

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
January 4, 2022 at 4:00 P.M.**

**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:

December 7, 2021, Regular Meeting Minutes

Page 1

BUSINESS ITEMS

- **Plat Approval**
 - **Long Ave. Partners LLC**
Lakeview at Palmetto Bluff

- **Special Exception Request**
 - **Johnny & Nicole Martin**
1406 Palm Blvd.

Pages 2-11

Pages 12-33

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
December 7, 2021

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Board Member Minnie Likely called the Meeting to Order at 4:00 P.M.

Consent Agenda

A Motion was made by Hal Keels, second by Travis Burge, to approve the Minutes of the November 2, 2021, Meeting. All in favor; Motion carried 4-0.

Business Items

Special Exception Request – Mary Bratton 1311 Marvin Avenue Port St. Joe, FL Parcel ID 058381-000R

Wesley Atkins spoke on behalf of Ms. Bratton and requested a Special Exception to extend her porch 6' due to health concerns and the future use of a wheelchair. This exception would encroach 6' into the front setback leaving 19 feet rather than the required 25 feet.

The Building Department did not receive any objections from neighbors of Ms. Bratton concerning this request.

A Motion was made by Travis Burge, second by Letha Mathews, to grant the request. All in favor; Motion carried 4-0.

A Motion was made by Travis Burge, second by Hal Keels, to adjourn the Meeting at 4:10 P.M.

Charlotte M. Pierce, City Clerk

Date

Minnie Likely, Board Member

Date

LOCAL COUNCILS IN THE NORTHWEST, THE SOUTHWEST, THE SOUTH, THE EAST, AND THE CENTRAL STATES. THE NORTHWEST COUNCIL, THE SOUTHWEST COUNCIL, THE SOUTH COUNCIL, THE EAST COUNCIL, AND THE CENTRAL COUNCIL, EACH HAVE A CHAIRMAN, A VICE CHAIRMAN, A SECRETARY, A TREASURER, AND A CLERK. THE NORTHWEST COUNCIL IS CHAIRMANED BY THE CHAIRMAN OF THE NORTHWEST COUNCIL, THE SOUTHWEST COUNCIL IS CHAIRMANED BY THE CHAIRMAN OF THE SOUTHWEST COUNCIL, THE SOUTH COUNCIL IS CHAIRMANED BY THE CHAIRMAN OF THE SOUTH COUNCIL, THE EAST COUNCIL IS CHAIRMANED BY THE CHAIRMAN OF THE EAST COUNCIL, AND THE CENTRAL COUNCIL IS CHAIRMANED BY THE CHAIRMAN OF THE CENTRAL COUNCIL.

HAS CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, ON THIS _____ DAY OF _____, 2021.

LONG AVENUE PARTNERS, LLC

By: RALPH P. RUSH
ITS MANAGING MEMBER

WITNESS _____

WITNESS _____

STATE OF FLORIDA / COUNTY OF ALFALFA
BEFORE ME, THE UNDERSIGNED AUTHORITY, OF PHYSICAL PRESENCE RAUL P. RUIZ, PERSONALLY APPEARED TO ME OR WHO PRESENTED A VALID DRIVER'S LICENSE AS PROOF OF IDENTITY, AND I HAVE ISSUED THIS CERTIFICATE OF REGISTRATION AS PLAT OF VEHICLE AT PALM BEACH, FLA. FOR THE PURPOSES OF NON-RESIDENT VOTING.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

[illegible]

TITLE OPINION. THIS IS TO CERTIFY THAT I HAVE PERSONALLY EXAMINED THE TITLE TO THE LANDS PLATTED HEREON AND FIND THAT THE SIMPLE TITLE IS HELD BY GOOD ADEQUATE PARTNERS LLC. THIS CERTIFICATION IS BASED UPON THE BEST OF MY KNOWLEDGE AND BELIEF. THIS _____ DAY OF _____ 2021.

CITY COMMISSIONERS' APPROVAL.
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED BY THE BOARD OF CITY COMMISSIONERS, CITY OF FORT ST. JAE, GULF COUNTY, FLORIDA, IN REGULAR SESSION AND DULY APPROVED BY A MAJORITY VOTE OF THE BOARD. IT IS HEREBY GRANTED PLUD FOR PERMANENT RECORD THIS ____ DAY OF _____, 2021.

CLERK'S APPROVAL _____
ACCEPTED FOR FILING AND RECORDED THIS _____ DAY OF _____, 2021, IN
PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF
CALIF COUNTY, FLORIDA

LAKEVIEW AT PALMDALE BLUES
A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 11 WEST,
CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA
DECEMBER 2021

A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 11 WEST,
CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA
DECEMBER 2021

MORTGAGEE JOINDER IN DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS THAT THE

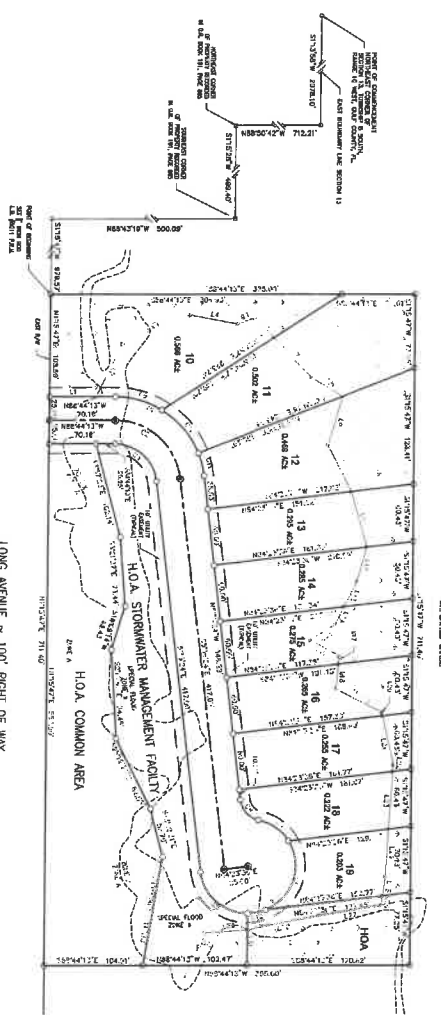
BY: ZACHARY J. CHILDS

BY: JEFF MAYLE
MAYLE HOLDINGS, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY, BY PHYSICAL PRESENCE, DAWNEY L. CALDWELL AND JOE CALDWELL, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVER LICENSE AS VALIDATION OF THEIR IDENTIFICATION, HAVE REQUESTED REINSTATEMENT OF THEIR FLOWERS "LAWRENCE AT PUEBLO BLUFF" FOR THE PURPOSES INDICATED HEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

PRESIDENT, FLORIDA
HOUSING PUBLIC STATE OF FLORIDA
COMMISSION, EMPLOYEES



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	12.64	63.00	180° 00' 00"	180° 00' 00"	12.64
C2	10.48	71.00	180° 07' 49"	180° 07' 49"	10.48
C3	64.49	44.00	180° 00' 00"	180° 00' 00"	64.49
C4	216.43	30.00	180° 00' 00"	180° 00' 00"	216.43
C5	72.64	60.00	180° 00' 00"	180° 00' 00"	72.64
C6	67.49	60.00	180° 00' 00"	180° 00' 00"	67.49
C7	38.40	50.00	180° 00' 00"	180° 00' 00"	38.40
C8	48.47	38.00	179° 11' 35"	179° 11' 35"	48.47
C9	63.43	63.00	179° 01' 30"	179° 01' 30"	63.43
C10	63.43	63.00	179° 01' 30"	179° 01' 30"	63.43
C11	23.44	63.00	180° 00' 00"	180° 00' 00"	23.44
C12	18.44	50.00	179° 04' 30"	179° 04' 30"	18.44

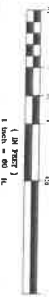
Line #	Bearing	Length
L1	S88°41'3"E	48.54
L2	N27°30'5"E	81.94
L3	N68°03'1"E	78.13
L4	S27°31'5"E	50.53
L5	N7°30'30"E	18.42
L6	S42°31'4"E	28.13
L7	S42°31'4"E	27.32
L8	S56°10'8"E	28.64
L9	S17°42'28"W	54.46
L10	S58°22'10"E	25.12

Line #	Bearing	Length
L11	51°47'39"E	60.70
L12	51°44'30"W	57.80
L13	S20°01'10"W	28.60
L14	S20°01'10"W	21.20
L15	55°29'01"W	30.31
L16	S6°00'53"E	34.09
L17	50°20'37"W	9.60
L18	S0°20'27"W	20.19
L19	S02°02'18"E	52.84
L20	51°42'29"E	4.50

Line Table			
Line #	Bearing	length	
L21	S111°W 79'E	24.43	
L22	S30°W 58°W	7.00	
L23	S33°E 38°W	61.68	
L24	S30°W 58°W	56.16	
L25	S40°E 35°W	21.08	
L26	S30°W 55°W	10.34	
L27	S52°E 37°W	85.48	
L28	S57°E 31°40°W	76.00	
L29	S40°E 26°W	45.40	
L30	S24°E 55°W	18.64	
L31	N15°E 47°W	50.25	

LONG AVENUE ~ 100' RIGHT OF WAY

GRAPHIC SCALE



CERTIFICATE OF CITY SURVEYOR

THIS PLAT "LAKENVIEW AT PALMETTO BLUFF" HAS BEEN REVIEWED AND CONFORMS TO CHAPTER 172, PART I, PLATTING OF THE FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS _____ DAY OF _____ 2021.

[illegible]

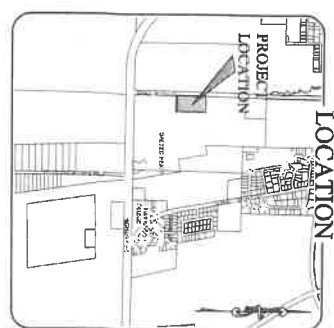
RESERVING COMMENTS FOR THIS PLAT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF _____
THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

- [illegible]

SURVEYOR'S NOTES

SYNTHOLS & ABBREVIATIONS:

- DA = DIRECT ADDRESS
- NY = NEW YORK
- LB = LONDON BRANCH
- = SET W/P CHIPPED FROM FORD LB. (1901)
- = ROUND CONCRETE REINFORC (S&P.C.)
- S&P.C. = SET OF PAPER COATING
- = EXISTING LOW QUALITY REINFORC (SEE NOTE 5)
- T = TOWERCAP
- R = RAINAGE
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- ◆ = LINE NOT TO SCALE
- = SET NAIL AND COVER LB. (1901)



PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on Tuesday, January 4th, 2022, at 4:00 P.M. EST and at the Regular City Commission Meeting on Tuesday, January 18th, 2022, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:

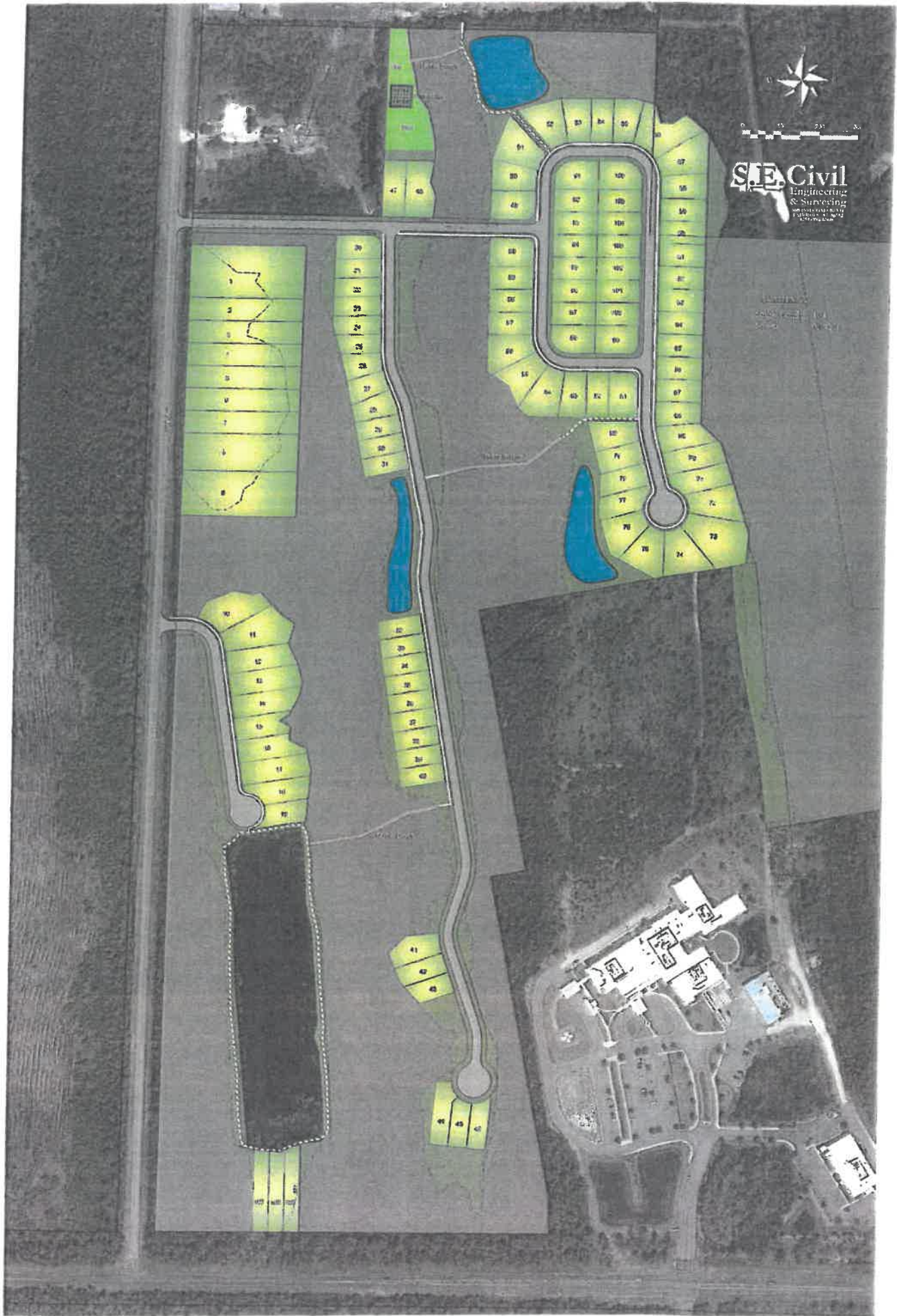
FINAL PLAT APPROVAL OF LAKEVIEW AT PALMETTO BLUFF

A Subdivision of a Portion of Section 13, Township 8 South, Range 11 West, City of Port St. Joe, Gulf County, Florida

A Portion of Parcel: 06076-015R

Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning and Development 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 decisions 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.



Sec. 8.03. Same. Final Plat Approval.

Final plats shall meet all the requirements of Chapter 177, F.S., and shall be subject to the review procedures described in section 2.03 of this ordinance.

(a) Final plat shall contain the following information:

(1) The subdivision name, the names and addresses of the owners, the designer of the plat, and total acreage to be subdivided,

(2) Date, north point, and a graphic scale.

(3) The location of existing and platted property lines, roads and streets, water courses, railroads, sewers, bridges, culverts, drainpipes, water mains, and any other public utility easements.

(4) The names, locations, widths, and other dimensions of proposed streets, alleys, easements, lot lines, building and set back lines, and bridges.

(5) Topography of the entire plat showing contour lines denoting any elevation changes of 2 feet in elevation.

(6) Proposed drainage plan, including ultimate destinations of flow and storm drainage systems and retention area, and a typical cross section of the streets.

(b) The final plat shall be submitted to the Commission in triplicate, of which one set shall be the original reproducible drawings. The final plat shall be submitted to the building inspector at least ten (10) days prior to the regular meeting of the Commission. The Commission shall approve within thirty (30) days of the Commission meeting at which it is presented. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Commission, and a letter transmitted to the subdivider stating the reason for such disapproval.

(c) The final plat shall be drawn on mylar, or vellum or other equal material and shall be at a scale of one hundred (100) feet to one (1) inch or larger, where necessary the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. The final plat shall show the following:

(1) Primary control points, or descriptions and "ties" to such control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred.

(2) Tract boundary line, right-of-way lines of streets easements and other rights-of-way and property lines of residential lots and other sites; with accurate dimensions, bearings or deflection angles, and radii, arcs, and central angles of all curves.

(3) Names and right-of-way width of each street or other right-of-way.

(4) Location, dimensions, and purpose of any easements.

- (5) Number to identify lot or site.
- (6) Purpose for which sites, other than residential lots, are dedicated or reserved.
- (7) Minimum building setback line on all lots and other sites.
- (8) Location and description of monuments.
- (9) Reference to recorded subdivision plats of adjoining platted land.
- (10) Certification by surveyor or engineer certifying to accuracy of survey and plat.
- (11) Certification of title showing that applicant is the land owner.
- (12) Statement by owner dedicating streets, right-of-way and any sites for public uses.
- (13) Title, scale, north point, and date.
- (14) Certificate for recording by the Clerk of Circuit Court.
- (15) In addition to the above requirements, any further requirements found in Chapter 177.091, Florida Statutes, shall be included in the application for final approval.

(d) The City Commission shall not approve the final plat unless they receive the following:

- (1) A certificate from the City Engineer or a licensed civil engineer that all improvements have been installed in accord with these regulations or provisions made therefore.
- (2) A certificate from the city clerk that a bond has been posted or requirements established by the Commission have been met., assuring full performance.
- (3) Fees: When application is made for final plat approval, the subdivider shall pay fees consistent with resolution adopted pursuant to article II, sec. 2.18.

(e) In the event the subdivision is a development of regional impact, as defined in Chapter 28-24, Florida Administrative Code, formal plat approval shall be given only after compliance with Chapter 380, Florida Statutes.

(f) Upon approval of the plat, one copy of the original reproducible drawings shall be retained in the file of the Clerk of the Circuit Court. Upon approval of the plat, one copy of the original reproducible drawings shall be retained in the file of the Clerk of Circuit Court.

Sec. 8.04. Requirements.

- (a) Conformity to City Plat--All proposed subdivisions shall conform to adopted City Plans.

Sec. 8.05. Streets.

(a) Relations to adjoining street system. Local streets shall connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods or facilitate emergency access and evacuation. Proposed new streets shall extend existing streets to their projections at the same or greater width, but in no case less than minimum required width, unless variations are deemed necessary by the Commission for reasons of topography, or design where in the opinion of the Commission, it is desirable to provide street access to adjoining property, proposed streets shall extend to the boundary of such property. Half streets or half alleys along the boundary of land proposed for subdivision will not be permitted unless the title to the adjacent lands are furnished the City at the time the plat is filed. When existing roads are less than the required width, and not acceptable to the City for paving because of the width, the subdivision shall state on the face of the plat that the access road is not acceptable for paving without additional right-of-way and City accepts no responsibility for obtaining right-of-way.

(b) Street widths. The minimum width of proposed streets measured from lot line to lot line, shall be shown on the Major Street Plan. At the discretion of the Commission, a Major Street Plan should be provided by the developer, If not shown on such plan, the widths shall be not less than sixty (60) feet; provided that a minimum of 50 feet connecting streets will be acceptable if there are existing street ends of the same width. Where the cause of drainage problems and other unique topographical configurations or problems, sixty feet is not sufficient, the City may require additional widths as needed. Alleys serving lots shall not be less than twenty (20) feet.

(c) Conformance to Topographic Conditions and Street Grades. In general, streets shall be planned to conform to existing topographic conditions. The maximum grade on Major Streets shall be (5) percent. The maximum grade on all other streets may not exceed eight (8) percent.

(d) Street Intersections. Insofar as practical, acute angles at intersections shall be avoided. Where an acute angle of less than seventy-five degrees occurs between streets at their intersection, the Commission may require the property lines to be rounded or otherwise set back to permit curb construction of desirable radius without curtailing the sidewalk at the street corner to less than normal width. Submission of a grading plan showing existing and proposed contours at one (1) foot intervals and a detailed design for the intersection may be required by the Commission. Unaligned intersections shall be separated by a minimum of one hundred and twenty-five (125) feet between center lines.

(e) Curves in Streets. Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonable long radius shall be introduced. On all streets except local service streets, the center line radius of curvature shall not be less than one hundred (100) feet.

(f) Dead End Streets. Streets designed to have one end permanently closed (cul de sac) shall be provided at the closed end with a turnaround with a minimum right-of-way diameter of one hundred (100) feet, and minimum driving surface radius of forty (40) feet.

(g) **Street Names.** Proposed streets obviously in alignment with existing and named streets shall bear the names of existing streets. In no case shall the names for the proposed streets duplicated existing street names irrespective of the suffix used.

(h) **Alleys.** Alleys shall be provided along the rear of all lots to be used for business.

(i) **Connections to undeveloped or partially developed land.** Proposed development shall include streets that extend to undeveloped or partially developed land that is adjacent to the development site or that is separated from the development site by a drainage channel, transmission easement, survey gap, or similar property condition. Street stubs shall be provided to the property line to provide for future development. The streets stubs shall be in locations that will not prevent the adjoining property from developing consistent with applicable standards.

The requirements of this paragraph may be waived if it is demonstrated, in the opinion of the technical advisory committee that a connection cannot be made because of the existence of one or more of the following conditions:

(1) Physical conditions preclude development of the connecting street. Such conditions may include, but are not limited to, topography or likely impact to natural resource areas such as wetlands, ponds, streams, channels, rivers, lakes, wildlife habitat area, or other conservation or preservation features;

(2) Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection now or in the future, considering the potential for redevelopment.

Sec. 8.06. Street Improvements required prior to acceptance - Large Subdivisions.

(a) **Streets.** Streets and alleys shall be brought to grade and improved to the dimensions required by the cross-section and the work shall be performed in the following manner:

(1) All streets and alleys shall be cleared, grubbed, and graded to the full width of the right-of-way and provided with a properly prepared subgrade, base and pavement in compliance with Exhibit A (Typical Rural Street Section) and Exhibit B (Typical Alley Section). Typical urban street sections shall be similar to rural street sections except for the roadside grass and swales. A typical urban street section is the same for the roadway cross section.

(2) All materials used in the construction and paving of the streets are to be as specified in the most recent edition of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction.

(3)

	Right-of-way	Pavement
Street	60'	20'(minimum)
Alley	20'	12

(4) The subdivider, in preparing the streets within the subdivision, shall also acquire the necessary right-of-way and improve said right-of-way in accordance with these regulations for sufficient access roads for adequate ingress and egress to and from the subdivision,

(5) Street name signs shall be installed at all street intersections. Street names as well as the design and placement of such signs shall be subject to the approval of the Board of City Commissioners.

Sec. 8.07. Same - Small Subdivisions.

(a) The developer or subdivider shall maintain the streets for (a) a period of twelve (12) months from plat approval or (b) until 15% of the lots have been built on.

(b) Prior to acceptance, the streets shall be constructed in compliance with Exhibit A.

(c) The Subdivider, in preparing the streets within the subdivision, shall also acquire the necessary right-of-way and improve said right-of-way in accordance with these regulations for sufficient access roads for adequate ingress and egress to and from the subdivision.

(d) Prior to final acceptance, the streets, ditches and drainage structures must be brought up to standard according to these Subdivision Regulations or these streets shall revert to the developer or subdivider.

Sec. 8.08. Blocks and Lots.

Blocks shall not be more than twelve hundred (1200) feet in length. In blocks over eight hundred (800) feet in length the Commission may require one or more public cross walks with not less than a ten (10) foot right-of-way, when the public has an interest in the adjoining property behind the land being subdivided.

(a) Minimum Lot Size and Set Back Lines. Within the Subdivision jurisdiction limits of the City, the minimum size and shape of residential lots shall be 75-150. Corner lots shall have the extra width sufficient to permit establishment of a building Line at least twenty (20) feet from the side street property line. The distance from the side street property line shall measure from the street right-of-way paralleling the long dimensions of the lot. Irregular lots with less measurements (minimum) may be permitted where total square foot is at least 11,250 square feet.

(b) All residential lots within a subdivision shall have a minimum set back line on the front and side lines of not less than seven and one-half (7-1/2) feet.

Sec. 8.09 Sidewalks and bikeways.

Sidewalks and bikeways shall be provided in subdivisions created and approved pursuant to these regulations where new streets are created and paved and shall be installed in accordance with the requirements and specifications of the city and in coordination with the public works department. Such facilities shall be dedicated to and be maintained by the city.

Sec. 8.10. Public Uses and Services Areas

(a) Public Uses. In a subdivision of more than forty (40) acres, the City Commission shall require adequate provisions to be made for parks or commons areas as ascertained by the City Commissioners. The amount required shall not exceed 5%. Neighborhood parks or common areas shall be physically accessible to pedestrians to encourage neighborhood interaction.

(b) Easements for Utilities. The Commission may require easements for poles, wire, conduits, storms and sanitary sewers, gas, water and heat mains, or other utility lines on each side of the common real lot lines and along side lots lines if necessary or advisable in the opinion of the Commission. The dedication of streets, alleys and ditches shall automatically grant to the City an exclusive ownership and control of utilities within the streets, alleys and ditches.

Sec. 8.11. Environmental information.

The developer of any subdivision shall provide educational brochures informing property purchasers within the property of the of the necessity of, and the methods for, protecting the aquifer and any lakes, streams, wetlands or other sensitive environmental features on or adjacent to the subdivision. A reference to this requirement shall be placed in the restrictive covenants for the project.

Sec. 8.12. Enforcement of Penalties.

(a) No Plat of a subdivision shall be filed or recorded by the Clerk of Circuit Court until the plat is submitted to and approved by the Board of City Commissioners and such approval has been entered in writing on the plat by the City Clerk and Mayor..

(b) Misrepresentation of a Misdemeanor. Any owner or agent of the owner who falsely represents to a prospective purchaser of real estate that roads and streets, sewers, water systems, or drainage facilities will be built, constructed or maintained by City of Port St Joe shall be deemed guilty of a second degree misdemeanor and shall be punishable as provided by law.

(c) General Enforcement, Violation of the provisions of these regulations or of any rules and regulations of this ordinance, shall be deemed a second degree misdemeanor, punishable as provided by law and with each day such violation continues constituting a separate offense.

Sec. 8.13 – Variance.

If strict compliance to these regulations may cause hardship, the Planning and Development Review Board may approve the modification requested by the applicant. Such a variance shall apply only to specific hardships, and shall not be detrimental to the intent of these regulations and shall be subject to the requirements and procedures described in section 2.14 of this ordinance.

Sec. 8.14 – Restrictions.

No lot shown on any plat recorded in the public records of Gulf County, Florida covering property within the city limits of the City of Port St. Joe shall be further subdivided. This section shall not

apply to any such lot subdivided prior to the date of this ordinance although no further subdivision of such a lot will be allowed, nor shall it apply to the subdivision of a platted lot, the sole purpose of which is to increase the size of adjoining lots.

Jan
Meeting

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 1406 palm blvd Zoning: R2A

Property Owner: JOHNNY AND NICOLE MARTIN Phone: 2392807096

Mailing Address: 207 16TH ST City, State, and Zip: PSJ, FL 32456

Parcel Number: 05176-000R Applicant if different: _____

Owner signature

Swore to and subscribed before me this 10th day of Nov 2021. Personally known or
produced identification FL DL.

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

Paid credit card

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

11/15/21

Date

Applicant Signature

11/15/21

Date

Port St. Joe Plan Review

Review Date: 11/19/21 Reviewed By: Sandie Fox
Owner: Johnny & Nicole Hartman Contractor: _____
Address: 1406 Palm Blvd Parcel ID: 05176-000R

Residential: X Commercial: _____ Industrial: _____

Project Description: Pole Barn 14x24

Type of Development Order: _____

Flood Zone: AE 10 Elevation First Finished Floor: _____

Stormwater Permit if required: _____

Zoning: R2 A Zoning Density: 6000

Acreage: _____ Density Units Allowed: _____ Proposed Density Units: _____

Lot Size: 94x150 = 14,100 Square Footage Minimum: 8460

House H/C: 1580' House Footprint: 2559' Garage: _____

Porches: _____ Deck/patio: _____ Shed: 576'

Pool/Decking: _____ Driveway: _____ Other: _____

Height Allowed: 35' Height Proposed: 14

Covered Area Sq. Ft.: Existing: 3135 New: 336 Total: 3471

Lot Size Sq. Ft.: 14100

Impervious Surface Allowed: 6000 Existing: 2223 New: _____ Total: 2461

Setbacks required: Front: 20' Rear: 20' Left: 10' Right: 10'

Setbacks proposed: Front: 48' Rear: 75' Left: _____ Right: 8'

2.5 feet
past setbacks

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Port Saint Joe, FL 32456

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Sent to Bonnie Ann Laurie
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2014 PSN 7530-02-000-9017

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Sargent, GA 30221

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Sent to Lawrence & Margie Calhoun
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9017

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Port Saint Joe, FL 32456

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

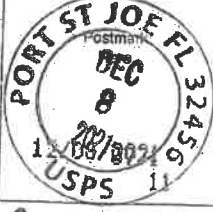
Postage \$0.58

Total Postage and Fees \$7.38

Sent to Santiago Velazquez
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9017



BCI

1002 10th St
 Port St Joe, FL 32456

UK

Santiago Velazquez

411

NIXIE

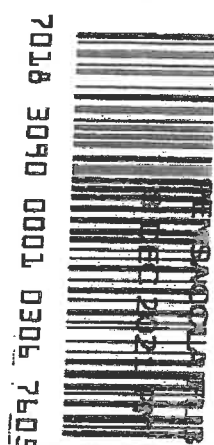
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7212/14/21

NOT DELIVERABLE
 RETURN TO SENDER
 AS ADDRESSED
 UNABLE TO FORWARD

BC: 32456163802

*2638-06925-08-42



U.S. POSTAGE
 FOR LETTER
 PORT SAINT
 JOE, FL 32456
 DEC 08, 21
 AMOUNT
\$7.3

CERTIFIED MAIL

5092 90ED T000 060E 9T02



PORT SAINT JOE
512 GARRISON AVE
PORT SAINT JOE, FL 32456-9998
(800)275-8777

12/08/2021 10:05 AM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.58
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Sargent, GA 30275
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 12/13/2021

Certified Mail®			\$3.75
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Tracking #:
70183090000103067512

Return Receipt			\$3.05
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Tracking #:
9590 9403 0440 5153 4444 19

Total			\$7.38
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First-Class Mail® Letter	1		\$0.58
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Port Saint Joe, FL 32457
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Sat 12/11/2021

Certified Mail®			\$3.75
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Tracking #:
70183090000103067536

Return Receipt			\$3.05
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Tracking #:
9590 9403 0440 5153 4439 15

Total			\$7.38
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First-Class Mail® Letter	1		\$0.58
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Port Saint Joe, FL 32456
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Sat 12/11/2021

Certified Mail®			\$3.75
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Tracking #:
70183090000103067505

Return Receipt			\$3.05
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Tracking #:
9590 9403 0440 5153 4439 00

Total			\$7.38
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Grand Total:			\$22.14
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Credit Card Remitted			\$22.14
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Card Name: VISA
Account #: XXXXXXXXXX5446
Approval #: 05743G
Transaction #: 150
AID: A000000003:010
All: VISA CREDIT

Chip

Special
Exception

EPCI

PORT ST. JOE
1002 10TH ST
PORT ST. JOE, FL 32456
850-229-1093

11/16/2021

13:29

Sale

Trans #: 3 Batch #: 3

VISA CHIP
*****1118 **/**

AMOUNT: \$300.00

CHOOZ Fee \$9.00
TOTAL AMT: \$309.00

Resp: AUTH/TKT 033192
Code: 033192
Ref #: 461320626838504

App Name: CAPITAL ONE
VISA

AID: A0000000031010
TVR: 0080008800
TSI: E800

Cardholder acknowledges
receipt of goods and
obligations set forth
by the cardholder's
agreement with issuer.

X 
MARTIN/NICOLE

MERCHANT COPY

Special Exception Request

Applicant: Johnny & Nicole Martin

Property Address: 1406 Palm Blvd.

A Public Hearing will be held Tuesday, January 4, 2022 at the City Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave, at 4:00pm EST to consider a request to grant a Special Exception in reference to setbacks for a pole barn to extend into set backs per section 3.03 (9) of the Land Development Regulations.

Contact EPCI at 850-229-1093 with any questions.

300 Block of Ave A

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

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.

6070

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 ~~6 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.

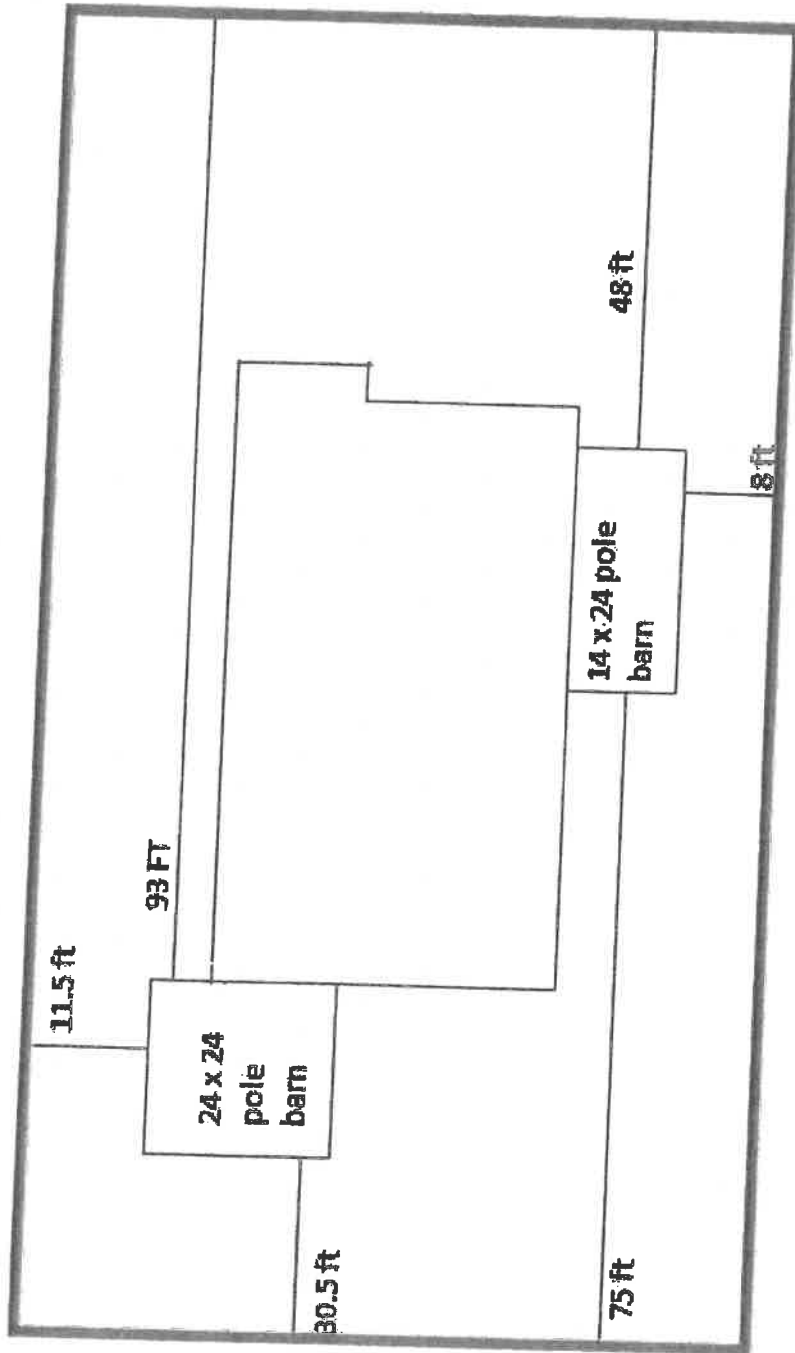
h. ~~No more than seven (7) units per acre shall be allowed in district R-2A and intensity shall be no more than 60 percent lot coverage.~~

(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.

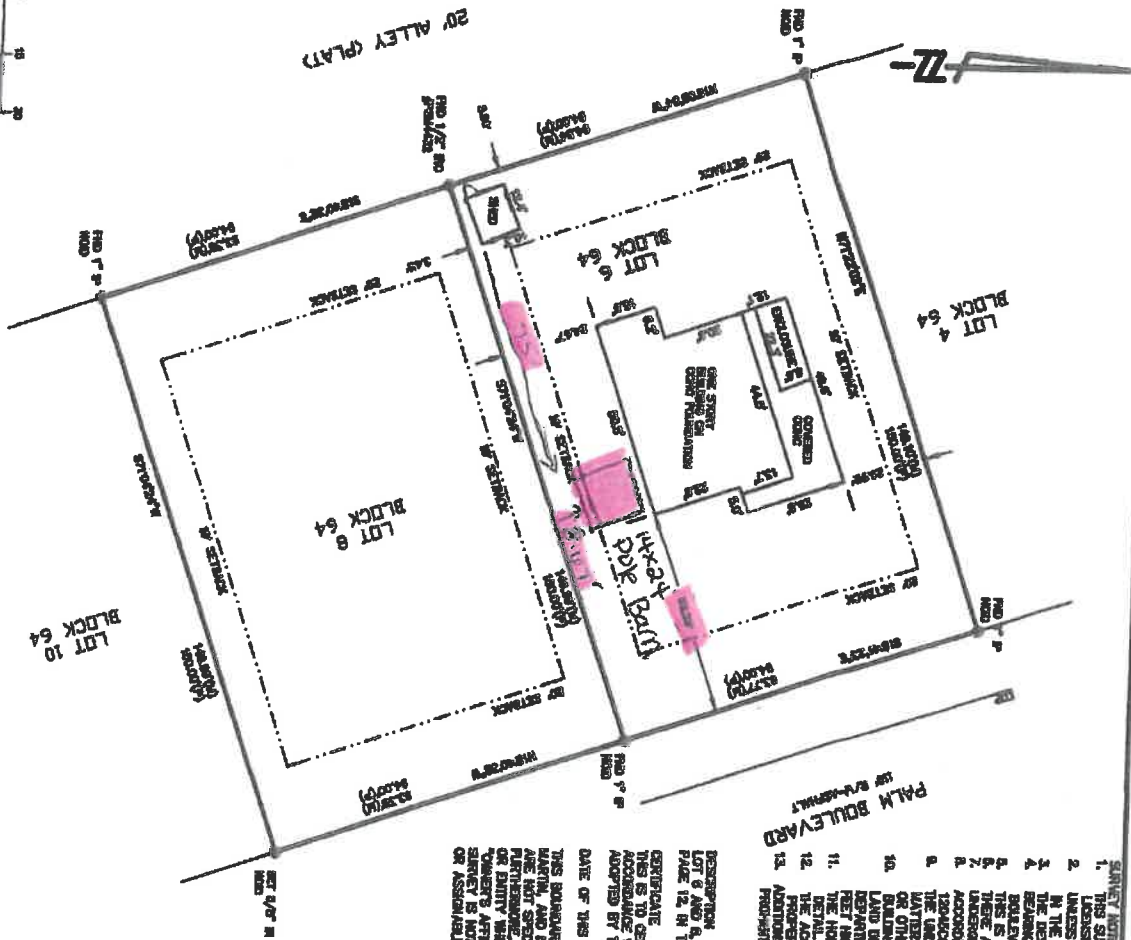
*Accessory
Build*

PALM BLVD



JEREMY W. FLETCHER
PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA PSM #6712, GEORGIA LS# 3024

204 MONUMENT AVE. PORT ST. JOE, FLORIDA, 32456, PHONE (850)227-7322



Site Plan

PALM BOULEVARD

1. THIS SURVEY AND COPIES THEREOF NOT VALID WITHOUT THE ORIGINAL, SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. UNLESS OTHERWISE NOTED, MEASURED BEARINGS AND DISTANCES ARE THE SAME AS SHOWN (ON THE PLAT BEARINGS SHOWN HEREON ARE ASSIGNED, REFERRED TO THE CORRESPONDING RIGHT OF WAY LINE OF PALM BOULEVARD BEING BEING 3 1/2" WIDE).
3. THIS IS A BOUNDARY SURVEY.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE FLORIDA DEPARTMENT OF REVENUE AND OTHERS HAVE NOT BEEN LOCATED.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 190400044H, REED DATE 06/07/21, THERE IS A 1% ANNUAL FLOOD RISK IN ZONE X.
6. THE UNDEVELOPED SURVEYOR HAS NOT BEEN LOCATED.
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13. THE UNDEVELOPED SURVEYOR HAS NOT BEEN LOCATED.

DESCRIPTION: LOT 6, BLOCK 64, PORT ST. JOE, MAP 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 12, IN THE PUBLIC RECORDS OF GALT COUNTY, FLORIDA.

CERTIFICATE: THIS IS TO CERTIFY THAT THIS MAP AND THE BOUNDARY SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN GALT COUNTY, FLORIDA, AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN GALT COUNTY, FLORIDA, AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN GALT COUNTY, FLORIDA, AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN GALT COUNTY, FLORIDA.

DATE OF THIS SURVEY AND THE CERTIFICATE: 10/27/21

THIS BOUNDARY SURVEY IS CONVEYED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF JEREMY AND NICOLE MARTIN, AND IS LIMITED TO THE CURRENT TRANSACTION ONLY. NO WARRANTIES OR GUARANTEES ARE MADE BY THE SURVEYOR, AND THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

Jeremy W. Fletcher, P.E.
 PSM
 Digitally signed by Jeremy W. Fletcher, P.E.
 Date: 2021.10.27 10:25:05 -0400

- ABBREVIATIONS/LEGEND**
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PROJECT:	1406 PALM BLVD PORT ST. JOE, FL	SCALE:	1" = 30'	JOB NO:	2944-1	1 OF 1
CLIENT:	JOHNNY AND NICOLE MARTIN	DATE:	10/27/21	FIELD NO:	181	
SHEET NAME:	BOUNDARY SURVEY	DRAWN BY:	JWF	CAD NO:	2944.DWG	
		REVISION:		PLAT DATE:		

Copy Mailed to Neighboring property

October 20, 2021

Velazquez Santiago Abr
1412 Palm Blvd
Port St Joe, FL 32456

Re: 1406 Palm Blvd
Port St. Joe, FL 32456

To whom it may concern:

We, Johnny and Nicole Martin, are respectfully requesting a special exception to the LDR section 3.04 R-2, sub section F. We are proposing to install a pole barn, for covered outdoor space to our side yard. If allowed we will exceed our side setback by 2.5 feet.

Please sign below with your approval and return in the enclosed envelope.

Sincerely,

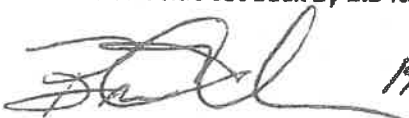
Johnny and Nicole Martin

October 20, 2021

Re: 1406 Palm Blvd
Port St. Joe, FL 32456

To whom it may concern:

Please see signatures and addresses of neighbors acceptance of a special exemption for a pole barn to exceed left side set back by 2.5 ft.

 1401 Monument Ave P.S.J. FL
James C. Cox 1312 Palm Blvd, P.S.J., FL 32456
Linda L. Cox 1312 palm Blvd. P.S.J. FLA
B. Walter Wilson 1405 Palm Blvd P.S.J. Fla, 32456

October 20, 2021

Re: 1406 Palm Blvd
Port St. Joe, FL 32456

To whom it may concern:

We, Johnny and Nicole Martin, are respectfully requesting a special exception to the LDR section 3.04 R-2, sub section F. We are proposing to install a pole barn, for covered outdoor space to our side yard. If allowed we will exceed our side setback by 2.5 feet.

Please see attached neighbors signatures of acceptance of this special request.

Sincerely,

Johnny and Nicole Martin

Copy Mailed to Neighboring property

October 20, 2021

Velazquez Santiago Abr
1412 Palm Blvd
Port St Joe, FL 32456

Re: 1406 Palm Blvd
Port St. Joe, FL 32456

To whom it may concern:

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Please sign below with your approval and return in the enclosed envelope.

Sincerely,

Johnny and Nicole Martin



Gulf County, FL

Parcel Summary

Parcel ID 05176-000R
Location Address 1406 PALM BLVD
 PORT ST JOE 32456
Brief Tax Description* CITY OF PORT ST JOE LOTS 6 & 8 ORB 715/514 FR DALY/REIMERS BLK 64 MAP 50D
**The Description above is not to be used on legal documents.*
Property Use Code SINGLE FAM (000100)
Sec/Twp/Rng 12-85-11W
Tax District City of Port St Joe (District 5)
Millage Rate 16.9855
Acreage 0.323
Homestead N

Owner Information

Primary Owner
 ...
 207 16th St
 Port St Joe, FL 32456

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
500000	PSJ LOT	2.00	LT	94	150

Residential Buildings

Building 1
Type SFR MASON
Total Area 2,559
Heated Area 1,580
Exterior Walls WD ON PLY; FACE BRICK
Roof Cover ROLL COMP
Interior Walls DRYWALL
Frame Type MASONRY
Floor Cover CORK/VTILE; CARPET
Heat AIR DUCTED
Air Conditioning CENTRAL
Bathrooms 2
Bedrooms 3
Stories 1
Effective Year Built 2010

**Effective Year is simply the difference between economic life and remaining economic life of the structure.
 The year is evident by the condition and utility of the structure.
 The Effective Year may or may not represent the Actual Year Built.*

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0261	CONCRETE (*)	1	47 x 8 x 0	376	SF	1990

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	01/15/2021	\$115,000	WD	715	514	Qualified (Q)	Improved	DALY EDWARD J & ANN M. REIMERS	MARTIN JOHNNY & NICOLE (JTWROS)
N	05/22/2003	\$143,200	WD	307	766	Qualified (Q)	Improved	THOMPSON MELBOURNE V & ETHEL V	DAILY EDWARD J & ANNE MARIE REIMERS
N	06/01/2001	\$78,500	WD	259	590	Qualified (Q)	Improved	ANDERSON	THOMPSON MELBOURNE V & ETHEL V



3200 W. 23RD STREET
PANAMA CITY, FL 32405
MKWEBER.COM

FL CERTIFICATE OF
AUTHORIZATION # 35120

FOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75768

PROJECT: 1408 Palm Blvd
N Martin
Port St Joe, FL 32456

Open 14' x 24' x 12' Pole Barn for

DESIGNER: MKWEBER

DATE: 1/27/21

REVISIONS:

1. 1/27/21

2. 1/27/21

3. 1/27/21

4. 1/27/21

5. 1/27/21

6. 1/27/21

7. 1/27/21

6. 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

FOUNDATION

1. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF FOR FOOTINGS (PRESUMPTIVE)

2. GRADE AREAS IN ACCORDANCE WITH ELEVATIONS AND GRADES SHOWN ON THE SITE DRAWINGS AND AS REQUIRED FOR DRAINAGE

3. ALL SLAB ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTABLE FILL

4. SLAB ON GRADE TO BE CONSTRUCTED ON A MINIMUM OF 8" OF COMPACTED GRANULAR FILL

5. ALL FILL MATERIAL USED IN GRADING OPERATIONS SHALL BE PLACED IN MAXIMUM OF 12 LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY AS INDICATED ABOVE.

7. THE ENGINEER SHALL BE NOTIFIED IF ACTUAL FIELD CONDITIONS DO NOT MEET BEARING REQUIREMENTS OR IF QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED INCLUDING BUT NOT LIMITED TO PEAT AND OTHER HIGH ORGANIC SOILS.

8. ANY FOUNDATION UNDER THE BASE FLOOD ELEVATION SHALL COMPLY WITH R22.2.2 OF THE FLORIDA BUILDING CODE & WILL PROVIDE FLOOD VENTS TO MEET THESE REQUIREMENTS.

10. STEEL ANGLES, PLATES, AND CHANNELS BOLTS @ RIGID (F&G)

BOLTS @ TRUSS TO POST CONN.

WELDING ELECTRODES

11. WOOD 2x8 AND SMALLER MINIMUM DESIGN VALUES

MINIMUM DESIGN VALUES

MINIMUM DESIGN VALUES

MINIMUM DESIGN VALUES

MINIMUM DESIGN VALUES

MINIMUM DESIGN VALUES

MINIMUM DESIGN VALUES

MINIMUM DESIGN VALUES

STRUCTURAL NOTES

GENERAL

1. DESIGN CODE DATA

2018 INTERNATIONAL BUILDING CODE

ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

ASCE 7-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS

2020 FLORIDA BUILDING CODE

2. DESIGN LOADS

ROOF DEAD LOADS: 10 PSF

ROOF LIVE LOADS: 20 PSF

3. WIND DESIGN CRITERIA

WIND LOAD: 140 MPH 3 SECOND GUST

NOMINAL DESIGN WIND SPEED: 103 MPH

INTERNAL PRESSURE COEFFICIENT: 0.0 (OPEN)

RISK CATEGORY 1 BUILDING (THIS STRUCTURE IS DESIGNED AS AN

UNINHABITABLE STRUCTURE AND SHALL NOT BE CONVERTED TO A

HABITABLE WITHOUT PRIOR APPROVAL FROM ENGINEER OF RECORD)

EXPOSURE CATEGORY C

BASE VELOCITY PRESSURE: 36.2 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.

COMPONENTS AND CLADDING

DESIGN PRESSURE (PSF)

DESIGN PRESSURE (PSF)

DESIGN PRESSURE (PSF)

DESIGN PRESSURE (PSF)

DESIGN PRESSURE (PSF)

DESIGN PRESSURE (PSF)

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FL CERTIFICATE OF
AUTHORIZATION # 53120

0-4-21
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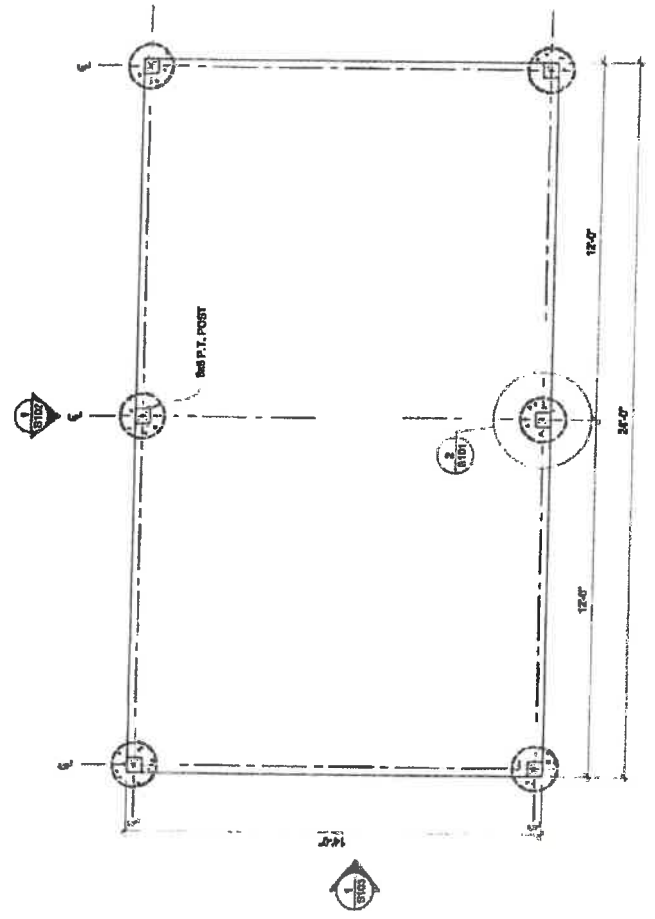
FOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75788

PRINTED COPIES OF THE
DESIGNED AND
CONSTRUCTED ARE NOT
VALID UNLESS THEY ARE
SIGNED AND SEALED BY THE
ENGINEER. THE SEALING OF
THIS DRAWING IS VALIDATION
OF THE ENGINEER'S
DESIGN.

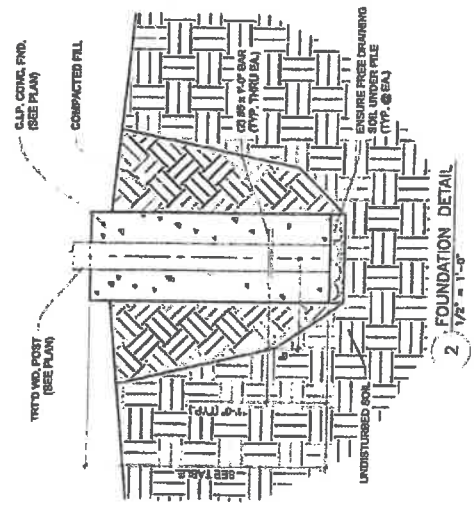
REV.	DATE	DESCRIPTION
1		Open 14' x 24' x 24' x 12' Pole Barn for N Martin 1406 Palm Blvd Port St Joe, FL 32456

DESIGNED BY:	MYWEBER.COM
CHECKED BY:	MYWEBER.COM
DATE:	0-4-21

PROJECT TITLE	FOUNDATION
DRAWING NUMBER	S101



1 FOUNDATION PLAN
1/4" = 1'-0"



2 FOUNDATION DETAIL
1/2" = 1'-0"

Width	6x6 Column's Spacing In Feet	Column's Req. Concrete (lbs)	Column Hole Diameter (in)	Column Hole Depth (in)
14.0	12.0	1035.0	20.0	42.0

4 POST FOUNDATION TABLE
N.T.S.

NOTE:
ALL BAG MIX QUICK-RETE OR EQUAL
MUST BE PRE-MIXED W/ WATER PER
MANUFACTURER'S RECOMMENDATIONS
PRIOR TO PLACING IN THE HOLE



WEBER
structural engineering
3200 W. 23RD STREET
PANAMA CITY, FL 32405
MWEBER.COM
FL CERTIFICATE OF
AUTHORIZATION # 33120

84-2

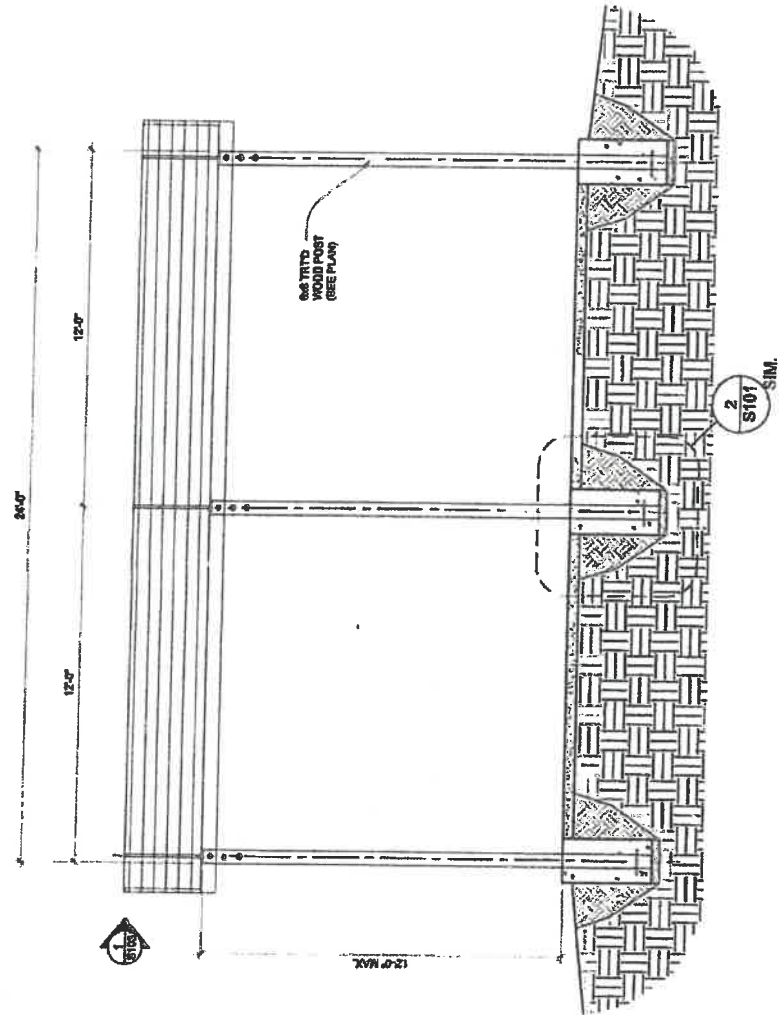
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EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75788

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REV.	DESCRIPTION	DATE
1	Open 14' x 24' x 12' Pole Barn for 1406 Palm Blvd Port St. Joe, FL 32458	
2		

JOHN TANNER
DRAWN BY: J.T.
CHECKED BY: J.T.
PLOT DATE: 12/20/21
SHEET TITLE: SIDE ELEVATION
DRAWING NUMBER: S102



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



WEBER
structural engineering
3200 W 28RD STREET
PANAMA CITY, FL 32405
MKWEBER.COM
FL CERTIFICATE OF
AUTHORIZATION # 33120

8-4-20

EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 76798

PRINTED TO SCALE 1/2" = 1'-0"
CONNECTIONS AND JOINTS
SHOWN ARE NOT TO SCALE
ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
THIS DRAWING IS THE PROPERTY OF THE FIRM
IT IS TO BE USED ONLY FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED
HEREON

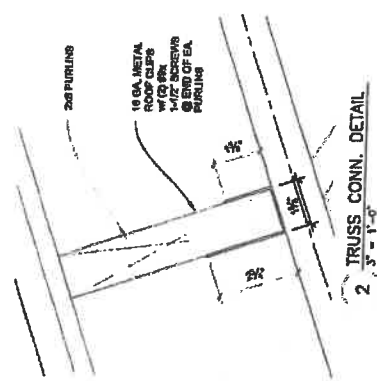
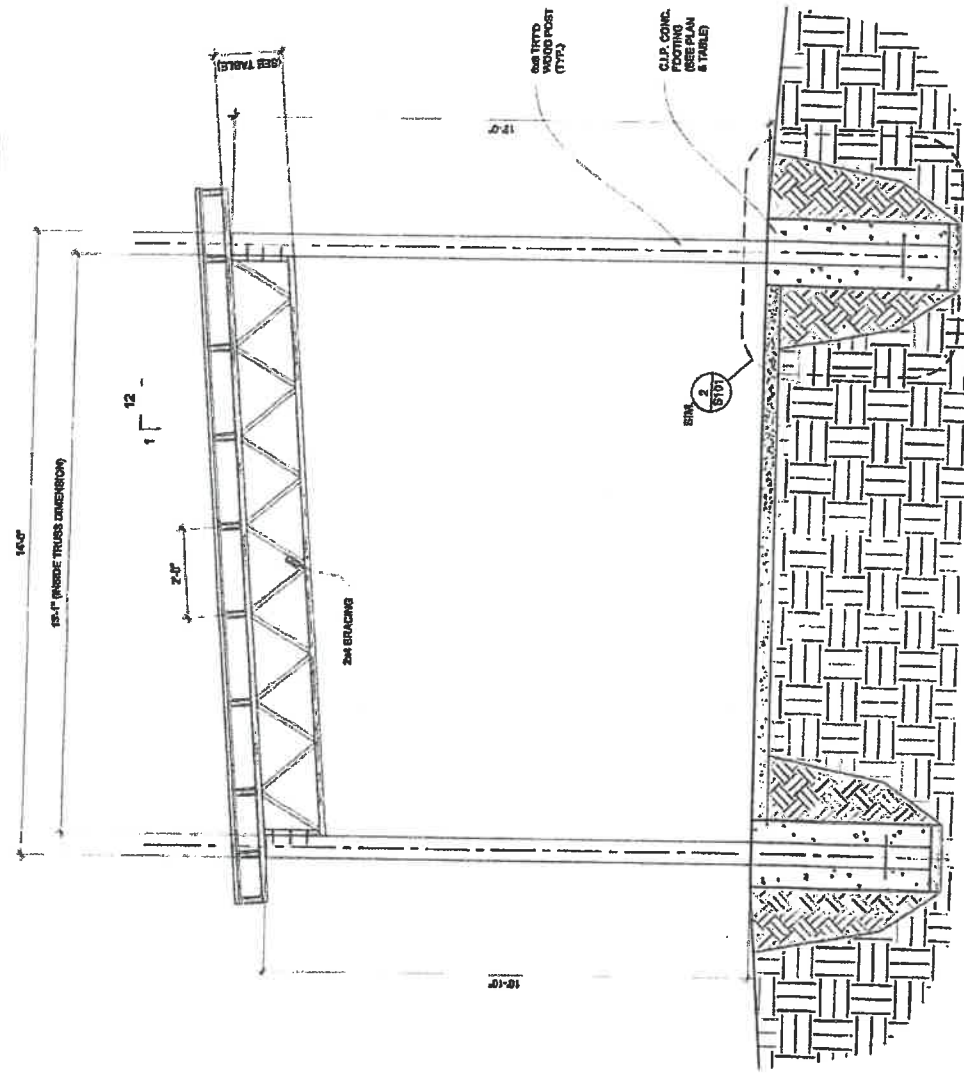
REV.	DESCRIPTION	DATE
1	Open 14' x 24' x 24' Pole Barn for N Martin 1406 Palm Blvd Port St Joe, FL 32456	

JOB NUMBER: 1406
DRAWN BY: MKW
CHECKED BY: MKW
DATE: 8/4/20
SHEET TITLE: SECTION 1
SECTION: 1
SECTION: 3/8" = 1'-0"

S103



TRUSS	SPAN (FT)	DEPTH (IN)	TOP CHORD	BOTTOM CHORD	WEB MEMBER	TRUSS TO POST CONNECTION	TRUSS PEAK CONNECTION	VERTICAL MEMBER
1	34	16	L1.5X1.5X1/8	L1.5X1.5X1/8	L3X1X1/8	(3) 1/2" X 1/4" LAGS	(3) 5/8" BOLTS	L2X2X1/4



This instrument prepared by & return to:

Whitehurst, Blackburn & Warren
809 South Broad Street
Thomasville, GA 31792

THIS WARRANTY DEED, made the 15th day of January, 2021 by **EDWARD J. DALY, a married man** **deeding his non-homestead property**, whose mailing address is **317 Monument Avenue, Port Saint Joe, FL 32456** and **Ann Marie Reimers, a married woman deeding her non-homestead property**, whose mailing address is **1607 4th Avenue N.E., Jamestown, North Dakota, 58401**, hereinafter called the grantor, to **Johnny Martin, a married man, and Nicole Martin, a married woman, as joint tenants with full rights of survivorship**, whose mailing address is **207 16th Street, Port Saint Joe, FL 32456**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Gulf County, State of Florida, viz:

Parcel Number: 05176-000R

Lots 6 & 8, Block 64, City of Port St. Joe, as per map or plat thereof recorded in the public records of Gulf County, Florida.

Grantor hereby certifies that the above property is not homestead property of the grantors.

Subject to: Covenants, Restrictions and Easements of record, if any.


TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and hereby fully warrant 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 January 7, 2021.


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

Signed, sealed and delivered in the presence of:

 ✓

 L.S. ✓
EDWARD J. DALY, a married man

Witness Signature

 ✓

Printed Name

 ✓

Witness Signature

 ✓

Printed Name

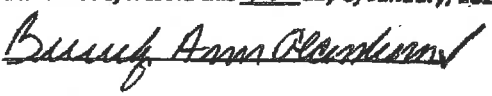


STATE OF FLORIDA


COUNTY OF GULF

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared EDWARD J. DALY, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and that I relied upon the following form of identification of the above named person: _____ and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 14th day of January, 2021.

 ✓

Notary Signature

 ✓

Printed Notary Signature



ADDITIONAL SIGNATURE ON NEXT PAGE

ADDITIONAL SIGNATURE PAGE TO WARRANTY DEED FROM EDWARD J. DALY, a married man, AND ANN MARIE REIMERS, a married woman, TO JOHNNY MARTIN, a married man, and NICOLE MARTIN, a married woman dated 13, January, 2021 recorded among the real estate records of Gulf County, Florida Circuit Court.

Signed, sealed and delivered in the presence of:

Dwight ✓

Witness Signature

Dwight Neys ✓

Printed Name

Melissa Hernandez

Witness Signature

Melissa Hernandez

Printed Name

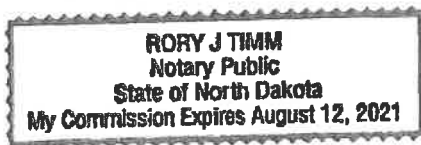
STATE OF NORTH DAKOTA

COUNTY OF Stutsman

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ANN MARIE REIMERS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and that I relied upon the following form of identification of the above named person: _____ and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 13th day of January, 2021.

Notary public stamp and seal



Notary Signature

Rory J Timm ✓

Printed Notary Signature

PUBLIC NOTICE

The City of Port St. Joe Planning Development and Review Board (PDRB) will hold a Meeting to discuss a request for a Special Exception on **Tuesday January 4, 2021 at 4:00 P.M. EST**. The Public Hearings will be held in the City Commission Meeting Room at City Hall, 305 Cecil Costin Sr. Blvd., Port St. Joe, Florida 32456 for **Johnny & Nicole Martin** located at **1406 Palm Blvd., Parcel # 05176-000R**. The reason for the request is **Per Section 3.04 of the Land Development Regulations**. 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 and Development 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.

Publish one time in the STAR: 08/24/2017 and furnish proof of publication.