

DUE TO THE LACK OF A QUORUM OF THE BOARD, THIS MEEING HAS BEEN CONTINUED UNTIL JUNE 14, 2022, AT 4:00 P.M. AT THIS LOCATION

City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
June 7, 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:

April 5, 2022, Regular Meeting Minutes

Pages 1--2

BUSINESS ITEMS

- Special Exception Request
 - o Nick Dilallo, MMG Reid, LLC
405 Reid Ave.
Density
Pages 3-19
 - o JoeAdams
2804 Garrison Ave.
Setbacks
Pages 20-35
 - o Larry Thompson
112 Monica Drive
Setbacks
Pages 36-52
 - o Corey Hardee
1033 McClelland Ave.
Setbacks
Pages 53-76
- George Thompson- Concerning the approval of a Special Exception for 916 20th Street

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

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
June 7, 2022 at 4:00 P.M.**

****Continued until June 14, 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

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 - **Larry Thompson**
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Setbacks **Pages 53-76**
- **George Thompson- Concerning the approval of a Special Exception for 916 20th Street**

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City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
April 5, 2022

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was not present, Vice-Chairman Earley announced that there would be a continuation of today's meeting on Tuesday, April 12, 2022, at 4:00 P.M. Chairman Rish, Travis Burge, Hal Keels, and Minnie Likely notified City Staff they would not be able to attend the meeting today.

Consent Agenda

Minutes of the March 1, 2022, Meeting.

Business Items

Special Exception Request – Scott Hoffman 916 Twentieth Street

Lena Morning 234 Avenue G

Vice Chairman Earley adjourned the Meeting at 4:05 P.M.

City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
April 12, 2022

This is a continuation of the meeting from April 5, 2022, due to the lack of a quorum.

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4:00 P.M. Sharon Leslie notified staff that Mr. Leslie would not be able to attend the meeting today.

Consent Agenda

Mr. McCahill read Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local Public Officers as completed by William J. Rish, Jr, concerning the Development Order Request for Palmetto Bluff Subdivision for 90 Units from Long Avenue Partners, LLC. Chairman Rish abstained due to injured to his special private gain or loss.

Minutes of the March 1, 2022, Meeting.

A Motion was made by Letha Mathews, second by Phil Earley, to approve the Minutes of the March 1, 2022, meeting. All in favor; Motion carried 6-0.

Business Items

Special Exception Request – Scott Hoffman 916 Twentieth Street

Mr. Hoffman requested to encroach into the back setback of his property and be within 5' of his neighbor's fence as well as be allowed to have a setback to within 2.5' of his neighbor's property on the left side of his property. He plans to construct a 24 x 48 pole barn initially and close it in for a shop or a shop and mother-in-law suite.

A Motion was made by Travis Burge, second by Phil Early, to grant the Special Exception Request for Mr. Hoffman for a 5' on the back setback and 7.5' on the left side. All in favor; Motion carried 6-0.

Lena Morning 234 Avenue G

Josh Baxley, representing Dewberry Engineering, shared that the Department of Economic Development is building a replacement home for Ms. Morning. The foot print will be the same, but a Special Exception is being requested to reduce the front setback from 15' to 11.74' and the rear setback from 15' to 10.5'.

A Motion was made by Phil Earley, second by Hal Keels, to allow the Special Exception Request for Ms. Morning for a 5' on the front and 5' on back setbacks.. All in favor; Motion carried 6-0.

A Motion was made by Letha Mathews, second by Travis Burge, to adjourn the meeting at 4:10 P.M. All in favor; Motion carried 6-0.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

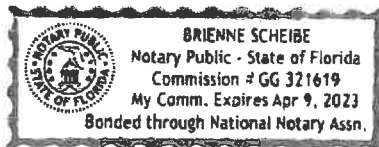
**CITY OF PORT ST. JOE
VARIANCE REQUEST APPLICATION**

Property Address: 405 REID AVE Zoning: _____
Property Owner: MM G REID, LLC Phone: 305-343-7729
Mailing Address: 401 REID AVE. PST. FL. 32456
Applicant if different: _____

Parcel Number: 04804-000R

Owners Signature NICHOLAS DILALLO

Sworn to and subscribed before me this 15 day of April. Personally Known
OR Produced Identification.
Type Provided Drivers License.



B. Scheibe
Signature of Notary Public

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300.00 CK# 1024

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

Legal Description of Property PST Lot 5 & N 20' OF LOT 7

Copy of the Deed ☒

Copy of the Survey ☒

Site plan of the proposed improvements ☒

MM
Owner Signature

Date: 4/14/22

[Signature]
Applicant Signature

Date: 4/14/22

To Whom It May Concern,

This is a request to allow two residential spaces on the second floor at the property address listed in this application.

The property is 4500 sq ft and qualifies for 1.5 residential spaces, but no one can live in half a space, so I am requesting to round up to two spaces.

Also, by eliminating the driveway to the proposed building, Reid Avenue will gain 4 -5 parking spaces from the driveway closure and redoing the landscaping and curb.

One last thing, is the way we have planned the footprint, I am starting the building 20 feet in from the alley which will allow 4 parking spaces for the tenants in the back.

Basically, I am eliminating more parking problems for the City.

Thank you
MMG Reid, LLC
Nicholas DiLallo
Managing Member.

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 **June 7, 2022, at 4:00 P.M. EST & The City Commission will review the request on June 21, 2022.** 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 **MMG Reid, LLC located at 405 Reid Ave., Parcel #04804-000R.** The reason for the request is **Per Section 3.16 of the Land Development Regulations for a density bonus to allow 2 Residential Spaces on 2nd Floor.** The current zoning only allows 15 units per acre. 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.

Special Exception Request

Applicant: MMG Reid, LLC

Property Address: 405 Reid Ave

A Public Hearing will be held Tuesday, June 7, 2022
at the City Commission Chamber in the Ward Ridge Building located at
2775 Garrison Ave, at

4:00pm EST & The City Commission will review the request on June
21, 2022 to consider a request to grant a Special Exception in reference to
a density bonus to allow 2 Residential Spaces on 2nd Floor to extend
into section 3.16 of the Land Development
Regulations.

March 18, 2022

To Whom it May Concern,

RE: 405 Reid Ave
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, MMG LLC, intent to file for a Special Exception for a density bonus to allow 2 Residential Spaces on the 2nd floor for the property located at 405 Reid Ave. The current zoning only allows 12 units per acre. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, June 7, 2022, at 4:00 PM EST & The City Commission will review the request on June 21, 2022, 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 3.16 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

(2) No more than 60 percent lot coverage shall be allowed, except that 100 percent lot coverage shall be allowed in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22 and 23).

(3) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.

(4) In the event that any owner of property in this district desires to sell or transfer the property for any use not allowed herein, then upon application to the board of city commissioners of the city, the board shall change the zoning designation from public use to the same designation as the surrounding property.

Sec. 3.13. Recreational district.

The following regulations apply in the recreational district:

(1) Uses permitted:

- a. Recreational complex facilities.
- b. Stadiums.
- c. Amphitheaters.

(2) Intensity – no more than 40 percent lot coverage.

(3) Building height limit: No building hereafter erected or structurally altered shall exceed 35 feet in height

Sec. 3.14. Open space district.

The following regulations apply in the open space district:

(1) Uses permitted:

- a. Passive recreation activities such as hiking, canoeing, fishing, bird watching, picnicking.

(2) Intensity – no more than 10 percent lot coverage.

(3) Building height limit: No building hereafter erected or structurally altered shall exceed 35 feet in height

Sec. 3.15. Conservation district.

No development shall be allowed in the conservation district.

Sec. 3.16. Mixed Use district.

The purpose of the mixed use district is to allow a mix of residential, commercial and other uses to promote development of a high quality environment for living, working or visiting. Other uses allowed in the mixed use district are industrial, public uses, recreational, open space and conservation. The mixed use district may be assigned

to lands designated as mixed use in the future land use map and will be limited to areas with an adequate level of public facilities and services. The mixed use district will encourage vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture.

The following regulations apply in the mixed use district:

Development shall contain the minimum percentage of at least two of the following districts:

Land use districts	Allowable mix of uses
Residential	25 - 75 %
Commercial	25 - 75 %
Other uses such as industrial, public, recreational, open space and conservation.	25 - 75 %

Residential density in the mixed use district may not exceed 15 units per acre; commercial and industrial uses may not exceed maximum lot coverage of 90% and 60 ft building height limitation. Intensity standards for other uses allowed in the mixed use district are as defined in the individual public, recreational, open space and conservation districts contained in this article.

Sec. 3.17. Planned Unit Development (PUD).

(1) Purpose and intent of district

The purpose of the Planned Unit Development (PUD) district is to encourage and allow more creative and imaginative design of land developments than is possible under conventional zoning districts. The PUD district allows substantial flexibility in planning and designing a project. This flexibility often provides relief from compliance with some conventional zoning district standards site and design requirements. An intrinsic premise upon which the approval of a Planned Unit Development (PUD) must be conditioned, is that while greater flexibility or more lenient siting requirements may be granted, the Planned Unit Development must contain features not normally required of traditional developments.

It is the intent of this section to encourage flexible and creative concepts of site planning; protect environmentally sensitive lands, natural and historical resources; accomplish a more desirable environment that would not be possible through the strict application of the minimum requirements of this Code; allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties; provide for an efficient use of land resulting in smaller networks of streets and utilities and thereby lowering development and housing costs; ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan; and encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.

Brian D. Leebrick, Esq.
BARRON & REDDING, P.A.
220 McKenzie Avenue
Panama City, Florida 32401-3129

Inst:201223004714 Date:11/26/2012 Time:1:14 PM
Doc Stamp-Deed:2205.00
DC, Rebecca L. Norris, Gulf County B:528 P:870

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 19 day of November, 2012, by

**SE PROPERTY HOLDINGS, LLC, an Ohio limited liability company,
50 North Third Street
Newark, OH 43055**

hereinafter called the Grantor, to

**MMG REID, LLC, a Florida limited liability company
7806 NW 7th Avenue
Miami, FL 33150**

hereinafter called the Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantee, and Grantee's successors and assigns forever, the following described real property, situate, lying, and being in the County of Gulf, State of Florida, to-wit:

LOTS 5, 7 AND 9, BLOCK 24, CITY OF PORT ST. JOE, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

Parcel # 04804-002R

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.

Grantor specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through, or under Grantor, but against none other, and that the the land is free from all encumbrances, except those matters appearing of record and taxes for the current year.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed & delivered
in the presence of:

Kyle M Cooper
Witness

Print Name: Kyle M Cooper

Ken M. Baumeister
Witness

Print Name: Ken M. Baumeister

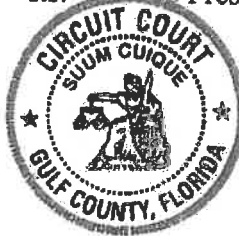
STATE OF ~~ALABAMA~~ OHIO
COUNTY OF MIAMI

SE PROPERTY HOLDINGS, LLC, an Ohio
limited liability company

Brett Baumeister

By: Brett Baumeister

Its: Vice President



The foregoing instrument was acknowledged before me this 19th day of November, 2012, by Brett Baumeister as Vice President of SE Property Holdings, LLC, an Ohio limited liability company, on behalf of the limited liability company, who:

☒ is personally known to me.
☐ produced a current driver's license as identification.
☐ produced _____ as identification.



ANGELA L. SCHULTZ, Notary Public
In and For the State of Ohio
My Commission Expires 5/7/14

Angela L. Schultz
Notary Public

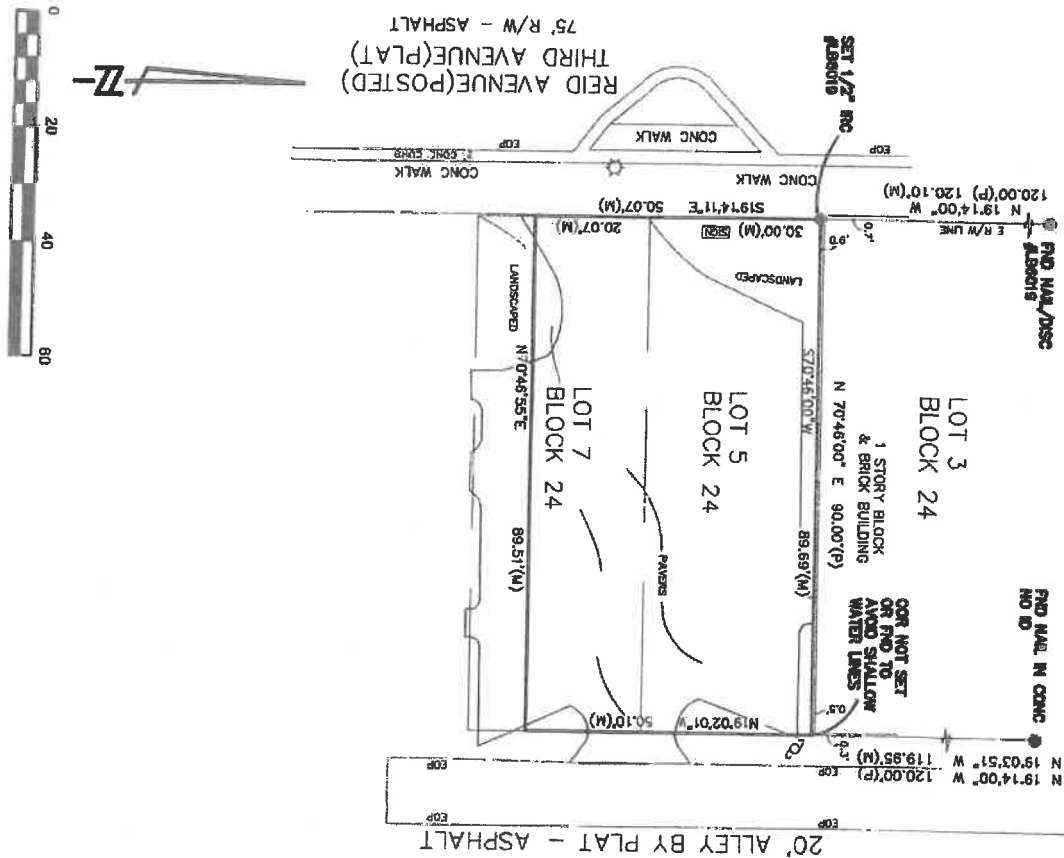
My Commission Expires:

May 7, 2014

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



SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, PORT ST. JOE, GULF COUNTY, FLORIDA



SURVEY NOTES

1. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NOTATION (P) REFERS TO BEARINGS (ASSUMED) AND DISTANCES SHOWN ON THE OFFICIAL MAP NO. 1 OF THE CITY OF PORT ST. JOE, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA. NOTATION (M) REFERS TO BEARINGS AND DISTANCES MEASURED IN THE FIELD.
3. THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED. REFERENCED TO THE EAST RIGHT OF WAY LINE OF REID AVENUE, BEARING BEING N 19°14'00" W.
5. THIS IS A BOUNDARY SURVEY.
6. THERE ARE NO OTHER VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
7. UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED.
8. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12045C0333C, INDEX DATE 04/16/09, THIS PROPERTY LIES IN ZONE X.
9. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THIS PROPERTY. THERE MAY BE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT MAY AFFECT THE PROPERTY.
10. SETBACKS OF THIS PROPERTY.
11. EXAGGERATED TO SHOW DETAIL.
12. OF THE PROPERTY, COMMERCIAL/HIGH RISK 1 FOOT IN 10,000 FEET.
13. PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DESCRIPTION
 LOTS 3, AND THE NORTH 20 FOOT OF LOT 7, BLOCK 24, OF THE CITY OF PORT ST. JOE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF GULF 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 MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 54-12.051, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.

DATE OF THIS SURVEY AND THE CERTIFICATE: 07/21/2021

THIS BOUNDARY SURVEY IS CERTIFIED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF NICOLAS DILALLO, AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT PERFORM THIS SURVEY FOR ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE. THE USE OF THIS SURVEY IN CONJUNCTION WITH AN OWNER'S AFFIDAVIT OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED BY AND IS NOT SUPPORTED BY THIS SURVEYOR. THIS SURVEY IS NOT TRANSFERABLE OR ASSIGNABLE.

ABBREVIATIONS/LEGEND

BO=FACE
 IP=IRON PIPE
 IR=IRON ROD
 RC=IRON ROD AND CAP
 CM=CONCRETE MONUMENT
 FID=FOUND
 RLS=REGISTERED LAND SURVEYOR
 COR=CORNER
 R/W=RIGHT OF WAY
 ID=IDENTIFICATION
 FB=FIELD BOOK

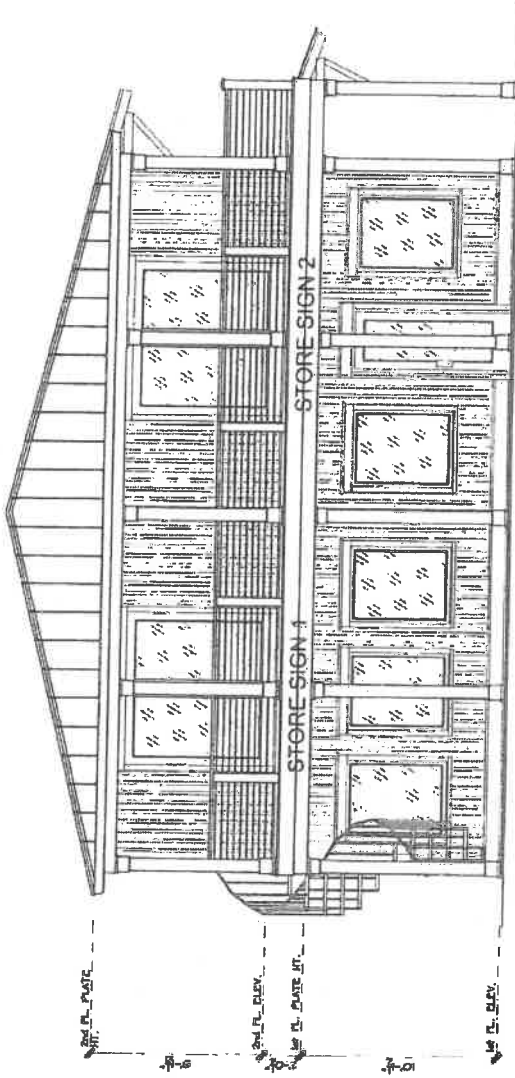
CONC=CONCRETE
 L=LICENSED SURVEYOR
 PSM=PROFESSIONAL SURVEYOR/MAPPER
 PLS=PROFESSIONAL LAND SURVEYOR
 RLS=REGISTERED LAND SURVEYOR
 COR=CORNER
 R/W=RIGHT OF WAY
 ID=IDENTIFICATION
 FB=FIELD BOOK

Jeremy W. Fletcher
 Digitally signed by
 Jeremy W. Fletcher
 Date: 2021.09.08
 120703-04907

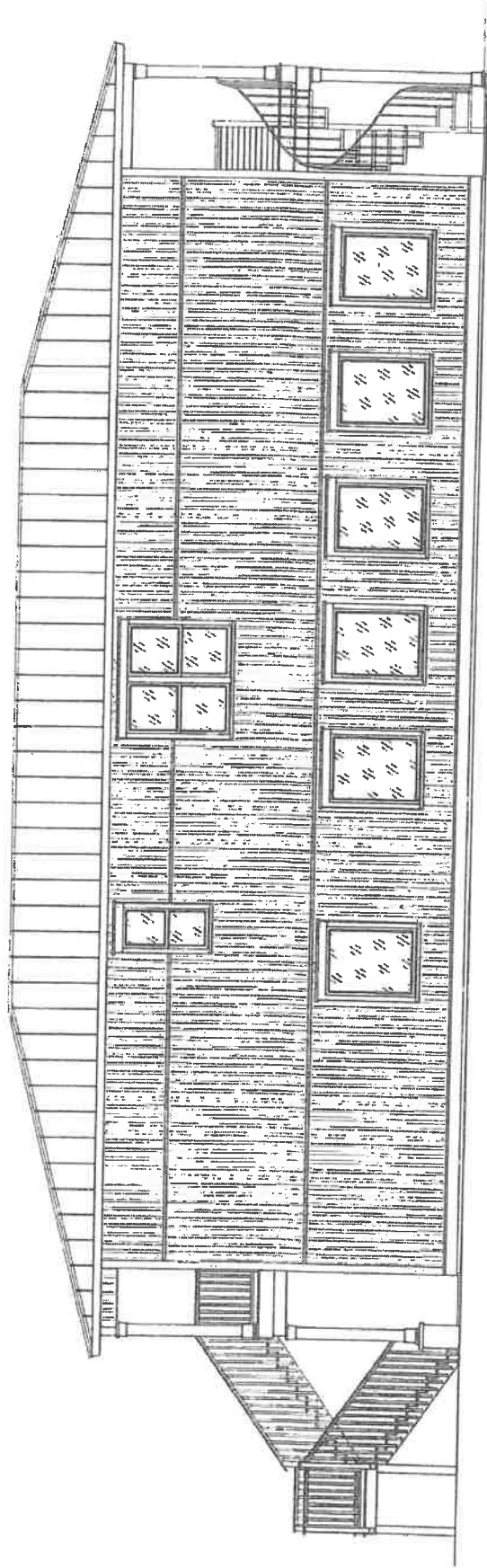
JEREMY W. FLETCHER
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 6712



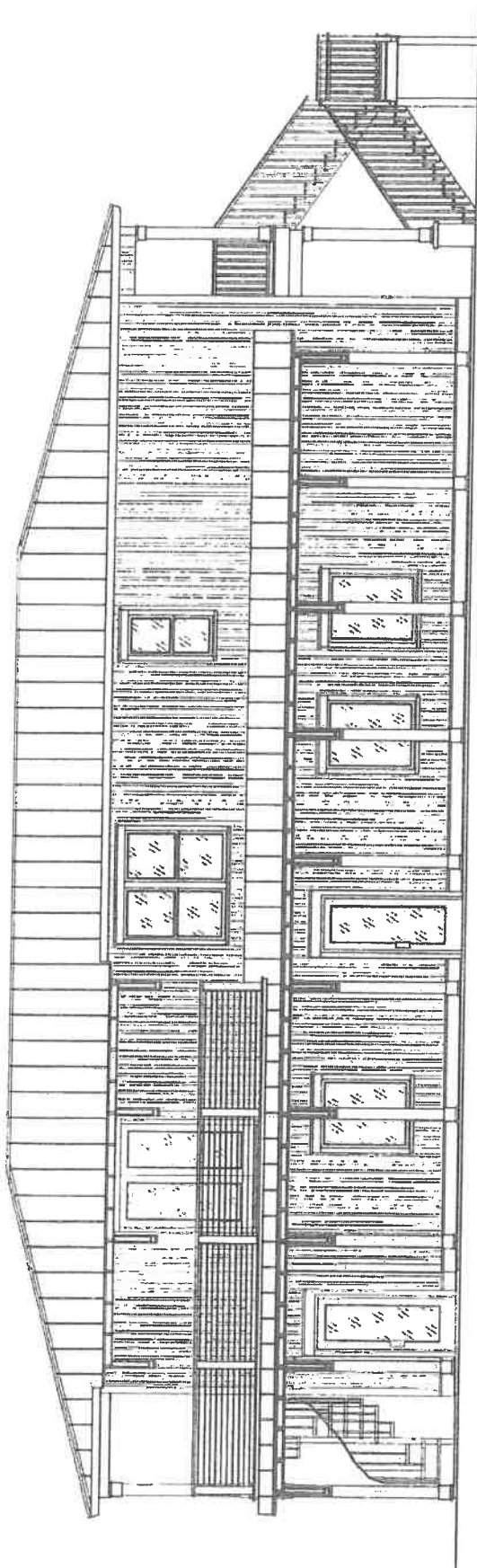
PROJECT:	405 REID AVENUE PORT ST JOE, FLORIDA		SCALE:	1" = 20'	JOB NO:	2650-1	1 OF 1
CLIENT:	NICOLAS DILALLO		DATE:	07/21/21	FIELDBOOK:	174	
SHEET NAME:	BOUNDARY SURVEY		DRAWN BY:	JWG	CAD NO:	2650-BOUNDARY	
			REVISED:		PLAT DATE:		



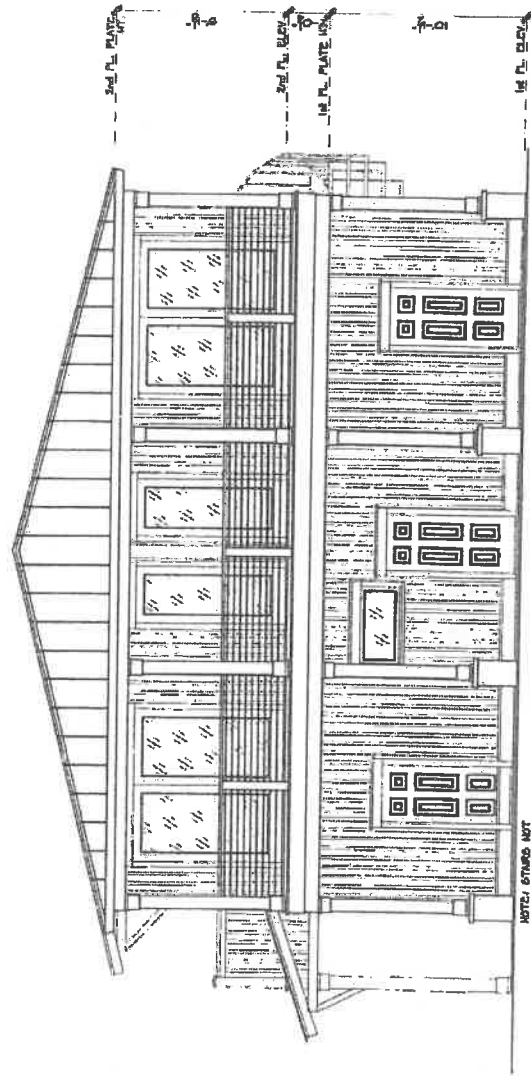
SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



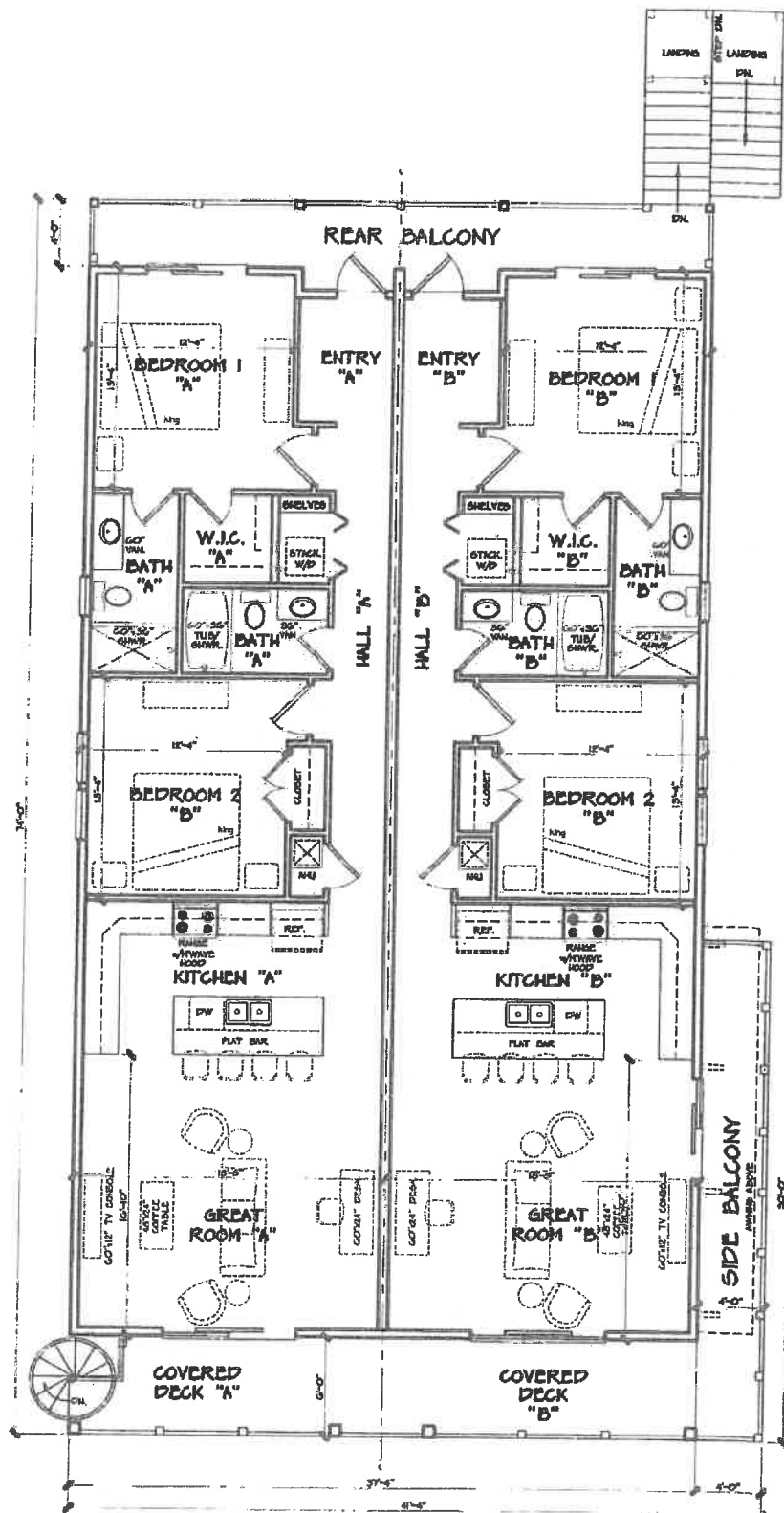
NOTE: STAIRS NOT
SHOWN FOR CLARITY

NORTHWEST ELEVATION



©2021 * *Design* *
P.O. Box 2271, 139 Eagles Landing Dr., Thomasville, GA 31790 eidosart.net 229-225-1032

Private Office:
183 s.f. h/c
236 s.f. total



2nd FLOOR PLAN

ORACLE
 © 2021 * Design *
 P.O. Box 1271, 120 Eagles Landing Dr., Thomaston, GA 31789 cjb@oracle.net 228-225-0899

Unit A:
 1188 s.f. h/c
 194 s.f. decks

Unit B:
 1188 s.f. h/c
 311 s.f. decks



IMPORTANT NOTICE

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

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID 04804-000R
 Location Address REID AVE
 PORT ST JOE
 Brief Tax Description CITY OF PORT ST. JOE LOT 5 & N 20' OF LOT 7 BLK 24 BEING PART OF ORB 528/870 FR SE PROPERTY HOLDINGS LLC MAP 50A
 (Note: Not to be used on legal documents.)
 Property Use Code COM VAC. W/MISC. IMP (1001)
 Sec/Twp/Rng 1-85-11W
 Tax District Port St. Joe City (5)
 Millage Rate 16.6288
 Acreage 0.103
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[MMG REID LLC](#)
 401 REID AVE
 PORT ST JOE, FL 32456

Extra Features

Code	Description	Length x Width	Area	Year Built
0262	ASPHALT (*)	90 x 50 x	4,500	2007

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	11/19/2012	\$315,000	SW	528/870	Qualified	Vacant	SE PROPERTY HOLDINGS LLC	MMG REID LLC
N	3/31/2011	\$229,500	QC	503/848	Unqualified	Vacant	VISION BANK	SE PROPERTY HOLDINGS LLC
N	11/24/2008	\$100	CT	467/881	Unqualified	Vacant	CLERK OF COURT	VISION BANK
N	10/31/2003	\$535,000	WD	322/587	Unqualified	Vacant	RISH RALPH P ET AL	CH PROPERTIES LLC
N	1/11/2000	\$25,000	WD	236/635	Unqualified	Improved	GROOM ET AL	RISH ET AL (MULT. SALE)
N	11/10/1996	\$20,000	WD	195/793	Qualified	Vacant	WCK INC.	GROOM
N	12/1/1986	\$22,000	N/A	116/396	Qualified	Vacant		

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$2,025	\$1,823	\$2,430	\$2,430
Land Value	\$100,200	\$75,000	\$70,000	\$70,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$102,225	\$76,823	\$72,430	\$72,430
Assessed Value	\$84,505	\$76,823	\$72,430	\$69,742
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$84,505	\$76,823	\$72,430	\$69,742
Maximum Save Our Homes Portability	\$17,720	\$0	\$0	\$2,688

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

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

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

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 Schneider
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Version 2.0.187

CITY OF PORT ST. JOE
~~VARIANCE REQUEST APPLICATION~~
Special Exception

Property Address: 2804 GARRISON AVE Zoning: _____

Property Owner: JOEL D. ADAMS Phone: 850-879-7216

Mailing Address: 89 TOLL TIMBERS Rd. City, State, and Zip: HWANA, Florida 32333

Parcel Number: 03057-002R Applicant if different: _____

Joel D. Adams
Owner signature

Swore to and subscribed before me this 26 day of April 2022. Personally known
or produced identification Personally known.

Angeleena K. Turville
Signature of Notary Public



PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300

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

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Joel Adams
Owner Signature

4-26-2022
Date

Joel Adams
Applicant Signature

4-26-2022
Date



JOE ADAMS
PROJECT MANAGER
FACILITIES DESIGN AND CONSTRUCTION
SUITE 107G
MENDENHALL BUILDING A
644-9612.....OFFICE...879-7216 CELL

TO THE COMMITTEE:

PROPERTY ADDRESS IS 2804 GARRISON AVENUE, PORT ST. JOE, FLORIDA 32456

MY NAME IS JOE ADAMS. MY WIFE AND I HAVE OWNED THIS PROPERTY SINCE 1974. WE ARE THE ORIGINAL OWNERS.

I AM REQUESTING A VARIANCE TO INSTALL A 16'WX36'LX14'EVE HEIGHT, POLE BARN IN MY BACK YARD TO PUT OUR BOAT UNDER. THERE ARE SEVERAL OF THESE TYPE STRUCTURES THAT EXIST ALREADY IN MY NEIGHBORHOOD, AND, THIS ONE WOULD NOT BE ANY DIFFERENT THAN THOSE. I HAVE ASKED MY NEIGHBOR ABOUT THE VARIANCE SINCE IT WOULD ONLY AFFECT HIS PROPERTY, AND HE STATED THAT HE HAS NO PROBLEM WITH MY PROPOSED SHED, SINCE IT WOULD BE ALMOST IDENTICAL TO HIS.

IF I AM UNDER THE ORIGINAL SETBACK WHEN PLATED, I CAN MEET ALL THE SETBACKS EXCEPT FOR ONE CORNER OF MY BACK YARD.

I HAVE ATTACHED A SURVEY SHOWING THE ORIGINAL SETBACK AND, THE NEW SHED I AM ASKING THE VARIANCE FOR.

THANK YOU FOR YOUR CONSIDERATION,

JOE ADAMS

WARRANTY DEED
FROM CORPORATION

DEED'S 8074 39

Manufactured and for sale by The W. E. W. & Son Company
Jacksonville, Florida

75- 786

This Warranty Deed Made and executed the 23rd day of April A. D. 1975 by
J. B. HOMES, INC.

1030

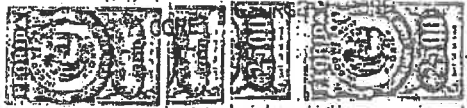
a corporation existing under the laws of Florida, and having its principal place of
business at Panama City, Florida
hereinafter called the grantor, to
JOEL D. ADAMS and wife, TERESA D. ADAMS
whose postoffice address is P. O. Box 655, Port St. Joe, Florida

hereinafter called the grantees:

(Wherever and herein the words "grantor" and "grantee" include all the parties to this instrument and
their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in
County, Florida, viz:

Lot One (1) Block Three (3) Ward Ridge, Florida, as found
recorded in the Office of the Clerk of the Circuit Court
of Gulf County, Florida.



GULF COUNTY, FLA.
FILED
75 APR 24 PM 2:44
RECORD VERIFIED
66 PAGE NO. 140
J. B. HOMES, INC.
J. B. HOMES, INC.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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



In Witness Whereof the grantor has caused these presents
to be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST: _____
Secretary

J. B. HOMES, INC.

Signed, sealed and delivered in the presence of:

Elizabeth R. Ellis
Sharon Evans

By A. D. Whitehurst
A. D. Whitehurst
President

STATE OF FLORIDA
COUNTY OF GULF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared A. D. WHITEHURST

well known to me to be the President of the corporation named as grantor
in the foregoing deed, and that they personally acknowledged executing the same in the presence of me, subscribing witnesses body and substance
under authority duly vested in them by said corporation and that the said officer thereunto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County of _____ the 23rd day of April A. D. 1975.



Elizabeth R. Ellis

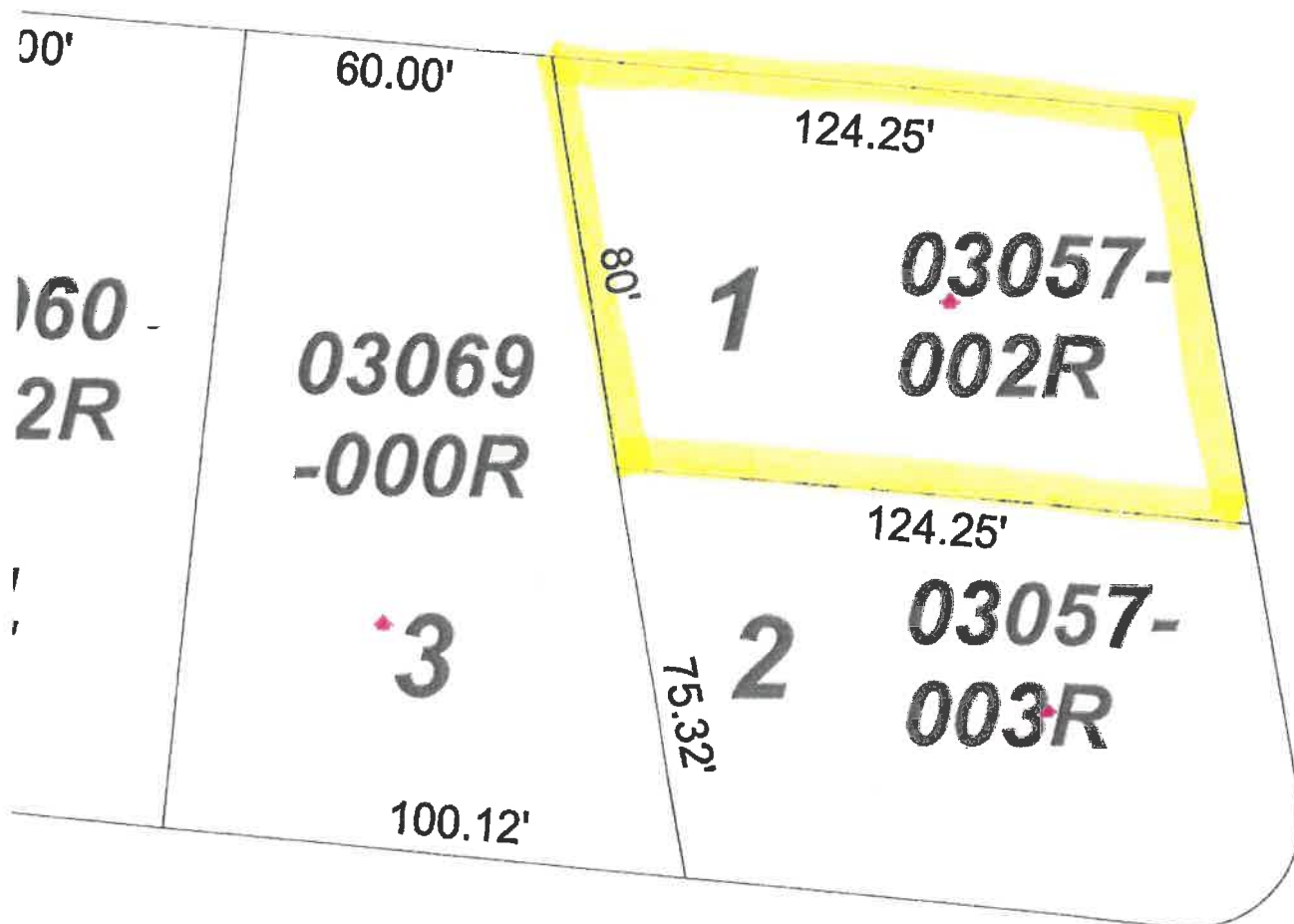
NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES MAY 14, 1977
Signed: "Two Licensed Insurance Underwriters"

1030

39	40	41	42	Common ~ 0.74 03037- 000R
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GARRISON AVE

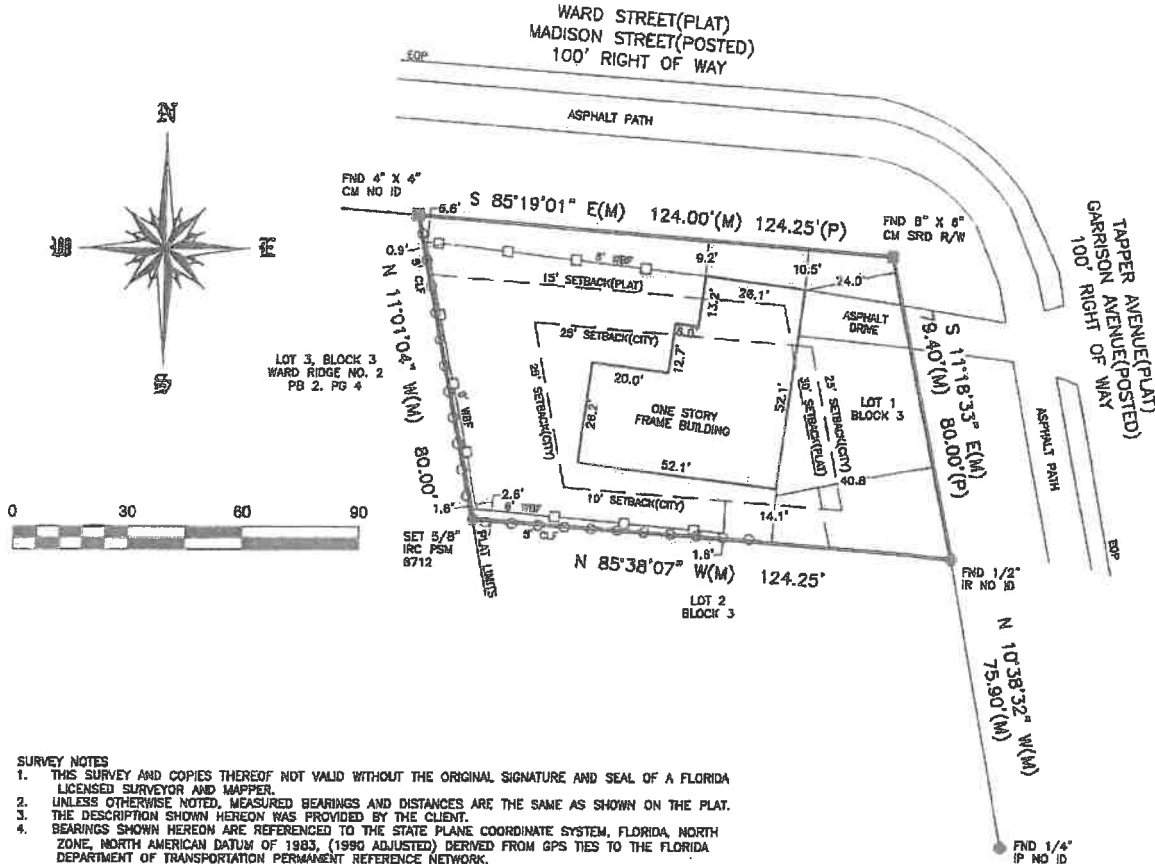
MADISON ST



MONICA DR

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



SURVEY NOTES

- THIS SURVEY AND COPIES THEREOF NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE NOTED, MEASURED BEARINGS AND DISTANCES ARE THE SAME AS SHOWN ON THE PLAT.
- THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, (1990 ADJUSTED) DERIVED FROM GPS TIES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
- THIS IS A BOUNDARY SURVEY.
- THERE ARE NO OTHER VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
- UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12045C0341M, INDEX DATE 03/09/2021, THIS PROPERTY LIES IN ZONE X.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THIS PROPERTY. THERE MAY BE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT MAY AFFECT THE PROPERTY.
- BUILDING SETBACKS SHOWN HEREON ARE ACCORDING TO THE PLAT AND THE CITY OF PORT ST JOE LAND DEVELOPMENT REGULATIONS. THESE SETBACKS SHOULD BE VERIFIED WITH LOCAL BUILDING DEPARTMENT BEFORE CONSTRUCTION.
- THE HORIZONTAL LOCATIONS OF ENCROACHMENTS AND UTILITIES MAY HAVE BEEN EXAGGERATED TO SHOW DETAIL.
- THE ACCURACY OF THE SURVEY MEASUREMENTS MEETS OR EXCEEDS THE INTENDED USE OF THE PROPERTY. SUBURBAN, 1 FOOT IN 7,500 FEET.
- ADDITIONS OR DELETIONS FROM THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DESCRIPTION

LOT 1, BLOCK 3, WARD RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 3, IN THE PUBLIC RECORDS OF GULF 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 RULE 6J-17.051, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.

DATE OF THIS SURVEY AND THE CERTIFICATE: 02/09/2022

THIS BOUNDARY SURVEY IS CERTIFIED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF JOEL ADAMS, AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE. THE USE OF THIS SURVEY IN CONJUNCTION WITH AN "OWNER'S AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED BY AND IS NOT SUPPORTED BY THIS SURVEYOR. THIS SURVEY IS NOT TRANSFERABLE OR ASSIGNABLE.

Jeremy W.
 Fletcher, PE, PSM

Digitally signed by Jeremy W.
 Fletcher, PE, PSM
 Date: 2022.02.16 12:16:44 -0500

JEREMY W. FLETCHER
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 8712

ABBREVIATIONS/LEGEND

(P)=PLATTED BEARINGS AND DISTANCES
 (M)=MEASURED BEARINGS AND DISTANCES
 EOP=EDGE OF PAVEMENT
 LS=LICENSED SURVEYOR
 LB=LICENSED BUSINESS
 PSM=PROFESSIONAL SURVEYOR/MAPPER
 PLS=PROFESSIONAL LAND SURVEYOR
 RLS=REGISTERED LAND SURVEYOR
 SRD=STATE ROAD DEPARTMENT
 R/W=RIGHT OF WAY
 ID=IDENTIFICATION
 PB=PLAT BOOK
 FB=FIELD BOOK
 PG=PAGE
 IP=IRON PIPE
 IR=IRON ROD
 RC=IRON ROD AND CAP
 CM=CONCRETE MONUMENT
 FND=FOUND
 WBF=WOOD BOARD FENCE
 CLF=CHAIN LINK FENCE



The seal appearing on this document was authorized by Jeremy W. Fletcher, P.S.M. 8712, on Date 02/29/2022

PROJECT: JOEL ADAMS

CLIENT: 2804 GARRISON AVENUE, PORT ST JOE, FL

SHEET NAME: BOUNDARY SURVEY

SCALE: 1" = 30'
 DATE: 02/09/22
 DRAWN BY: MNE
 REVISED:
 JOB NO: 3123
 FIELDBOOK: 560
 CAD NO: 3123.DWG
 PLOT DATE:

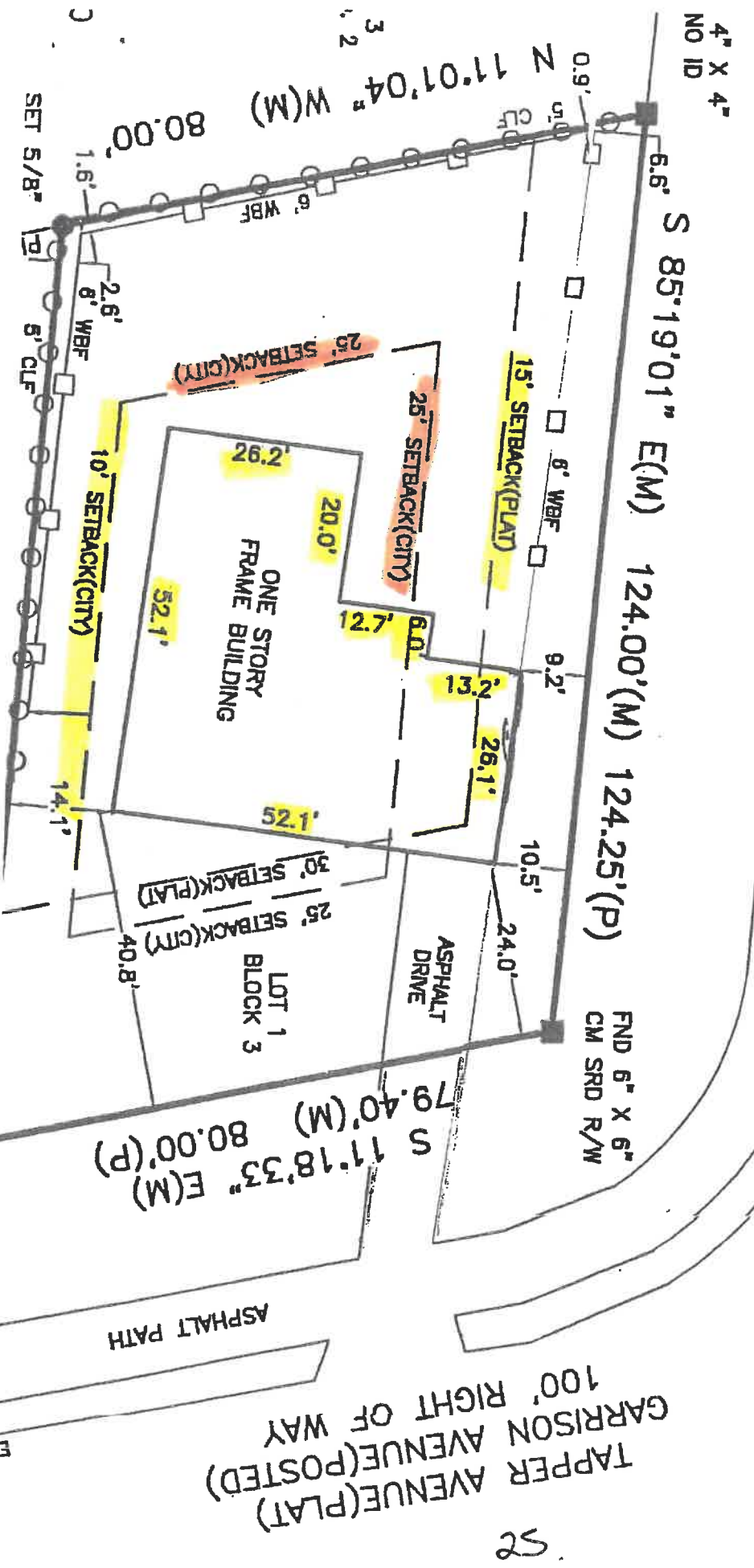
1
 OF
 1

12, GEORGIA LS# 3024
FLORIDA, 32456, PHONE (850)227-7322



WARD STREET(PLAT)
MADISON STREET(POSTED)
100' RIGHT OF WAY
EOP

ASPHALT PATH



52

ASPHALT PATH

Madison

1.6' S 85°19'01" E(M)

124.00'(M) 124.25'(P)

FND 6" X 6"
CM SRD R/W

25'0"

6' WBF

R

26'1"

13'2"

4'0"

20'0"

26'2"

ONE STORY
FRAME BUILDING

52'1"

52'1"

Plot

ASPHALT
DRIVE

S 11°18'33" E(M)
9.40'(M) 80.00'(P)

ASPHALT PATH

92

16'0"

36'0"

16'0"

back

14'0"

2.6' 8' WBF

1.6'

5/8" PSM

PLAT

5' CLF

1.6'



IMPORTANT NOTICE

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

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID 03057-002R
 Location Address 2804 GARRISON AVE
 PORT ST JOE
 Brief Tax Description WARD RIDGE UNIT NO. 1 PB 2 PG 3 LOT 1 MAP #69B BLK 3
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (0100)
 Sec/Twp/Rng 18-8S-10W
 Tax District Port St. Joe City (5)
 Millage Rate 16.6288
 Acreage 0.21
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 ADAMS JOEL DENNY ET UX
 89 TALL TIMBERS RD
 HAVANA, FL 32333

Land Information

Land Use	Number of Units
550000 - WARD RIDGE UNIT 1	1

Building Information

Type	SFR MASON	Heat	AIR DUCTED
Total Area	1,928	Air Conditioning	CENTRAL
Heated Area	1,872	Bathrooms	2
Exterior Walls	CONC BLOCK	Bedrooms	3
Roof Cover	METAL ROOF	Stories	1
Interior Walls	WALL BD/WD	Actual Year Built	1975
Frame Type	MASONRY	Effective Year Built	2010
Floor Cover	CARPET		

*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.

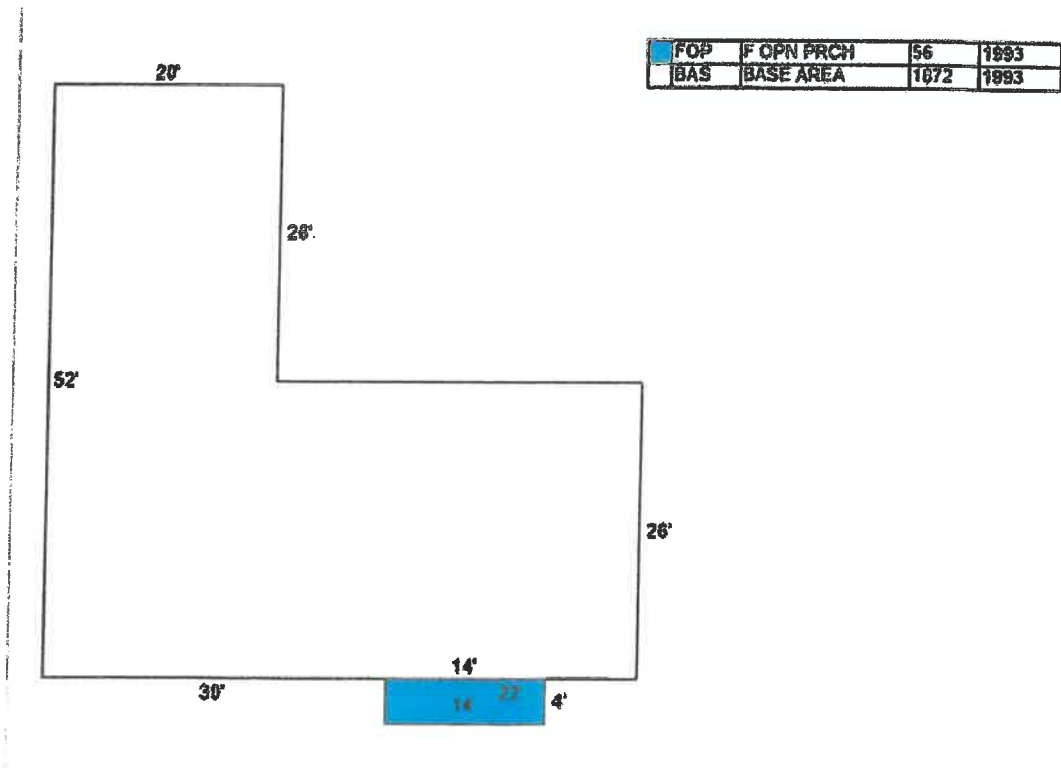
Extra Features

Code	Description
0439	WOOD FEN 4 ("

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$124,171	\$126,076	\$87,524	\$92,623
Extra Features Value	\$1	\$1	\$398	\$398
Land Value	\$28,000	\$28,000	\$20,000	\$20,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$152,172	\$154,077	\$107,922	\$113,021
Assessed Value	\$92,633	\$84,212	\$81,336	\$73,942
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$92,633	\$84,212	\$81,336	\$73,942
Maximum Save Our Homes Portability	\$59,539	\$69,865	\$26,586	\$39,079

"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: Sales.

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 (904) 218-9110.

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Page 2 of 3

- (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.

Special Exception Request

Applicant: Joel Adams

Property Address: 2804 Garrison Ave

A Public Hearing will be held Tuesday, June 7, 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 setbacks to extend
into setbacks per section 3.03(9) of the Land
Development Regulations.

May 3, 2022

To Whom it May Concern,

RE: 2804 Garrison Ave
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Joel Adams, intent to file for a Special Exception in reference to the side setback. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, June 7, 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 3.03 (9) 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

Port St. Joe Plan Review

Review Date: 5/3/22

Reviewed By: E McNair

Owner: Joel Adams Ex ux

Contractor:

Address: 2804 Harrison Ave

Parcel ID: 03057-002R

Residential: X

Commercial:

Industrial

Project Description: 110x36x14(h)

Type of Development Order:

Flood Zone: X

Elevation First Finished Floor:

Stormwater Permit if required:

Zoning: R1

Zoning Density:

Acreage: 0.21

Density Units Allowed:

Proposed Density Units:

Lot Size: 9147.6

Square Footage Minimum:

3059

House H/C:

House Footprint: 1928

Garage:

Porches:

Deck/patio:

Shed:

removing both

Pool/Decking:

Driveway:

none

Other:

Height Allowed:

Height Proposed:

Covered Area Sq. Ft.: Existing:

1928

New:

516

Total:

2504

Lot Size Sq. Ft:

Impervious Surface Allowed:

40%

Existing:

New:

Total:

27%

Setbacks required: Front:

25'

Rear:

10'

Left:

25'

Right:

10'

Setbacks proposed: Front:

Garrison

Rear:

16'

Left:

Mallison

Right:

10'

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 June 7, 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 Joel Adams located at 2804 Garrison Ave., Parcel #03057-002R. The reason for the request is Per Section 3.03 (9) of the Land Development Regulations referencing side setbacks 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: June 2, 2022

7018 3090 0001 0306 7711

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

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

Port Saint Joe, FL 32457

OFFICIAL USE

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: **Brittany & Phil McCroan**
 Street and Apt. No., or PO Box No.: **PO Box 819**
 City, State, ZIP+4®: **Port St. Joe FL 32456**

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

0771 11
 PORT ST JOE FL 32456
 MAY 12 2022
 Postmark Here

7018 3090 0001 0306 7704

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

OFFICIAL USE

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: **Frances Stockton**
 Street and Apt. No., or PO Box No.: **2508 Garrison Ave**
 City, State, ZIP+4®: **Port St. Joe FL 32456**

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

0771 11
 PORT ST JOE FL 32456
 MAY 12 2022
 Postmark Here

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

Property Address: 112 Monica Dr. Zoning: R1
Property Owner: Larry Thompson Phone: 2092565188
Mailing Address: 112 Monica Dr. City, State, and Zip: Port St Joe, FL 32456
Parcel Number: 03067-005 R Applicant if different: _____

[Signature]
Owner signature

Swore to and subscribed before me this 18th day of April 20 22. Personally known or
produced identification Personally known.

[Signature]
Signature of Notary Public



HEATHER HUGHES
Commission # HH 126705
Expires May 11, 2025
Bonded thru Budget Notary Services

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300

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

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

[Signature]
Owner Signature

4-18-22
Date

[Signature]
Applicant Signature

4-18-22
Date

Port St. Joe Plan Review

Review Date: 4/26/22 Reviewed By: E. McRae
Owner: Lamy & April Thompson Contractor: _____
Address: 112 Monica Dr Parcel ID: 030107-005R
Residential: X Commercial: _____ Industrial: _____
Project Description: 16x24x8(h)
Type of Development Order: _____
Flood Zone: X Elevation First Finished Floor: _____
Stormwater Permit if required: _____
Zoning: R1 Zoning Density: _____
Acreage: 0.24 Density Units Allowed: _____ Proposed Density Units: _____
Lot Size: 10382.4 Square Footage Minimum: 4152.9
House H/C: _____ House Footprint: 1524 Garage: _____
Porches: _____ Deck/patio: _____ Shed: _____
Pool/Decking: _____ Driveway: 1200 Other: _____
Height Allowed: _____ Height Proposed: _____
Covered Area Sq. Ft.: Existing: 1200 New: 1524 Total: 2724
Lot Size Sq. Ft.: _____
Impervious Surface Allowed: 40% Existing: _____ New: _____ Total: 2167.
Setbacks required: Front: _____ Rear: 10' Left: 15' Right: 15'
Setbacks proposed: Front: _____ Rear: 15' Left: 6' Right: 6'

April 26, 2022

To whom it may concern,

We are applying for an exception to construct a 16x24 shed in our backyard. The exception being asked for is due to the easement restrictions on our property. The easement at this time is 10' from each side and 25' from the rear of the property. We are asking to construct the shed within that easement area. We are asking to be at 6' from each side and 15' from the rear of the property if possible. Our lot is pie shaped and allowing us to have a shed in this area will allow us to have a shed and a nice backyard at the same time. We have discussed the issue with our neighbors on each side of our property and they have agreed to allow us to move forward. We ask that you also consider and approve our request.

Sincerely,

Larry and April Thompson
112 Monica Dr
Port, St Joe, FL 32456
209-256-5188

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 21-0121
Parcel No. 03067-005R

WARRANTY DEED

THIS WARRANTY DEED made March 22, 2021,

by **STEPHEN M. HOPPER and ANGELA R. HOPPER, husband and wife**, hereinafter called the Grantor,

to **LARRY W. THOMPSON and APRIL D. THOMPSON, husband and wife**, whose post office address is 112 Monica Dr, 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, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Gulf County, Florida, viz

Lot 10, Block 4, Ward Ridge Subdivision Unit 2, as per plat thereof as recorded in Plat Book 2, Page 4, of the Public Records of Gulf County, Florida.

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

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

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant with said grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 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.

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:

[Signature]
Witness Signature
Printed Name: Deborah L. Jasinski

[Signature]
STEPHEN M. HOPPER

[Signature]
Witness Signature
Printed Name: Frances G. Way

[Signature]
ANGELA R. HOPPER



STATE OF Florida
COUNTY OF Gulf

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25TH day of March, 2021, by STEPHEN M. HOPPER and ANGELA R. HOPPER, husband and wife, who ☒ is/are personally known to me or ☐ has/have produced _____ as identification.



[Signature]
Notary Public, State of Florida
My Commission Expires: 12-1-2023

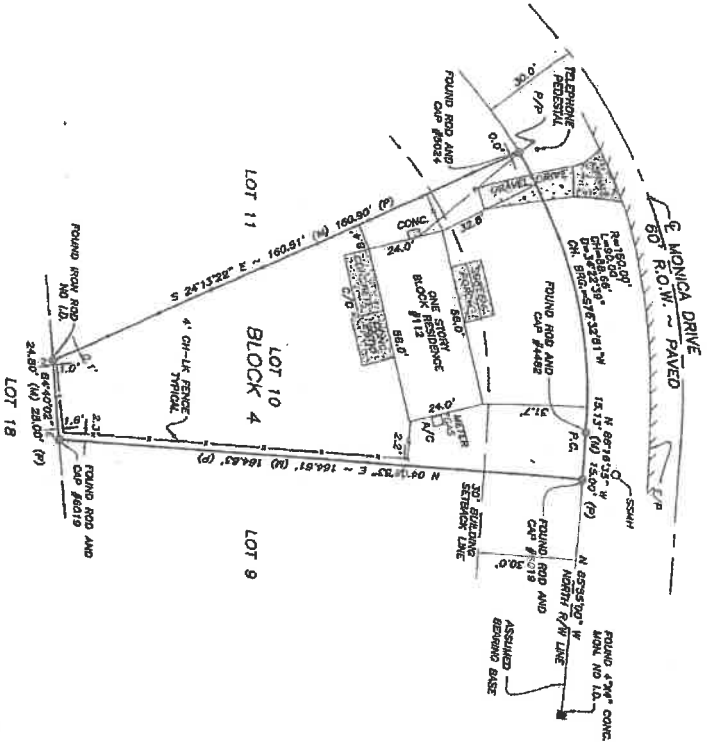


BOUNDARY SURVEY FOR STEPHEN HOPPER AND LISA FOREHAND

LEGEND

1	Survey Boundary
2	Adjacent Property
3	Right of Way
4	Water
5	Structure
6	Setback
7	Survey Station
8	Survey Line
9	Survey Point
10	Survey Marker
11	Survey Instrument
12	Survey Data
13	Survey Notes
14	Survey Map
15	Survey Plan
16	Survey Report
17	Survey Certificate
18	Survey Deed
19	Survey Easement
20	Survey License
21	Survey Agreement
22	Survey Consent
23	Survey Approval
24	Survey Record
25	Survey File
26	Survey Archive
27	Survey Backup
28	Survey Restore
29	Survey Transfer
30	Survey Migration
31	Survey Upgrade
32	Survey Patch
33	Survey Uninstall
34	Survey Reinstall
35	Survey Repair
36	Survey Optimize
37	Survey Defragment
38	Survey Deflate
39	Survey Encrypt
40	Survey Decrypt
41	Survey Compress
42	Survey Uncompress
43	Survey Split
44	Survey Merge
45	Survey Clone
46	Survey Backup
47	Survey Restore
48	Survey Transfer
49	Survey Migration
50	Survey Upgrade

SCALE 1" = 30'



ROBERT B. NATIONS, JR. P.S.M.
 L.S. NO. 411
 FIELD BOOK & PAGE 4664
 SCALE 1" = 30'
 DATE 7/22/18
 DRAWN BY KING

GENERAL NOTES:
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 34, F.S., AND THE RULES OF PROFESSIONAL LAND SURVEYORS IN FLORIDA, ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA, ADOPTED BY THE FLORIDA SURVEYING BOARD, 1998, AS AMENDED.
 2. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.
 3. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.
 4. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.
 5. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.
 6. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.
 7. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.
 8. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.
 9. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.
 10. THE SURVEY WAS MADE BY THE SURVEYOR, ROBERT B. NATIONS, JR., P.S.M., AND HIS ASSISTANT, LISA FOREHAND, ON THE DATE INDICATED ABOVE.



IMPORTANT NOTICE

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

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID 03067-005R
 Location Address 112 MONICA DR
 PORT ST JOE
 Brief Tax Description WARD RIDGE UNIT NO. 2 PB 2 PG 4 LOT 10 ORB 722/387 FR HOPPER BLK 4 MAP 693
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (0100)
 Sec/Twp/Rng 18-8S-10W
 Tax District Port St. Joe City (5)
 Millage Rate 16.6288
 Acreage 0.24
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 THOMPSON LARRY W & APRIL D
 112 MONICA DR
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units
550001 - WARD RIDGE UNIT 2	1

Building Information

Type	SFR MASON	Heat	AIR DUCTED
Total Area	1,524	Air Conditioning	CENTRAL
Heated Area	1,344	Bathrooms	2
Exterior Walls	CONC BLOCK	Bedrooms	3
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	PLASTER	Actual Year Built	1975
Frame Type	MASONRY	Effective Year Built	2015
Floor Cover	CLAY TILE; CARPET		

*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
0261	CONCRETE (*)

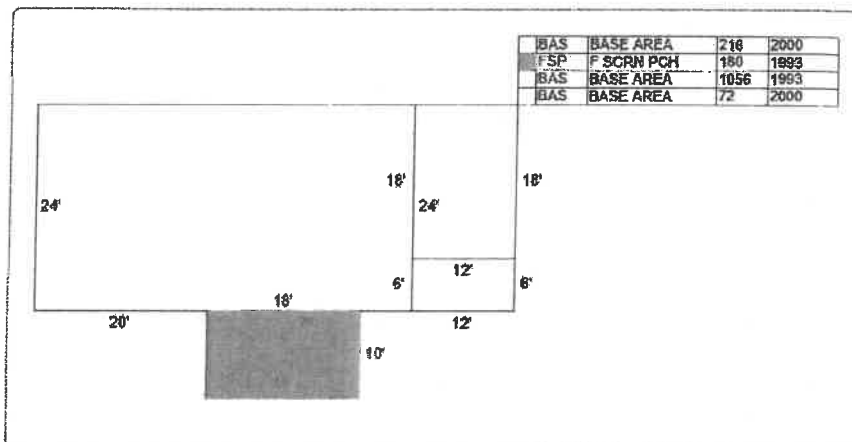
Sales

Multi Parcel	Sale Date	Sale Price
N	3/25/2021	\$215,000
N	4/28/2017	\$138,000
N	6/17/2016	\$125,000
N	10/4/2013	\$83,800
N	4/5/2007	\$190,000

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$109,800	\$102,617	\$91,465	\$102,952
Extra Features Value	\$1	\$1	\$427	\$427
Land Value	\$31,500	\$28,000	\$20,000	\$20,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$141,301	\$130,618	\$111,892	\$123,379
Assessed Value	\$141,301	\$130,618	\$111,892	\$123,379
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$141,301	\$130,618	\$111,892	\$123,379
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

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

Sketches

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 950-229-9110

[User Privacy Policy](#)
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Last Data Upload: 5/12/2022, 6:14:34 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.194

- (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.

May 12, 2022

To Whom it May Concern,

RE: 112 Monica Drive
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Larry & April Thompson, intent to file for a Special Exception in reference to the side setback. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, June 7, 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 3.03 (9) 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

Special Exception Request

Applicant: Larry & April Thompson

Property Address: 112 Monica Drive

A Public Hearing will be held Tuesday, June 7, 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 setbacks to extend into setbacks per section 3.03(9) of the Land Development Regulations.

First Class Letter
 Port Saint Joe, FL 32456
 Weight: 0 lb 0.60 oz
 Estimated Delivery Date
 Sat 05/14/2022
 Certified Mail® \$3.75
 Tracking #: 7018309 000103067742
 Return Receipt \$3.05
 Tracking #: 9591 9402 8517 1124 0790 00
 Total \$7.38

Grand Total: \$36.90

Credit Card Receipt \$36.90
 Card Name: VISA
 Account #: XXXXXXXXXX5416
 Approval #: 026866
 Transaction #: 154
 AID: A000001003010 Chip
 A: VISA CREDIT
 PIN: Not Required CAPITAL ONE VISA

 Every household in the U.S. is now
 eligible to receive a second set
 of 4 free test kits.
 Go to www.covidtests.gov

Text your tracking number to 28777 (USPS)
 to get the latest status. Standard Message
 and Data rates may apply. You may also
 visit www.usps.com USPS Tracking or call
 1-800-222-1811.

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://mycmddelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device.



or call 1-800-410-7420

UFN: 117740-0771
 Receipt #: 840-83201447-2-5063131-2
 Clerk: 11

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

Port Saint Joe, FL 32456

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

<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

Freddie & Bertha Capps
 101 Ramsey Dr.
 Port St Joe FL 32456

PS Form 3800, April 2015 PSN 7530-02-000-9947 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

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

<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

Frankie Taylor
 111 Monica Drive
 Port St Joe FL 32456

PS Form 3800, April 2015 PSN 7530-02-000-9947 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

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

<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

Robert & Melanie Young
 123 Narvaez St.
 Port St Joe FL 32456

PS Form 3800, April 2015 PSN 7530-02-000-9947 See Reverse for Instructions

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 June 7, 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 Larry & April Thompson located at 112 Monica Drive., Parcel #03067-005R. The reason for the request is Per Section 3.03 (9) of the Land Development Regulations referencing side setbacks 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.

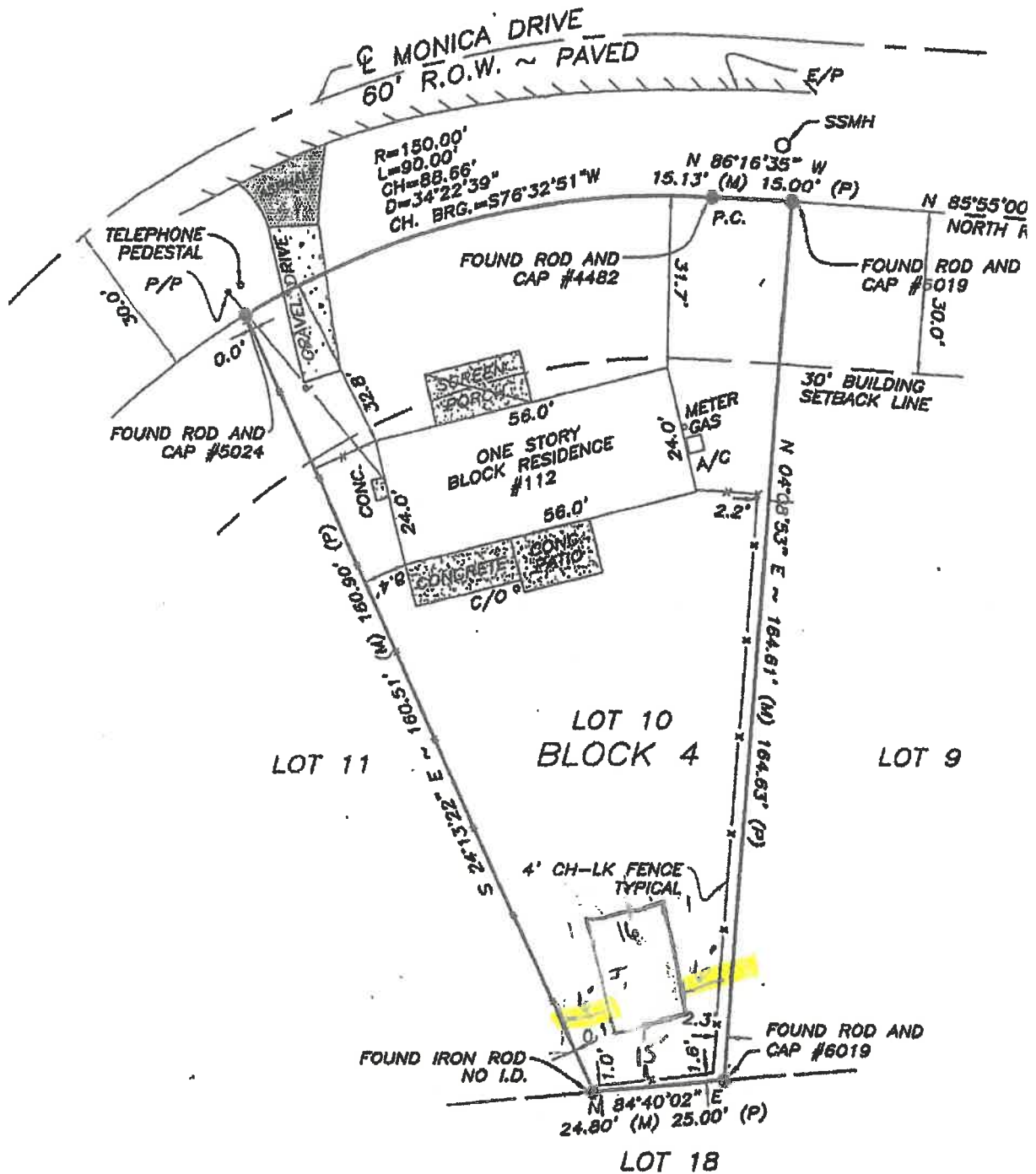
All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of 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: May 19, 2022

Larry & April Thompson

112 Monica Dr.

BOUNDARY SURVE



HERT B. NATIONS, JR. P.S.M.

L.S. NO. 4111

L. P. O. BOX 162 - WEWAHITCHKA, FL. 32465

PH. (850) 639-6199

CLIENT: HOPPER & FOREHAND

JOB NUMBER: 2016-3-16

FIELD BOOK & PAGE: 56/54

SCALE: 1"=30'

DATE: 2/22/18

DRAWN BY: KC

52

CITY OF PORT ST. JOE
VARIANCE REQUEST APPLICATION

Property Address: 1033 McClelland Ave 1041st. St
Property Owner: Cory A Hordell III Phone: 850 973 4007
Mailing Address: PO Box 450, Madison Fl 32341
Applicant if different: _____

Parcel Number: 05296-000R

Owner's Signature _____

Sworn to and subscribed before me this 4th day of February 2002. Personally Known
OR Produced Identification.
Type Provided _____

PUBLIC NOTICE



DALLAS MCGUIRE
Notary Public, State of Florida
My Comm. Expires June 3, 2022
Commission No. 66341422

Dallas McGuire
Signature of Notary Public

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

APPLICATION REQUIREMENTS:

Application Fee - \$300.00 9d CK # 0583

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

☒ Legal Description of Property

☒ Copy of the Deed

☒ Copy of the Survey

☒ Site plan of the proposed improvements

Owner Signature _____

Date: 1/4/22

Applicant Signature _____

Date: 1/4/22

May 12, 2022

To Whom it May Concern,

RE: 1033 McClelland Ave
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Cary Hardee intent to file for a Special Exception in reference to the side & rear setback. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, June 7, 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 (f) & (g) 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

Port St. Joe Plan Review

Review Date: 2/18/22

Reviewed By: E McQuair

Owner: Ray Hardie III

Contractor:

Address: 1033 McClelland

Parcel ID: 05816-0008

Residential: X

Commercial:

Industrial:

Project Description: 310' x 48' Shed

Type of Development Order:

Flood Zone: 472 X
532 AE 9

Elevation First Finished Floor:

Stormwater Permit If required:

Zoning: R2A

Zoning Density:

Acreage: Density Units Allowed:

Proposed Density Units:

Lot Size: 0.2202 = 8973.4

Square Footage Minimum:

House H/C:

House Footprint: 11007

Garage:

Porch:

Deck/patio: 144

Shed: 185.4

Pool/Decking:

Driveway:

Other:

Height Allowed: 35'

Height Proposed:

Covered Area Sq. Ft.: Existing: 1936.4

New: 1728

Total: 3664.4

Lot Size Sq. Ft.:

Imperious Surface Allowed: 100%

Existing:

New:

Total: 48%

Setbacks required: Front:

Rear: 10'

Left: 10'

Right: 10'

Setbacks proposed: Front:

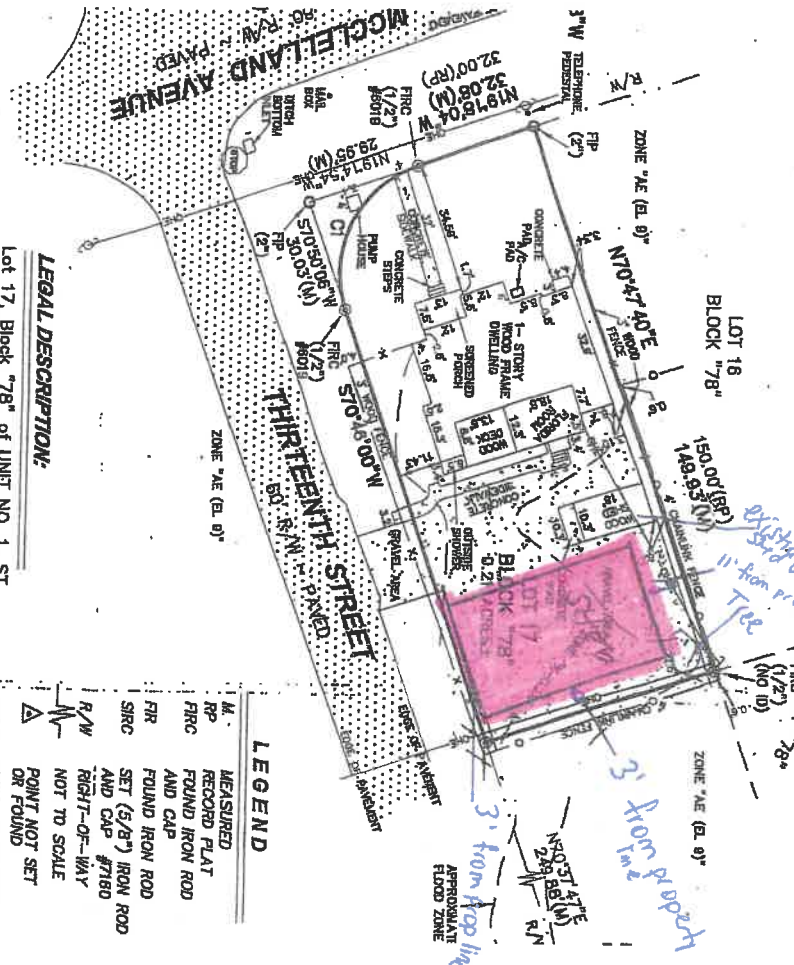
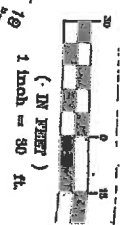
Rear: 3'

Left: 1'

Right: 3'

WELCH, III AND SUZANNA HARJEL,
 GROUP, PLLC,
 NOVAK, ESQ.,
 CAN TITLE INSURANCE COMPANY

Shed
36' x 48'



LEGEND

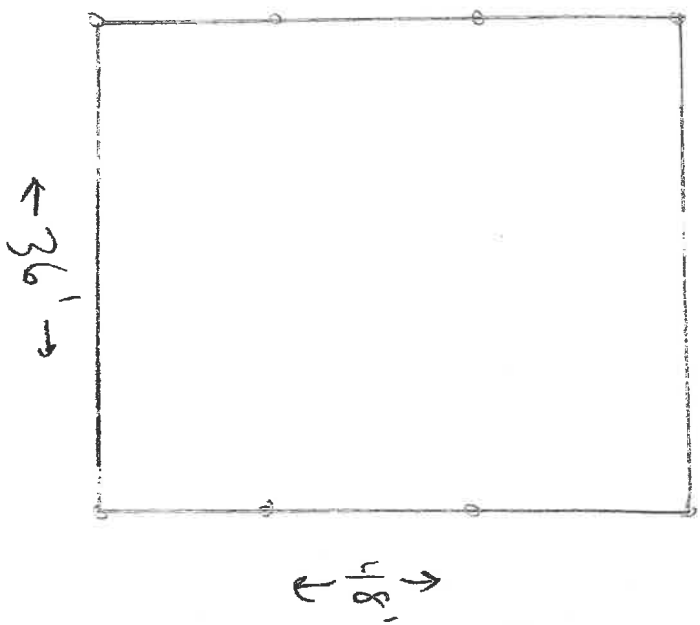
MEASURED	FOUND
RP	RECORD PLAT
PRC	FOUND IRON ROD
	AND CAP
FR	FOUND IRON ROD
SIRC	SET (5/8") IRON ROD
	AND CAP #7160
R/W	RIGHT-OF-WAY
	NOT TO SCALE
△	POINT NOT SET
FCM	OR FOUND
	FOUND CONCRETE
	MONUMENT
ONE	OVERHEAD
POWER	ELECTRIC LINE
POLE	POWER POLE

LEGAL DESCRIPTION:

Lot 17, Block "78" of UNIT NO. 1, ST
 JOSEPH'S ADDITION TO THE CITY OF
 PORT ST JOE, a subdivision as per map
 or plat thereof recorded in Plat Book 1,
 Page 28 of the Public Records of Gulf
 County, Florida.

SOURCE: Record plat and a field survey performed by the undersigned surveyor.
REFERENCE: Northerly right of way boundary of Thirteenth Street being South 70
 46 minutes 00 seconds West as per record plat
MOVEMENTS have been located in this survey other than shown hereon.
NO VISIBLE ENCROACHMENTS other than those shown hereon.

Proposed Shed



Cary A Hardee, III and Suzanna Hardee
553 SE Roller Coaster Hill Road
Madison, Florida 32340

February 4, 2021

City of Port St. Joe
305 Cecil G. Costin St. Blvd
Port St. Joe, Florida 32456

RE: Variance Request

Dear Kind People,

We are hereby requesting a variance from the Ordinance related to set off lines. We would like to build a shed as close to the lot line as possible but more than three feet from it. The shape and size of our lot makes it very difficult to get the shed we need for boat storage. None of the conditions or circumstances herein have resulted in any actions on our part. We very much appreciate your consideration on this matter.

Sincerely,



Cary A. "Bo" Hardee, III

170 SW Puckney Street
Post Office Drawer 450, Madison, Florida 32341
Telephone: 850.973.4007 Facsimile: 850.973.8495



Parcel ID	05296-000R	Alternate ID	05296000R	Owner Address	HARDEE CARY III & SUZANNA ETAL
Sec/Twp/Rng	13-45-11W	Class	SINGLE FAMILY	THOMAS	
Property Address	1033 MC CLELAND AVE	Acreage	0.206	593 SE ROLLER COASTER HILL RD	
	PORT ST JOE			MADISON, FL 32240	
District	5				
Brief Tax Description	ST JOSEPH ADDN UNIT NO 1				

(Note: Not to be used on legal documents)

Prepared By and Return To:
Novak Law Group, PLLC
402 Reid Avenue
Fort St. John, FL 32469

File No. 21751

Property Appraiser's Parcel ID, (old) Number(s)
05246-000R

WARRANTY DEED

THIS WARRANTY DEED dated July 20, 2021, by Lucinda F. Jackson and her husband Thomas L. Jackson, Jr., whose post office address is 10020 Hwy 67 W, Butler, TN 37620, hereinafter called the grantor, to Cary A. Hardes III and Suzanne Hardes, a married couple and Cary A. Hardes II a single man, Joint Tenants with Full Right of Survivorship, whose post office address is 533 SE Follerccaster Hill Road, Madison, FL 32340, hereinafter called the grantees:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, conveys, releases, conveys, and confirms unto the grantees, all the certain land situated in Gulf County, Florida, to wit:

Lot 17, Block 78, Unit No. 1, of St. Joseph's Addition to City of Port St. Joe, Florida, according to the map or plat thereof as recorded in Plat Book 1, Page 28, Public Records of Gulf County, Florida.

Subject to assessments, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

WITNESSES:

Julie Perry
Print Name: Julie Perry
Address: 10020 Hwy 67 W
Blair, TN 37640

Stephanie Burd
Print Name: Stephanie Burd

Ludinda F. Jackson
Print Name: Ludinda F. Jackson
Address: 10020 Hwy 67 W
Blair, TN 37640

STATE OF TN
COUNTY OF Carter

The foregoing instrument was acknowledged before me by means of (physical presence notarization this 15th day of July, 2021 by Ludinda F. Jackson and Thomas J. Jackson, Jr., () whom are personally known to me or by whom have produced a valid drivers license as identification.

Lisa C. Jarrett
Notary Public
My Commission Expires: 2/1/2024
(SEAL)



(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.

May 12, 2022

To Whom it May Concern,

RE: 1033 McClelland Ave
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Cary Hardee intent to file for a Special Exception in reference to the side & rear setback. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, June 7, 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 (f) & (g) 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
EPCJ 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 **June 7, 2022**, at **4:00 P.M. EST**. The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 1033 McClelland Ave, Port St. Joe, Florida 32456 for Cary Hardee located at 1033 McClelland, Parcel #05296-000R. The reason for the request is **Per Section 3.03 (9) of the Land Development Regulations** referencing side setbacks 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.

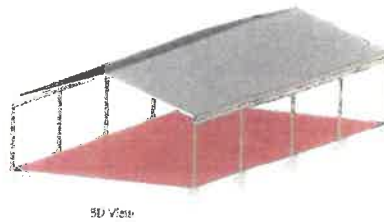
Special Exception Request

Applicant: Cary Hardee

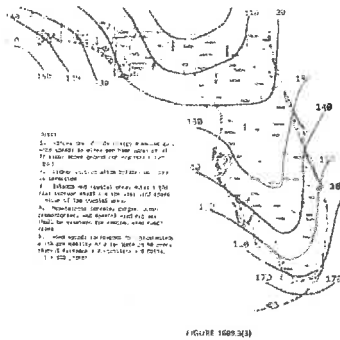
Property Address: 1033 McClelland Ave

A Public Hearing will be held Tuesday, June 7, 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 setbacks to extend into setbacks per section 3.04(f)&(g) of the Land Development Regulations.

Open Pole Barn
for
Pressure Proof Truss LLC
17041 NW Hwy 12, FL 32934
Robert L. Parish (850) 643-7440



- 1) COVER PAGE
- 2) FOUNDATION PLAN / ROOF FRAMING & ELEVATION VIEWS
- 3) TRUSS DESIGN / DETAILS / SAMPLES of WIND LOAD CALCULATIONS
- 4) STRUCTURAL DETAILS
- 5) TRUSSES WITH LARGE SPANS (60' - 90')



SCOPE OF WORK

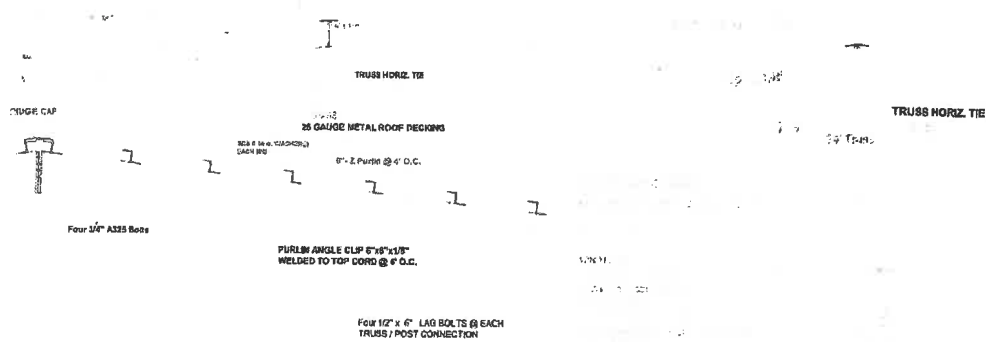
THIS IS A MASTER PLAN FOR A SINGLE STRUCTURE TO BE REVIEWED BY THE BUILDING DEPARTMENT IN THE AREA FOR PERMITTING. ONLY PLANS WITH RAISED SEAL ARE ALLOWED. THE DESIGN HANDLES DIFFERENT SIZES OF POLE BARN STRUCTURES. TRUSS SPANS VARY BETWEEN 24' UP TO 60', BAY WIDTH 20', AND EYE HEIGHT OF 16'. THE TOTAL LENGTH OF THE STRUCTURE IS UP TO 10 BAYS (200'). ALL THE SPECIFIC BUILDING SPECIFICATIONS ALONG WITH THE SITE CHARACTERISTICS HAVE TO BE IMPLEMENTED AND OBSERVED. ANY DEVIATION THEREOF WILL VOID THE ENTIRE PLAN

These plans and specifications are in compliance with the criteria established by the Florida Building Code 6th Edition 2017. The Open Pole Barn is designed to withstand a wind velocity up to 150 MPH (Exposure B & Risk Category I) and complies with chapter 16 of the 6th Edition of the Florida Building Code 2017.

The calculations are carried out for the following Data:
Ultimate design wind speed Vult 140 / 150 MPH
Nominal design wind speed, Vwd 110 / 118 MPH
Risk Category: I
Wind Exposure: B
Enclosure Classification: Open
Internal Pressure Coefficient GCp1 = 0.0
Roof Component Uplift Pressures:
-25.5 PSF, -29.5 PSF & -39.5 PSF (Values for Interior & End zones)

Note:
Contractor must provide the Florida Approval Number for All Structural Components
Only Plans with Raised Seals Are Allowed
These Plans are PROTECTED BY COPYRIGHT
By ECDC-INC.

FOR YOUR REVIEW ONLY



TRUSS DESIGN TABLE

TRUSS SPAN	TRUSS DEPTH	TOP CHORD	BOTTOM CHORD	WEB MEMBERS
24'	18"	1 1/4" x 1 1/4" x 1/8"	1 1/4" x 1 1/4" x 1/8"	1 1/4" x 1 1/4" x 1/8"
32'	18"	1 1/2" x 1 1/2" x 1/8"	1 1/2" x 1 1/2" x 1/8"	1 1/2" x 1 1/2" x 1/8"
36'	18"	2" x 2" x 3/16"	2" x 2" x 3/16"	2" x 2" x 1/8"
40'	18"	2" x 2" x 3/16"	2" x 2" x 3/16"	2" x 2" x 1/8"
50'	18"	2" x 2" x 1/4"	2" x 2" x 1/4"	2" x 2" x 1/8"

MATERIAL SPECS:
 STEEL : ASTM 36KSI
 BOLTS : ASTM 325 FOR STEEL / STEEL & 307
 STEEL / TIMBER
 WELDING: E70XX OR EQUIV.

WIND SPEED (MPH)	EXPOSED SURFACE	WIND PRESSURE (PSF)
25	25.4	11.0
30	30.4	17.0
35	35.4	23.0

MAIN FRAME RESISTING WIND PRESSURE (PSF) 140 MPH

WIND DIRECTION	WIND PRESSURE (PSF)
PERPENDICULAR	23.0
PARALLEL	11.0

5 REBAR THROUGH POST EACH WAY SEE DESIGN TABLE

FOR YOUR REVIEW ONLY



TABLE DESIGN TABLE
TABLE TOP VIEW: TOP VIEW: 24" x 36" x 36" x 36" x 36" x 36"
TABLE BOTTOM VIEW: BOTTOM VIEW: 24" x 36" x 36" x 36" x 36" x 36"
TABLE TOP VIEW: TOP VIEW: 24" x 36" x 36" x 36" x 36" x 36"
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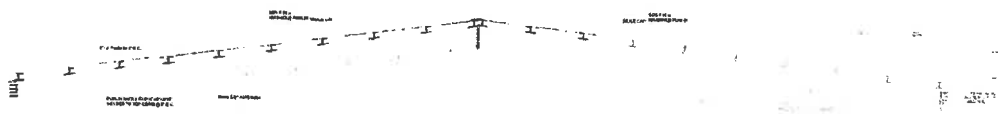
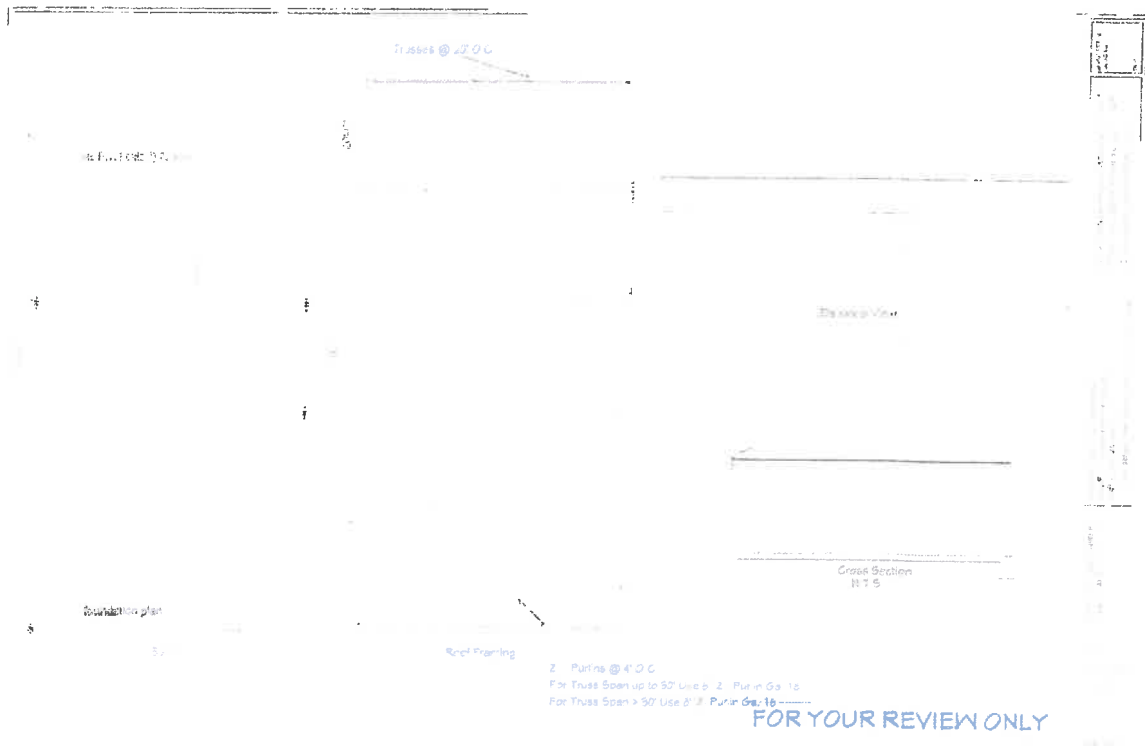


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FOR YOUR REVIEW ONLY

PAGE 5



26 GAUGE METAL ROOF DECKING

SDS # 14 w. WASHER@
EACH RIB

6"- Z Purlin @ 4' O.C.

PURLIN ANGLE CLIP 6"x6"x1/8"
WELDED TO TOP CORD @ 4' O.C.

26 GAUGE METAL ROOF DECKING

EDGE CAP

SDS # 14 w.
WASHER@ EACH RIB

Three 5/8" A325 Bolts

STEEL PLATE 6"x6"x1/8" WELDED TO
CROSS BAR @ 4' O.C.

4x4 Steel Tube @ 4' O.C. FOR GABLE DECKING (TYP.)

GABLE TRUSS & GABLE DECKING (OPTIONAL)

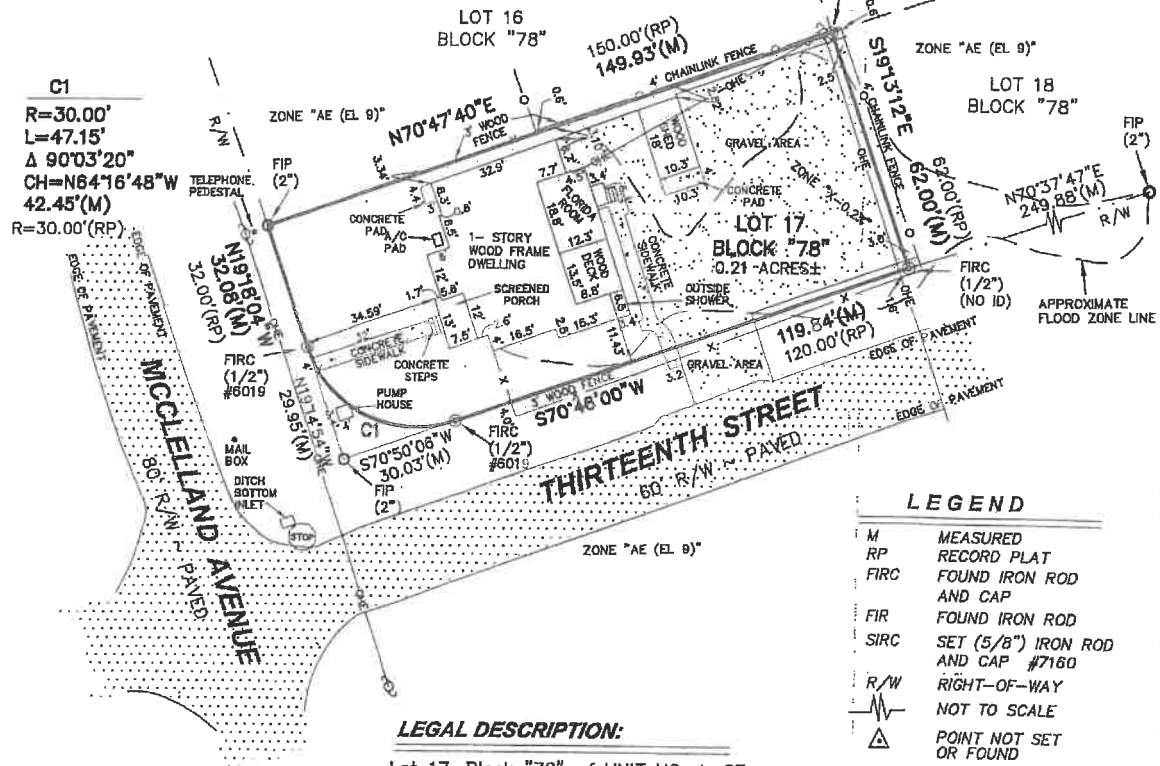
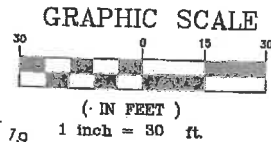
DESIGN TABLE FOR POST'S FOUNDATION / PURLINS

TRUSS SPAN	BAY WIDTH	Z- PURLIN	Conc. Post Dia/Depth [ft] / [ft]	REINFORCE REBAR
24'-30'	10'	4" Ga. 16	1.5 / 4	3# 5 x 8" EACH WAY
	20'	6" Ga. 16		
	25'	8" Ga. 16		
31'-35'	20'	6" Ga. 16	1.5 / 4	4# 5 x 10" EACH WAY
	25'	6" Ga. 14		
36'-40'	20'	8" Ga. 16	2 / 4	4# 5x 12" EACH WAY
	25'	8" Ga. 16		
41' - 50'	20'	8" Ga. 16	2 / 4.5	4# 5 x 18" EACH WAY
	25'	8" Ga. 16		

Note: For Truss Span 36' to 50', Space Purlins @ 4' O.C.
SOIL MUST HAVE BEARING CAPACITY
USE 28 DAYS CONCRETE 3600 PSI STS
Dry Concrete could be used

FOR YOUR REVIEW ONLY

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CARY A. HARDEE, III and SUZANNA HARDEE,
NOVAK LAW GROUP, PLLC,
JEREMY T.M. NOVAK, ESQ.,
FIRST AMERICAN TITLE INSURANCE COMPANY



LEGAL DESCRIPTION:

Lot 17, Block "78" of UNIT NO. 1, ST JOSEPH'S ADDITION TO THE CITY OF PORT ST JOE, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 28 of the Public Records of Gulf County, Florida.

LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND IRON ROD AND CAP
FIR	FOUND IRON ROD
SIRC	SET (5/8") IRON ROD AND CAP #7160
R/W	RIGHT-OF-WAY
—	NOT TO SCALE
△	POINT NOT SET OR FOUND
FCM	FOUND CONCRETE MONUMENT
OHE	OVERHEAD ELECTRIC LINE
⊙	POWER POLE

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northerly right of way boundary of Thirteenth Street being South 70 degrees 46 minutes 00 seconds West as per record plat
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zones: "X-0.2%" and "AE (EL 9)" as per Flood Insurance Rate Map Community Panel No: 120099 0341H index date: March 09, 2021, Gulf County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. This survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 6J-17.061,062).

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

James C. Roddenberry

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

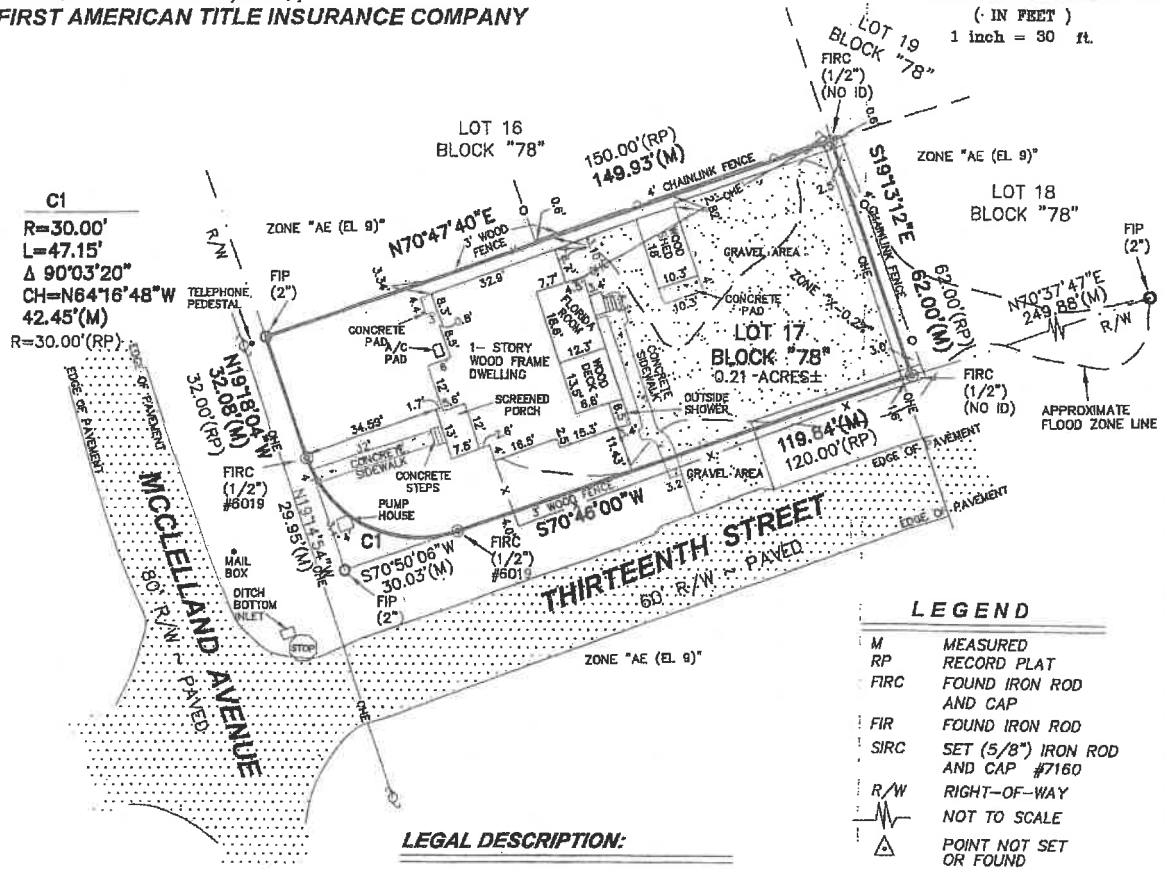
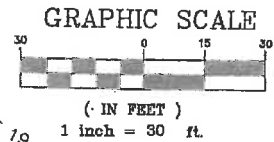


THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 128 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 850-963-3532 FAX NUMBER: 850-963-1103
 LB # 7160

DATE: 07/12/21	DRAWN BY: BB	N.B. 850 pg. 55	COUNTY: GULF
FILE: 21632.DWG	DATE OF LAST FIELD WORK: 07/09/21	CHECKED BY:	JOB NUMBER: 21-632

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CARY A. HARDEE, III and SUZANNA HARDEE,
NOVAK LAW GROUP, PLLC,
JEREMY T.M. NOVAK, ESQ.,
FIRST AMERICAN TITLE INSURANCE COMPANY



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James Roddenberry

JAMES RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No: 4251



THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS

P.O. BOX 100 • 128 SHELTON STREET • SOPCHOPPY, FLORIDA 32388

PHONE NUMBER: 850-982-2635 FAX NUMBER: 850-982-1103
 LB 9 7165

DATE: 07/12/21

DRAWN BY: BB

N.B. 650 pg. 65

COUNTY: GULF

FILE: 21632.DWG

DATE OF LAST FIELD WORK: 07/09/21

CHECKED BY:

JOB NUMBER: 21-632