

**City of Port St. Joe
Planning, Development, and Review Board Special Meeting
December 5, 2023 at 4:00 P.M.**

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

**Hal Keels
Travis Burge
Chris Karagiannis**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

November 7, 2023 Regular Meeting Minutes

Pages 1-2

BUSINESS ITEMS

- **Special Exception Request to the Back Wetland Setback** **Pages 3-13**
 - **Joseph & Kathryn Edwards, 366 Jones Homestead Rd,
Parcel #03072-040R**
- **Special Exception Request to the Side & Back Setbacks** **Pages 14-30**
 - **Eric Ramsey, 902 10th Street, 05429-000R**
- **Special Exception Request to the 13th Street & Back Setbacks** **Pages 31-37**
 - **Kirk & Donna Jockell, 1034 McClland Ave., Parcel 05250-000R**

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

City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
November 7, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M. Hal Keels notified City Staff that he would be unable to attend the meeting today.

Consent Agenda

Attorney McCahill read two Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers from the October 3, 2023, as completed Chris Karagiannis were he abstained from voting on Ordinance 606 Land Development Regulations PUD Amendment and Ordinance 607 Marina Cottages PUD as he has open contracts with the applicant.

A Motion was made by Travis Burge, second by Minnie Likely, to approve the October 3, 2023, Regular Meeting Minutes. All in favor; Motion carried 4-0.

Business Items

Special Exception Request for the 14th Street Side Setback, Matthew and Kerri Burrows – 1400 Monument Avenue, Parcel #05540-000R

Matthew Burrows stated all that he was asking for was the same special exception that was granted to his neighbors on the bay. His plans are to build a boat storage shed later and needs a ramp for an elevator because of anticipated genetic issues.

Bruce Christensen, who filed an objection to the request, was present and stated that the exception would obstruct the beautiful view they currently have of the bay.

A Motion was made by Travis Burge, second by Minnie Likely, to grant the 10' Special Exception to the 14th Street Setback Request to Mr. Burrows. All in favor; Motion carried 4-0.

Special Exception Request for a Digital Sign, Pancare of Florida, Inc., 401 Cecil G. Costin, Sr., Blvd., Parcel #04815-000R

Robert Thompson, representing Pancare of Florida, shared that the sign would be a static sign only.

Mr. Anderson stated that City Staff had no objections to the request.

A Motion was made by Minnie Likely, second by Travis Burge, to recommend the Special Exception Request for the sign to the City Commission. All in favor; Motion 4-0.

Terms for PDRB Members Jay Rish, Minie Likely, and Rawlis Leslie will expire at the end of this month. Mr. Rish and Mrs. Likely would like to continue serving. Mr. Leslie will be contacted to see what he would like to do.

There being no further business to come before the Board, Chairman Rish adjourn the meeting at 4:18 P.M.

Charlotte M. Pierce City Clerk

Date

Jay Rish, Chairman

Date

To: City of Port St
Planning Development Review Board
Ref: 366 Jones Homestead Road – Special Exception Request

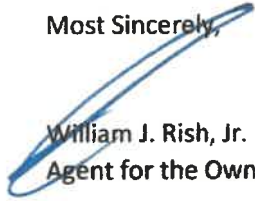
Dear Board Members,

Please see attached application for Special Exception Request.

The purpose of this letter is to build a pole barn into the wetland setback that is on the plat of the Summer Pines Subdivision. The wetlands behind the property are low quality wetlands and the demarcation of the wetlands setback on the plat was an error by the surveyor.

As you may be aware, there is no setback to low quality wetlands per the City's policy for other instances in the past. Therefore, we are asking for relief from erroneous setback.

Most Sincerely,



William J. Rish, Jr.
Agent for the Owners

**EPCI
PORT ST JOE BUILDING DEPARTMENT
1002 10TH STREET
PORT ST JOE, FL 32456
850-229-1093 FAX 850-229-8242**

OWNER AFFIDAVIT

I Melanie James King of 366 Jones Homestead Rd Port St Joe, FL
Owner Name Printed Address of Construction Site
do hereby give my permission for contractor William J Rish Jr.
Contractors Name Printed

to accept the Responsibility of obtaining and signing for my Development Order and /or Building Permit. I further understand that even though the contractor has signed in my behalf I am responsible for the entire contents and requirements set forth within these documents, Ordinance, or State Law. I further understand that if any violations occur I can be held solely responsible for correction of these problems because I am the owner of said property.

This Affidavit is for the City's use only and is not intended for use by the contractor against the property owner in any disagreement, civil suit, dispute, or violation.

Owners Signature Melanie James King Date 10-25-2023

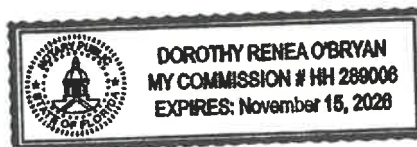
STATE OF FLORIDA
COUNTY OF Liberty

On this 25th day of October, 2023

Who is personally known to me or has produced the following identification

Personally Known
Type of identification

Dorothy Renea O'Bryan
Signature of person taking acknowledgement
Notary Seal or Stamp with Expiration date



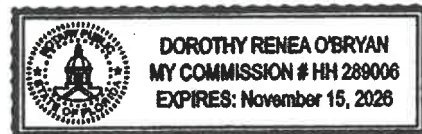
**CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION**

Property Address: 706 Jones Homestead Rd Zoning: _____
Port St Joe, FL
Property Owner: Peggy Parramore Mason Phone: 850-227-5569
Mailing Address: 40 William J Rish Jr City, State, and Zip: Port St Joe, FL 32457
PO Box 9
Parcel Number: 203072-0402 Applicant if different: _____

Peggy Parramore Mason
Owner Signature

Swore to and subscribed before me this 21st day of October 2023. Personally known or
produced identification DL M250-675-34-919-D

Dorothy Renea O'Bryan
Signature of Notary Public



PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300

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

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Peggy Parramore Mason
Owner Signature

10-27-23
Date

Applicant Signature

Date

**EPCI
PORT ST JOE BUILDING DEPARTMENT
1002 10TH STREET
PORT ST JOE, FL 32456
850-229-1093 FAX 850-229-8242**

OWNER AFFIDAVIT

I Peggy Parramore Mason of 366 Jones Homestead Rd, Port St. Joe, FL
Owner Name Printed Address of Construction Site
do hereby give my permission for contractor William J Rish, Jr
Contractors Name Printed

to accept the Responsibility of obtaining and signing for my Development Order and /or Building Permit. I further understand that even though the contractor has signed in my behalf I am responsible for the entire contents and requirements set forth within these documents, Ordinance, or State Law. I further understand that if any violations occur I can be held solely responsible for correction of these problems because I am the owner of said property.

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Owners Signature Peggy Parramore Mason Date 10-27-23

STATE OF FLORIDA

COUNTY OF Liberty

On this 27th day of October, 2023

Who is personally known to me or has produced the following identification

DL M250-675-36-919-0
Type of identification

Dorothy Renea O'Bryan
Signature of person taking acknowledgement
Notary Seal or Stamp with Expiration date



**EPCI
PORT ST JOE BUILDING DEPARTMENT
1002 10TH STREET
PORT ST JOE, FL 32456
850-229-1093 FAX 850-229-8242**

OWNER AFFIDAVIT

I Joseph Miles Edwards of 366 Jones Homestead Rd. Port St Joe, FL
Owner Name Printed Address of Construction Site
do hereby give my permission for contractor William J. Rish, Jr.
Contractors Name Printed

to accept the Responsibility of obtaining and signing for my Development Order and /or Building Permit. I further understand that even though the contractor has signed in my behalf I am responsible for the entire contents and requirements set forth within these documents, Ordinance, or State Law. I further understand that if any violations occur I can be held solely responsible for correction of these problems because I am the owner of said property.

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Owners Signature Joseph Miles Edwards Date 10/27/23

STATE OF FLORIDA
COUNTY OF Liberty

On this 27 day of October, 2023

Who is personally known to me or has produced the following identification

DL# E363-493-63-138-D
Type of identification

Dorothy Renea O'Bryan
Signature of person taking acknowledgement
Notary Seal or Stamp with Expiration date



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

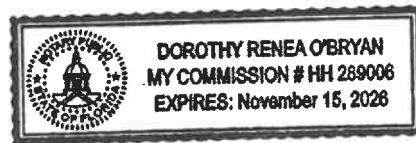
Property Address: 346 Jones Homestead Rd Zoning: _____
Port St Joe, FL
Property Owner: Kathryn Palm Edwards Phone: 850-227-5569
C/O William J Rish, Jr.
Mailing Address: PO Box 9 City, State, and Zip: Port St Joe, FL 32457

Parcel Number: R 03072-040R Applicant if different: _____

Kathryn Palm Edwards
Owner signature

Swore to and subscribed before me this 27th day of October 2023. Personally known or
produced identification FL# E 363-515-65-048-D

Dorothy Renea O'Bryan
Signature of Notary Public



PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300

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

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Kathryn Palm Edwards
Owner Signature

10/27/23
Date

Applicant Signature

Date

**EPCI
PORT ST JOE BUILDING DEPARTMENT
1002 10TH STREET
PORT ST JOE, FL 32456
850-229-1093 FAX 850-229-8242**

OWNER AFFIDAVIT

I Kathryn Palm Edwards of 366 Jones Homestead Rd. Port St Joe, FL
Owner Name Printed Address of Construction Site
do hereby give my permission for contractor William J Rish Jr
Contractors Name Printed

to accept the Responsibility of obtaining and signing for my Development Order and /or Building Permit. I further understand that even though the contractor has signed in my behalf I am responsible for the entire contents and requirements set forth within these documents, Ordinance, or State Law. I further understand that if any violations occur I can be held solely responsible for correction of these problems because I am the owner of said property.

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Owners Signature Kathryn Palm Edwards Date 10/27/23

STATE OF FLORIDA

COUNTY OF Liberty

On this 21st day of October, 20 23

Who is personally known to me or has produced the following identification

DL# E 363-515-65-948-D
Type of identification

Dorothy Renea O'Bryan
Signature of person taking acknowledgement
Notary Seal or Stamp with Expiration date



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

Property Address: 366 Jones Homestead Rd Zoning: _____
Port St. Joe, FL
Property Owner: James Marvin King II Phone: 850-227-5569
C/O William J Eish, Jr
Mailing Address: PO Box 9 City, State, and Zip: Port St Joe, FL 32457
Parcel Number: R 03072-0402 Applicant if different: _____

James Marvin King II
Owner signature

Swore to and subscribed before me this 25th day of October 2023 Personally known or
produced identification DL K520-453.63-218-0

Dorothy Renea O'Bryan
Signature of Notary Public



PUBLIC NOTICE

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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

James Marvin King II
Owner Signature

10-25-23
Date

Applicant Signature

Date

**EPCI
PORT ST JOE BUILDING DEPARTMENT
1002 10TH STREET
PORT ST JOE, FL 32456
850-229-1093 FAX 850-229-8242**

OWNER AFFIDAVIT

I James Marvin King II of 366 Jones Homestead Rd, Port St Joe, FL
Owner Name Printed Address of Construction Site
do hereby give my permission for contractor William J Rish Jr
Contractors Name Printed

to accept the Responsibility of obtaining and signing for my Development Order and /or Building Permit. I further understand that even though the contractor has signed in my behalf I am responsible for the entire contents and requirements set forth within these documents, Ordinance, or State Law. I further understand that if any violations occur I can be held solely responsible for correction of these problems because I am the owner of said property.

This Affidavit is for the City's use only and is not intended for use by the contractor against the property owner in any disagreement, civil suit, dispute, or violation.

Owners Signature James Marvin King II Date 10-25-23

STATE OF FLORIDA

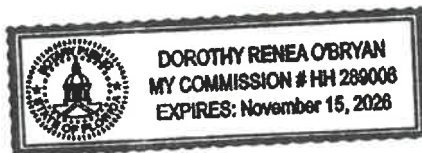
COUNTY OF Liberty

On this 25th day of October, 2023

Who is personally known to me or has produced the following identification

DL K 520-453-63-21B-D
Type of identification

Dorothy Renea O'Bryan
Signature of person taking acknowledgement
Notary Seal or Stamp with Expiration date



Prepared By and Return To:
Novak Law Group, PLLC
402 Reid Avenue
Port St. Joe, FL 32456

File No. 23851

Property Appraiser's Parcel I.D. (folio) Number(s)
R 03072-040R

WARRANTY DEED

THIS WARRANTY DEED dated June 22, 2023, by Gary Carter, Sr. and Teresa Carter, a married couple, whose post office address is 366 Jones Homestead Rd., Port St. Joe, FL 32456, hereinafter called the grantor, to Joseph Miles Edwards and Kathryn Palm Edwards, husband and wife whose address is 3820 MT Pleasant Rd., Quincy, FL 32352 and James Marvin King, II and Melanie Jones King, husband and wife whose address is 1265 McCall Bridge Rd., Quincy, FL 32351 and Peggy Parramore Mason, a single person whose address is 2255 Old Federal Rd., Quincy, FL 32351 as joint tenants in common each owning an undivided one-third interest, hereinafter called the grantee:

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

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

Lot 20 of SUMMER PINES, according to the Plat thereof as recorded in Plat Book 8, Page(s) 18, of the Public Records of Gulf County, Florida.

Subject to easements, 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 grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2022.

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:

Deann Wilder
Print Name

Edna W. Barrett
Print Name

Gary Carter, Sr.
Gary Carter, Sr.

Teresa Carter
Teresa Carter

Address:
366 Jones Homestead Rd.
Port St. Joe, FL 32456

STATE OF FLORIDA

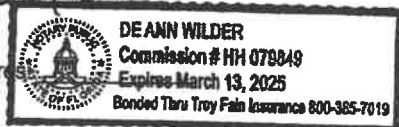
COUNTY OF GULF

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 17th day of June 2023 by Gary Carter, Sr. and Teresa Carter () who are personally known to me or () who have produced identification.

Deann Wilder
Notary Public

My Commission Expires

(SEAL)



Warranty Deed (Individual to Individual)

EPCI
PORT ST JOE BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Eric Ramsey

ADDRESS: 902 10TH STREET

CITY, STATE & ZIP CODE: Port St Joe, FL 32456 PHONE # 850.227-6079

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Atlas Buildings

ADDRESS: 3925 Hwy 23L

CITY, STATE & ZIP CODE: Panama City, FL 32404 PHONE # 850.747.1836

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 902 10TH STREET, Port St Joe, FL

PROPOSED USE OF SITE: _____

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?
☒ YES ☐ NO

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: _____

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

___ Single Family ___ Townhouse ___ Commercial ___ Industrial
___ Duplex ___ Swimming Pool ☒ Storage ___ Sign
___ Multi-Family ___ Demolition ___ Other
___ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear 5' L. Side 5'
R. Side _____
Cost of Construction \$ 48418.70 Square Footage _____
EPI _____ Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof _____ Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length _____ Height _____ Width _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The Port St. Joe Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.



Signature of Owner or Agent

Date: 10.17.23



Notary as to Owner or Agent

My Commission expires: _____

Signature of Contractor

Date: _____

Notary as to Contractor

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



April D Thompson
Comm.: HH 153883
My Commission Expires:
July 14, 2025

**EPCI
PORT ST JOE BUILDING DEPARTMENT
1002 10TH STREET
PORT ST JOE, FL 32456
850-229-1093 FAX 850-229-8242**

Hold Harmless Agreement

Every Contractor, Trades Person, Homeowner Contractor, Contractor's employees, or related business entity who conducts business within the City shall resume all responsibility and save the City and its employees free and harmless from any prosecution or liability for any damages to any persons or property in anyway connected with, arising of, or incidental to construction related activities, building inspections, or enforcement of any code violation. Every person who signs this document understands that there is no time limitation in which this document shall expire. This document shall remain in force from this day forward even through any situation where a person's license may be suspended revoked or allowed to expire.



Signature of Person



Persons Name Printed

Persons Business Name (DBA)

Notarization

STATE OF FLORIDA
COUNTY OF GULF

On this 17 day of October, 20 23

I Eric Ramsey do fully agree to and understand the contents
Type / Print Name of Person Contractor or Trades Person
of this hold harmless agreement.

Who is personally known to me has produced the following as identification.

FL DL

Type of Identification



Signature of person taking acknowledgement
Notary Seal or Stamp with Expiration date.



April D Thompson
Comm.: HH 153883
My Commission Expires:
July 14, 2025

**EPCI
PORT ST JOE BUILDING DEPARTMENT
1002 10TH STREET
PORT ST JOE, FL 32456
850-229-1093 FAX 850-229-8242**

OWNER AFFIDAVIT

I Eric Ramsey of 902 10TH STREET, PORT ST. JOE, FL
Owner Name Printed Address of Construction Site

do hereby give my permission for contractor _____
Contractors Name Printed

to accept the Responsibility of obtaining and signing for my Development Order and /or Building Permit. I further understand that even though the contractor has signed in my behalf I am responsible for the entire contents and requirements set forth within these documents, Ordinance, or State Law. I further understand that if any violations occur I can be held solely responsible for correction of these problems because I am the owner of said property.

This Affidavit is for the City's use only and is not intended for use by the contractor against the property owner in any disagreement, civil suit, dispute, or violation.

Owners Signature [Signature] Date 10-17-23

STATE OF FLORIDA
COUNTY OF Esul f

On this 17 day of October, 2023

Who is personally known to me or has produced the following identification

FL DL
Type of identification

[Signature]
Signature of person taking acknowledgement
Notary Seal or Stamp with Expiration date



April D Thompson
Comm.: HH 153883
My Commission Expires:
July 14, 2025

EPCI
PORT ST JOE BUILDING DEPARTMENT
DISCLOSURE STATEMENTS

State law requires **electrical contracting** to be done by licensed electrical contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own electrical contractor even though you do not have a license. You may install electrical wiring for a farm outbuilding or a single-family or duplex residence. You may install electrical wiring in a commercial building the aggregate construction costs of which are under \$75,000. **The home or building must be for your own use and occupancy. It may not be built for sale or lease.** If you sell or lease more than one building you have wired yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your electrical contractor. Your construction shall be done according to building codes and zoning regulations. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. FS 489.503 (6)

AND/OR

State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions even though you do not have a license. You must provide direct, onsite supervision of the construction yourself. You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building, provided your costs do not exceed \$75,000. **The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease.** If you sell or lease a building you have built or substantially improved yourself within 1 year after the construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations. FS 489.103 (7)

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).

12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Signature: _____

STATE OF Florida

Date: 10-17-23

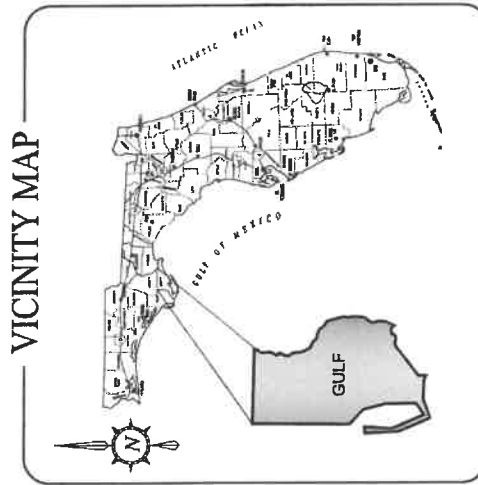
COUNTY OF Gulf

Sworn to and subscribed before me this 17 day of October, 2023 NOTARY PUBLIC



April D Thompson
Comm.: HH 153883
My Commission Expires:
July 14, 2025

811
Call before you dig
Sunshine State
1-800-4-A-FLORIDA



LOCATION MAP

[illegible]
Dewberry.

324 Marina Drive
Port St. Joe, FL 32456
850.227.7200

GENERAL CONTRACTORS, AND ALL OTHER CONSTRUCTION DOCUMENTS THAT MAY OTHERWISE BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW, IN GENERAL, CONTAIN INFORMATION THAT IS PROPRIETARY TO THE ENGINEER OR TO THE ENGINEERING FIRM. IT IS THE POLICY OF THE ENGINEERING FIRM TO PROTECT SUCH INFORMATION FROM DISCLOSURE TO ANY OTHER PARTY. ANY DISCLOSURE OF SUCH INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEERING FIRM IS STRICTLY PROHIBITED. ANY DISCLOSURE OF SUCH INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEERING FIRM IS STRICTLY PROHIBITED. ANY DISCLOSURE OF SUCH INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEERING FIRM IS STRICTLY PROHIBITED. ANY DISCLOSURE OF SUCH INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEERING FIRM IS STRICTLY PROHIBITED.

JOSUA BRYAN BAXLEY, P.E.
P.E. #: 67529

324 Marina Drive
Port St. Joe, FL 32456
350.227.7200

902 10TH STREET
PORT ST JOE FL 32456
GULF COUNTY, FLORIDA

YOSHUA D. BAXLEY, P.E., 67529
EB 0006794

RELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

CASE: 10-102

Introduction

[illegible]

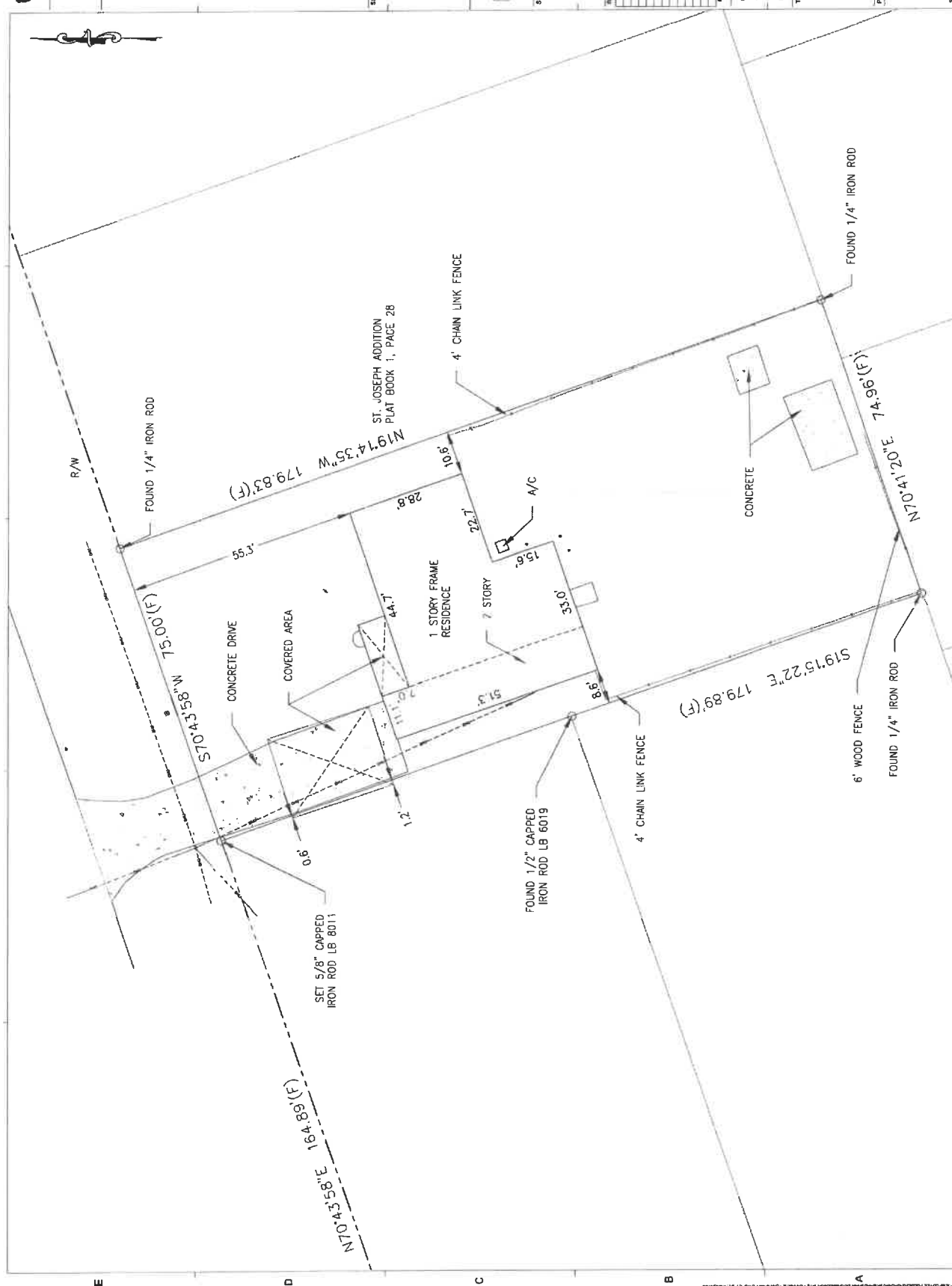
DRAWN BY	K. DALANOS
APPROVED BY	J. SAKLEY
CHECKED BY	C. BROWN
DATE	SEPTEMBER 2023
TITLE	

EXISTING CONDITIONS

PROJECT NO.	NJA
-------------	-----

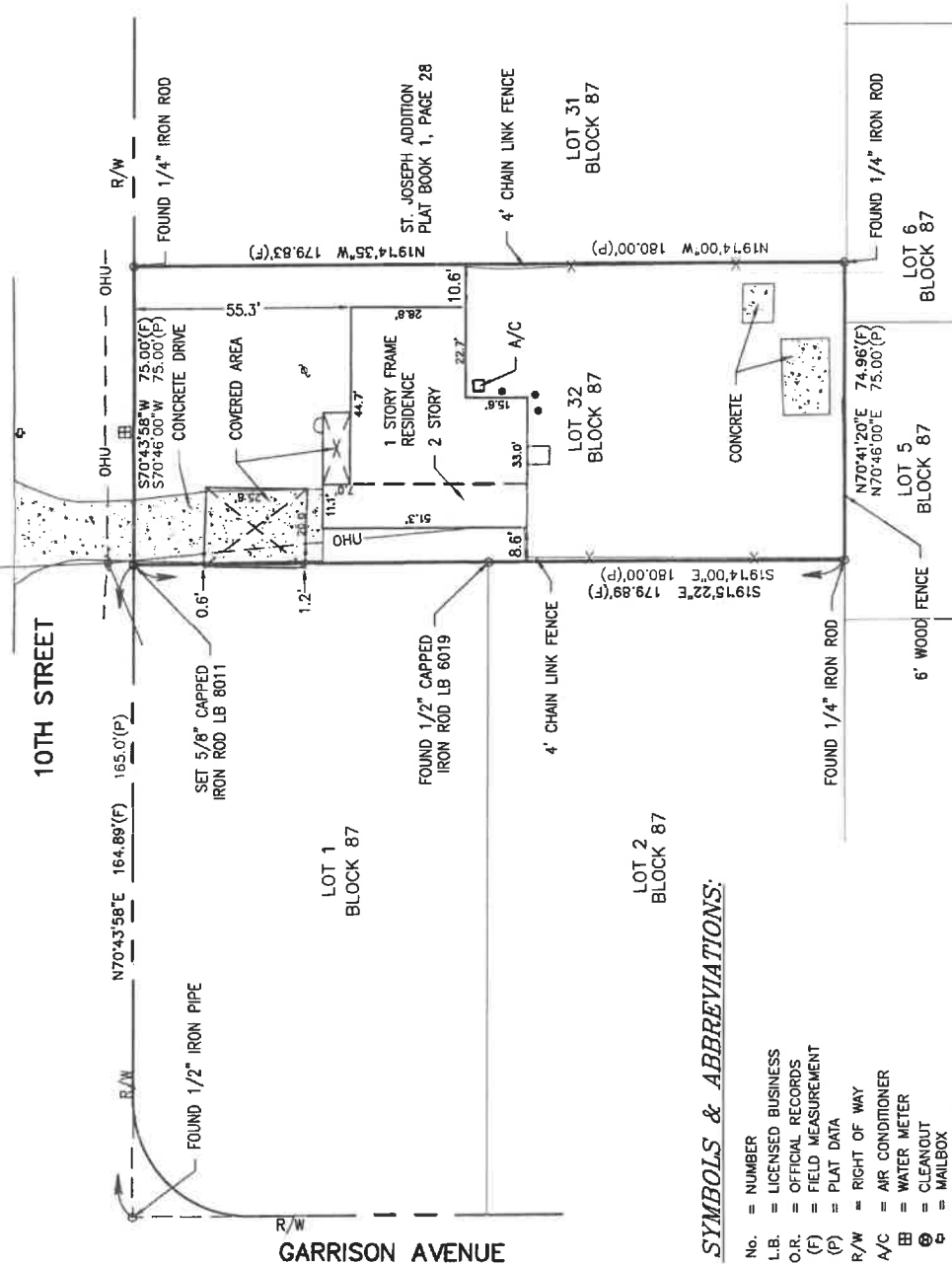
5

REF NO.










1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECIRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).

2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. FLOOD LIES: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR THE CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA; SEE COMMUNITY PLAN NO. 120089 0341 0; WHICH BEARS A REVISED DATE OF APRIL 16, 2009.
4. SOURCE OF INFORMATION: PLAT OF SAINT JOSEPH'S ADDITION TO THE CITY OF PORT ST. JOE, PLAT BOOK 1, PAGE 28 PUBLIC RECORDS IF GULF COUNTY, FLORIDA.
5. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEMBERRY ENGINEERS INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
6. NO UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES HAVE BEEN LOCATED BY DEMBERRY ENGINEERS INC., EXCEPT AS SHOWN.
7. THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS SET FORTH IN THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 47C, F.S. THE FLORIDA BOARD OF SURVEYING AND MAPPING HAS SET FORTH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 47C.027 OF THE FLORIDA STATUTES.



DESCRIPTION: OFFICIAL RECORDS BOOK 671, PAGE 493 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

SYMBOLS & ABBREVIATIONS:

No.	=	NUMBER
L.B.	=	LICENSED BUSINESS
O.R.	=	OFFICIAL RECORDS
(F)	=	FIELD MEASUREMENT
(P)	=	PLAT DATA
R/W	=	RIGHT OF WAY
A/C	=	AIR CONDITIONER
	=	WATER METER
	=	CLEANOUT
	=	MAILBOX
	=	GUY ANCHOR
	=	UTILITY POLE
	=	FLAG POLE
	=	EXISTING CONCRETE

[illegible]

Dewberry®
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0844 FAX: 850.522.1011
WWW.DEWBERRY.COM

DAVID JON BARTLETT, P.S.M. DATE SIGNED

BOUNDARY SURVEY
LOT 32, BLOCK 87
JOSEPH ADDITION UNIT ONE
CITY OF PORT ST. JOE
DUKE COUNTY, FLORIDA

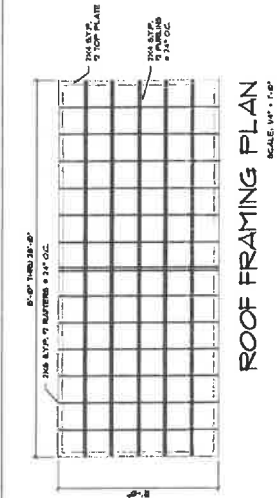
FB/PG:	DRAWING DATE:	PROJECT NO.
N.A.	02/16/2021	5000000
FIELD DATE:	BY:	
02/12/2021	DJB	
SCALE:	APPROVED BY:	
		51

REVISIONS	DATE	BY	REASON
01-15-2023	01-15-2023	01-15-2023	01-15-2023

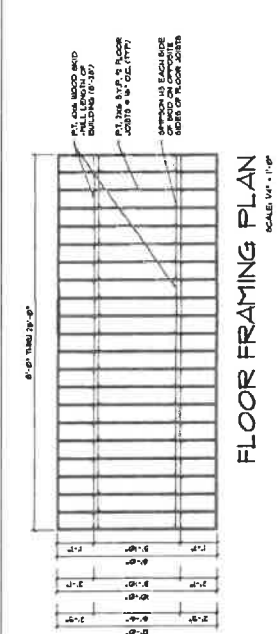
LEARN-TO-STORE SHED MASTER PLANS FOR
ATLAS BUILDINGS
3025 HIGHWAY 231, PANAMA CITY, FL 32404

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2023-01-15
01-15-2023
A-2.1

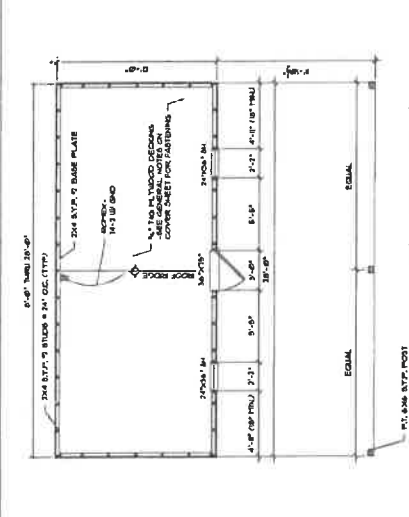


ROOF RAFTER SIZE CHART	
SPAN	RAFTER SIZE
0' - 0" TO 10' - 0"	2x6 @ 16" O.C.
10' - 0" TO 20' - 0"	2x8 @ 16" O.C.
20' - 0" TO 30' - 0"	2x10 @ 16" O.C.
30' - 0" TO 40' - 0"	2x12 @ 16" O.C.



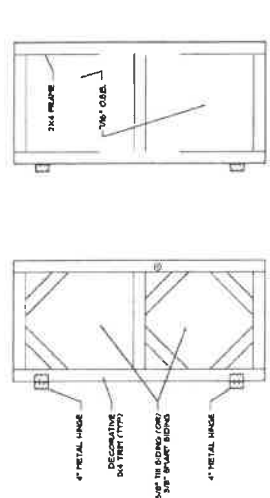
ELECTRICAL LEGEND
 ◆ CEILING POINTED MOUNTING HOOKS (LOCATION Varies)
 ⊕ WALL OUTLET (LOCATION Varies)

- ELECTRICAL NOTES**
1. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO OTHER DRAWINGS FOR LOCATION OF EQUIPMENT PROVIDED BY OTHERS TO BE CONNECTED BY THE ELECTRICAL CONTRACTOR.
 2. WALL MOUNTED SHALL BE MOUNTED 4'-0" AFF. DURING RECEPTACLE SHALL BE MOUNTED 1'-0" AFF. INLETS NOTED OTHERWISE.
 3. VERIFY ALL DOOR HANDS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO REPAIRS IN WALL MOUNTING.
 4. CONTRACTOR TO PROVIDE OVER-CURRENT PROTECTION OF LIGHTING CIRCUIT UNDER LOCAL LAW.

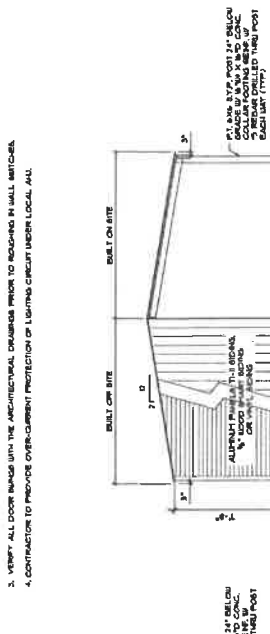


WINDOW & DOOR NOTES

1. WINDOW AND DOOR MAY VARY (WIN. QUANTITIES AND LOCATIONS).
2. MAX. OPENING SIZE OF DOOR FOR ROLL-UP DOOR.



DOOR DETAIL
SCALE: 1/4" = 1'-0"



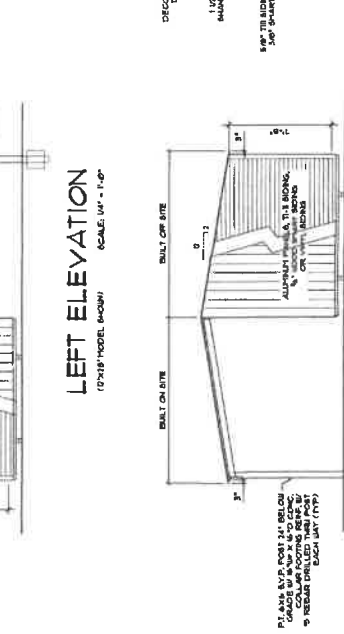
LEFT ELEVATION
(7'0\"/>



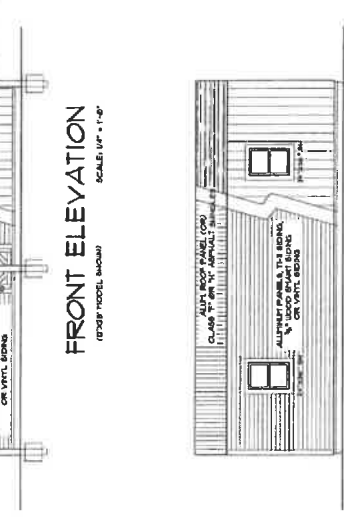
FRONT ELEVATION
(7'0\"/>



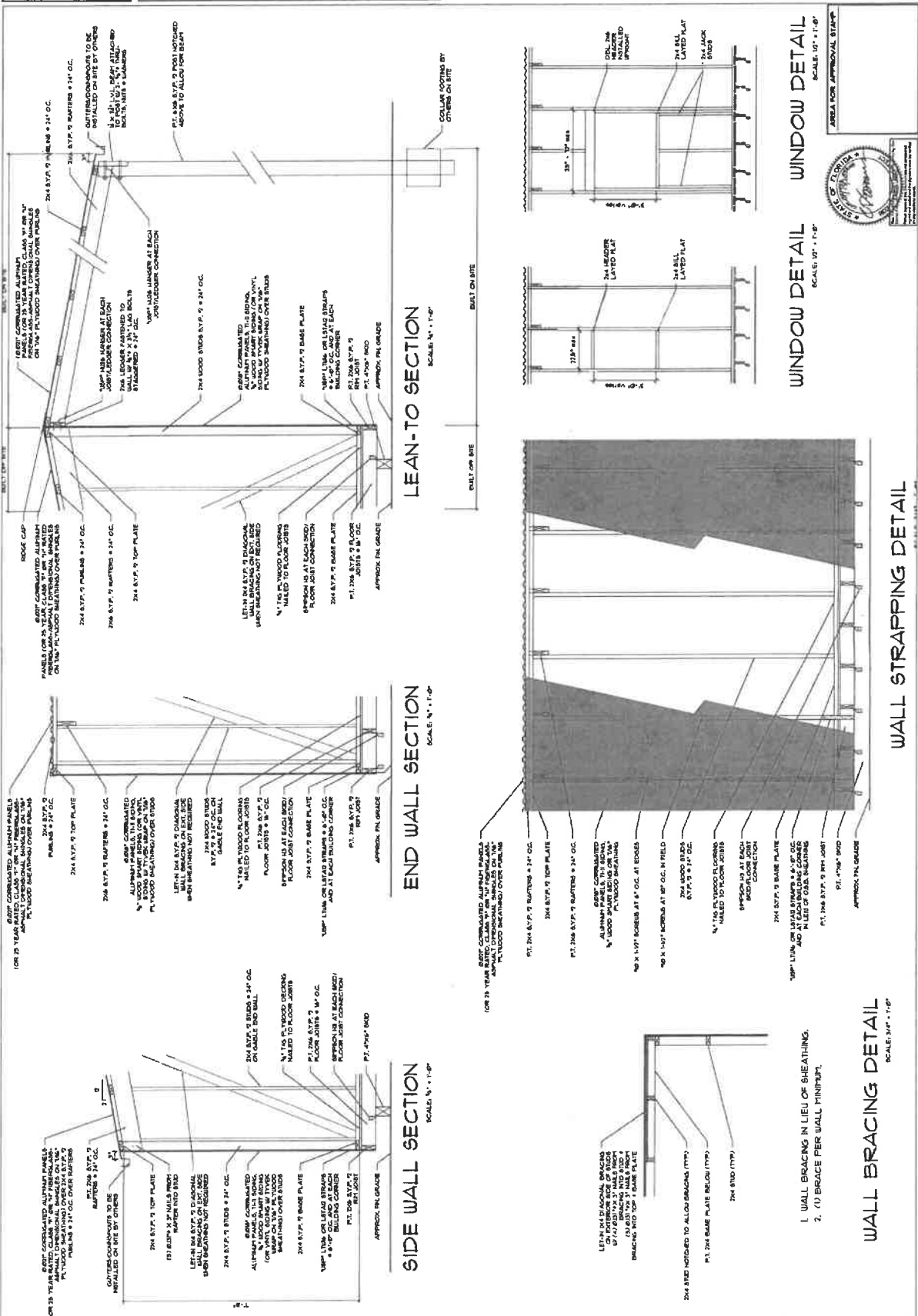
DOOR SECTION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
(7'0\"/>



REAR ELEVATION
(7'0\"/>



Special Exception

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

Property Address: 902 10TH STREET Zoning: _____

Property Owner: ERIC & MISSY RAMSEY Phone: 850-227-6079

Mailing Address: 902 10th Street, Port St. Joe, FL 32456

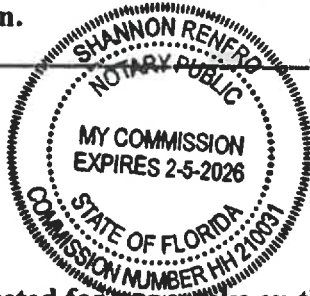
Applicant if different: _____

Parcel Number: 05429-000 R

[Signature]
Owners Signature

Sworn to and subscribed before me this 16 day of October 2023. Personally Known
OR Produced Identification.

Type Provided _____



[Signature]
Signature of Notary Public

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300.00

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

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

[Signature]
Owner Signature

Date: 10.16.23

[Signature]
Applicant Signature

Date: 10.16.23

Eric and Missy Ramsey
902 10th Street
Port St. Joe, FL 32456

October 16, 2023

City of Port St. Joe Building Department
1002 10th Street
Port St. Joe, FL 32456

Re: Variance Request
Parcel ID 05429-000R

To Whom It May Concern,

We are requesting a variance for our personal residence to put a 12' x 20' portable aluminum shed with a 12' x 20' overhang/carport for a total 24' x 20'. We are requesting a variance of 5' off the east side and 5' off the southeast rear property lines. There was a shed in this location before 2018 Hurricane Michael that was less than 5' from the property lines. It was damaged by trees and removed.

Legal Description of Property:

Lot 32, Block 87, Saint Joseph's Addition of the City of Port St. Joe, Unit No. 1, according to the plat in Plat Book 1, page 38 on file in the Office of the Clerk of Court, Gulf County, Florida.

Thank you for your consideration and if you have any questions, please give me a call at 850-227-6079.

Sincerely,

Eric Ramsey

Enclosed:
Copy of the Deed
Copy of the Survey
Site plan of the proposed improvements

THIS INSTRUMENT PREPARED BY:
CHARLES A. COSTIN, ESQUIRE
POST OFFICE BOX 98 (32457)
413 WILLIAMS AVENUE (32456)
PORT ST. JOE FLORIDA

Parcel ID#05429-000R

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 31st day of August, 2021, by

**WILLIAM H. RAMSEY, a single person and as
surviving spouse of SHIRLEY C. RAMSEY, deceased
1004 Marvin Avenue
Port St. Joe, FL 32456**

first party, to

**ERIC B. RAMSEY and
wife, MELISSA J. RAMSEY
524 7TH Street
Port St. Joe, FL 32456**

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Gulf, State of Florida, to-wit:

Lot 32, Block 87, Saint Joseph's Addition of the City of Port St. Joe, Unit No. 1, according to the plat in Plat Book 1, page 38 on file in the Office of the Clerk of Court, Gulf County, Florida.

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

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

Signed, sealed and delivered
in our presence:

Witness

Printed Name: Dana E. McCall

Witness

Printed Name: JONI LOVETTE


WILLIAM H. RAMSEY



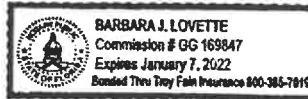
STATE OF FLORIDA
COUNTY OF GULF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **WILLIAM H. RAMSEY** who produced the following identification: PERSONALLY KNOWN to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13~~th~~ day of August, 2021.




Notary Public
My Commission Expires:



CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

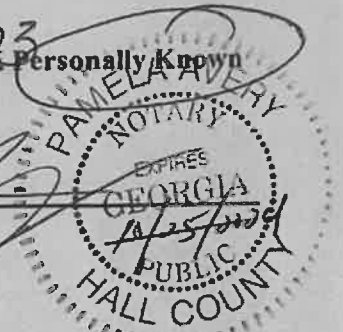
Property Address: 1034 McClelland Ave Zoning: R2-A
Property Owner: Kirk & Donna J. Jockell Phone: 678-717-9673
Mailing Address: 1034 McClelland Ave, Port St. Joe, FL 32456
Applicant if different: N/A

Parcel Number: 05250-000R

Kirk Jockell
Owners Signature

Sworn to and subscribed before me this 27 day of October 2023 Personally Known
OR Produced Identification.
Type Provided _____

[Signature]
Signature of Notary Public



PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300.00 mailed 10/27/2023

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

Legal Description of Property ✓ (included in request letter)

Copy of the Deed ✓

Copy of the Survey ✓

Site plan of the proposed improvements ✓

Kirk Jockell
Owner Signature

[Signature]
Applicant Signature

Date: 10/27/2023

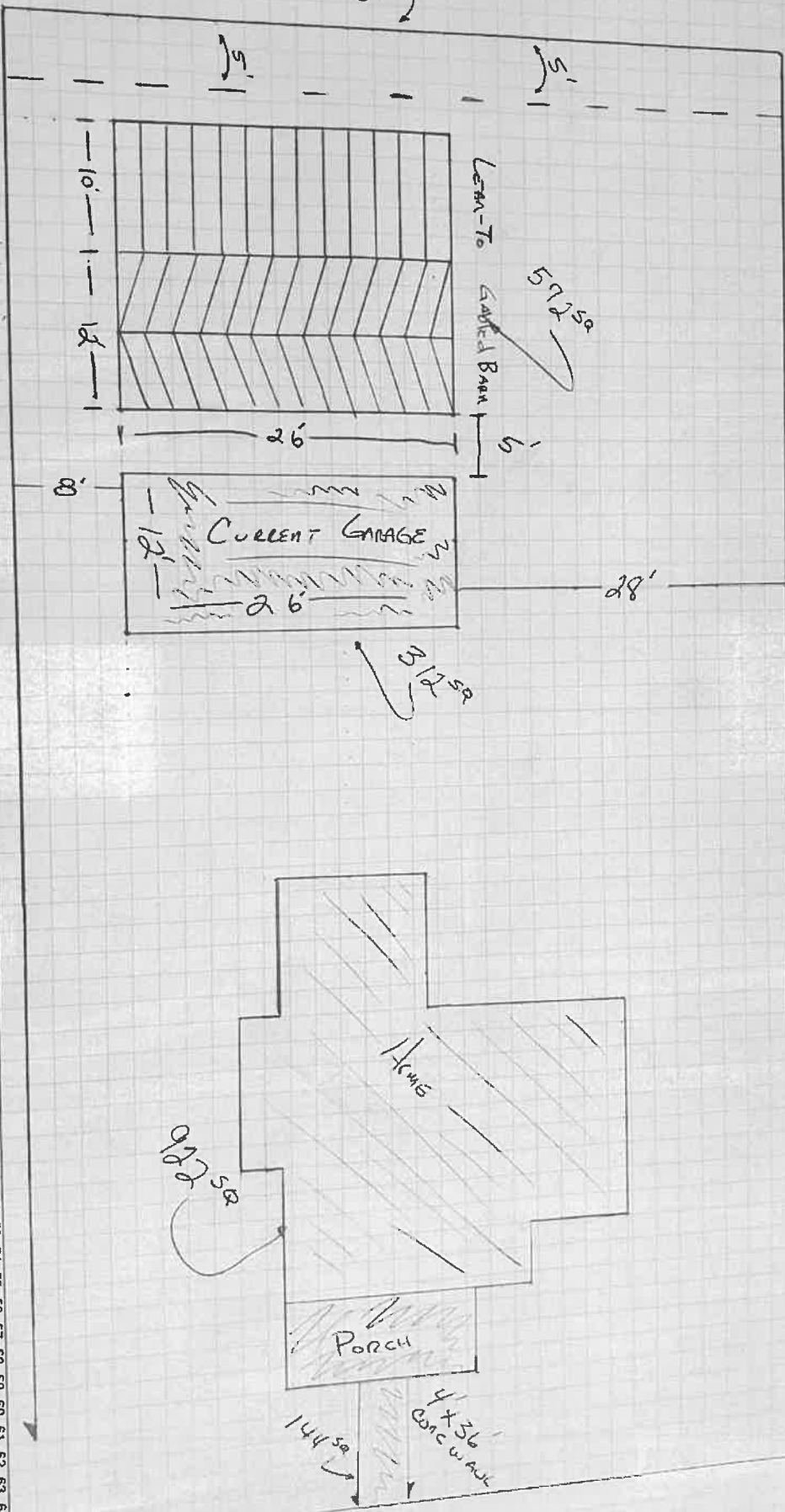
Date: _____

Jockey

NEIGHBORING
COTTAGE

1034 McClelland Ave

Pole Barn / Lean-To Proposal



Kirk S. Jockell
1034 McClelland Avenue
Port St. Joe, Florida 32456

27 Oct 2023

City of Port St. Joe
Building Department
1002 10th Street
Port St. Joe, FL 32456

To the Planning & Development Review Board,

I respectfully request an exception to Section 3.04.(1)G (Rear Yard Requirement) of the city's Land Development Requirements for the address above, otherwise known as Lot 13, Block 76, St. Joseph's Addition Unit One to City of Port St. Joe, Florida, according to the plat thereof recorded in Plat Book 1, Page 28 of the Public Records of Gulf County, Florida.

The proposed land improvements include a 22'x26' Pole Barn/Lean-To structure behind the current block garage which faces 13th Ave. The current setback requirement of fifteen feet does not provide enough space for the desired footprint of the desired structure. Therefore, I am requesting to encroach ten feet into the current setback requirement. The requested change will enable the structure to fit into its desired location while not exceeding the 60% impervious area requirement.

The desired improvement will provide additional protected parking and much needed outdoor living space to complement the limited size of the cottage.

Also worth mentioning, the home/lot directly behind my property, which faces Long Ave, has a small cottage structure within five feet of our shared property line. I am only seeking the same relief to the setback in which they enjoy.

Sincerely,

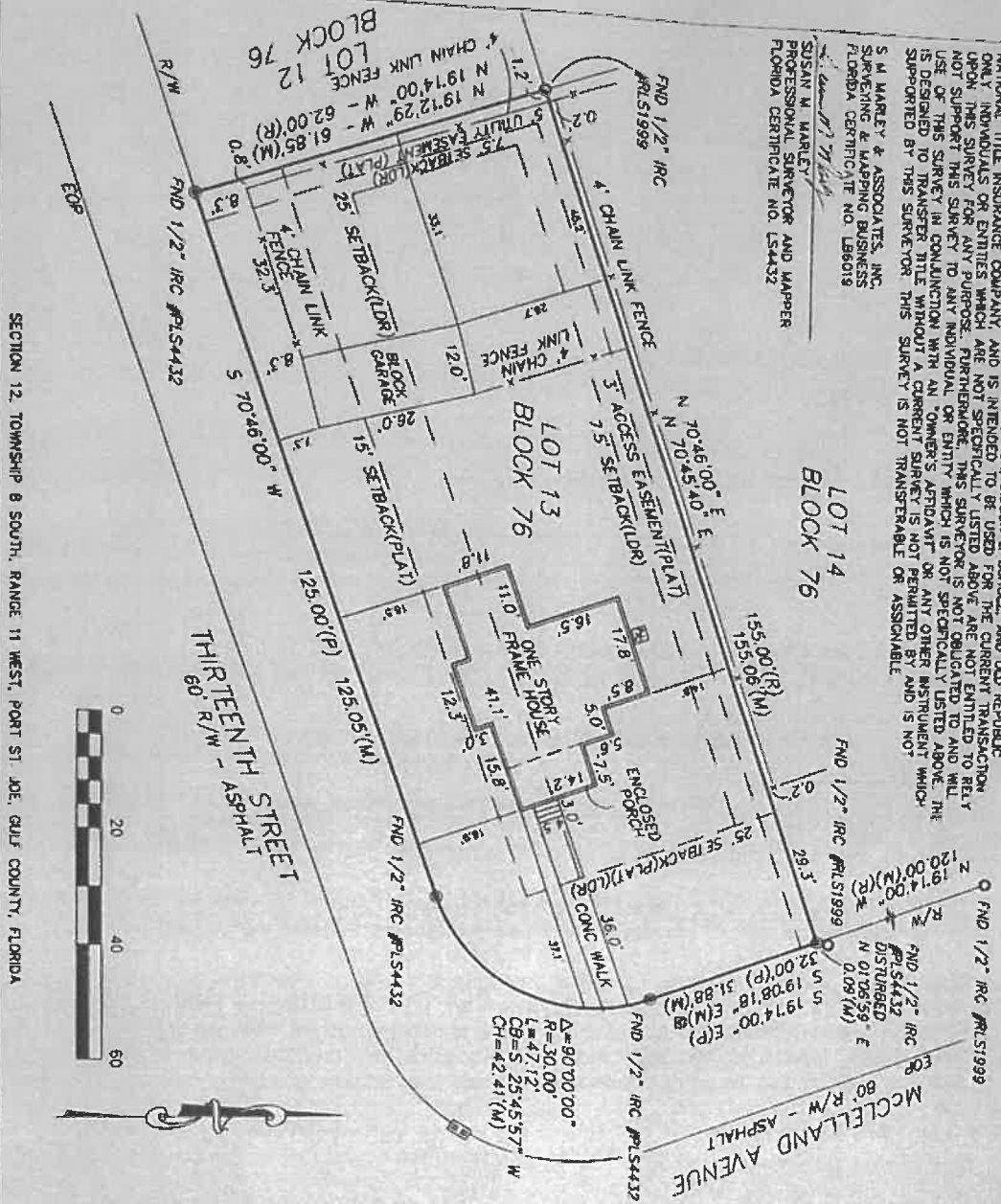
Kirk S. Jockell

A large, stylized handwritten signature in black ink, appearing to read 'Kirk Jockell', with a long horizontal flourish extending to the right.

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 54-17051, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES §17.
DATE OF THIS SURVEY AND THE CERTIFICATE: 10-15-2012

THIS BOUNDARY SURVEY IS CERTIFIED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF KIRK S. JOCKELL, DONNA JOY JOCKELL, CAPITAL CITY BANK, RICH, GIBSON & SCHOLZ, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND IS NOT TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEY IS NOT SPECIFICALLY LISTED ABOVE, THE USE OF THIS SURVEY IN CONJUNCTION WITH AN OWNER'S ADVISORY 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.

S. M. MARLEY & ASSOCIATES, INC.
SURVEYING & MAPPING BUSINESS
FLORIDA CERTIFICATE NO. LB6019
SUSAN M. MARLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS4432



- 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 AND DISTANCES SHOWN ON THE PLAT OF SAINT JOSEPH'S ADDITION OF THE CITY OF PORT ST. JOE, UNIT NUMBER ONE, RECORDED IN PLAT BOOK 1, PAGE 87 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. BEARINGS SHOWN HEREON ARE AS PER THE PLAT REFERENCED TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THIRTEENTH STREET, BEARING BEING S 70°46'00" W.
 4. THIS IS A BOUNDARY SURVEY.
 5. THERE ARE NO OTHER VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON. UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED.
 6. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12045C0341C, INDEX DATE 04/16/09, THIS PROPERTY LIES IN ZONE X AND ZONE AE. BASE FLOOD ELEVATION 8 FEET.
 7. OPENING OR ABSTRACT OF MATTERS AFFECTING THIS PROPERTY THERE MAY BE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH MAY AFFECT THE PROPERTY.
 8. BUILDING SETBACKS SHOWN HEREON ARE ACCORDING TO THE PLAT AND THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PORT ST. JOE. THESE CONSTRUCTIONS SHOULD BE VERIFIED WITH LOCAL BUILDING DEPARTMENT BEFORE CONSTRUCTION.
 9. THE HORIZONTAL LOCATIONS OF ENCROACHMENTS AND UTILITIES MAY HAVE BEEN EXAGGERATED TO SHOW DETAIL.
 10. THE ACCURACY OF THE SURVEY MEASUREMENTS MEETS OR EXCEEDS THE INTENDED USE OF THE PROPERTY. SUBURBAN 1: FOOT IN 1/250 FEET SURVEY PARTY OR PARTIES IS PROMISED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DESCRIPTION
LOT 13, BLOCK 76, SAINT JOSEPH'S ADDITION OF THE CITY OF PORT ST. JOE, UNIT NUMBER ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 87, IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

- ABBREVIATIONS/LEGEND**
- L=ARC LENGTH
 - R=RADIUS
 - A=CENTRAL ANGLE
 - CH=CHORD DISTANCE
 - CH=CHORD BEARING
 - CONC=CONCRETE
 - LS=LICENSED SURVEYOR
 - LS=LICENSED BUSINESS
 - PLS=PROFESSIONAL SURVEYOR/MAPPER
 - PLS=PROFESSIONAL LAND SURVEYOR
 - R/S=REGISTERED LAND SURVEYOR
 - CON=CONCRETE
 - R/W=RIGHT OF WAY
 - ID=IDENTIFICATION
 - PR=PLAT BOOK
 - FB=FIELD BOOK
 - PG=PAGE
 - CH=CHORD BEARING
 - IR=IRON PIPE
 - IR=IRON ROD
 - CR=CONCRETE CURB
 - LD=LAND DEVELOPMENT REGULATIONS
 - W=WATER METER
 - CD=CONDONER PAD
 - DL=DROP INLET
 - LB=LINE BREAK

S. M. MARLEY & ASSOC., INC.
1177 CAPE SAN BLAS ROAD
PORT ST. JOE, FLORIDA 32456
(850) 227-7322

BOUNDARY SURVEY
FOR
KIRK & DONNA JOCKELL

DATE: 10-15-12	CHD: MND	SCALE: 1"=20'	DRAWN BY: SMM
LOT 13, BLOCK 76, ST. JOE ADDITION		DRAWING NUMBER: 120-1504-B	
UNIT #1, PB 311, PG 38-39			

ARTICLE III. LAND USE: TYPE, DENSITY, INTENSITY

Sec. 3.00. Specific districts.

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

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

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

Sec. 3.01. Uses allowed in land use districts.

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

(1) Except as hereinafter provided:

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

(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.