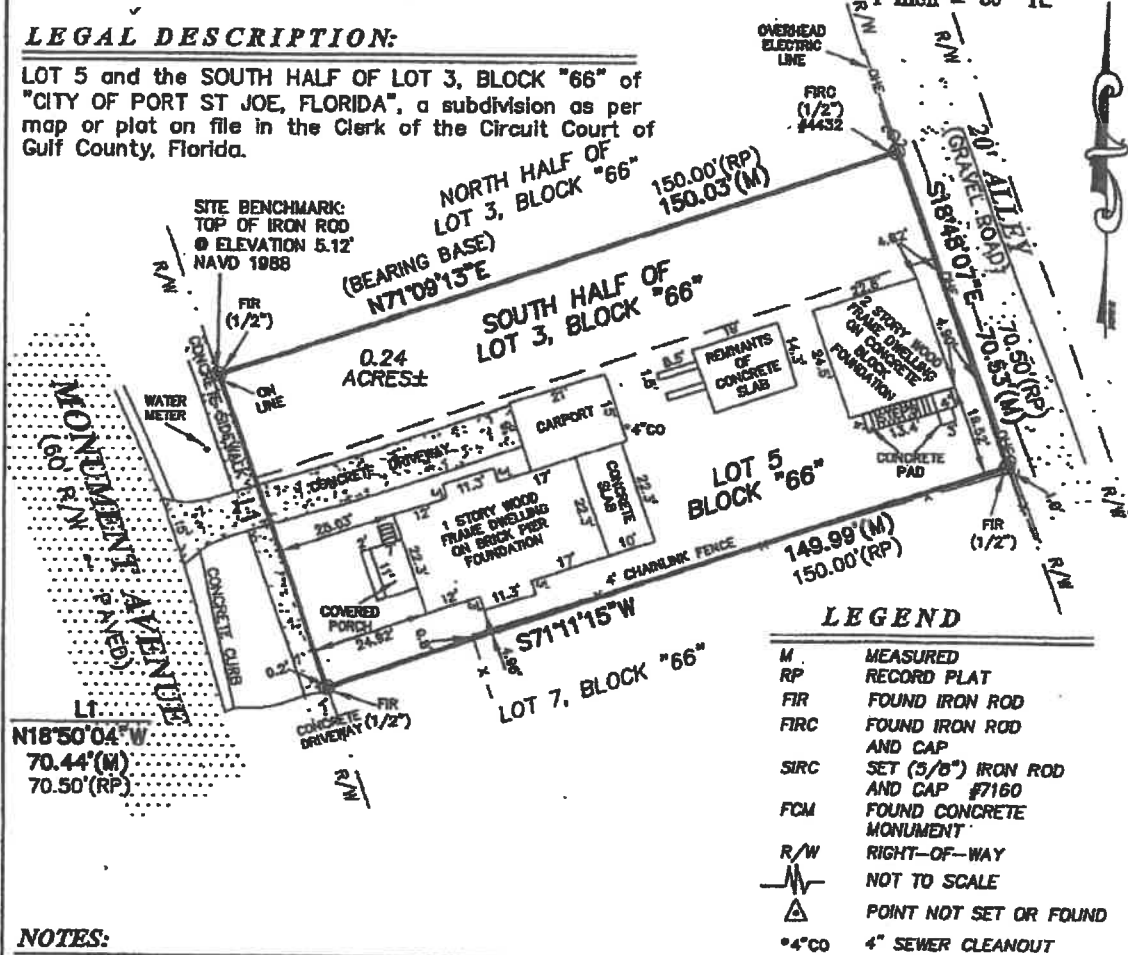
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
SCOTT J. SOMERO,
RISH & GIBSON, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE



LEGAL DESCRIPTION:

LOT 5 and the SOUTH HALF OF LOT 3, BLOCK "66" of "CITY OF PORT ST JOE, FLORIDA", a subdivision as per map or plat on file in the Clerk of the Circuit Court of Gulf County, Florida.



NOTES:

1. **SURVEY SOURCE:** Record plat, a previous survey by this firm (Job No. 19-108, dated 3/6/19) and a field survey performed by the undersigned surveyor.
2. **BEARING REFERENCE:** Northwesterly boundary of subject parcel being North 71 degrees 09 minutes 13 seconds East as per previous survey mentioned above.
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 a Florida licensed surveyor and mapper.
7. **ELEVATIONS** depicted hereon were established using NAVD 1988 datum.
8. **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.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE (EL. 8' & 9')\" as per Flood Insurance Rate Map Community Panel No: 120099 0341G, index date: April 16, 2009, Gulf County, Florida.

PRELIMINARY FLOOD ZONE INFORMATION: DEPICTED

Subject property is located in Zone "AE (EL. 10')\" as per Flood Insurance Rate Map Community Panel No: 120099 0341H, index date: August 09, 2019, Gulf County, Florida.

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.B.S.M.), 65-27, 65-28, 65-29.

The undersigned surveyor has not been provided with current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are records of records, unrecorded deeds, judgments or other instruments which could affect the boundaries.

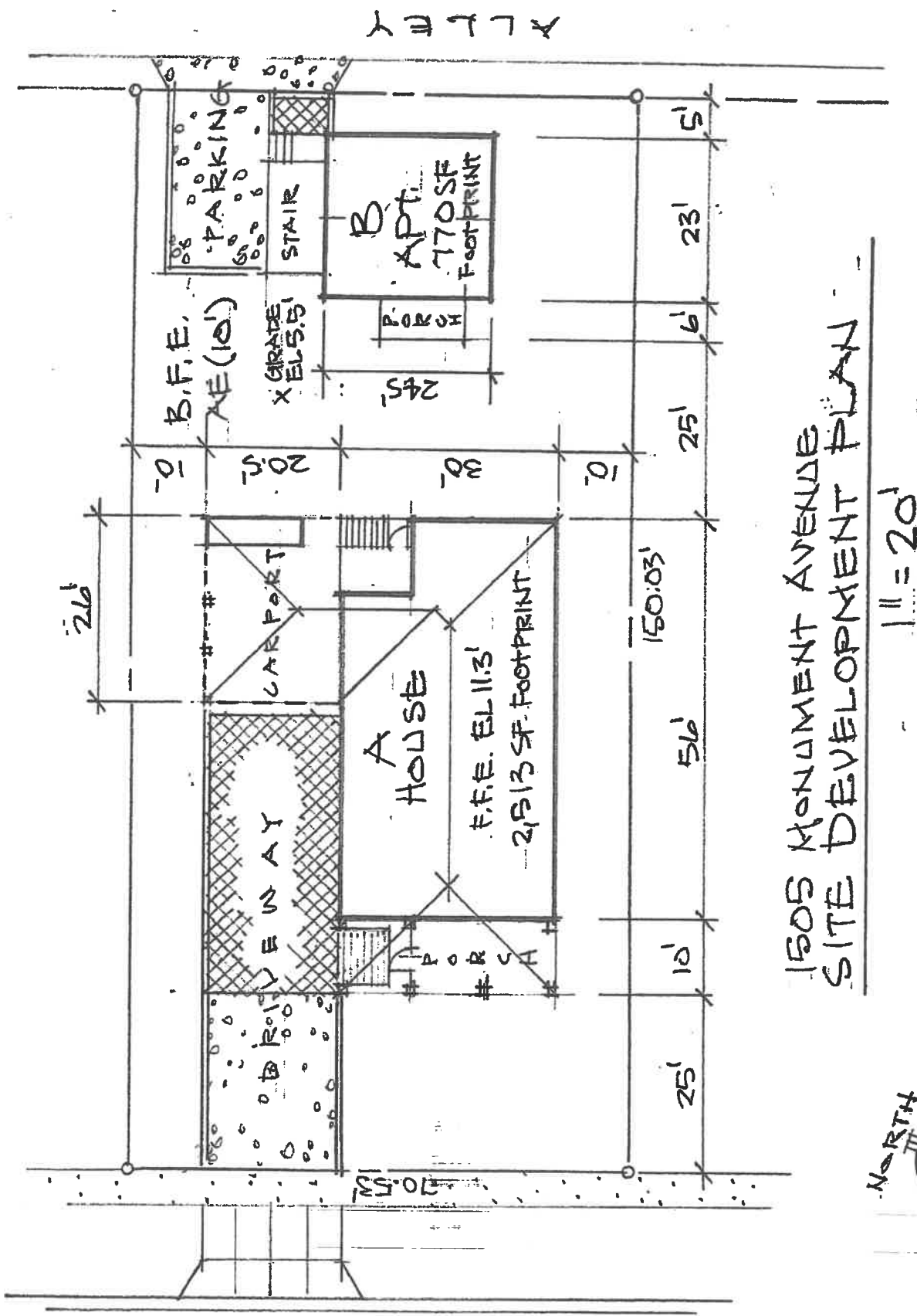
JAMES T. RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No: 4261

TR & A

THURMAN RODDENBERRY & ASSOCIATES, INC

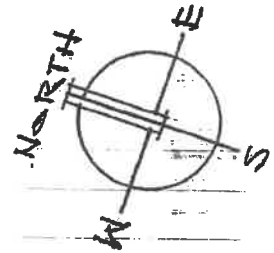
PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 121 SHELTON STREET • SOPCHOPPY, FLORIDA 32359
 PHONE NUMBER: 904-943-2334 FAX NUMBER: 904-943-1101
 L.S. 1718

DATE: 02/17/20	DRAWN BY: BB	FILE: 20103.DWG	DATE OF LAST FIELD WORK: 02/14/20	CHECKED BY: TR	COUNTY: GULF
JOB NUMBER: 20-103					



1505 MONUMENT AVENUE
SITE DEVELOPMENT PLAN

1" = 20'



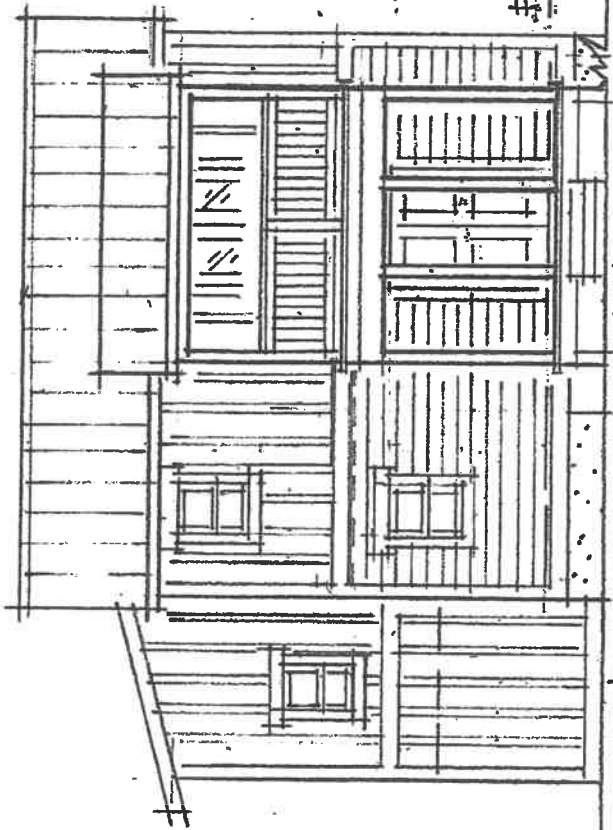
PREPARED BY
CHUCK WRIGHT, ARCHITECT
FLORIDA LICENSE NUMBER: AR17297
7555 County Road 30A, FORT ST. JOE, FLORIDA 32458
Phone: 850-228-1292 Cell: 850-227-9315
E-Mail: churwr@att.net
Architecture for Living

PREPARED BY

CHUCK WRIGHT, ARCHITECT

FLORIDA LICENSE NUMBER: AR17287
7595 County Road 30A, PORT ST. JOE, FLORIDA 32456
Phone: 850-229-1292 Cell: 850-227-8315
E-Mail: chuckwright@meadacombb.com

Architecture for Living



APARTMENT
BAY VIEW (WEST) ELEVATION
1/8" = 1'-0"

B.F.E.
A.E. (10')

F.F.E. EL 8.05'

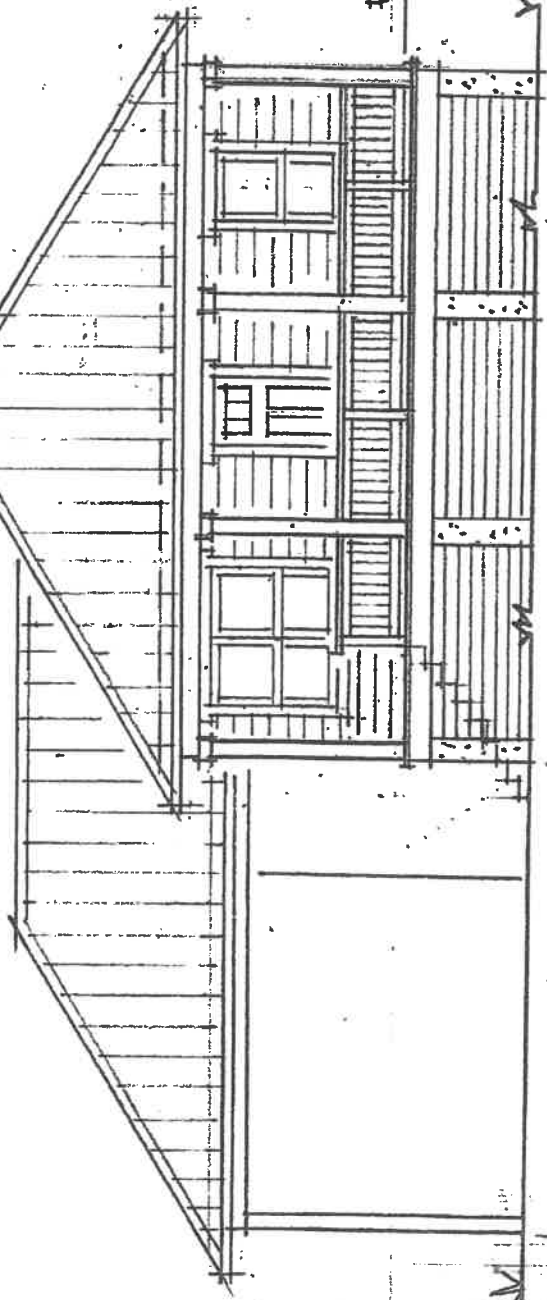
20'

24.5'

8'

18'

STAIR



F.F.E. EL 11.3'

10'

20.5'

30'

CARPORT

HOUSE

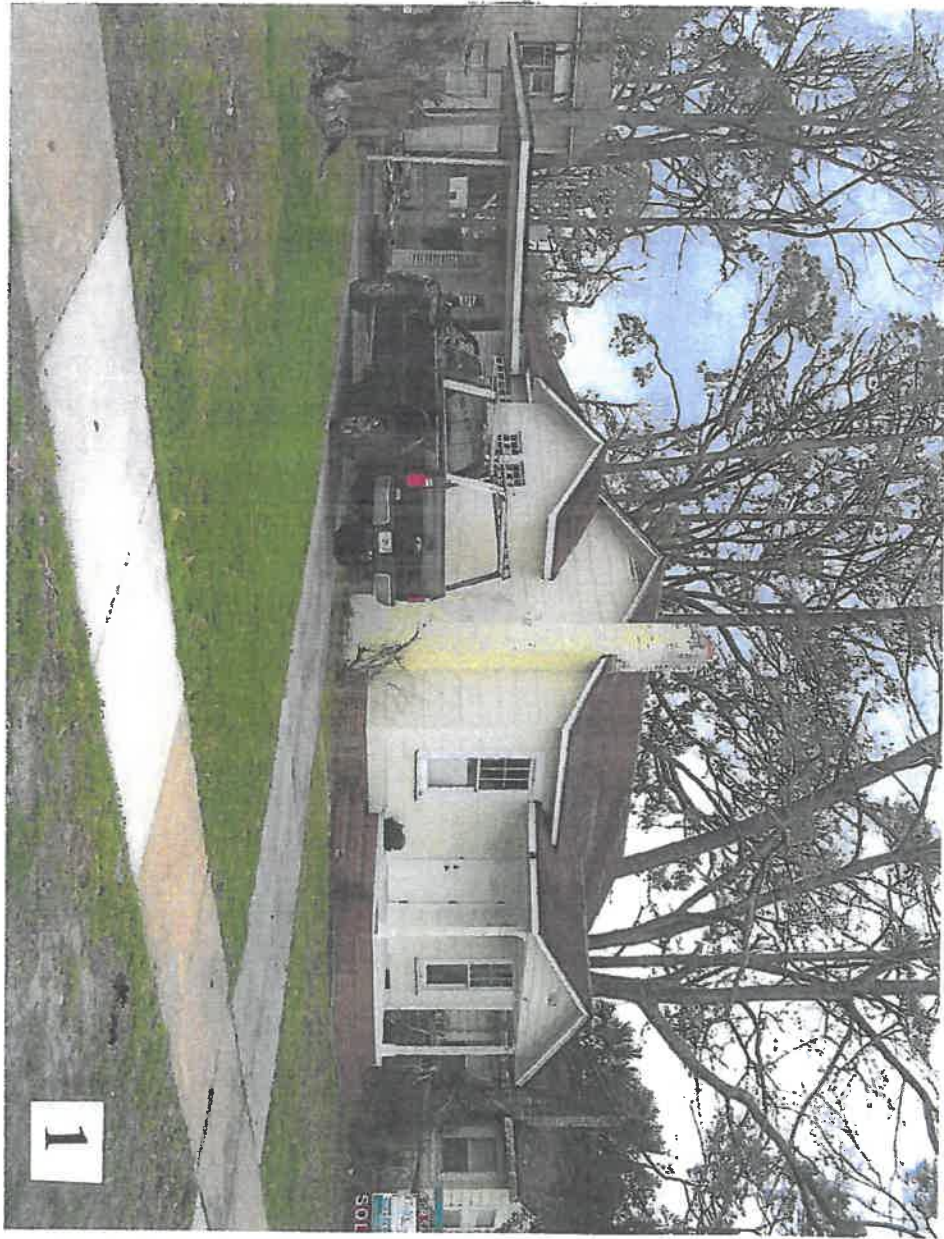
SETBACK

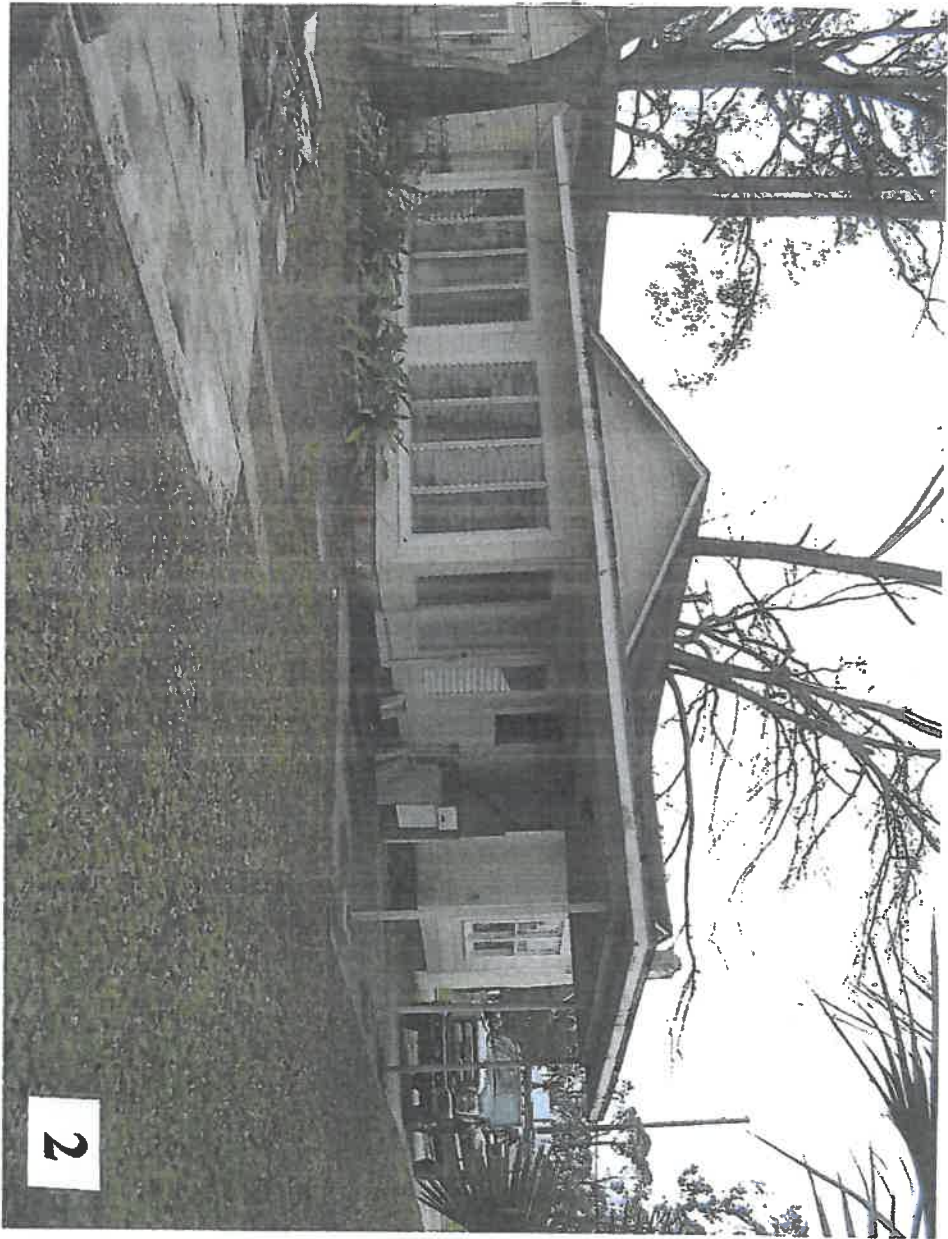
MONUMENT AV (WEST) ELEVATION

1/8" = 1'-0"

← PROP. LINE

← PROP. LINE





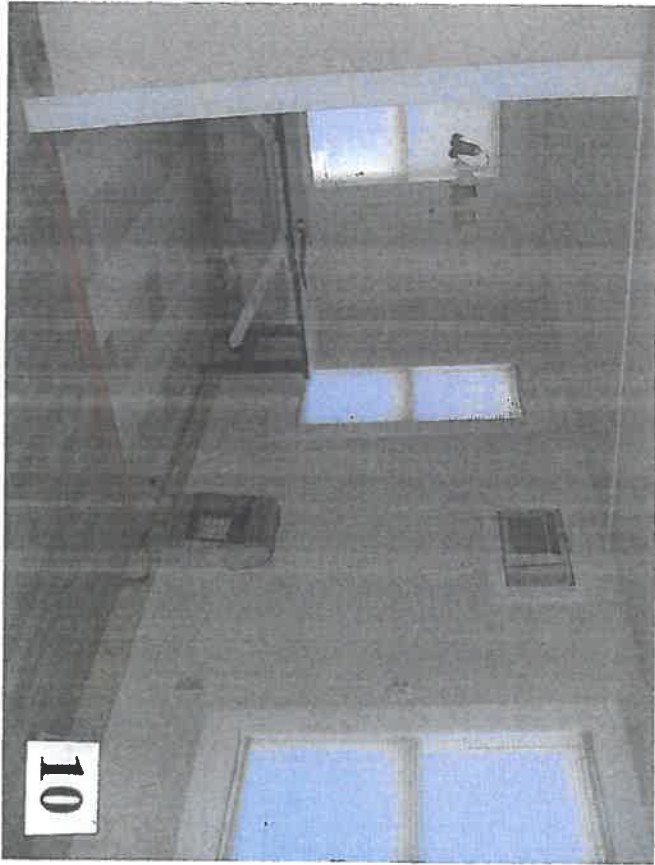


25









Substantial Damage Estimator

Subdivision

Subdivision
Parcel # 05190000R
Lot #
Elev. of Lowest Floor ft.
Datum NAVD88

Community

NFIP Community Name City of Port St Joe
NFIP Community ID # 120099
Latitude 29.801384 **Longitude** -85.298832

Structure Address

Owner's Name
Street Address 1505A-B MONUMENT Avenue
City Port St Joe
County/Parish Gulf
State Florida
Zip 32456
Phone



Structure Information

Year of Construction 1993
Residence Type Single Family Residence
Quality Average

Damage Information

Date of Assessment	04/03/2019	Date of Damage	10/10/2018	Residence Information
Inspector Name	12	Cause of Damage	Flood and Wind	
Inspector Phone		Duration of Flood	3 Hours	
		Est. Depth of Flood Above Lowest Floor	4.00	

NFIP Information

Firm Panel #	Suffix	Date of FIRM Panel	Firm Zone	BFE	Regulatory Floodway
12045C0341G	G	04/16/2009	AE	9.00	No

Percent Damaged

Basis for Value of Structure	Percent Damaged	Basis for Cost of Repairs
\$240,589.20	11.1 %	\$26,915.52
Computed Actual Cash Value	Not Substantially Damaged	Computed Damages

Damage Summary

Replacement Cost	\$317,400.00	Computed Damages	\$26,915.52
Depreciation %	24.2 %	Percent of Existing Improvements and Repairs Pre-Disaster	0.0 %
Computed Actual Cash Value*	\$240,589.20	Repair/Reconstruction %	11.2 %
		Other Depreciation Explanation	

* Per FEMA Publication 213, Actual Cash Value may be used as Market Value.

Optional User Entered Data

Professional Market Appraisal	\$0.00	Contractor Estimate
Tax Assessed Value	\$95,502.00	\$0.00
Factor Adjustment	1	Community Estimate
Adjusted Tax Assessed Value	\$95,502.00	\$0.00

Authorized Local Official :

Signature

Authorized Local Official :

Printed Name

PUBLIC NOTICE

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception** on **Tuesday, July 7th, 2020, at 4:00 P.M. EST.** The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for **J.C. & Betty McArdle** located at **612 Garrison Ave., Parcel # 04930-000R.** The reason for the request is **Per Section 3.01 (1) d. & 3.01 (4) of the Land Development Regulations referencing replacing an accessory structure in the front yard.** The proposed plans can be reviewed at the Building Department located at 1002 10th St. and can be reached for questions at 850-229-1093.

All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850) 229-8261.

NF-11095060

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

NF-11095060 (100%)

ADVERTISER: EPCI

SALES PERSON: NF825

SIZE: 3X5

PUBLICATION: NF-ST JOE STAR

PROOF CREATED AT: 6/12/2020 6:43:42 PM

NEXT RUN DATE: 06/18/20

PROOF DUE: 06/17/20 07:59:55

30

ParcelId	OwnerName	OwnerAddress1
	1505 A & B Monument	
05188-000R	BICKNELL ROBERT & GALE	1501 MONUMENT AVE
05189-000R	BOUINGTON MITCHELL P & ANGELA	1502 PALM BLVD
05191-000R	RITA LOUISE SANDERS	BOX 605
05192-000R	CRISTIE MALYN TAYLOR	1508 PALM BLVD
	612 Garrison	
04921-000R	BRIAN T & MEGAN M BENNEFIELD	2420 GARNER ROAD
04922-000R	JAMES BECK	PO BOX 704
04929-000R	JACOB TANKERSLEY	614 GARRISON AVE
04931-000R	JEAN S FALISKI (TRUSTEE)	PO BOX 181
04986-000R	Timothy Harvey	611 Garrison Ave.
	1301 Woodward	
05336-000R	Alan Hammock	1303 Woodward Ave.
05334-000R	Richard Berger	PO Box 8128
05061-000R	CITY OF PORT ST JOE	PO BOX 278
05323-000R	HENRY COLBERT	1302 WOODWARD AVE

OwnerCityStZip

PORT ST JOE, FL 32456

PORT ST JOE, FL 32456

GORDO, AL 35466

PORT ST JOE, FL 32456



RAY CITY, GA 31645

VILLA RICA, GA 30180

PORT ST JOE, FL 32456

PORT ST JOE, FL 32457-0181

Port St. Joe, FL 32456

PORT ST JOE, FL 32456

DUCK, NC 27949

PORT ST JOE, FL 32457

PORT ST JOE, FL 32456

June 16, 2020

To Whom it May Concern,

RE: 612 Garrison Ave.
Port St. Joe, Florida 32456

This letter is to inform you of your neighbors', J.C. & Betty McArdle, intent to file for a Special Exception in reference to replacing an accessory structure in the front yard for the property located at 612 Garrison Ave. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, July 7th, 2020, at 4:00 PM EST, at the Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave. Port St. Joe, FL 32456. The reason for the request is per section 3.01 (1) d. & 3.01 (4) of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

ARTICLE III. LAND USE: TYPE, DENSITY, INTENSITY

Sec. 3.00. Specific districts.

The following list of land uses are allowable under this Code pursuant to the city zoning map:

Residential (VLR)
Residential (R1)
Residential (R2)
Residential (R3)
Residential (R4)
Commercial
Industrial
Public use
Recreation
Open Space
Conservation
Mixed Use (MU)
Planned Unit Development (PUD)

Each district described in this Code shall be as shown on the city zoning map which is incorporated herein by this reference.

Sec. 3.01. Uses allowed in land use districts.

This part of the Code defines and prescribes the specific uses allowed within each land use district described in this Code.

(1) Except as hereinafter provided:

- a. No building shall be erected, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all the district regulations established by this Code for the district in which the building or land is located.
- b. The minimum yards and other open spaces including the "intensity of use" provisions contained in this Code for each and every building hereinafter erected or structurally altered, shall not be encroached upon or considered as yard or open space requirements or "intensity of use" requirements for any other building.
- c. In single-family zones every building hereafter erected or structurally altered shall be located on one or more lots as herein defined and in no case shall there be more than the principal building and the customary accessory buildings on one lot or parcel of land.
- d. Where front yards have been established or may be established on each of the two intersecting streets, there shall be a front yard on each street side of a corner lot; provided, however, the buildable width of such lot shall not be reduced to less than 30 feet; provided, further, no accessory building on a corner lot shall project beyond the front yard line on either street.

e. No trailer park or trailer shall be permitted except as specifically set forth herein.

(2) The boundaries of such districts as are shown upon the map adopted by this Code or amendment thereto, are adopted and approved and the regulations of this Code governing the use of land and buildings, the height of buildings, building site areas, the size of yards about buildings and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown upon such map.

(3) Where uncertainty exists as to boundaries of any district shown on such map, the following rules shall apply:

a. Where such district boundaries are indicated as approximately following street lines, alley lines or lot lines, such lines shall be construed to be such boundaries.

b. In subdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the original map. Where a district boundary divided a lot, the zone classification of the greater portion shall prevail throughout the lot.

c. In case any further uncertainty exists, the commission shall interpret the intent of the map as to location of such boundaries.

d. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

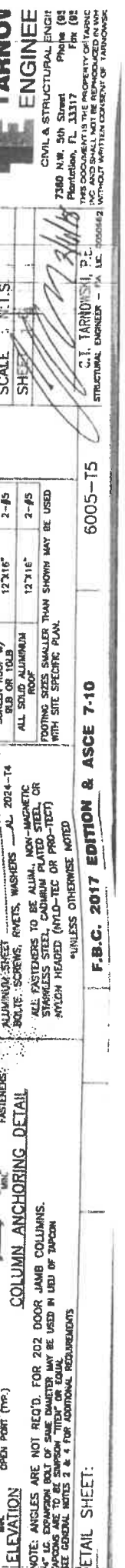
e. All territory which may hereafter be annexed to the city shall remain subject to the county comprehensive plan and land development regulations until the city adopts a comprehensive plan amendment that includes the annexed area. The city shall designate the annexed area with a zoning district consistent with the city's land use category designated in the future land use map.

(4) Accessory buildings and uses incidental to each single family dwelling, where not used or operated commercially, including private garages for the accommodation of automobiles, sheds for the housing of pets, children's playhouses, greenhouses, tool sheds, workshops, and servant's quarters shall be permitted in residential districts. Side lot set back lines which apply to the primary residential structure on any lot shall apply to such accessory buildings. Rear set back lines shall be five feet where an alley is adjacent to the property and ten feet where there is no alley.

(5) Nothing contained herein shall prohibit the operation of a business or occupation in any city zoning district which:

a. Does not have any advertisement of any kind located anywhere on the property.

b. Does not have customers or suppliers calling, at the location of the business.



CTIONS ARE BASED ON THE FOLLOWING CRITERIA:

1. WITH '8X14X0.13" MESH
 2. SET ON LOADS FROM FBC TABLE 2002.4
 3. APPLIED SIMULTANEOUSLY TO WALL & ROOF
 4. LOAD, 16.4 PSF WALL LOAD
 5. 150 M.P.H. / EXPOSURE B / CATEGORY I
 6. W/120 DEFLECTION REQUIREMENTS

SCHEDULES WITH SOLID ALUMINUM ROOF (OPEN WALLS)

4X4X0.090	LOADING = 33 PSF	AREA = 1.08	K = 1.5	1 = 1.52	16	17	18	19	20	BEAM LOAD > FACTOR*
1.4	18.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
1.5	19.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
1.6	20.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
1.7	22.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
1.8	23.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
1.9	24.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.0	25.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.1	27.2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.2	28.5	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.3	29.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.4	31.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.5	32.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.6	33.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.7	35.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.8	36.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2.9	37.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.0	38.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.1	40.2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.2	41.5	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.3	42.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.4	44.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.5	45.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.6	46.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.7	48.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.8	49.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
3.9	50.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.0	51.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.1	53.2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.2	54.5	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.3	55.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.4	57.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.5	58.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.6	59.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.7	61.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.8	62.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
4.9	63.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.0	64.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.1	66.2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.2	67.5	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.3	68.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.4	70.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.5	71.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.6	72.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.7	74.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.8	75.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
5.9	76.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.0	77.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.1	79.2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.2	80.5	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.3	81.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.4	83.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.5	84.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.6	85.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.7	87.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.8	88.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
6.9	89.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.0	90.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.1	92.2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.2	93.5	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.3	94.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.4	96.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.5	97.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.6	98.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.7	100.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.8	101.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
7.9	102.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.0	103.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.1	105.2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.2	106.5	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.3	107.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.4	109.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.5	110.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.6	111.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.7	113.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.8	114.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
8.9	115.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.0	116.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.1	118.2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.2	119.5	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.3	120.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.4	122.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.5	123.4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.6	124.7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.7	126.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.8	127.3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
9.9	128.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
10.0	129.9	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

COLUMN HEIGHT FOR GIVEN COLUMN SPACING AND BEAM LOAD
 R = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER
 ATTACHED TO EACH SIDE OF THE CARRY BEAM

SCHEDULES WITH SOLID ALUMINUM ROOF (SCREEN WALLS)

4X4X.090	LOADING = 33 PSF										AREA = 1.45				K = 1.5				l = 370				BEAM LOAD > FACTOR*	COLUMN HEIGHT
	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20									
1.4	22.1	24.1	25.1	26.0	27.0	28.2	28.4	29.8	31.8	32.1	33.5	34.1	35.7	37.2	38.9									
1.5	23.1	25.1	26.1	27.0	28.0	29.2	29.4	30.8	32.8	33.1	34.5	35.1	36.7	38.2	39.9									
1.6	24.1	26.1	27.1	28.0	29.0	30.2	30.4	31.8	33.8	34.1	35.5	36.1	37.7	39.2	40.9									
1.7	25.1	27.1	28.1	29.0	30.0	31.2	31.4	32.8	34.8	35.1	36.5	37.1	38.7	40.2	41.9									
1.8	26.1	28.1	29.1	30.0	31.0	32.2	32.4	33.8	35.8	36.1	37.5	38.1	39.7	41.2	42.9									
1.9	27.1	29.1	30.1	31.0	32.0	33.2	33.4	34.8	36.8	37.1	38.5	39.1	40.7	42.2	43.9									
2.0	28.1	30.1	31.1	32.0	33.0	34.2	34.4	35.8	37.8	38.1	39.5	40.1	41.7	43.2	44.9									
2.1	29.1	31.1	32.1	33.0	34.0	35.2	35.4	36.8	38.8	39.1	40.5	41.1	42.7	44.2	45.9									
2.2	30.1	32.1	33.1	34.0	35.0	36.2	36.4	37.8	39.8	40.1	41.5	42.1	43.7	45.2	46.9									
2.3	31.1	33.1	34.1	35.0	36.0	37.2	37.4	38.8	40.8	41.1	42.5	43.1	44.7	46.2	47.9									
2.4	32.1	34.1	35.1	36.0	37.0	38.2	38.4	39.8	41.8	42.1	43.5	44.1	45.7	47.2	48.9									
2.5	33.1	35.1	36.1	37.0	38.0	39.2	39.4	40.8	42.8	43.1	44.5	45.1	46.7	48.2	49.9									
2.6	34.1	36.1	37.1	38.0	39.0	40.2	40.4	41.8	43.8	44.1	45.5	46.1	47.7	49.2	50.9									
2.7	35.1	37.1	38.1	39.0	40.0	41.2	41.4	42.8	44.8	45.1	46.5	47.1	48.7	50.2	51.9									
2.8	36.1	38.1	39.1	40.0	41.0	42.2	42.4	43.8	45.8	46.1	47.5	48.1	49.7	51.2	52.9									
2.9	37.1	39.1	40.1	41.0	42.0	43.2	43.4	44.8	46.8	47.1	48.5	49.1	50.7	52.2	53.9									
3.0	38.1	40.1	41.1	42.0	43.0	44.2	44.4	45.8	47.8	48.1	49.5	50.1	51.7	53.2	54.9									
3.1	39.1	41.1	42.1	43.0	44.0	45.2	45.4	46.8	48.8	49.1	50.5	51.1	52.7	54.2	55.9									
3.2	40.1	42.1	43.1	44.0	45.0	46.2	46.4	47.8	49.8	50.1	51.5	52.1	53.7	55.2	56.9									
3.3	41.1	43.1	44.1	45.0	46.0	47.2	47.4	48.8	50.8	51.1	52.5	53.1	54.7	56.2	57.9									
3.4	42.1	44.1	45.1	46.0	47.0	48.2	48.4	49.8	51.8	52.1	53.5	54.1	55.7	57.2	58.9									
3.5	43.1	45.1	46.1	47.0	48.0	49.2	49.4	50.8	52.8	53.1	54.5	55.1	56.7	58.2	59.9									
3.6	44.1	46.1	47.1	48.0	49.0	50.2	50.4	51.8	53.8	54.1	55.5	56.1	57.7	59.2	60.9									
3.7	45.1	47.1	48.1	49.0	50.0	51.2	51.4	52.8	54.8	55.1	56.5	57.1	58.7	60.2	61.9									
3.8	46.1	48.1	49.1	50.0	51.0	52.2	52.4	53.8	55.8	56.1	57.5	58.1	59.7	61.2	62.9									
3.9	47.1	49.1	50.1	51.0	52.0	53.2	53.4	54.8	56.8	57.1	58.5	59.1	60.7	62.2	63.9									
4.0	48.1	50.1	51.1	52.0	53.0	54.2	54.4	55.8	57.8	58.1	59.5	60.1	61.7	63.2	64.9									
4.1	49.1	51.1	52.1	53.0	54.0	55.2	55.4	56.8	58.8	59.1	60.5	61.1	62.7	64.2	65.9									
4.2	50.1	52.1	53.1	54.0	55.0	56.2	56.4	57.8	59.8	60.1	61.5	62.1	63.7	65.2	66.9									
4.3	51.1	53.1	54.1	55.0	56.0	57.2	57.4	58.8	60.8	61.1	62.5	63.1	64.7	66.2	67.9									
4.4	52.1	54.1	55.1	56.0	57.0	58.2	58.4	59.8	61.8	62.1	63.5	64.1	65.7	67.2	68.9									
4.5	53.1	55.1	56.1	57.0	58.0	59.2	59.4	60.8	62.8	63.1	64.5	65.1	66.7	68.2	69.9									
4.6	54.1	56.1	57.1	58.0	59.0	60.2	60.4	61.8	63.8	64.1	65.5	66.1	67.7	69.2	70.9									
4.7	55.1	57.1	58.1	59.0	60.0	61.2	61.4	62.8	64.8	65.1	66.5	67.1	68.7	70.2	71.9									
4.8	56.1	58.1	59.1	60.0	61.0	62.2	62.4	63.8	65.8	66.1	67.5	68.1	69.7	71.2	72.9									
4.9	57.1	59.1	60.1	61.0	62.0	63.2	63.4	64.8	66.8	67.1	68.5	69.1	70.7	72.2	73.9									
5.0	58.1	60.1	61.1	62.0	63.0	64.2	64.4	65.8	67.8	68.1	69.5	70.1	71.7	73.2	74.9									
5.1	59.1	61.1	62.1	63.0	64.0	65.2	65.4	66.8	68.8	69.1	70.5	71.1	72.7	74.2	75.9									
5.2	60.1	62.1	63.1	64.0	65.0	66.2	66.4	67.8	69.8	70.1	71.5	72.1	73.7	75.2	76.9									
5.3	61.1	63.1	64.1	65.0	66.0	67.2	67.4	68.8	70.8	71.1	72.5	73.1	74.7	76.2	77.9									
5.4	62.1	64.1	65.1	66.0	67.0	68.2	68.4	69.8	71.8	72.1	73.5	74.1	75.7	77.2	78.9									
5.5	63.1	65.1	66.1	67.0	68.0	69.2	69.4	70.8	72.8	73.1	74.5	75.1	76.7	78.2	79.9									
5.6	64.1	66.1	67.1	68.0	69.0	70.2	70.4	71.8	73.8	74.1	75.5	76.1	77.7	79.2	80.9									
5.7	65.1	67.1	68.1	69.0	70.0	71.2	71.4	72.8	74.8	75.1	76.5	77.1	78.7	80.2	81.9									
5.8	66.1	68.1	69.1	70.0	71.0	72.2	72.4	73.8	75.8	76.1	77.5	78.1	79.7	81.2	82.9									
5.9	67.1	69.1	70.1	71.0	72.0	73.2	73.4	74.8	76.8	77.1	78.5	79.1	80.7	82.2	83.9									
6.0	68.1	70.1	71.1	72.0	73.0	74.2	74.4	75.8	77.8	78.1	79.5	80.1	81.7	83.2	84.9									
6.1	69.1	71.1	72.1	73.0	74.0	75.2	75.4	76.8	78.8	79.1	80.5	81.1	82.7	84.2	85.9									
6.2	70.1	72.1	73.1	74.0	75.0	76.2	76.4	77.8	79.8	80.1	81.5	82.1	83.7	85.2	86.9									
6.3	71.1	73.1	74.1	75.0	76.0	77.2	77.4	78.8	80.8	81.1	82.5	83.1	84.7	86.2	87.9									
6.4	72.1	74.1	75.1	76.0	77.0	78.2	78.4	79.8	81.8	82.1	83.5	84.1	85.7	87.2	88.9									
6.5	73.1	75.1	76.1	77.0	78.0	79.2	79.4	80.8	82.8	83.1	84.5	85.1	86.7	88.2	89.9									
6.6	74.1	76.1	77.1	78.0	79.0	80.2	80.4	81.8	83.8	84.1	85.5	86.1	87.7	89.2	90.9									
6.7	75.1	77.1	78.1	79.0	80.0	81.2	81.4	82.8	84.8	85.1	86.5	87.1	88.7	90.2	91.9									
6.8	76.1	78.1	79.1	80.0	81.0	82.2	82.4	83.8	85.8	86.1	87.5	88.1	89.7	91.2	92.9									
6.9	77.1	79.1	80.1	81.0	82.0	83.2	83.4	84.8	86.8	87.1	88.5	89.1	90.7	92.2	93.9									
7.0	78.1	80.1	81.1	82.0	83.0	84.2	84.4	85.8	87.8	88.1	89.5	90.1	91.7	93.2	94.9									
7.1	79.1	81.1	82.1	83.0	84.0	85.2	85.4	86.8	88.8	89.1	90.5	91.1	92.7	94.2	95.9									
7.2	80.1	82.1	83.1	84.0	85.0	86.2	86.4	87.8	89.8	90.1	91.5	92.1	93.7	95.2	96.9									
7.3	81.1	83.1	84.1	85.0	86.0	87.2	87.4	88.8	90.8	91.1	92.5	93.1	94.7	96.2	97.9									
7.4	82.1	84.1	85.1	86.0	87.0	88.2	88.4	89.8	91.8	92.1	93.5	94.1	95.7	97.2	98.9									
7.5	83.1	85.1	86.1	87.0	88.0	89.2	89.4	90.8	92.8	93.1	94.5	95.1	96.7	98.2	99.9									
7.6	84.1	86.1	87.1	88.0	89.0	90.2	90.4	91.8	93.8	94.1	95.5	96.1	97.7	99.2	100.9									
7.7	85.1	87.1	88.1	89.0	90.0	91.2	91.4	92.8	94.8	95.1	96.5	97.1	98.7	100.2	101.9									
7.8	86.1	88.1	89.1	90.0	91.0	92.2	92.4	93.8	95.8	96.1	97.5	98.1	99.7	101.2	102.9									
7.9	87.1	89.1	90.1	91.0	92.0	93.2	93.4	94.8	96.8	97.1	98.5	99.1	100.7	102.2	103.9									
8.0	88.1	90.1	91.1	92.0	93.0	94.2	94.4	95.8	97.8	98.1	99.5	100.1	101.7	103.2	104.9									
8.1	89.1	91.1	92.1	93.0	94.0	95.2	95.4	96.8	98.8	99.1	100.5	101.1	102.7	104.2	105.9									
8.2	90.1	92.1	93.1	94.0	95.0	96.2	96.4	97.8	99.8	100.1	101.5	102.1	103.7	105.2	106.9									
8.3	91.1	93.1	94.1	95.0	96.0	97.2	97.4	98.8	100.8	101.1	102.5	103.1	104.7	106.2	107.9									
8.4	92.1	94.1	95.1	96.0	97.0	98.2	98.4	99.8	101.8	102.1	103.5	104.1	105.7	107.2	108.9									
8.5	93.1	95.1	96.1	97.0	98.0	99.2	99.4	100.8	102.8	103.1	104.5	105.1	106.7	108.2	109.9									
8.6	94.1	96.1	97.1	98.0	99.0	100.2	100.4	101.8	103.8	104.1	105.5	106.1	107.7	109.2	110.9									
8.7	95.1	97.1	98.1	99.0	100.0	101.2	101.4	102.8	104.8	105.1	106.5	107.1	108.7	110.2	111.9									
8.8	96.1	98.1	99.1	100.0	101.0	102.2	102.4	103.8	105.8	106.1	107.5	108.1	109.7	111.2	112.9									
8.9	97.1	99.1	100.1	101.0	102.0	103.2	103.4	104.8	106.8	107.1	108.5	109.1	110.7	112.2	113.9									
9.0	98.1	100.1	101.1	102.0	103.0	104.2	104.4	105.8	107.8	108.1	109.5	110.1	111.7	113.2	114.9									
9.1	99.1	101.1	102.1	103.0	104.0	105.2	105.4	106.8	108.8	109.1	110.5	111.1	112.7	114.2	115.9									
9.2	100.1	102.1	103.1	104.0	105.0	106.2	106.4	107.8	109.8	110.1	111.5	112.1	113.7	115.2	116.9									
9.3	101.1	103.1	104.1	105.0	106.0	107.2	107.4	108.8	110.8															

ANALYSIS ON EXISTING STRUCTURE

REMARKS: ANALYSIS PERFORMED BASED ON THE FOLLOWING ASSUMPTIONS:

- EXISTING STRUCTURE IS IN GOOD CONDITION.
- LOADS ARE AS SHOWN ON DRAWING.
- WIND LOADS ARE BASED ON ASCE 7-10.
- SEISMIC LOADS ARE BASED ON ASCE 7-10.
- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL MATERIALS ARE AS SHOWN ON DRAWING.
- ALL CONNECTIONS ARE AS SHOWN ON DRAWING.
- ALL FASTENERS ARE AS SHOWN ON DRAWING.
- ALL SURFACES ARE AS SHOWN ON DRAWING.
- ALL FINISHES ARE AS SHOWN ON DRAWING.
- ALL UTILITIES ARE AS SHOWN ON DRAWING.
- ALL OTHERS ARE AS SHOWN ON DRAWING.

38

DETAIL 1

DETAIL 2

DETAIL 3

DETAIL 4

DETAIL 5

DETAIL 6

DETAIL 7

DETAIL 8

DETAIL 9

DETAIL 10

DETAIL 11

DETAIL 12

DETAIL 13

DETAIL 14

DETAIL 15

DETAIL 16

DETAIL 17

DETAIL 18

DETAIL 19

DETAIL 20

DETAIL 21

DETAIL 22

DETAIL 23

DETAIL 24

DETAIL 25

DETAIL 26

DETAIL 27

DETAIL 28

DETAIL 29

DETAIL 30

DETAIL 31

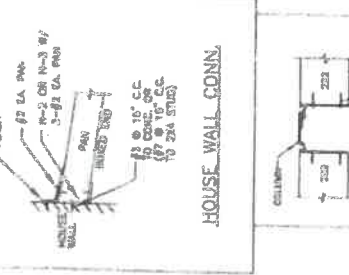
DETAIL 32

DETAIL 33

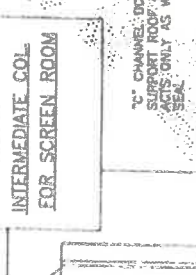
DETAIL 34

DETAIL 35

HOUSE WALL CONN.



INTERMEDIATE COL FOR SCREEN ROOM



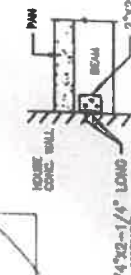
COL FLASHING DETAIL (MOBILE HOME)



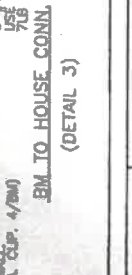
BM CONN. AT FASCIA (DETAIL 1)



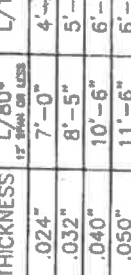
BM TO HOUSE CONN (DETAIL 3)



ALUMINUM ROOF PLAN



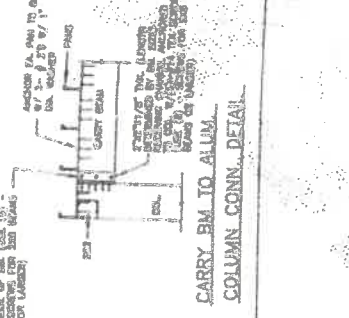
ELEVATION SCREEN ROOM



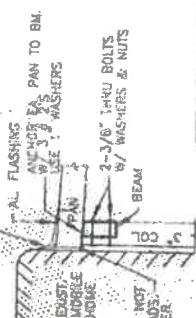
ELEVATION EAR PORT



CARRY BM TO ALUM. COLUMN CONN. DETAIL



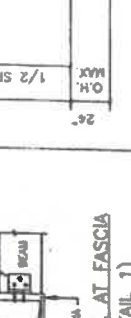
SCREEN ROOM COL TO BEAM CONN.



FASCIA CONN.



SECTION B-B (SCREEN ROOM)



ALUM. CARRY BEAM TO COLUMN



FASTENING SCHEDULE

FASTENING SCHEDULE
#14 TEK SCREW/HEX HEAD
#12 S.M.S./HEX HD
#10 X 2 1/4" TAPCON AN
1/4" BOLTS/WASHER/NUT
CLIP ANGLE 125° MIN THIC
#8 X 1" S.M.S./HEX HD
1/4" X 3" LAG
1/4" LAG, WITH 1" WASHER
#10 X 1 1/2" S.M.S./HEX
#12 - CLIP ANGLE, 2/32" MIN TH

* LAG BOLT LENGTH TO BE ** THAN ALUMINUM PANEL THICKN

DATE: 01/01/18
SCALE: 1/8"=1'-0"
SHEET: 18

TARNOL ENGINEERING
CIVIL & STRUCTURAL ENG
1350 N.W. 5th Street
Plantation, FL 33317
Phone: 954-333-1177
Fax: 954-333-1178
TARNOL ENGINEERING
STRUCTURAL ENGINEER - FL LIC. 0556682

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

Call 229-1093 by June 10th w/an answer.

Property Address: 612 GARRISON AVE Zoning: _____

Property Owner: J.C. & BETTY MCARDLE Phone: 850-227-1481

Mailing Address: 612 GARRISON AVE City, State, and Zip: PORT ST. JOE, FL 32456

Parcel Number: _____ Applicant If different: _____

J.C. McCardle
Owner signature

Swore to and subscribed before me this 28 day of May 2020. Personally known or produced identification Drivers License.

[Signature]
Signature of Notary Public



PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

- Application Fee - \$300
- A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

J.C. McCardle
Owner Signature

June 5, 2020
Date

Applicant Signature

Date












City Commission
June 2nd + 16th @ 12:00 Est. P.M.

Planning Board - Special Exception July 7th 4PM



Overview

Legend

-  Parcels
- USA Major Highways**
-  Limited Access
-  Highway
-  Major Road
-  Local Road
-  Minor Road
-  Other Road
-  Ramp
-  Ferry
-  Pedestrian Way
-  Roads

Parcel ID 04930-0008
 Sec/Twp/Rng 1-8S-11W
 Property Address 612 GARRISON AVE
 PORT ST JOE

Alternate ID 049300008
 Class SINGLE FAM
 Acreage 0.258

Owner Address MC ARDLE J C & BETTY L
 612 GARRISON AVE
 PORT ST JOE, FL 32456-1608

District 5
 Brief Tax Description CITY OF PORT ST JOE

(Note: This is not a legal description.)

Date created: 5/7/2020
 Last Data Uploaded: 5/6/2020 6:17:47 PM

Developed by  Schneider
 GEOSPATIAL

front - 25'
 side - 10'
 rear - 105'

12x20 Aluminum
 awning

June 5, 2020

To City Planning Board:
Subject: Special Exception Request

My name is J. C. McArdle resident of 612 Garrison Avenue Port St. Joe, Florida.

I am writing to the board requesting an exception to the ordinance against building in front of houses. I have been trying to get a contractor to replace my carport since hurricane Michael destroyed the original one. I now have a contractor and neither of us knew about the ordinance. My previous carport was installed on February 13, 1985 by triple A aluminum. The new carport will be on the same footprint, same aluminum materials and size of the old one.

Attached is an aerial photo copy of my house and carport before hurricane Michael. I would appreciate your consideration to my request and grant an exception.

Thanks,



J. C. McArdle
Phone: 850-227-1481

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

Property Address: 612 GARRISON AVE Zoning: _____

Property Owner: J.C. BETTY MCARDLE Phone: 950-227-1481

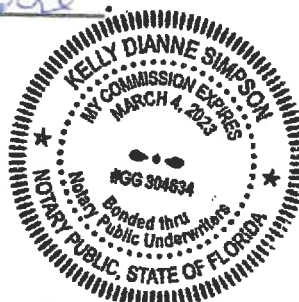
Mailing Address: 612 GARRISON AVE City, State, and Zip: PORT ST. JOE, FL 32456

Parcel Number: _____ Applicant if different: _____

J.C. McCardle
Owner signature

Swore to and subscribed before me this 28 day of May 2020. Personally known or produced identification Drivers License.

[Signature]
Signature of Notary Public



PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - \$300

- Description of the request + why.
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

Applicant Signature

Date

PUBLIC NOTICE

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception** on **Tuesday, July 7th, 2020, at 4:00 P.M. EST**. The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 **for Scott White located at 1301 Woodward Ave., Parcel # 05335-000R**. The reason for the request is **Per Section 3.04 (1) f. of the Land Development Regulations referencing side setback requirements**. The proposed plans can be reviewed at the Building Department located at 1002 10th St. and can be reached for questions at 850-229-1093.

All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850) 229-8261.

NF-11095059

<input type="checkbox"/> PROOF O.K. BY: _____	<input type="checkbox"/> O.K. WITH CORRECTIONS BY: _____
PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE	

NF-11095059 (100%)

ADVERTISER: EPCI
SALES PERSON: NF825
SIZE: 3X5
PUBLICATION: NF-ST JOE STAR

PROOF CREATED AT: 6/12/2020 6:44:23 PM
NEXT RUN DATE: 06/18/20
PROOF DUE: 06/17/20 07:59:55

43

ParcelId	OwnerName	OwnerAddress1
	1505 A & B Monument	
05188-000R	BICKNELL ROBERT & GALE	1501 MONUMENT AVE
05189-000R	BOUINGTON MITCHELL P & ANGELA	1502 PALM BLVD
05191-000R	RITA LOUISE SANDERS	BOX 605
05192-000R	CRISTIE MALYN TAYLOR	1508 PALM BLVD
	612 Garrison	
04921-000R	BRIAN T & MEGAN M BENNEFIELD	2420 GARNER ROAD
04922-000R	JAMES BECK	PO BOX 704
04929-000R	JACOB TANKERSLEY	614 GARRISON AVE
04931-000R	JEAN S FALISKI (TRUSTEE)	PO BOX 181
04986-000R	Timothy Harvey	611 Garrison Ave.
	1301 Woodward	
05336-000R	Alan Hammock	1303 Woodward Ave.
05334-000R	Richard Berger	PO Box 8128
05061-000R	CITY OF PORT ST JOE	PO BOX 278
05323-000R	HENRY COLBERT	1302 WOODWARD AVE

OwnerCityStZip

PORT ST JOE, FL 32456
PORT ST JOE, FL 32456
GORDO, AL 35466
PORT ST JOE, FL 32456

RAY CITY, GA 31645
VILLA RICA, GA 30180
PORT ST JOE, FL 32456
PORT ST JOE, FL 32457-0181
Port St. Joe, FL 32456

PORT ST JOE, FL 32456
DUCK, NC 27949
PORT ST JOE, FL 32457
PORT ST JOE, FL 32456

June 15, 2020

To Whom it May Concern,

RE: 1301 Woodward Ave.
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Scott White, intent to file for a Special Exception in reference to side yard setbacks for the property located at 1301 Woodward Ave. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, July 7th, 2020, at 4:00 PM EST, at the Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave. Port St. Joe, FL 32456. The reason for the request is per section 3.04 (1) f. of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

(15) The east half of block 1020 and the west half of block 1021, all having frontage on Harbor Street.

a. Single-family sectional or modular homes shall be allowed so long as they meet any and all state and federal regulations applicable thereto and those state and federal regulations are incorporated herein by reference.

Sec. 3.04. Same--District R-2.

There shall be two subdistricts in district R-2 as identified on the city zoning map: Subdistrict R-2A and subdistrict R-2B.

(1) *R-2A Single-family district.*

a. Uses permitted in R-2A: Any uses permitted in the VLR and R-1 district.

b. Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3).

c. Floor area required: No building shall be constructed in subdistrict R-2A of less than 800 square feet of living area. In computing the floor space as provided above the areas occupied by porches, patios, terraces, attached garages, carports or nonroofed areas shall be excluded.

d. No home occupations shall be allowed in subdistrict R-2A.

e. Front yard required: There shall be a front yard not less than 20 feet deep measured to the front line of the building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided the front yard shall not exceed 30 feet. Where the distance between dwellings on adjacent lots is 150 feet or more, the next above yard requirements will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets, but no more than 30 percent of the total need be used for front yards.

f. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the lot shall be no less than seven feet.

g. Rear yard required: There shall be a rear yard of not less than 20 feet. On corner lots there shall be a setback of not less than 15 feet.

h. No more than seven (7) units per acre shall be allowed in district R-2A and intensity shall be no more than 60 percent lot coverage.

(2) *R-2B district. Uses permitted:*

a. Any use permitted in the R-1 or R-2A district.

b. Multiple-family dwellings.

c. Boarding and lodging houses.

d. Hospitals and clinics, except animal hospitals.

June 15, 2020

To Whom it May Concern,

RE: 1301 Woodward Ave.
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Scott White, intent to file for a Special Exception in reference to side yard setbacks for the property located at 1301 Woodward Ave. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, July 7th, 2020, at 4:00 PM EST, at the Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave. Port St. Joe, FL 32456. The reason for the request is per section 3.04 (1) f. of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 1301 MADRID AVE SE Zoning: R 2-A
Property Owner: SCOTT WHITE Phone: 770-345-7333
Mailing Address: P.O. Box 821 City, State, and Zip: Port St. Joe FL 32457
Parcel Number: _____ Applicant if different: 05335-0002

Scott White
Owner signature

Swore to and subscribed before me this 3 day of June 2020. Personally known or produced identification _____.

[Signature]
Signature of Notary Public



PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - \$300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Scott White
Owner Signature

_____ Date

Applicant Signature

_____ Date

Variance Committee Special Exception Request:

June 4, 2020

I, *Scott White*, Owner of the property located at 1301 Woodward Ave Port St Joe, FL. request a special exception to place an 18 X 24 Open Air Carport within two-three feet of the property line (rather than the standard LDR requirement of 10') of my next-door neighbor located at 1303 Woodward Ave Port St Joe, FL.

The Property Owner of 1303 Woodward Ave Port St Joe, FL, *Allan Hammock*, supports and approves this request. (see his attached signed letter).

Please Note:

1. Attached "Neighbor's Signed Letter"
2. Attached "Site Plan" of the proposed improvement.
3. Legal Description of said property is:

Lot 1 Block 81 St. Joseph Addition Unit 1

Thank You!



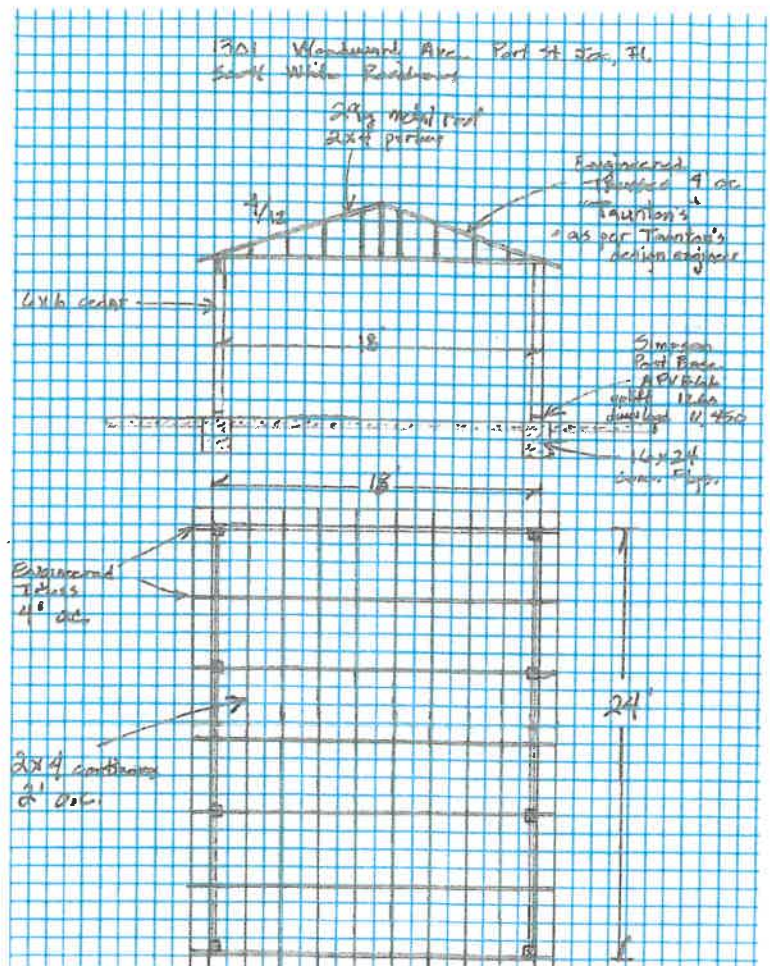
Scott White
June 4, 2020

To Whom It May Concern...

I, (Print Name) Alan Hammock, property owner of 1303 Woodward Ave Port St Joe, FL give permission to my next-door neighbor, **Scott White** property owner of 1301 Woodward Ave Port St Joe, FL, to build his carport within two to three feet of the property line located between our properties.

Alan Hammock
Signed

22-MAY-20
Date



Deanna L. Norris Clerk of Courts, Gulf County, Florida Doc Deed: 0.70

THIS INSTRUMENT PREPARED BY:
THOMAS L. GIBSON
RUE, GIBSON & SCHOLLE, P.A.
P. O. BOX 39
FORT ST. JOE, FL. 32447
Phone No.: 0733-4008

without benefit of a title search and
with no optouts as to title.

WARRANTY DEED

THIS WARRANTY DEED Made the 17 day of November, 2016, by

DOROTHY E. WHITE, remarried widow of JOHN M. WHITE
hereinafter called the Grantor,

to: SCOTT C. WHITE and AMELIA D. WHITE, Husband and Wife

whose post office address is: 309 Horseshoe Bend, Woodstock, GA 30189
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, alien, releases, conveys and confirms unto the grantee all that certain land situate in GULF County, FLORIDA, viz (the "Property");

Lot 1, Block 81 of Unit No. 1, St. Joseph's Addition to the City of Fort St. Joe according to the official Plat thereof on file in the office of the Clerk of the Circuit Court of Gulf County, Florida in Plat Book 1, Page 28.

The Grantor reserves unto Grantor, for and during Grantor's lifetime, the exclusive possession, use and enjoyment and present possessory interest of the Property.

Grantor further reserves unto Grantor, for and during Grantor's lifetime, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste; Grantor further reserves unto Grantor, for and during Grantor's lifetime, the right without the joinder of Grantee, to sell, lease, encumber by mortgage, pledge, lien or otherwise manage or dispose of, in whole or in part, or grant any interest in the Property, by gift, sale or otherwise, so as to terminate the interest of Grantee, and with full power and authority to retain any and all proceeds generated thereby, as Grantor in Grantor's sole discretion shall decide, except to dispose of the Property, if any, by devise upon Grantor's death. Grantor further reserves unto Grantor the right without the joinder of Grantee, to cancel this deed by further conveyance, which conveyance shall terminate any and all rights which Grantee may possess by reason of this Deed.

Grantee shall hold a remainder interest in the Property and, upon the death of Grantor, if the Property has not been previously disposed of prior to Grantor's death, all remaining right, title and interest of Grantor, if any, in and to the Property shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Deed: 0.70

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, 2016 and is SUBJECT TO the applicable Comprehensive Plan, including developmental regulations and restrictions, reservations and easements of record.

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

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Deborah M. Barnes

Witness Signature
Printed Name: Deborah Jasinski

STATE OF FLORIDA
COUNTY OF GULF

DOROTHY E. WHITE



I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DOROTHY E. WHITE, known to me to be the person described in and the following form(s) of identification of the above-named person(s):
☒ Personally known ☐ Other

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of November, 2016.

Deborah M. Barnes
Notary Public State of Florida
My Commission Expires:



Port St. Joe Plan Review

Review Date: June 1, 2020 Reviewed By: K. Simpson
 Owner: Scott White Contractor: Owner
 Address: 1301 Woodland Ave Parcel ID: _____
Corner lot
 Residential: ✓ Commercial: _____ Industrial: _____
 Project Description: Pole Barn + Deck
 Type of Development Order: N/A
 Flood Zone: X Elevation First Finished Floor: _____
 Stormwater Permit if required: _____
 Zoning: R2-A Zoning Density: _____
 Acreage: _____ Density Units Allowed: _____ Proposed Density Units: _____
 Lot Size: 80' x 145' Square Footage Minimum: _____
 House H/C: _____ House Footprint: 1,334' Garage: _____
 Porches: 170' Deck/patio: 16' x 20' = 320 Shed: Pole Barn 18' x 24' = 432
 Pool/Decking: _____ Driveway: _____ Other: _____
 Height Allowed: _____ Height Proposed: _____
 Covered Area Sq. Ft.: Existing: _____ New: _____ Total: 2,256'
 Lot Size Sq. Ft.: _____
 Impervious Surface Allowed: _____ Existing: _____ New: _____ Total: 197'
 Setbacks required: Front: _____ Rear: _____ Left: _____ Right: _____
 Setbacks proposed: Front: _____ Rear: _____ Left: _____ Right: _____

THESE PLANS AND IDEAS AND CONCEPTS CONTAINED HEREIN, INCLUDING DIGITAL INFORMATION ARE THE PROPERTY OF MK. WEBER ENGINEERING AND ARE NOT TO BE COPIED, REPRODUCED, MODIFIED OR CHANGED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION OF MK. WEBER ENGINEERING. UNAUTHORIZED CHANGES TO THESE DRAWINGS AND WORK NOT DESCRIBED BY THESE DRAWINGS ARE NOT COVERED BY THE ENGINEER CERTIFICATION, VIOLATION OF THE COPYRIGHT LAWS MAY RESULT IN LEGAL ACTION.

THESE PLANS ARE ISSUED FOR A SINGLE PROJECT UTILIZING TRUSSES MANUFACTURED BY BACKWOODS BUILDING & TRUSS, L.L.C.

STRUCTURAL NOTES

GENERAL

1. DESIGN CODE DATA

2015 INTERNATIONAL BUILDING CODE
ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
AISC 360-08: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
2017 FLORIDA BUILDING CODE

2. DESIGN LOADS:

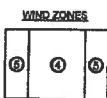
DEAD LOADS: 10 PSF
LIVE LOADS: 20 PSF

3. WIND DESIGN CRITERIA

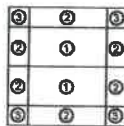
WIND LOAD: 140 MPH 3 SECOND GUST
NOMINAL DESIGN WIND SPEED: 108 MPH
INTERNAL PRESSURE COEFFICIENT: 0 (OPEN)
RISK CATEGORY 1 BUILDING
EXPOSURE CATEGORY B
BASE VELOCITY PRESSURE: 23.0 PSF

4. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

COMPONENT AND CLADDING				
ROOFS	DESIGN PRESSURE (PSF)		DESIGN PRESSURE (PSF)	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	16.2	-25.7	9.7	-15.4
ZONE 2	16.2	-44.7	9.7	-26.8
ZONE 3	16.2	-66.2	9.7	-39.7
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	15.1	-24.1	9.1	-14.5
ZONE 2	15.1	-38.4	9.1	-23.1
ZONE 3	15.1	-56.9	9.1	-34.1
WALLS	DESIGN PRESSURE		DESIGN PRESSURE	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	26.1	-30.6	16.9	-18.3
ZONE 2	25.7	-42.1	15.4	-26.3
TRIBUTARY AREA 50 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	23.0	-25.0	13.8	-15.0
ZONE 5	21.0	-34.9	11.6	-20.9



WIND ZONES
WALL
3'-0" EDGE DISTANCE



ROOF

5. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.

7. VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION - DO NOT SCALE DRAWINGS.

8. CONCRETE

FOOTING AND FOUNDATION WALL
SLAB ON GRADE
ALL OTHER CIP CONCRETE
CONCRETE REINFORCING STEEL

3,000 PSI @ 28 DAYS
4,000 PSI @ 28 DAYS
3,000 PSI @ 28 DAYS
60 KSI, ASTM A615

9. STEEL

ANGLES, PLATES, AND CHANNELS
BOLTS @ RIDGE (PEAK):

36 KSI, ASTM A36
(4) GRADE A5, 1/2" W
(8) PLAT & (4) LOCK WASHERS
(3) 4" LAG BOLTS ON S&S OR
(4) 4" LAG BOLTS ON S&S & (2) 2"x2"x1/8" FLAT &
LOCK WASHERS
E70XX

BOLTS @ TRUSS TO POST CONN.

WELDING ELECTRODES

10. WOOD

2x8 AND SMALLER

MINIMUM DESIGN VALUES

Fb 875 PSI
Ft 450 PSI
Fv 135 PSI
FcL 425 PSI
Fcd 1,100 PSI
E 1,400,000 PSI
Emh 510,000 PSI

SPF NO. 2 OR BETTER

2x8 AND LARGER

MINIMUM DESIGN VALUES

Fb 1,000 PSI
Ft 575 PSI
Fv 145 PSI
FcL 405 PSI
Fcd 1,450 PSI
E 1,300,000 PSI
Emh 470,000 PSI

HEM-FR NO. 2 OR BETTER

6x8 OR 6x6 WD POST

MINIMUM DESIGN VALUES

Fb 1,400 PSI
E 1,600,000 PSI

TREATED SOUTHERN YELLOW PINE (SYP)

11. ROOF & WALL SHEATHING

ROOF METAL PANELS SHALL BE 26 GA. x 3'-0" WIDE w/ 5 RIBS (RECOMMENDED)
OR 29 GA. x 3'-0" WIDE w/ 5 RIBS

MK
WEBER
ENGINEERING & ARCHITECTS
1001 W. 10th Street
Tallahassee, FL 32301
Phone: 904.224.1111
Fax: 904.224.1112

3.31.20
MK
WEBER
ENGINEERING & ARCHITECTS
1001 W. 10th Street
Tallahassee, FL 32301
Phone: 904.224.1111
Fax: 904.224.1112

BACKWOODS
BUILDINGS & TRUSS, L.L.C.
1240 South Blvd
Chesley, FL 32428

Backwoods Buildings & Truss
1240 South Blvd
Chesley, FL 32428

Typical Open Pole Barn
Backwoods Buildings & Truss
1240 South Blvd
Chesley, FL 32428

General &
Structural Notes
1/10/2018 4:16:58 PM
Drawn By: JMM
Check By: JMM
Project No: 18001

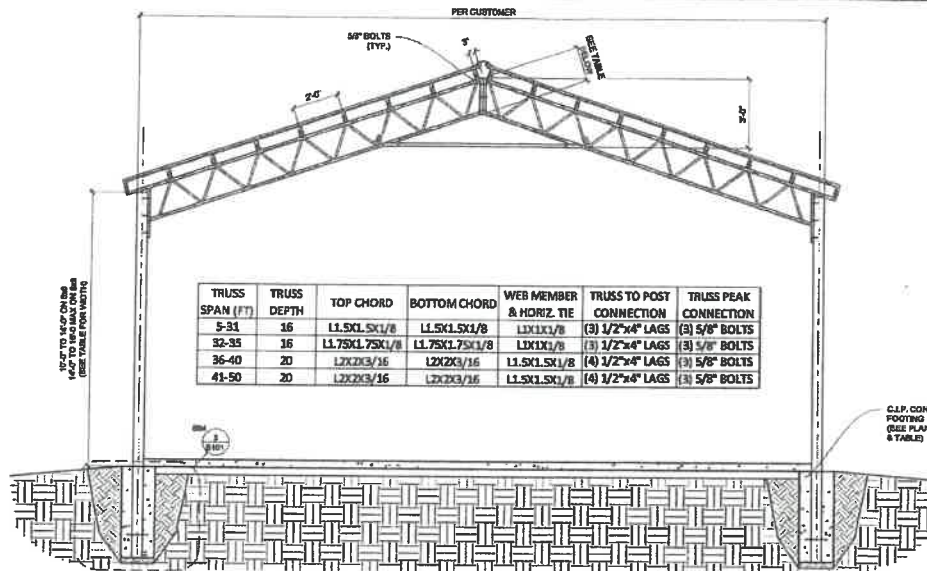
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Check By: JMM
Project No: 18001
Drawing Number
S100

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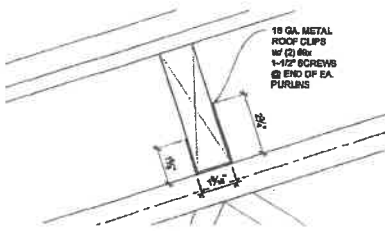
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12.0	19.2	230.4	2764.8	230.4	
12.0	21.6	259.2	3110.4	259.2	
12.0	24.0	288.0	3456.0	288.0	
12.0	26.4	316.8	3801.6	316.8	
12.0	28.8	345.6	4147.2	345.6	
12.0	31.2	374.4	4492.8	374.4	
12.0	33.6	403.2	4838.4	403.2	
12.0	36.0	432.0	5184.0	432.0	
12.0	38.4	460.8	5529.6	460.8	
12.0	40.8	489.6	5875.2	489.6	
12.0	43.2	518.4	6220.8	518.4	
12.0	45.6	547.2	6566.4	547.2	
12.0	48.0	576.0	6912.0	576.0	
12.0	50.4	604.8	7257.6	604.8	
12.0	52.8	633.6	7603.2	633.6	
12.0	55.2	662.4	7948.8	662.4	
12.0	57.6	691.2	8294.4	691.2	
12.0	60.0	720.0	8640.0	720.0	
12.0	62.4	748.8	8985.6	748.8	
12.0	64.8	777.6	9331.2	777.6	
12.0	67.2	806.4	9676.8	806.4	
12.0	69.6	835.2	10022.4	835.2	
12.0	72.0	864.0	10368.0	864.0	
12.0	74.4	892.8	10713.6	892.8	
12.0	76.8	921.6	11059.2	921.6	
12.0	79.2	950.4	11404.8	950.4	
12.0	81.6	979.2	11750.4	979.2	
12.0	84.0	1008.0	12096.0	1008.0	
12.0	86.4	1036.8	12441.6	1036.8	
12.0	88.8	1065.6	12787.2	1065.6	
12.0	91.2	1094.4	13132.8	1094.4	
12.0	93.6	1123.2	13478.4	1123.2	
12.0	96.0	1152.0	13824.0	1152.0	
12.0	98.4	1180.8	14169.6	1180.8	
12.0	100.8	1209.6	14515.2	1209.6	
12.0	103.2	1238.4	14860.8	1238.4	
12.0	105.6	1267.2	15206.4	1267.2	
12.0	108.0	1296.0	15552.0	1296.0	
12.0	110.4	1324.8	15897.6	1324.8	
12.0	112.8	1353.6	16243.2	1353.6	
12.0	115.2	1382.4	16588.8	1382.4	
12.0	117.6	1411.2	16934.4	1411.2	
12.0	120.0	1440.0	17280.0	1440.0	
12.0	122.4	1468.8	17625.6	1468.8	
12.0	124.8	1497.6	17971.2	1497.6	
12.0	127.2	1526.4	18316.8	1526.4	
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12.0	153.6	1843.2	22118.4	1843.2	
12.0	156.0	1872.0	22464.0	1872.0	
12.0	158.4	1900.8	22809.6	1900.8	
12.0	160.8	1929.6	23155.2	1929.6	
12.0	163.2	1958.4	23500.8	1958.4	
12.0	165.6	1987.2	23846.4	1987.2	
12.0	168.0	2016.0	24192.0	2016.0	
12.0	170.4	2044.8	24537.6	2044.8	
12.0	172.8	2073.6	24883.2	2073.6	
12.0	175.2	2102.4	25228.8	2102.4	
12.0	177.6	2131.2	25574.4	2131.2	
12.0	180.0	2160.0	25920.0	2160.0	
12.0	182.4	2188.8	26265.6	2188.8	
12.0	184.8	2217.6	26611.2	2217.6	
12.0	187.2	2246.4	26956.8	2246.4	
12.0	189.6	2275.2	27302.4	2275.2	
12.0	192.0	2304.0	27648.0	2304.0	
12.0	194.4	2332.8	27993.6	2332.8	
12.0	196.8	2361.6	28339.2	2361.6	
12.0	199.2	2390.4	28684.8	2390.4	
12.0	201.6	2419.2	29030.4	2419.2	
12.0	204.0	2448.0	29376.0	2448.0	
12.0	206.4	2476.8	29721.6	2476.8	
12.0	208.8	2505.6	30067.2	2505.6	
12.0	211.2	2534.4	30412.8	2534.4	
12.0	213.6	2563.2	30758.4	2563.2	
12.0	216.0	2592.0	31104.0	2592.0	
12.0	218.4	2620.8	31449.6	2620.8	
12.0	220.8	2649.6	31795.2	2649.6	
12.0	223.2	2678.4	32140.8	2678.4	
12.0	225.6	2707.2	32486.4	2707.2	
12.0	228.0	2736.0	32832.0	2736.0	
12.0	230.4	2764.8	33177.6	2764.8	
12.0	232.8	2793.6	33523.2	2793.6	
12.0	235.2	2822.4	33868.8	2822.4	
12.0	237.6	2851.2	34214.4	2851.2	
12.0	240.0	2880.0	34560.0	2880.0	
12.0	242.4	2908.8	34905.6	2908.8	
12.0	244.8	2937.6	35251.2	2937.6	
12.0	247.2	2966.4	35596.8	2966.4	
12.0	249.6	2995.2	35942.4	2995.2	
12.0	252.0	3024.0	36288.0	3024.0	
12.0	254.4	3052.8	36633.6	3052.8	
12.0	256.8	3081.6	36979.2	3081.6	
12.0	259.2	3110.4	37324.8	3110.4	
12.0	261.6	3139.2	37670.4	3139.2	
12.0	264.0	3168.0	38016.0	3168.0	
12.0	266.4	3196.8	38361.6	3196.8	
12.0	268.8	3225.6	38707.2	3225.6	
12.0	271.2	3254.4	39052.8	3254.4	
12.0	273.6	3283.2	39398.4	3283.2	
12.0	276.0	3312.0	39744.0	3312.0	
12.0	278.4	3340.8	40089.6	3340.8	
12.0	280.8	3369.6	40435.2	3369.6	
12.0	283.2	3398.4	40780.8	3398.4	
12.0	285.6	3427.2	41126.4	3427.2	
12.0	288.0	3456.0	41472.0	3456.0	
12.0	290.4	3484.8	41817.6	3484.8	
12.0	292.8	3513.6	42163.2	3513.6	
12.0	295.2	3542.4	42508.8	3542.4	
12.0	297.6	3571.2	42854.4	3571.2	
12.0	300.0	3600.0	43200.0	3600.0	
12.0	302.4	3628.8	43545.6	3628.8	
12.0	304.8	3657.6	43891.2	3657.6	
12.0	307.2	3686.4	44236.8	3686.4	
12.0	309.6	3715.2	44582.4	3715.2	
12.0	312.0	3744.0	44928.0	3744.0	
12.0	314.4	3772.8	45273.6	3772.8	
12.0	316.8	3801.6	45619.2	3801.6	
12.0	319.2	3830.4	45964.8	3830.4	
12.0	321.6	3859.2	46310.4	3859.2	
12.0	324.0	3888.0	46656.0	3888.0	
12.0	326.4	3916.8	47001.6	3916.8	
12.0	328.8	3945.6	47347.2	3945.6	
12.0	331.2	3974.4	47692.8	3974.4	
12.0	333.6	4003.2	48038.4	4003.2	
12.0	336.0	4032.0	48384.0	4032.0	
12.0	338.4	4060.8	48729.6	4060.8	
12.0	340.8	4089.6	49075.2	4089.6	
12.0	343.2	4118.4	49420.8	4118.4	
12.0	345.6	4147.2	49766.4	4147.2	
12.0	348.0	4176.0	50112.0	4176.0	
12.0	350.4	4204.8	50457.6	4204.8	
12.0	352.8	4233.6	50803.2	4233.6	
12.0	355.2	4262.4	51148.8	4262.4	
12.0	357.6	4291.2	51494.4	4291.2	
12.0	360.0	4320.0	51840.0	4320.0	
12.0	362.4	4348.8	52185.6	4348.8	
12.0	364.8	4377.6	52531.2	4377.6	
12.0	367.2	4406.4	52876.8	4406.4	
12.0	369.6	4435.2	53222.4	4435.2	
12.0	372.0	4464.0	53568.0	4464.0	
12.0	374.4	4492.8	53913.6	4492.8	
12.0	376.8	4521.6	54259.2	4521.6	
12.0	379.2	4550.4	54604.8	4550.4	
12.0	381.6	4579.2	54950.4	4579.2	
12.0	384.0	4608.0	55296.0	4608.0	
12.0	386.4	4636.8	55641.6	4636.8	
12.0	388.8	4665.6	55987.2	4665.6	
12.0	391.2	4694.4	56332.8	4694.4	
12.0	393.6	4723.2	56678.4	4723.2	
12.0	396.0	4752.0	57024.0	4752.0	
12.0	398.4	4780.8	57369.6	4780.8	
12.0	400.8	4809.6	57715.2	4809.6	
12.0	403.2	4838.4	58060.8	4838.4	
12.0	405.6	4867.2	58406.4	4867.2	
12.0	408.0	4896.0	58752.0	4896.0	
12.0	410.4	4924.8	59097.6	4924.8	
12.0	412.8	4953.6	59443.2	4953.6	
12.0	415.2	4982.4	59788.8	4982.4	
12.0	417.6	5011.2	60134.4	5011.2	
12.0	420.0	5040.0	60480.0	5040.0	
12.0	422.4	5068.8	60825.6	5068.8	
12.0	424.8	5097.6	61171.2	5097.6	
12.0	427.2	5126.4	61516.8	5126.4	
12.0	429.6	5155.2	61862.4	5155.2	
12.0	432.0	5184.0	62208.0	5184.0	
12.0	434.4	5212.8	62553.6	5212.8	
12.0	436.8	5241.6	62899.2	5241.6	
12.0	439.2	5270.4	63244.8	5270.4	
12.0	441.6	5299.2	63590.4	5299.2	
12.0	444.0	5328.0	63936.0	5328.0	
12.0	446.4	5356.8	64281.6	5356.8	
12.0	448.8	5385.6	64627.2	5385.6	
12.0	451.2	5414.4	64972.8	5414.4	
12.0	453.6	5443.2	65318.4	5443.2	
12.0	456.0	5472.0	65664.0	5472.0	
12.0	458.4	5500.8	66009.6	5500.8	
12.0	460.8	5529.6	66355.2	5529.6	
12.0	463.2	5558.4	66700.8	5558.4	
12.0	465.6	5587.2	67046.4	5587.2	
12.0	468.0	5616.0	67392.0	5616.0	
12.0	470.4	5644.8	67737.6	5644.8	
12.0	472.8	5673.6	68083.2	5673.6	
12.0	475.2	5702.4	68428.8	5702.4	
12.0	477.6	5731.2	68774.4	5731.2	
12.0	480.0	5760.0	69120.0	5760.0	
12.0	482.4	5788.8	69465.6	5788.8	
12.0	484.8	5817.6	69811.2	5817.6	
12.0	487.2	5846.4	70156.8	5846.4	
12.0	489.6	5875.2	70502.4	5875.2	
12.0	492.0				

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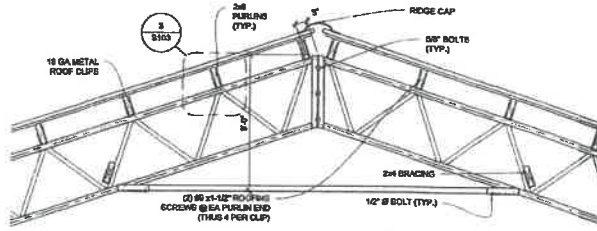
THESE PLANS ARE ISSUED FOR A SINGLE PROJECT UTILIZING TRUSSES MANUFACTURED BY BACKWOODS BUILDING & TRUSS, L.L.C.



1 SECTION
1/4" = 1'-0"



3 TRUSS CONN. DETAIL
3/4" = 1'-0"



2 TRUSS CONN. DETAIL
1/2" = 1'-0"

MK WEBER
ENGINEERING

3.71.20

DATE: 3.71.20
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

BACKWOODS
BUILDINGS & TRUSS, L.L.C.

Typical Open Pole Barn
Backwoods Buildings & Truss
1240 South Blvd
Chipley, FL 32428

Section Plan
& Truss Details

1/2" = 1'-0"

Drawn By: [Signature]
Checked By: [Signature]
Project No: S103