

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
April 5, 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:

January 4, 2022, Regular Meeting Minutes

Pages 1-4

BUSINESS ITEMS

- **Special Exception Request**
 - **Scott Hoffman 916 20th Street**
 - **Lena Morning 234 Ave G**

**Pages 6-24
Pages 25-39**

***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
March 1, 2022

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:05 P.M. Hal Keels, Travis Burge, and Rawlis Leslie notified City Staff they would not be able to attend the meeting today.

Consent Agenda

A Motion was made by Minnie Likely, second by Letha Mathews, to approve the Minutes of the January 4, 2022, Meeting. All in favor; Motion carried 4-0.

Business Items

Special Exception Request - Michael and Jana McCormack, 1401 Constitution Drive, Parcel# 05527-000R

Mrs. McCormack requested a Special Exception to allow an encroachment of 9' to reduce the 14th Street Side Setback from 25' to 16'. A Carriage House is being added to the property and the extra space is needed for a turn-around drive through to the alley of their property.

An email of objection was received from Kerri and Matt Burrows, 1401 Monument Avenue, and read at the meeting for the record.

A Motion was made by Phil Earley, second by Minnie Likely, to approve the Special Exception Request for Michael and Jana McCormack. All in favor; Motion carried 4-0.

Development Request Order – Palmetto Bluff Subdivision 90 Units, Long Avenue Partners LLC

Chairman Rish stated that he would be abstaining from voting on this issue. Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local Public Officers as completed by Chairman Rish is attached.

The Chair was passed to Vice Chairman, Phil Early.

Caleb Brown, representing Ralph Rish, requested approval of the Development Order.

A Motion was made by Minnie Likely, second by Letha Mathews, to recommend approval to the City Commission with the attached contingences. All in favor; Motion carried 3-0 with Chairman Rish abstaining.

The Chair was returned to Chairman Rish.

A Motion was made by Letha Mathews, second by Phil Earley, to adjourn the Meeting at 4:30 P.M.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

1_____
Date

From: Kerri Burrows <kduren1@hotmail.com>
Sent: Monday, February 28, 2022 9:51 AM
To: epcipsi@outlook.com
Cc: Matthew Burrows <mjbgbu57@gmail.com>
Subject: special exemption for 1401 Constitution Dr

Erika,

Per your request, I am sending an email regarding the letter about the special exception for 1401 Constitution. My husband, Matthew, and I own the property at 1400 Monument. In reference to the exception, it is our opinion that the exception not be granted and current front setbacks of the property should be maintained.

Please reply to verify receipt of this email.

thanks

Kerri and Matt Burrows

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>William J. Ral, Jr.</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning, Development, and Review Board
MAILING ADDRESS <i>Box 9</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY Port St. Joe, FL	COUNTY Gulf	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>3-1-22</i>		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

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APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William J. Ross, Jr., hereby disclose that on 3-1, 20 22:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

3-1-22
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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Date: February 28, 2022
To: City of Port St. Joe
Jim Anderson
From: Ralph Rish
Re: Palmetto Bluff Subdivision

Dear Mr. Anderson,

Please see my response to the items of concern you provided to Caleb Brown with Dewberry via email on February 25, 2022.

1. ***Development Order Application Fee.***
Fee has been provided to the City.
2. ***Easement and/or legal on the plans for the line between the subdivision and Sacred Heart Lift Station.***
Sacred Heart has agreed to reinstate the sewer easement down the Eastern Boundary. Prior to constructing the off-site sewer improvements, we will provide proof of the easement to the City.
3. ***Easement between lots 74 & 75 are still a concern.***
Removing the easement between lots 74 & 75 and separating the lot lines would cause the two lots to not meet the requirements on the recorded P.U.D. for minimum lot frontage. Ultimately, this would result in the loss of the two subject lots. However, the plat will describe the easement as a utility easement dedicated to the utility owners. Furthermore, the covenants and restrictions will place the property owners with the responsibility of removing or replacing improvements within the easement.
4. ***Letter saying the developer will guarantee the sacred heart lift station will achieve 250 gpm and the City must be provided an official start-up report by Dewberry prior to any C.O. being issued.***
As you are aware, Dewberry is currently designing upgrades to the Sacred Heart Lift Station as the subject development's wastewater system will tie into the lift station. Prior to a C.O. being issued, we will ensure the lift station upgrades have been completed and conduct a start up to ensure achievement of the 250 GPM flow requirement. We will provide an official start-up report to the City for verification.

If you have any questions, please do not hesitate to contact me at 850.227.5137.

Sincerely,



Ralph Rish

Port St. Joe Plan Review

Review Date: 2/23/22

Reviewed By: EMH/MB

Owner: SCOTT HOFFMAN

Contractor: OWNER

Address: 9110 30th St,

Parcel ID: 03010-0000

Residential: X

Commercial: _____

Industrial: _____

Project Description: Pole barn

Type of Development Order: _____

34x48x14

Flood Zone: A

Elevation First Finished Floor: _____

Stormwater Permit if required: _____

Zoning: R1

Zoning Density: _____

Acreage: _____

Density Units Allowed: _____

Proposed Density Units: _____

Lot Size: 0.310 = 13710.96

Square Footage Minimum: 5500.9

House H/C: _____

House Footprint: _____

Garage: _____

Porches: _____

Deck/patio: _____

Shed: 1152

Pool/Decking: _____

Driveway: _____

Other: _____

Height Allowed: 35'

Height Proposed: 14'

Covered Area Sq. Ft.: Existing: _____

New: 1152

Total: 1152

Imperious Surface Allowed: 40%

Existing: _____

New: _____

Total: 8%

Setbacks required: Front: 25'

Rear: 25'

Left: 10'

Right: 10'

Setbacks proposed: Front: 120

Rear: 5'

Left: 2.5'

Right: 41.5'

SEC 303 (9) & (10)

April 5th Meeting

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION
Pole Barn

Property Address: 916 7th St Zoning: 850

Property Owner: Holtman Phone: 519-3343

Mailing Address: 1705 Grissom Av City, State, and Zip: Port St. Joe, IN 46784

Parcel Number: 03016-068 R Applicant if different: _____

Owner signature: [Signature]

Swore to and subscribed before me this 14th day of FEB 20 22 Personally known or produced identification

Signature of Notary Public: [Signature]

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 OK \$100

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: [Signature] Date: 14 Feb 22

Applicant Signature: [Signature] Date: 14 Feb 22

I am requesting a variance to build a pole Barn^{Shop} on my lot at 916 Twentieth street in Port St Joe. I need a variance due to the set back rules for the back and side requirements of the LDR's of the city of Port St Joe. As indicated on the other forms, I am requesting to be five feet from the back property line and two- and one-half feet from the left side property line.

Thank you for your consideration.

Scott Hoffman

A handwritten signature in dark ink, appearing to read "S. Hoffman", with a horizontal line extending to the right.



Overview

Legend

- ☐ Parcels
- ☐ Roads
- ☐ Easements

Parcel ID	03016-000R	Alternate ID	03016000R	Owner Address	HOFFMAN,ARTHUR S & SHARONE
Sec/Twp/Rng	7-SS-10W	Class	VACANT		2011 MARVIN AVE
Property Address	20TH ST	Acres	0.316		PORT ST JOE, FL 32456
District	5				
Brief Tax Description	GARRISON PLANTATION PB4PG9				

(Note: Not to be used for legal documents)

Date created: 2/9/2022
 Last Data Updated: 2/9/2022 2:27:58 AM
 Developed by: Schneider
 3103 N. 11th St.

5' off back line
 25' off side line

Special Exception Request

Applicant: Scott Hoffman

Property Address: 916 20th Street

A Public Hearing will be held Tuesday, April 5, 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 side & rear setbacks to extend into set backs per section 3.03 (9) & (10) of the Land Development Regulations.

Contact EPCI at 850-229-1093¹¹ with any questions.

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 **April 5, 2022**, 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 Hoffman** located at **916 20th St., Parcel #03016-060R**. The reason for the request is **Per Section 3.03.(9) & (10) of the Land Development Regulations** referencing **side & rear 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.

Publish one time in the STAR and furnish proof of publication. 2/23/2022

- (10) The maximum intensity shall be no more than 40 percent of lot coverage.

Sec. 3.03. Same--District R-1.

The following uses and regulations shall apply in R-1 residential districts:

- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.
- (5) Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.
- (6) Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3) hereof.
- (7) Building site area required: A minimum frontage at the building line of at least 75 feet. If a lot has less area or width than herein required and was of record at the time of the effective date of any ordinance with this requirement, such lot may be occupied by a single-family dwelling, provided, however, that the minimum side, front and rear yard requirements are conformed with as set out in this section.
- (8) Front yard required: There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main 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, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (9) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet. On lots of record as of October 3, 1995 having widths of more than 50 and less than 100 feet, the side yard on each side of the building shall be no less than 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 building shall be no less than seven feet.
- (10) Rear yard required: There shall be a rear yard for the main building having a depth of not less than 25 feet.
- (11) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.
- (12) The density allowed in district R-1 shall be no more than five (5) dwelling units per acre.
- (13) Home occupations shall not be allowed in district R-1.
- (14) The maximum intensity shall be no more than 40 percent of lot coverage.

(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.

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39/
PORT ST. JOE, FL 32457
File No. 21-0101
Parcel No. 03016-060R

WARRANTY DEED

THIS WARRANTY DEED made March 16th, 2021,

by RHETT BUTLER, a married person and STEVEN L. WATSON, a married person,
hereinafter called the Grantor,

to ARTHUR S. HOFFMAN and SHARON E. HOFFMAN, husband and wife, whose post
office address is 2011 Marvin Ave, Port Saint Joe, FL 32456, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and
other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants,
bargains, sells, assigns, remises, releases, conveys and confirms unto the grantee all that certain
land situate in Gulf County, Florida, viz

Lot 12, Garrison Plantation, as per plat recorded in the public records of Gulf County,
Florida, in Plat Book 4, page 9.

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

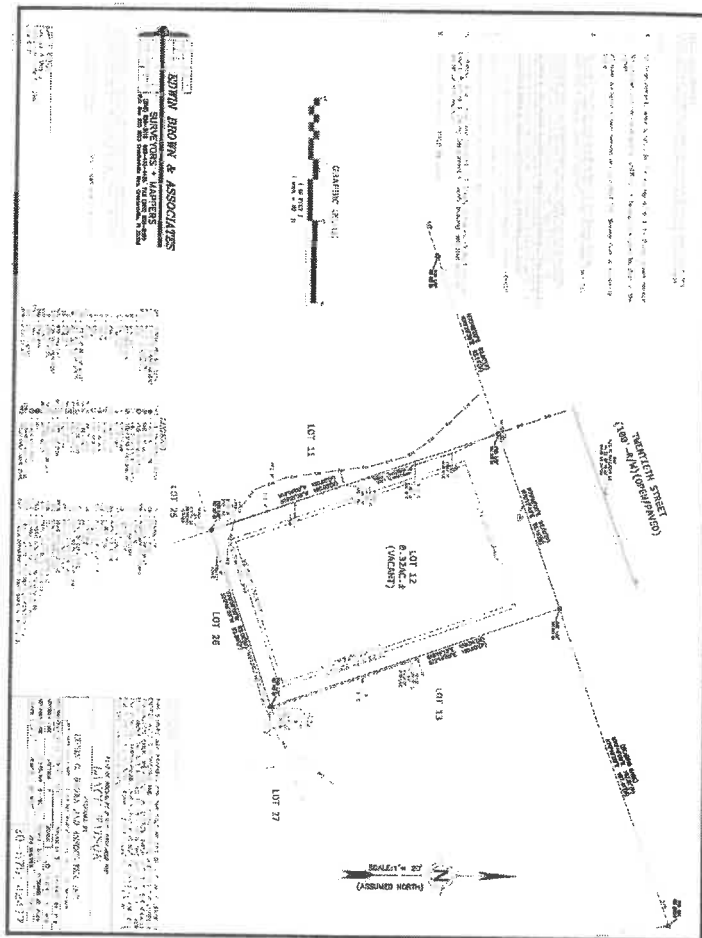
GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS
NOT HOMESTEAD OF THE GRANTOR.

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, 2020 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

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.



THIS INSTRUMENT PREPARED BY:
THOMAS S. GISSON
Rick E. Gibson, P.A.
P.O. BOX 39
PORT ST. JOE, FL 32457

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property:

**LOT 12, GARRISON PLANTATION, AS PER PLAT RECORDED IN THE PUBLIC
RECORDS OF GULF COUNTY, FLORIDA, IN PLAT BOOK 4, PAGE 9.**

2. General description of improvement:

BUILDING OF HOME AT 916 20th Street, Port St. Joe, FL 32456

3. Owner information:

Name and address:

**ARTHUR S. HOFFMAN &
SHARON E. HOFFMAN
1705 GARRISON AVENUE
PORT ST. JOE, FL 32456**

Interest in property: OWNER

Name and address of fee simple lienholder (if other than Owner):

4. Contractor Name and Address:

**F & B BUILDERS, INC.
P.O. BOX 1201
PORT ST. JOE, FL 32457**

5. Surety: N/A

Name and Address:
Amount of Bond:

6. Lender Name and Address:

**TYNDALL FEDERAL CREDIT UNION
909 E 23rd STREET
PANAMA CITY, FL 32405**

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, Florida Statutes:

8. In addition to himself, Owner designates **TYNDALL FEDERAL CREDIT UNION** to receive a copy of the Lender's Notice as provided in Section 713.13(1)(b), Florida Statutes.

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified).

10. **WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**


ARTHUR S. HOFFMAN

SHARON E. HOFFMAN

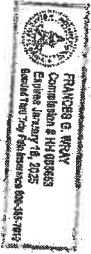
STATE OF FLORIDA
COUNTY OF GULF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of January 2022 by **ARTHUR S. HOFFMAN AND SHARON E. HOFFMAN, HUSBAND AND WIFE**, being known to me to be the person(s) described in and who executed the foregoing instrument(s), who acknowledged before me that they executed the same, that I relied upon the following form(s) or identification of the above-named person: ☐ personally known or ☒ valid driver's license.

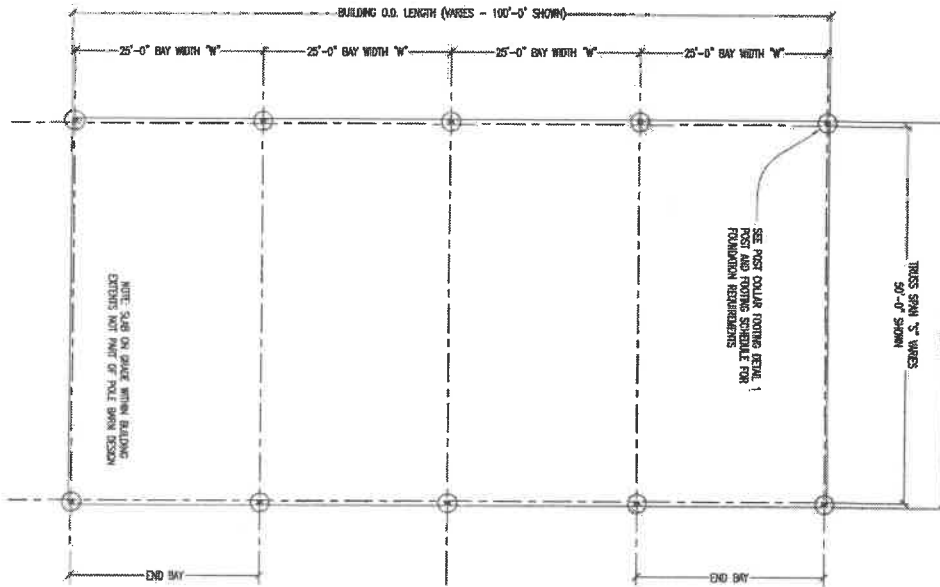
Witness my hand and official seal in the County and State last aforesaid this 31st day of January 2022.


Notary Public

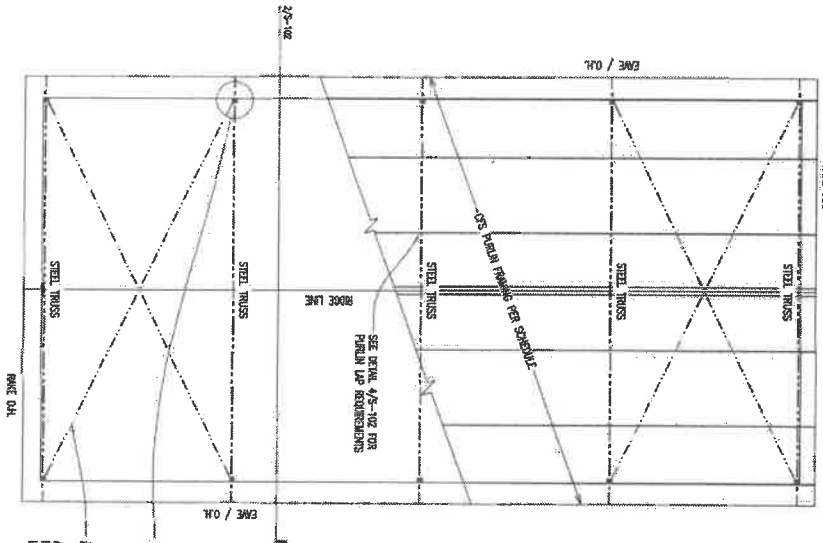
My Commission Expires:



FOUNDATION PLAN
SCALE: 1/16" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/16" = 1'-0"

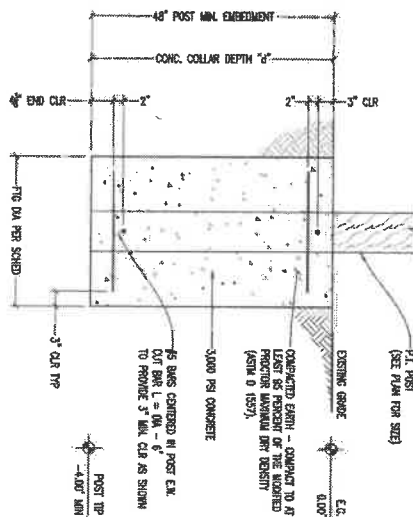


PURLIN SCHEDULE		
TRUSS SPAN "S"	BAY WIDTH "W"	PURLIN SIZES & SPACING
5' 30"	5' 25"	14 GA x 8" CFS @ 5'-0" O.C. 22Z BRKSLC or CHANNEL BRKSLC
36' to 50'	25'	14 GA x 8" CFS @ 4'-0" O.C. 22Z BRKSLC or CHANNEL BRKSLC

FOOTING SCHEDULE		
SPAN "S"	MINIMUM CONC COLLAR FTG DIMENSIONS PER DESIGN WIND SPEED DIAMETER x COLLAR DEPTH "D"	
5' 24"	5' 110 mph	5' 120 mph
5' 24"	18" x 48"	22" x 48"
25' to 35'	22" x 48"	28" x 48"
36' to 40'	28" x 48"	32" x 48"
41' to 50'	32" x 48"	36" x 48"
	36" x 48"	40" x 48"
	40" x 48"	44" x 48"

- NOTES:
1. ALL FOOTING SIZES BASED ON EXPOSURE CATEGORY B
2. MINIMUM COLLAR DIAMETER 20" FOR 60K POSTS
3. ALL COLLARS ARE 48" DEEP.

1 POST COLLAR FTG DETAIL
SCALE: 1/2" = 1'-0"



- 1" DIA CABLE CROSS-BRACING @ END BAYS.
NOTE: ALL BRACING MAY BE CONCEALED WITH CEILING FRAMING.

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D. Allen Barnes Jr., PE, LEED-AP
FL Reg. No. 70353

DRAWING NO.
S-101

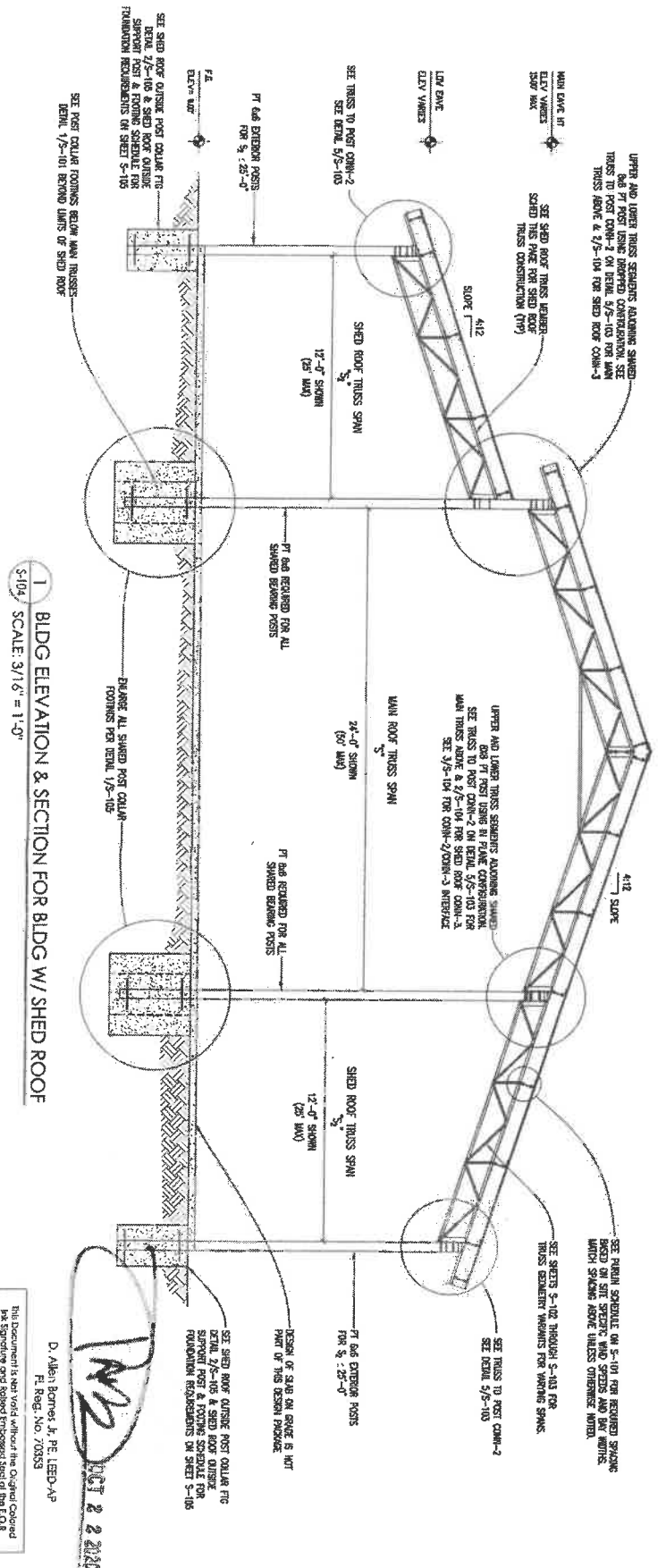
DRAWING TITLE:
STRUCTURAL PLANS

OPEN POLE BARN
STEEL TRUSS WITH STEEL PURLIN DESIGN
BRISTOL / WEWACE HARDWARE
LOCATIONS VARY, WINDSPEEDS ≤ 150 MPH

APEX ENGINEERING GROUP LLC
78-A Ricker Avenue, Santa Rosa Beach, Florida 32459
Florida Certificate of Authorization: # 32176
Phone: 850-231-4540, Email: info@apexengineeringgroup.net

SHED ROOF TRUSS MEMBER SCHEDULE					
TRUSS SPAN	DEPTH	MAX. PANEL	TRUSS MEMBER SIZES	TOP CHORD	DOWN CHORD
5'-25"	18"	60"	1 1/2" x 1/4"	1 1/2" x 1/4"	1 1/2" x 1/4"

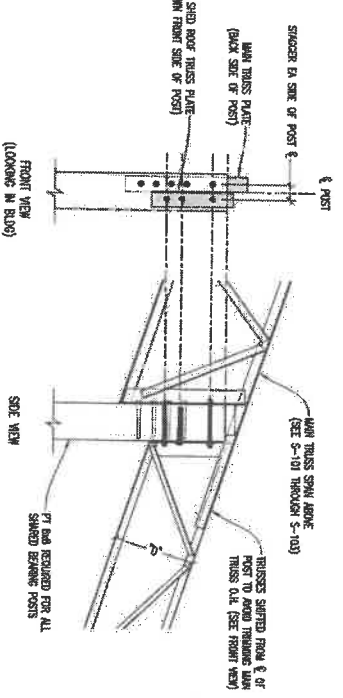
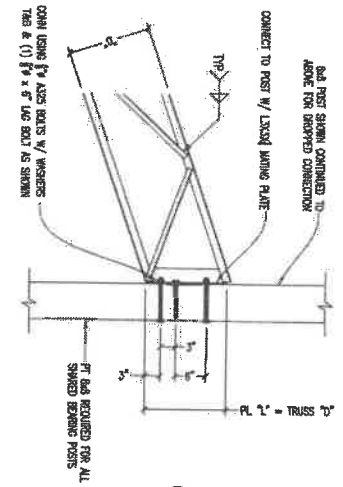
NOTES:
 1. ALL TRUSS VERTICAL WEB MEMBERS ARE 1 1/2" x 1/4" UNCL.
 2. ADD HORIZ CROSS-BAR FOR SUPPORT GABLE END WALL FRAMING IS NOT SHOWN ON THIS TABLE. MATCH TRUSS CHORD SIZE FOR MEMBER & SUPPORT W/ DROP VERT BARS FROM TRUSS ABOVE @ 48" O.C.



1 BLDG ELEVATION & SECTION FOR BLDG W/ SHED ROOF
 SCALE: 3/16" = 1'-0"

2 SHED ROOF TRUSS CONN-3
 SCALE: 1/2" = 1'-0"

3 CONN-2 / CONN-3 INTERFACE
 SCALE: 1/2" = 1'-0"



This Document is not valid without the Original Colored Ink Signature and sealed Envelope Seal of the E.O.B.

D. Allen Barnes, Jr., PE, LEED-AP
 F.E. Reg. No. 70353

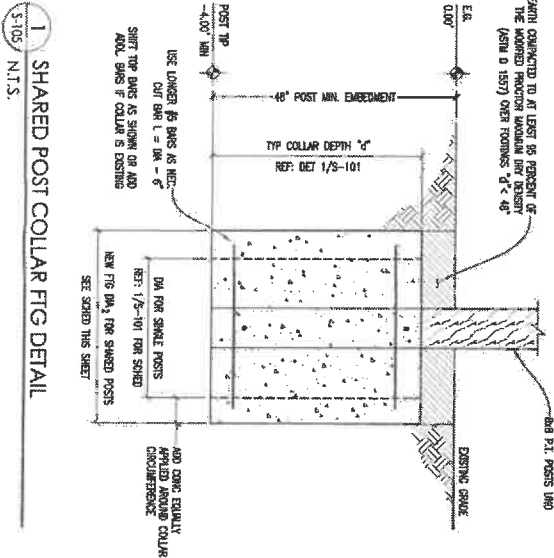
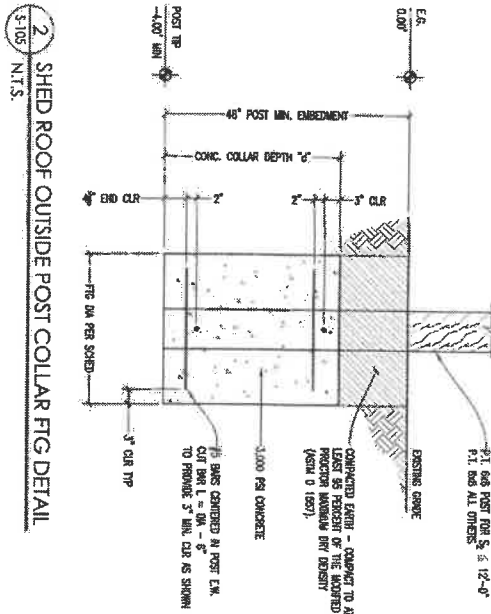
10/22/2020

SHED ROOF OUTSIDE SUPPORT POST & FOOTING SCHEDULE				
SHED ROOF TRUSS SPAN	POST SIZE	MINIMUM CONC. COLLAR FTG DIMENSIONS PER DESIGN WIND SPEED	DIAMETER x COLLAR DEPTH	
≤ 12'	PT 606	≤ 110 mph	≤ 120 mph	≤ 130 mph
13' to 25'	PT 606	16" x 30"	16" x 42"	18" x 45"
	PT 606	20" x 40"	24" x 46"	28" x 48"
			30" x 48"	32" x 48"

- NOTES:
1. ALL FOOTING SIZES BASED ON EXPOSURE CATEGORY B.
2. MINIMUM COLLAR DIAMETER: 16" FOR 606 POSTS & 20" FOR 608 POSTS.

SHARED POST COLLAR FOOTING SCHEDULE				
STEEL TRUSS SPANS	SHED TRUSS	MINIMUM CONC. COLLAR FTG DIMENSIONS PER DESIGN WIND SPEED	DIAMETER x COLLAR DEPTH	
MAIN TRUSS	SHED TRUSS	≤ 110 mph	≤ 120 mph	≤ 130 mph
≤ 12'	25' MAX	24" x 30"	24" x 42"	28" x 45"
25' to 35'	25' MAX	28" x 36"	32" x 48"	36" x 51"
36' to 40'	25' MAX	32" x 42"	36" x 54"	40" x 57"
41' to 50'	25' MAX	36" x 48"	40" x 60"	44" x 63"

- NOTES:
1. "n" = NUMBER OF ROWS OF CONCRETE REQUIRED IN ADDITION TO THAT WHICH IS REQUIRED FOR THE POST COLLAR FOOTINGS SHOWN FOR SIMILAR POSTS. SEE 1/S-101.
2. ALL POSTS SHARED BY MAIN TRUSSES AND TRUSSES SHALL BE 606 PT DIMENSIONS.
3. ALL FOOTING SIZES BASED ON EXPOSURE CATEGORY B.
4. FOOTING DEPTHS "d" CORRESPOND WITH SCHED VALUES ON S-101.



This Document is Not Valid without the Original Colored Ink Signature and Color Embossed Seal of the E.O.E.

D. Allen Bortner, Jr., PE, LEED-AP
P. Reg. No. 70353

OCT 22 2020

DRAWING NO.

DRAWING TITLE:

S-105

STRUCTURAL PLANS

OPEN POLE BARN
STEEL TRUSS WITH STEEL PURLIN DESIGN
BRISTOL / WEWA ACE HARDWARE
LOCATIONS VARY, WINDSPEEDS ≤ 150 MPH

APEX ENGINEERING GROUP, PLLC
78-A Ricker Avenue, Santa Rosa Beach, Florida 32459
Florida Certificate of Authorization: # 32176
Phone: 850-231-4540, Email: info@apexengineeringgroup.net

Port St. Joe Plan Review

Review Date: 3/15/22 Reviewed By: E McNair
Owner: Lena Morning Contractor: _____
Address: 234 Ave G Parcel ID: 05910-001R

Residential: X Commercial: _____ Industrial: _____

Project Description: NSF

Type of Development Order: _____

Flood Zone: A Elevation First Finished Floor: _____

Stormwater Permit if required: _____

Zoning: R2B Zoning Density: _____

Acreage: 0.07 Density Units Allowed: _____ Proposed Density Units: _____

Lot Size: 3049.2 Square Footage Minimum: 1829.5

House H/C: _____ House Footprint: 1292 Garage: _____

Porches: _____ Deck/patio: _____ Shed: 100

Pool/Decking: _____ Driveway: _____ Other: _____

Height Allowed: 60' Height Proposed: _____

Covered Area Sq. Ft.: Existing: 100 New: 1292 Total: 1392

Lot Size Sq. Ft.: _____

Impervious Surface Allowed: 60% Existing: _____ New: _____ Total: 46%

Setbacks required: Front: 15' Rear: 15' Left: 7' Right: 7'

Setbacks proposed: Front: 11.47 Rear: 10.5 Left: 8.55 Right: 7.02

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

Property Address: 234 Avenue G, Port St Joe, FL 32456 Zoning: _____
Property Owner: Lena Morning Phone: 850-692-1131
Mailing Address: 234 Avenue G, Port St. Joe, FL 32456

Applicant if different: _____

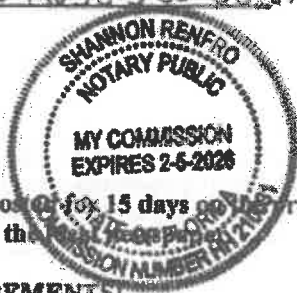
Parcel Number: 05910-001R

+ Lena morre morning
Owners Signature

Sworn to and subscribed before me this 15th day of February 2022. Personally Known
OR Produced Identification.

Type Provided FL DL M655-533-50-712-0

Shannon Renfro
Signature of Notary Public



PUBLIC NOTICE

1. A sign will be posted for 15 days on the property seeking the special exception and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS:

Application Fee - \$300.00

Hardship Relief Request Letter (See Sec. 2.13 of the LDR)

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Lena Morning
Owner Signature

Date: 2/15/22

Lena Morning
Applicant Signature

Date: 2/15/22

City of Port St. Joe
Planning Development and Review Board
2775 Garrison Avenue
Port St. Joe, Florida

RE: Special Exception Request Application – Hardship Relief Request Letter
Lena Morning
234 Avenue G, Port St. Joe
Parcel #: 05910-001R
FL-HM18-215962

As the owner of the single-family residence located at 234 Avenue G, Port St. Joe, I have been deemed eligible for participation in the Hurricane Michael Rebuild Florida program administered by Florida Department of Economic Opportunity. It has been determined that the existing structure is not suitable for rehabilitation and that a new 2-bedroom house is eligible to be constructed in its place.

The current zoning of the property is R-2B with 15-foot street frontage and rear setbacks and 10-foot side lots setbacks. It appears that this lot has been subdivided and multiple residences share a common drive on the west adjacent parcel. Sheet C2.2 Existing & Proposed Overlay shows the existing home footprint (shaded), the proposed 2 BR Narrow reconstruction home and the 15' front/rear and 10' side lot setback lines.

As shown in C2.2, there is approximately 850 square feet of buildable space within the setback line as currently designated by R-2B. The smallest 2 bedroom / 2 bathroom program home is 1,100 square feet. Sheet C2.2 shows that the proposed home encroaches the R-2B setback lines by less than 5 feet in any direction. Additionally, the front door would not be facing the addressing Avenue G, but the common drive to the west.

I am requesting a special exemption to all allow the setback encroachment and the front door on the west side of the house.

Thank you for your consideration and please let me know if you need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Lena Morning". The signature is written in dark ink and is positioned below the typed name.

Lena Morning
234 Avenue G, Port St. Joe

Special Exception Request

Applicant: Lena Morning

Property Address: 234 Ave G

A Public Hearing will be held Tuesday, April 5,

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 front, sides & rear setbacks to extend into set backs per section 3.04(2) (m)(n) & (o) of the Land Development Regulations.

THIS INSTRUMENT PREPARED BY
Lena Mae Morning
234 Avenue G
Port St. Joe, Florida 32456

WITHOUT BENEFIT OF TITLE SEARCH
AND BASED SOLELY UPON INFORMATION
PROVIDED BY THE PARTIES

PARCEL ID:

Inst:201423006601 Date:3/14/2014 Time:2:03 PM

Doc Stamp Desc:0.70

Doc:0, Rebecca L. Harris, Gulf County 3:562 P:54

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 14th day of March, 2014, by
Lena Mae Morning, a single person, by, whose address is, 234 Avenue G, Port St. Joe, Florida 32456, hereinafter
called the Grantor,

To: Lena Mae Morning and Raven N. Harris, with rights of survivorship, whose address 234 Avenue G, Port St. Joe,
Florida 3245, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs,
legal representatives)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the
Grantee, all the right, title interest, claim and demand which said Grantor has in and to the following described
property in Gulf County, Florida, to wit:

Lot 12, Less the South 67 feet, Block 1012, Millview Addition, Unit No. 1, According To The Official Plat Thereof On
File in Plat Book 3, Page 33, Public Records of Gulf County, Florida.

HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in
law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

Print Name: Tina Money

Witness

Print Name: Jessie Elphinstone



Lena Mae Morning
Lena Mae Morning
234 Avenue G
Port St Joe, Florida 32456

**STATE OF FLORIDA
COUNTY OF GULF**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the
County aforesaid to take acknowledgments, personally appeared, Lena Mae Morning, who is personally known to me
to be the person described in and who executed the foregoing instrument and he acknowledged before me that he
executed the same/ or whom produced *personally for* identification.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day March, 2014.

Beverly Leslie Daniels
Notary Public
Commission No.
Expiration Date



BEVERLY LESLIE DANIELS
MY COMMISSION FEE 040218
EXPIRES: March 5, 2016
Board of Tax Dispute Mitigation Services

(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.

- e. Clinics, nursing homes or congregate living facilities.
- f. Guest houses.
- g. Accessory buildings and uses customarily incident to any of the above uses, including private and storage garages when located on the same lot and not involving the conduct of a business.
- h. Community centers and buildings owned by a governmental agency and used for a public purpose.
- i. Home occupations shall be allowed in District R-2B.
- j. Funeral parlors and mortuary establishments may be permitted in this district provided application is made to the city commission for the establishment of same, and it shall be determined by the city commission that such use will not adversely affect the property values of the land adjacent thereto and the city commission shall find that such use is an appropriate use for the particular plot or parcel of land for which application is made for the establishment thereof.
- k. Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height, except as provided in subsection 3.10(3).
- l. Building site and minimum floor area required: For the following specified uses every lot or parcel of land shall provide a land area for each family unit of at least the amount indicated:

TABLE INSET:

Number of dwellings	Square foot area of living quarters family unit	Square foot land area required per family unit on ground floor
One-family	650	5,000
Two-family	550	2,500
Three-family	480	2,000
Four-family	480	2,000
Five- to eight-family	480	1,400
Nine- to twelve-family	400	1,300

Where a lot has an area less than the above required minimum and was of record on October 3, 1995, such lot may be used, provided all setbacks and area requirements of this zone are observed.

m. Front yard required: There shall be a front yard having a depth of not less than 15 feet measured to the front 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. Where the distance between dwellings on adjacent lots is 100 feet or more, the next

March 15, 2022

To Whom it May Concern,

RE: 234 Ave G
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Lena Morning, intent to file for a Special Exception in reference to a front, sides & rear setback for the property located at 234 Ave G. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, April 5, 2022, 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 (2)(m)(n) & (o) 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,

Erika McNair
EPCI Code Administration Services
City of Port St. Joe Building Department

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 April 5, 2022, 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 Lena Morning located at 234 Ave G., Parcel #05910-0001R. The reason for the request is Per Section 3.04(2) (m)(n) & (o) of the Land Development Regulations referencing front, sides & rear 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.

Publish Date March 24, 2022



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

03/16/2022 10:23 AM

Product	Qty	Unit Price	Price
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PurpleHeartMedal	1	\$0.58	\$0.58
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First-Class Mail® Letter	1		\$0.58
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Port Saint Joe, FL 32456
Weight: 0 lb 0.80 oz
Estimated Delivery Date
Fri 03/18/2022

Certified Mail® \$3.75

Tracking #: 70183090000103067674

Return Receipt \$3.05

Tracking #: 9590 9403 0440 5163 4443 89

Total \$7.38

First-Class Mail® Letter	1		\$0.58
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Port Saint Joe, FL 32456
Weight: 0 lb 0.80 oz
Estimated Delivery Date
Fri 03/18/2022

Certified Mail® \$3.75

Tracking #: 70183090000103068558

Return Receipt \$3.05

Tracking #: 9590 9403 0440 5163 4439 17

Total \$7.38

First-Class Mail® Letter	1		\$0.58
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Panama City, FL 32404
Weight: 0 lb 0.80 oz
Estimated Delivery Date
Fri 03/18/2022

Certified Mail® \$3.75

Tracking #: 70183090000103067667

Return Receipt \$3.05

Tracking #: 9590 9403 0440 5163 4438 87

Total \$7.38

Grand Total: \$22.72

Credit Card Remitted \$22.72

Card Name: VISA
Account #: XXXXXXXXXX5446
Approval #: 095636
Transaction #: 667
AID: A0000000031010
AL: VISA CREDIT

Chip

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

\$3.05

0771
03

Extra Services & Fees (check box, add fee to postage)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Postmark
Here

03/16/2022

Sent by Christopher Long

Street and Apt. No. 30 A

City, State, ZIP+4® Port St Joe FL 32456

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

\$3.05

0771
03

Extra Services & Fees (check box, add fee to postage)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Postmark
Here

03/16/2022

Sent by Amos Pittman Sr & Jr.

Street and Apt. No. 61 Robbins Ave

City, State, ZIP+4® Port St Joe FL 32456

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

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

Panama City, FL 32404

Certified Mail Fee \$3.75

\$3.05

0771
03

Extra Services & Fees (check box, add fee to postage)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Postmark
Here

03/16/2022

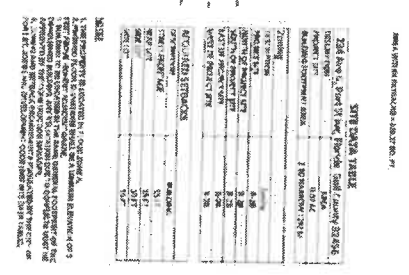
Sent by Mitchell Evanda Smiley

Street and Apt. No. 6047 Betty Louise Dr.

City, State, ZIP+4® Panama City FL 32404

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Dowberry

203 Alhambra Parkway
Pawnee, OK, 72755
(405) 723-2344



IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110

Parcel Summary

Parcel ID 05910-001R
Location Address 234 AVE G
 PORT ST JOE
Brief Tax Description MILLVIEW ADDN UNIT 1 PB 1 PG 33 LOT 12 LESS S 67 FT & PORTION OF LOT 10 ORB 552/54 FR MORNING BLK 1012 MAP 49D
(Note: Not to be used on legal documents.)
Property Use Code SINGLE FAMILY (0100)
Sec/Twp/Rng 36-7S-11W
Tax District Port St. Joe City (5)
Millage Rate 16.6288
Acreage 0.07
Homestead Y

[View Map](#)

Owner Information

Primary Owner
 MORNING LENA M & RAVEN HARRIS
 234 AVE G
 PORT ST JOE, FL 32456

Building Information

Type	SFR MASON	Heat	CONVECTION
Total Area	1,230	Air Conditioning	WINDOW
Heated Area	787	Bathrooms	1
Exterior Walls	CONC BLOCK	Bedrooms	2
Roof Cover	COMP SHINGL	Stories	1
Interior Walls	WALL BD/WD	Actual Year Built	1900
Frame Type	MASONRY	Effective Year Built	1990
Floor Cover	C ABOVE GD		

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

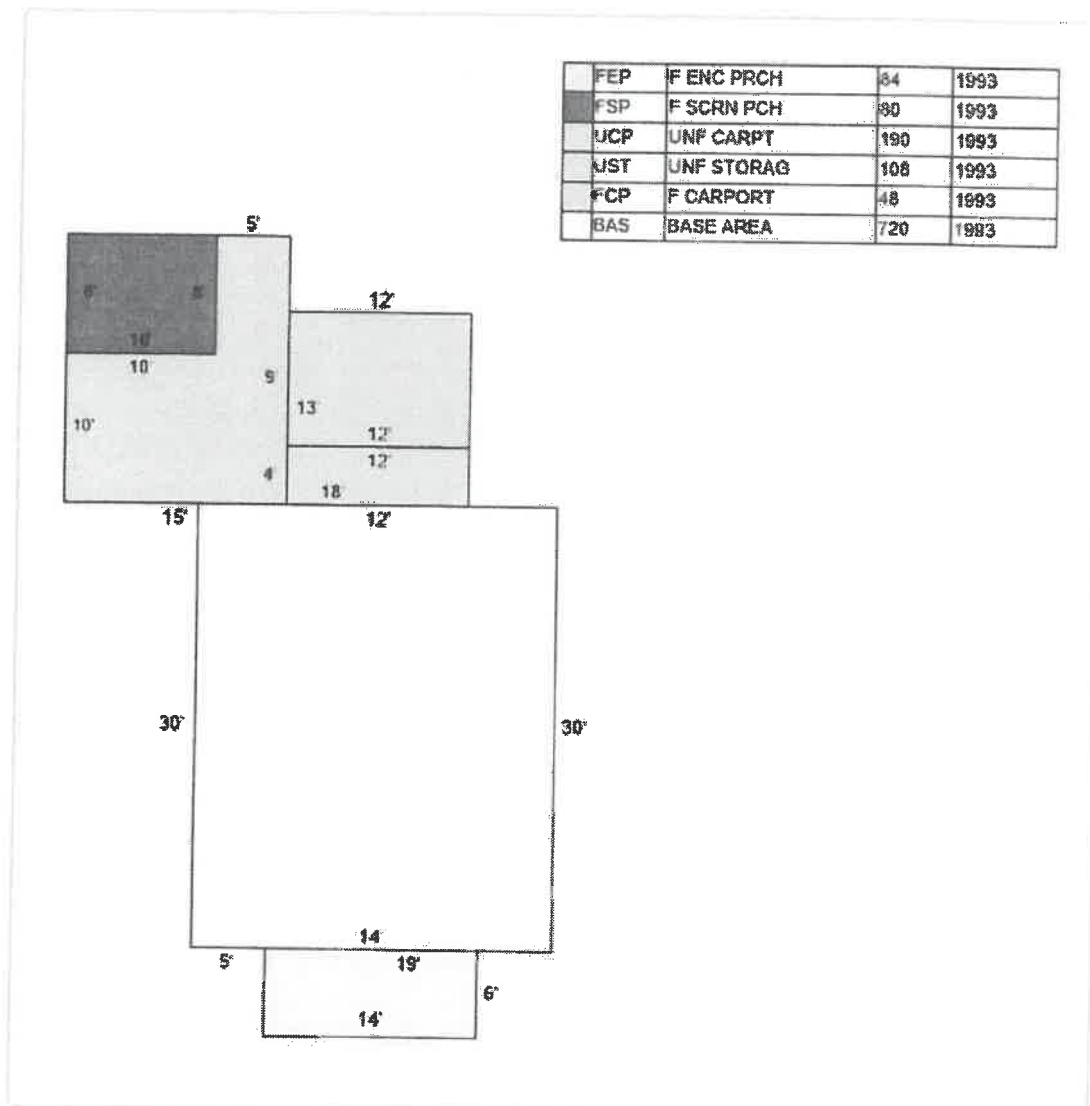
Sales

Multi Parcel	Sale Date	Sale Price
N	2/13/2019	\$100
N	3/14/2014	\$100
N	9/18/2007	\$100
N	9/13/2007	\$100
N	2/16/1993	\$9,500

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$31,099	\$2,483	\$4,138	\$9,518
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$8,000	\$5,000	\$4,000	\$4,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$39,099	\$7,483	\$8,138	\$13,518
Assessed Value	\$6,725	\$6,632	\$8,138	\$13,518
Exempt Value	\$6,725	\$6,632	\$8,138	\$13,518
Taxable Value	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$32,374	\$851	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches

No data available for the following modules: Extra Features.