City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
February 6, 2024 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:

January 9, 2024 Special Meeting Minutes **Pages 1-4**

BUSINESS ITEMS

- **Special Exception Request- Larry & Teonilia Flanagan** **Pages 5-10**
  2008 Monument Ave. , Parcel #05643-000R
- **Special Exception Request- Darrell & Leslie Hyson** **Pages 11-43**
  2101 Cypress Ave., Parcel #05681-001R

***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
Special Meeting
Planning, Development & Review Board
January 9, 2024

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Vice Chairman Rish called the meeting to order at 4 P.M.

Consent Agenda

A Motion was made by Rawlis Leslie, second by Travis Burge, to approve the December 5, 2023, Regular Meeting Minutes. All in favor; Motion carried 6-0.

Business Items

Chairman Rish stated that he would be abstaining from voting on this issue as this would be inured to his special private gain or loss. Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers as completed by Mr. Rish is attached as Exhibit A.

Retreat at Palmetto Bluff - Plat Approval for Lots 66-85; Long Avenue Partners LLC – Parcel #06076-015R

Ralph Rish requested a conditional approval of the plat, upon his completion of items listed in a letter from Mr. Rish that is attached as Exhibit B.

A Motion was made by Rawlis Leslie, second by Phil Earley, to recommend approval of the plat to the City Commission, contingent upon the items listed in the letter from Mr. Rish. All in favor, Motion carried 5-0, with Chairman Rish abstaining.

A Motion was made by Chris Karagiannis, second by Phil Earley, to adjourn the meeting at 4:04 P.M.

_____ _____
Charlotte M. Pierce City Clerk Date

_____ _____
Jay Rish, Chairman Date

Exhibit A

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

LAST NAME—FIRST NAME—MIDDLE NAME Rich, William Joseph Jr	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning, Development, and Review Board
MAILING ADDRESS P.O. Box 9	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Port St. Joe, FL COUNTY: Gulf	NAME OF POLITICAL SUBDIVISION: City of Port St. Joe
DATE ON WHICH VOTE OCCURRED 1/9/2024	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

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

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

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

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William T. Rice, Jr, hereby disclose that on 1-9, 2024:

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

X inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

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

1-2-24
Date Filed

Signature

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

Exhibit B

Date: January 9, 2024

To: City of Port St. Joe
Jim Anderson

From: Ralph Rish

Re: The Retreat at Palmetto Bluff Phase 2

Dear Mr. Anderson,

It is our understanding that the planning board may need some clarification in regard to the final plat submitted for the Retreat at Palmetto Bluff Phase 2 Subdivision and what we are asking for a conditional approval. Please see the clarifications below.

1. This plat cover lots 66-85 of the Palmetto Bluff Subdivision which are the final lots of the subdivision.

2. The Homeowner Association (HOA) and Covenants and Restrictions will be completed prior to the signing of the plat.

3. Both Water and Sewer have been certified through FDEP.

4. The utility as-builts will be supplied and approved by city staff prior to the signing of the plat.

5. The road is proposed to have two (2) 1-inch lifts of asphalt for final completion. Prior to the signing of the plat, one (1) 1-inch lift will be completed for the Cove and entrance road section. We acknowledge that we will still be responsible for the final lift of asphalt prior to the road dedication to the city. The final lift of asphalt has already been laid on both Retreat phases.

6. The H.O.A Stormwater Management Facilities certification will be submitted and approved by NWFWMD prior to the signing of the plat.

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

Sincerely,

RPR

Ralph Rish
RRish@Dewberry.com
850-227-5137

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 2008 Monumentat Zoning: _____

Property Owner: Teonilia Flanagan Phone: 850-247-2351

Mailing Address: 2008 Monument ave City, State, and Zip: PSJ 32456

Parcel Number: 05643-000R Applicant if different: MICHAEL B. QUEALY

Teonilia Flanagan
Owner signature

Swore to and subscribed before me this 4th **day of** January **20**24**. Personally known or produced identification** FL DL.

April Thompson
Signature of Notary Public

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

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

Teonilia Flanagan
Owner Signature

Date

Applicant Signature

1.2.24
Date

5' SET BACK

qPublic.net™ Gulf County, FL

Overview

Legend

- Parcels
- Roads

Parcel ID	05643-000R	**Alternate ID**	05643000R	**Owner Address**	FLANAGAN LARRY & TEONILIA 14769 DAUBER RD CRAIG, MO 64437
Sec/Twp/Rng	12-8S-11W	**Class**	SINGLE FAMILY		
Property Address	2008 MONUMENT AVE PORT ST JOE	**Acreage**	0.31		
District	5				
Brief Tax Description	ST. JOSEPH ADDITION UNIT NO. 9 (Note: Not to be used on legal documents)				

Date created: 12/29/2023
Last Data Uploaded: 12/29/2023 3:15:19 AM

Developed by Schneider GEOSPATIAL

Special Exemption Request

Letter of Intent

Property:

2008 Monument Avenue, PSJ

This letter of intent is to request an exemption of the eastern side yard setback from 15' to 3' and a rear yard set back from 10' to 5' for the purpose of building a detached accessory pole barn on the above mentioned lot. The proposed pole barn would be located in the back yard, behind and to the left, of the existing home with access off of the existing driveway. An extension of the driveway would be built from the end of the existing driveway to the front of the proposed pole barn and will be gravel.

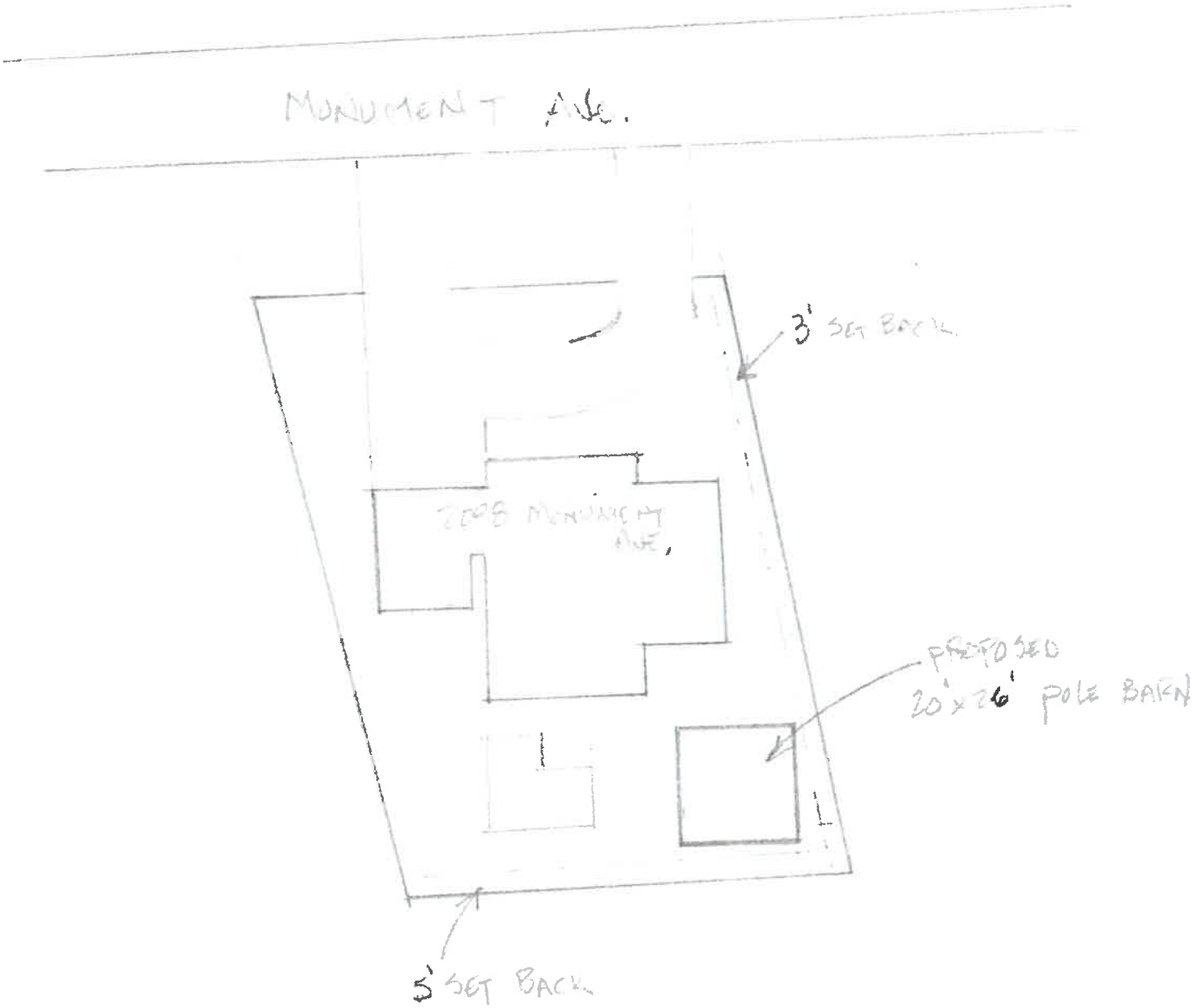
Pole barn plans, existing and proposed site plans attached.

Currently, with the existing home's location, property lines, and the current set back requirements, this would not be possible, and the purpose of this special exemption request.

Sincerely,

Teonilia Flanagan

SITE PLAN


MONUMENT AVE.
3' SET BACK
2008 MONUMENT AVE.
PROPOSED
20' x 26' POLE BARN
5' SET BACK

From: Ken Sullivan
To: PSJ; K Williams; Ashley Peevy
Subject: Re: 2008 Monument Ave setback Special Exception
Date: Tuesday, January 30, 2024 3:33:45 PM
Attachments: Image001.png

January 30, 2024

Re: 2008 Monument Ave

April:

We recently received a certified letter from you, dated January 16, 2024, notifying us of a request by our neighbor at 2008 Monument Ave. asking for a change in the setback rule so that they may erect a 20X26 pole barn on their property. The request asks for the setback rule to go from 15 feet on the side yard to 3 feet and from 10 feet on the back yard to 5 feet

As you know, setbacks provide a privacy buffer between neighbors and this request eliminates that buffer. The structure will encroach on our property line and will block our sightline to the bay, as well as it being intrusive in nature to our backyard. Our backyard is already very small and there is an existing fence close to our property line. This setback request is significant in that they're asking for a 12-foot difference from (15 feet to 3 feet) on the side of the yard and from 10 to 5 feet on the rear yard. The yard just isn't big enough for the structure and this request is unreasonable.

As a result, we will not agree to any adjustments to the zoning that was in effect when purchased the property in April of 2021. Hard copy was mailed to your attention as well. Thank you for your consideration to this matter.

Regards,

Ken Sullivan Kelly Sullivan

Ken & Kelly Sullivan

2010 Monument Ave.

Port St. Joe, FL 32456

On Mon, Jan 29, 2024 at 9:44 AM PSJ <PSJ@codesouth.com> wrote:

Good morning,

Attached is the special exception letter request and site plan. If you cannot attend the commissioner's meeting on Tuesday February 6, 2024, you can send an objection letter to the building department that will be presented at the commissioner's meeting,

New Florida Building Code In Effect January 1, 2024

As of January 1, 2024, the State of Florida, along with EP Consultants Inc (EPCI) will be enforcing the new 8th Edition, 2023 Florida Building Code Cycle, which includes the 2020 National Electrical Code. All permit packages submitted on or after January 1, 2024, are required to have a design based on the 8th Edition of the FBC, and 2020 NEC.

April

City of Port St. Joe Building Department

850-229-1093

--

Ken Sullivan
404 429-7691

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 2101 Cypress Ave Zoning: R-1

Property Owner: Darrell and Leslie Hyson Phone: 770-714-0655

Mailing Address: 2101 Cypress Ave City, State, and Zip: Port St. Joe, FL 32456

Parcel Number: 05681-001R Applicant if different: Tyler R. Marsh, P.E. (Agent)

Leslie R. Hyson
Owner signature

Swore to and subscribed before me this 11th day of January 2024. Personally known or produced identification Leslie Haynes.

Maria S. Marsh
Signature of Notary Public

MARIA S. MARSH
Commission # HH 453330
Expires February 11, 2028

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

Leslie R. Hyson
Owner Signature

1/11/24
Date

Applicant Signature

Date

2101 Cyress Ave, PORT ST. JOE, FL 32456

ROADSIDE SETBACK SPECIAL EXCEPTION REQUEST (2101 Cypress Ave)

To Whom it May Concern,

Darrell and Leslie Hynson at 2101 Cypress Drive in Port St. Joe, FL 32456 are respectfully asking for a special exception to allow for the construction of their proposed renovation. The proposed special exception is in relation to Land Development Regulation Section 3.03 District R-1 setback requirements. The Land Development Regulations require a 25' roadside setback. This is for an encroachment into the setback from the unimproved Twenty-First Street right-of-way. Please see the attached proposed site plan.

Please see the attached (5) letters from adjacent homeowners, in favor of this request.

Thank you for your consideration,

Tyler R. Marsh, P.E., (Owner's Agent)

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 21-2421
Parcel ID: 05681-001R

Warranty Deed

This Warranty Deed made this 3rd day of September, 2021, between K.C. Majors and Nicole Majors, husband and wife, (henceforth referred to as "Grantor") whose post office address is 112 Gulf Coast Circle, Port St. Joe, FL 32456, and **Clifford Darrell Hynson and Leslie R. Hynson, husband and wife**, (henceforth referred to as "Grantee") of **2101 Cypress Avenue, Port St. Joe, FL 32456:**

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following land, situate, lying and being in Gulf County, Florida to wit.

> **Lot 1, Block 126, Unit 9, St. Joseph's Addition of the City of Port St. Joe, as per Plat thereof recorded in the Public Records of Gulf County, Florida in Plat Book 2, Page 12.**

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

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

The Grantor hereby covenants with said Grantee, their heirs and/or assigns, 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.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness 1)
Printed Name: Kristin Hubbens

K.C. Majors

Witness 2
Printed Name: April D Thompson

Nicole Majors

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF GULF

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 1st day of September, 2021 by K.C. Majors and Nicole Majors who ( ) was/were personally known to me, or (X) presented the following identification: FL DL.

Notary Public
My Commission Expires: July 14, 2025

(Notary Stamp)

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

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

qPublic.net™ Gulf County, FL

Log In Search search...

Layers Map Search Results Report Sales Search Sales List Sales Results Tax Estimator Home

Parcel Summary

Parcel ID	05681-001R
Location Address	2101 CYPRESS AVE PORT ST JOE
Brief Tax Description	ST. JOSEPH ADDITION UNIT NO. 9 LOT 1 ORB 740/479 FR MAJORS BLK 126 MAP 50D (Note: Not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (0100)
Sec/Twp/Rng	12-8S-11W
Tax District	Port St. Joe City (5)
Millage Rate	15.5418
Acreage	0.261
Homestead	Y

View Map

Owner Information

Primary Owner
HYNSON CLIFFORD D & LESLIE R
2101 CYPRESS AVE
PORT ST JOE, FL 32456

Land Information

Columns

Land Use	Number of Units	Unit Type	Frontage	Depth
500002 - ST JOSEPH ADD UNIT 1	1	LT	92	124

Information

Gulf County, FL
1000 Cecil G. Costin, Sr. Blvd.,
Room 110
Port St. Joe, Florida 32456

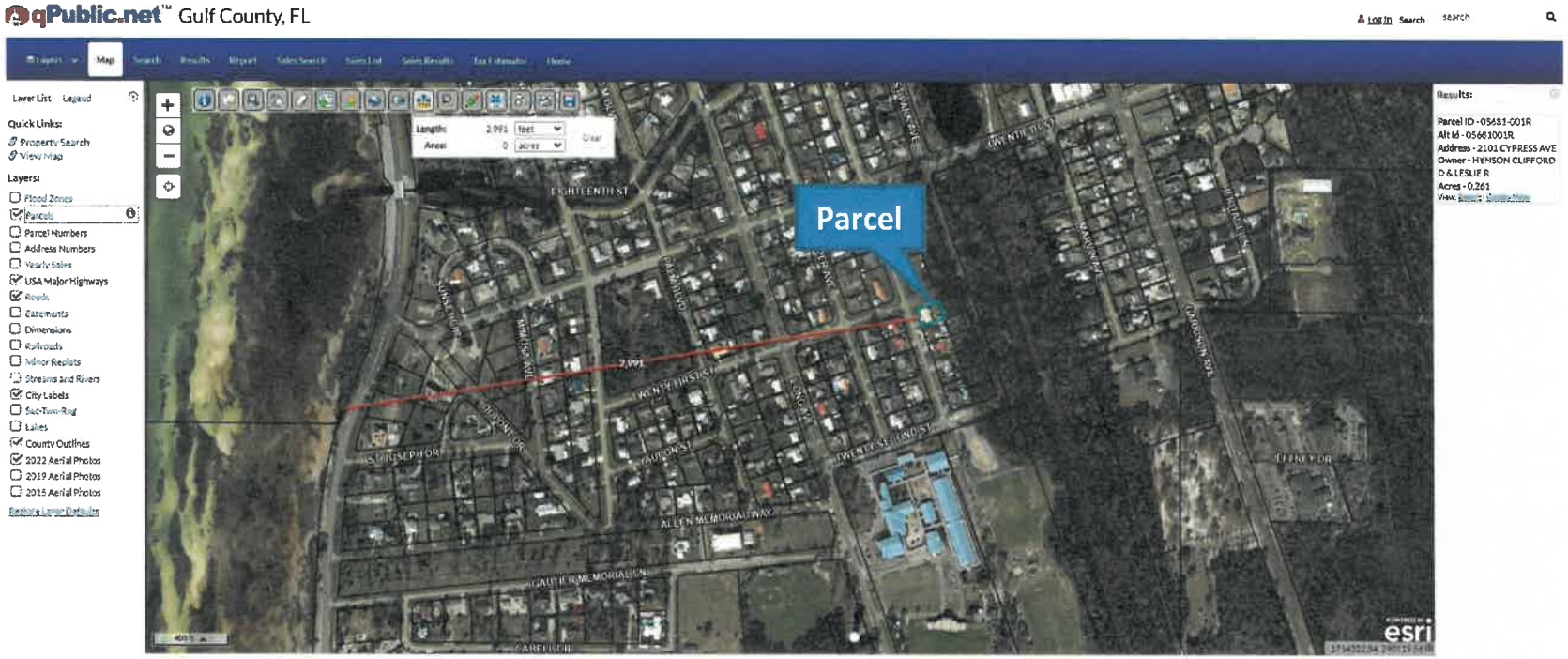
Gulf County Appraiser
Mitch Burke - CFA
(850) 229-6115

Announcements

How to use the Beacon site – view Demo Videos

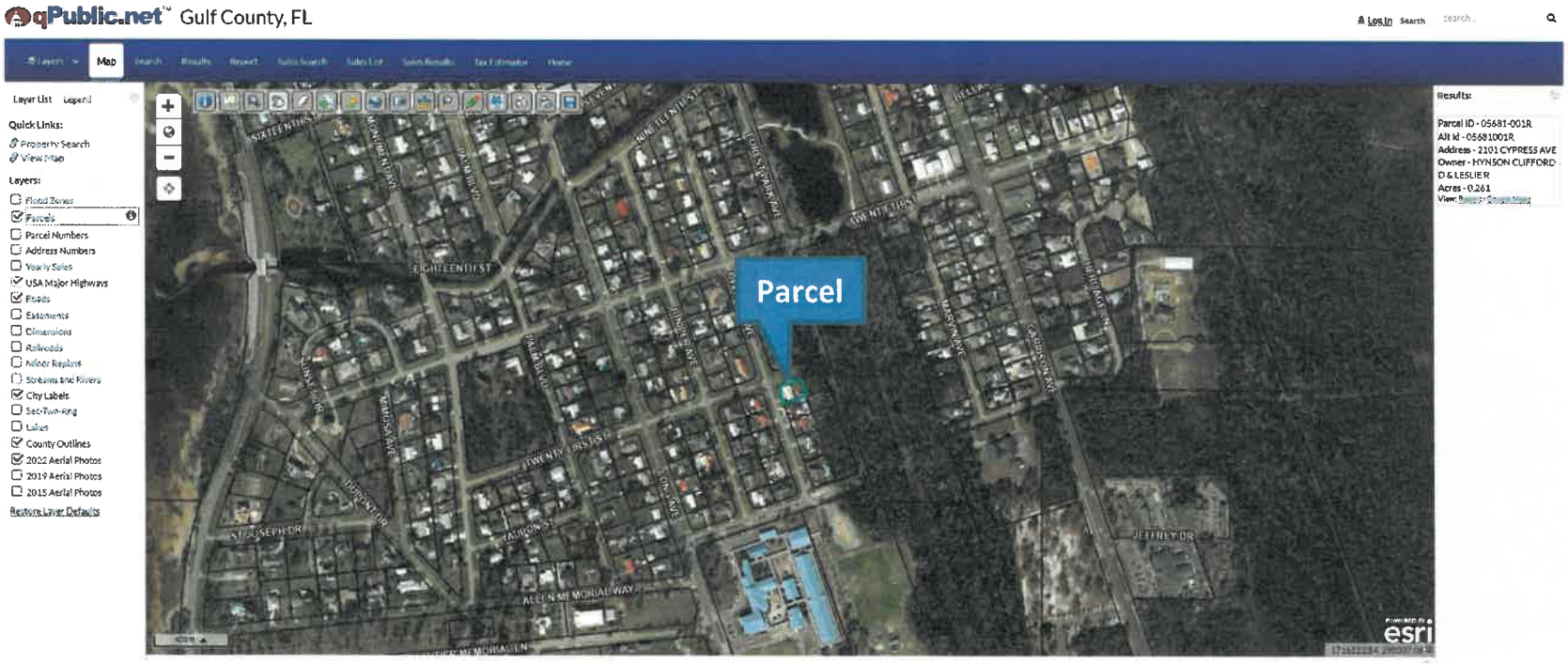
Municipality: Port St. Joe

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R



Exposure: **B**

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

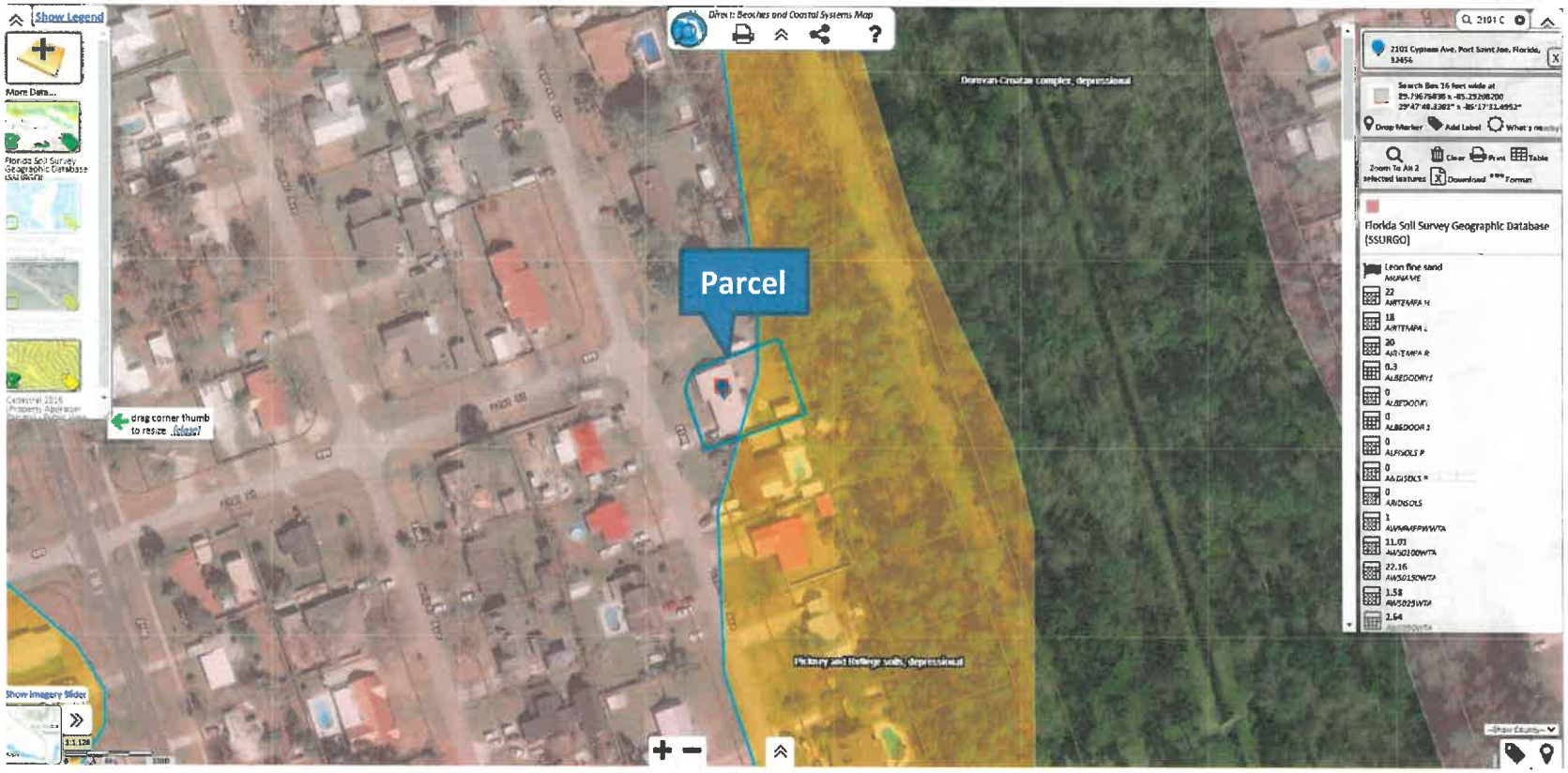


Map:

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

Existing Contours Per. Gulf County GIS:

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R



Soils: Leon Fine Sand; Pickney and Rutlege Soils, Depressional

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

Wetlands: None

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

National Wetland Inventory:

2

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

NWFWMD Flood Report

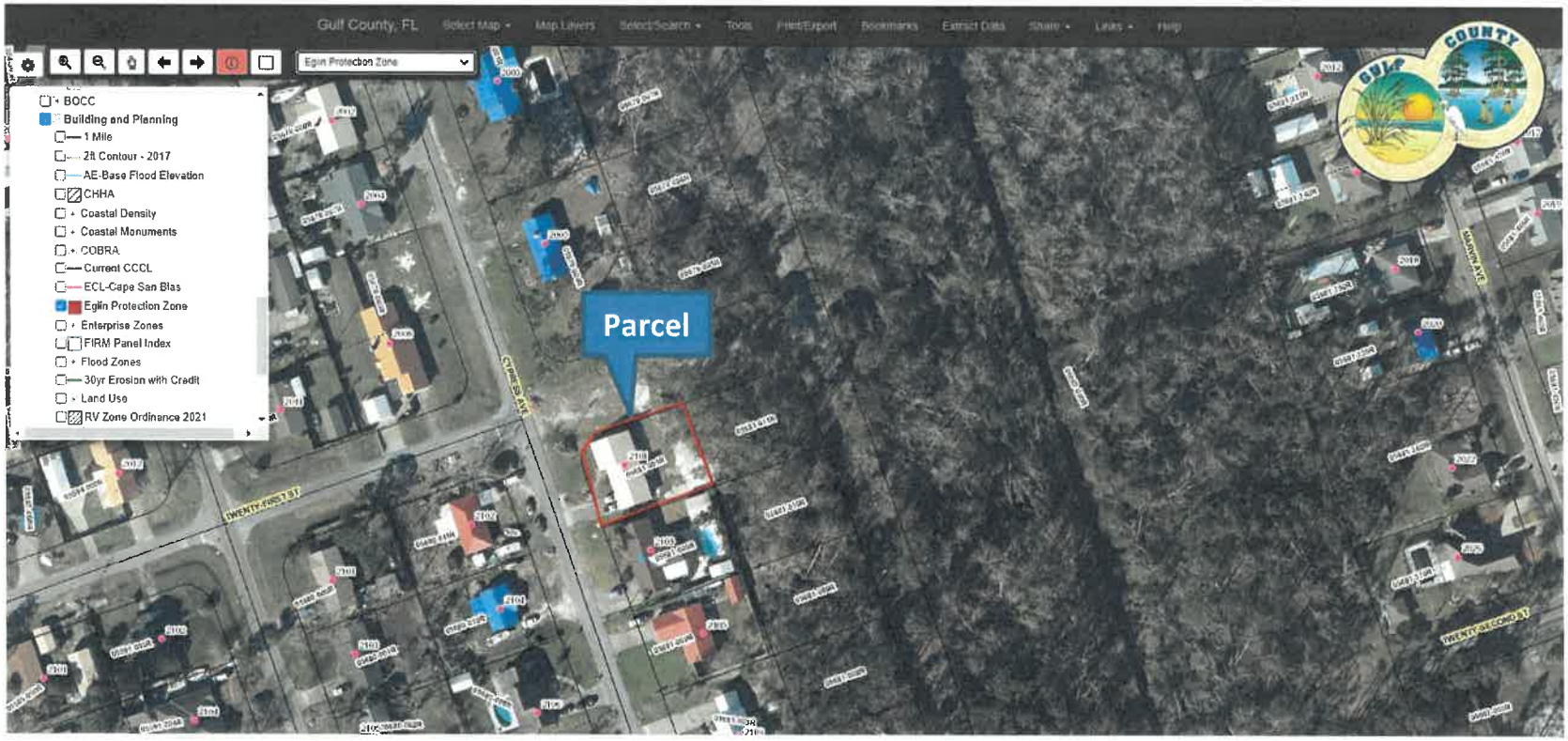
Effective BFE:	9.0 ft	**Prelim BFE:**	N/A
Effective Fld Zone:	0.2 PCT ANNUAL CHANCE:48%; AE:52%;	**Prelim Fld Zone:**	Not Available
Effective Fld Zone at Clicked Location :	0.2 PCT ANNUAL CHANCE	**Prelim Fld Zone at Clicked Location :**	N/A
Effective FIRM Panel :	12045C0341H	**Prelim FIRM Panel :**	Not Available
Clicked Location (approximate):	29.79671, -85.29208	**Parcel ID :**	05681-001R
Address (approximate):	2101 Cypress Ave, Port Saint Joe, FL, 32456, USA		

Print: Add custom title | Select a layout | Print

****This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 3/9/2021

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

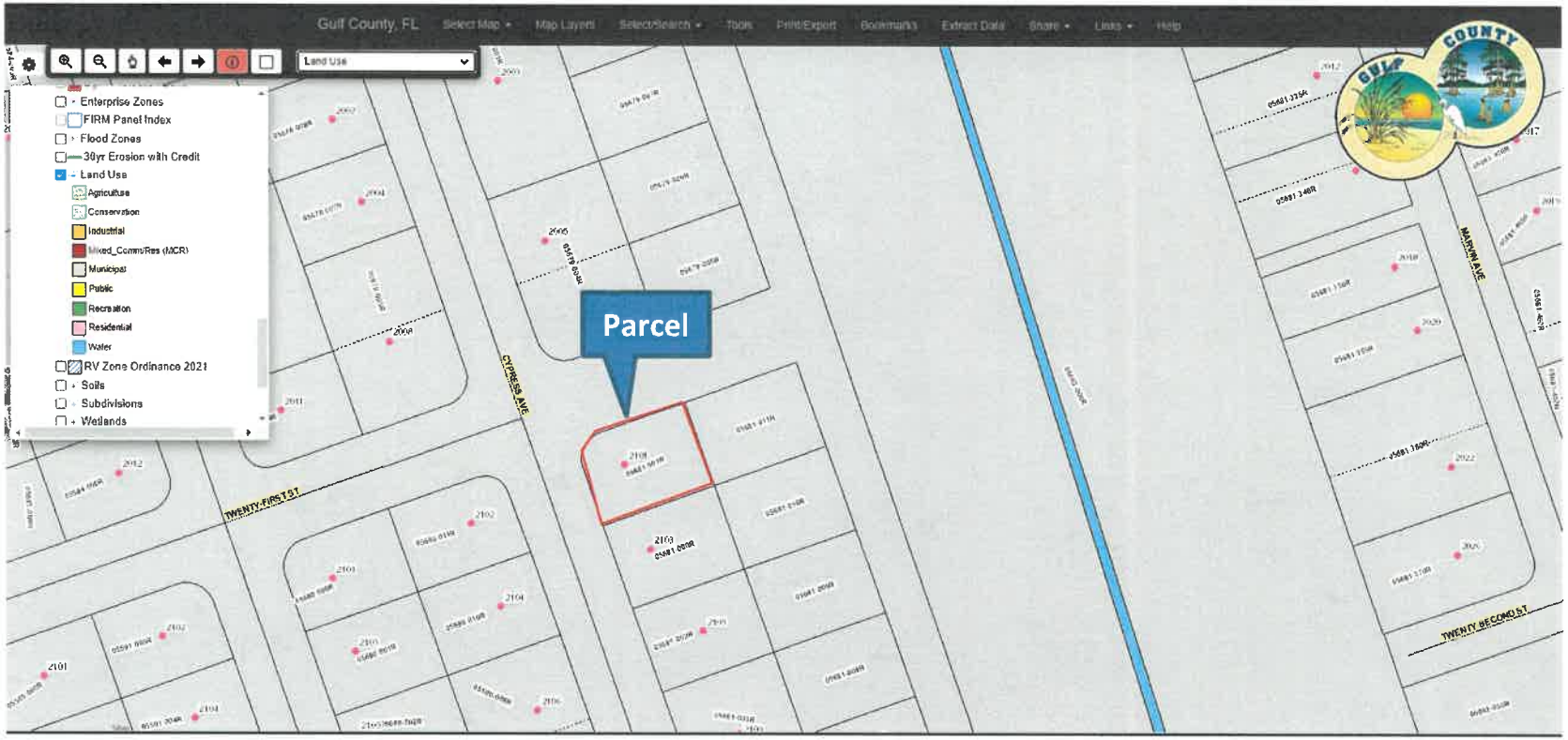


Eglin Protection Zone: Outside

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

Wind Debris: S2

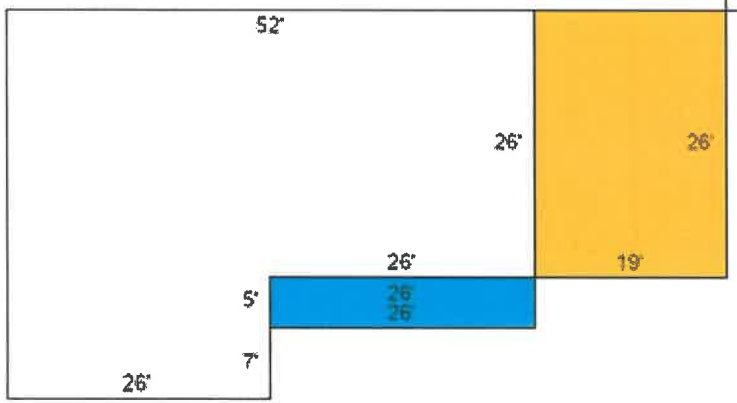
2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R



Zoning: Municipal

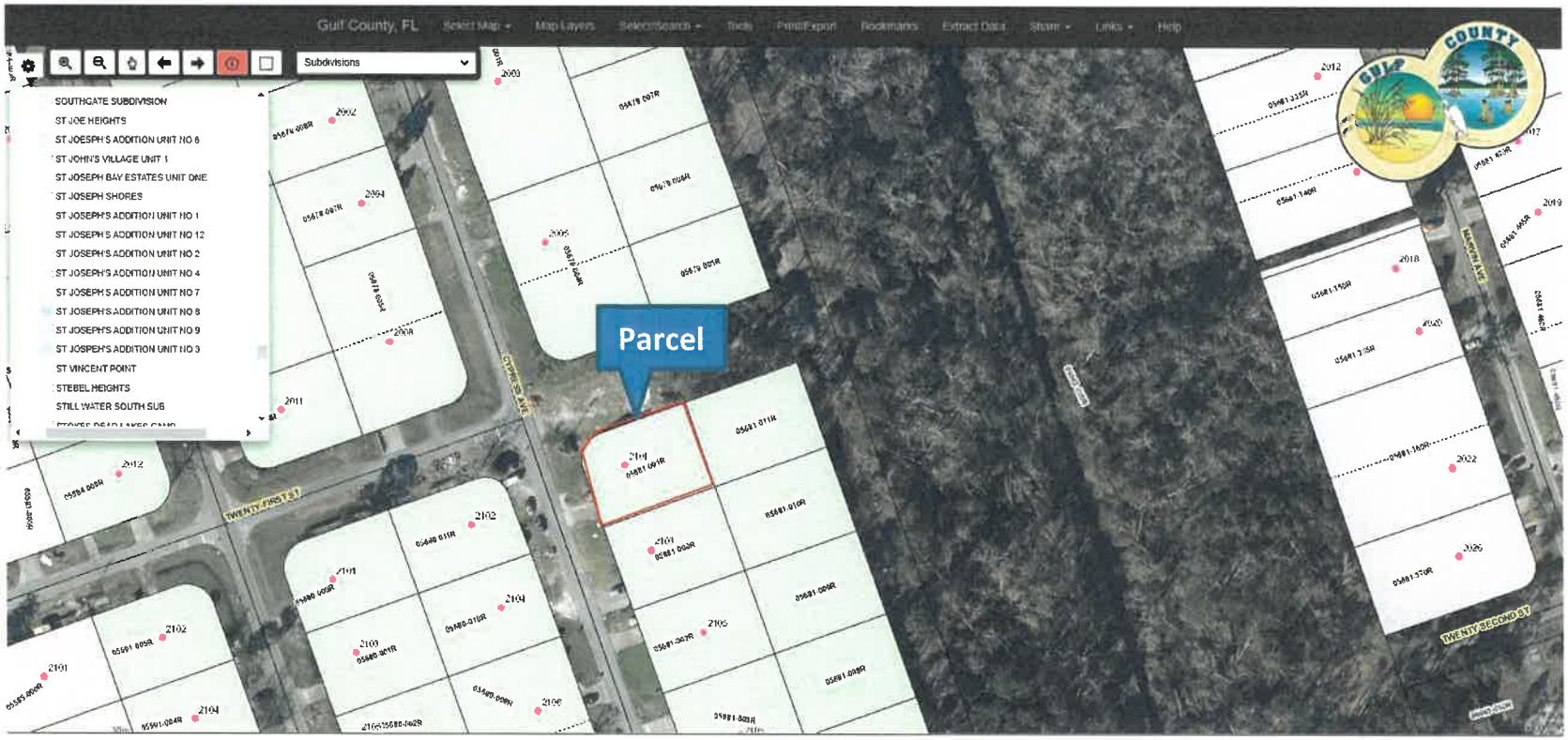
2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R

FOP	F OPN PRCH	130	1993
FGR	F GARAGE	494	1993
BAS	BASE AREA	1664	1993



Sketch Footprint:

2101 Cypress Ave. - GIS Information
Gulf County Parcel No. 05681-001R



Subdivision: St. Joseph's Addition Unit NO 9

27

2101 Cypress Ave, PORT ST. JOE, FL 32456

ROADSIDE SETBACK SPECIAL EXCEPTION REQUEST (2101 Cypress Ave)

To Whom it May Concern,

I have no objection with Darrell and Leslie Hynson requesting approval for an encroachment into the 25' roadside setback on their property, located at 2101 Cypress Drive, Port St. Joe, FL 32456 as shown on the attached proposed site plan.

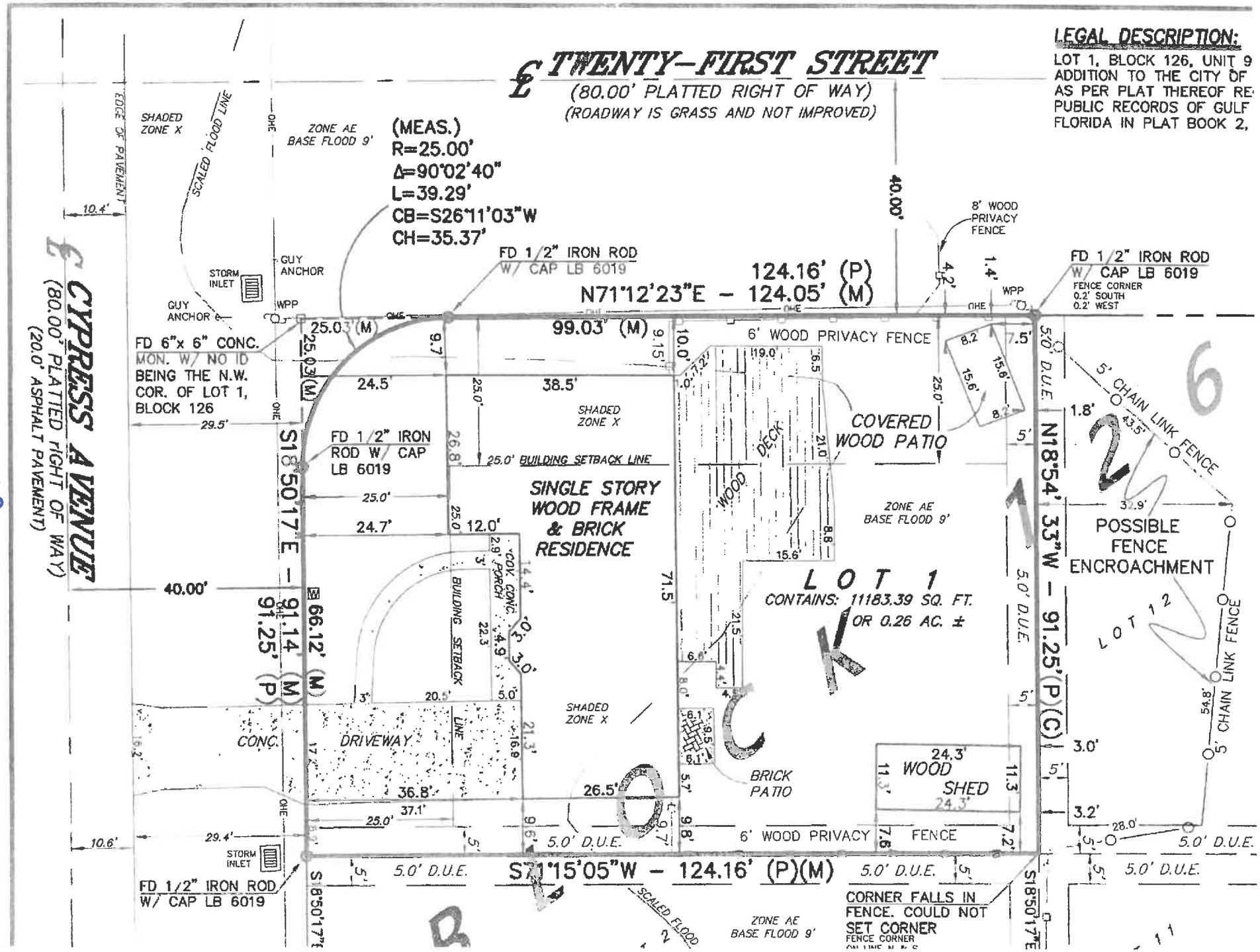
Property Owner:

Name: Clyde Summers

Signature: Clyde Summers

Date: 1-10-24

Address: 2005 Cypress Ave.
PSJ


LEGAL DESCRIPTION:
LOT 1, BLOCK 126, UNIT 9
ADDITION TO THE CITY OF
AS PER PLAT THEREOF RE
PUBLIC RECORDS OF GULF
FLORIDA IN PLAT BOOK 2,
℄ TWENTY-FIRST STREET
(80.00' PLATTED RIGHT OF WAY)
(ROADWAY IS GRASS AND NOT IMPROVED)
℄ CYPRESS AVENUE
(80.00' PLATTED RIGHT OF WAY)
(20.0' ASPHALT PAVEMENT)
EDGE OF PAVEMENT
SHADED ZONE X
SCALED FLOOD LINE
ZONE AE BASE FLOOD 9'
(MEAS.)
R=25.00'
Δ=90°02'40"
L=39.29'
CB=S26°11'03"W
CH=35.37'
FD 1/2" IRON ROD W/ CAP LB 6019
124.16' (P)
N71°12'23"E – 124.05' (M)
40.00'
8' WOOD PRIVACY FENCE
FD 1/2" IRON ROD W/ CAP LB 6019
FENCE CORNER 0.2' SOUTH 0.2' WEST
GUY ANCHOR
STORM INLET
WPP
FD 6"x 6" CONC. MON. W/ NO ID BEING THE N.W. COR. OF LOT 1, BLOCK 126
25.03'(M)
99.03' (M)
6' WOOD PRIVACY FENCE
5' CHAIN LINK FENCE
5.0' D.U.E.
N18°54'33"W – 91.25'(P)(C)
S18°50'17"E – 91.14' (M) 91.25' (P)
66.12' (M)
FD 1/2" IRON ROD W/ CAP LB 6019
25.0' BUILDING SETBACK LINE
SINGLE STORY WOOD FRAME & BRICK RESIDENCE
COVERED WOOD PATIO
WOOD DECK
ZONE AE BASE FLOOD 9'
POSSIBLE FENCE ENCROACHMENT
LOT 1
CONTAINS: 11183.39 SQ. FT. OR 0.26 AC. ±
LOT 2
CONC.
DRIVEWAY
BUILDING SETBACK LINE
COV. CONC. PORCH
BRICK PATIO
24.3' WOOD SHED
S71°15'05"W – 124.16' (P)(M)
CORNER FALLS IN FENCE. COULD NOT SET CORNER
FENCE CORNER
SCALED FLOOD

29

2101 Cypress Ave, PORT ST. JOE, FL 32456

ROADSIDE SETBACK SPECIAL EXCEPTION REQUEST (2101 Cypress Ave)

To Whom it May Concern,

I have no objection with Darrell and Leslie Hynson requesting approval for an encroachment into the 25' roadside setback on their property, located at 2101 Cypress Drive, Port St. Joe, FL 32456 as shown on the attached proposed site plan.

Property Owner:

Name: Kaylao Dailey

Signature: Kaylao Dailey

Date: 1/10/24

Address: 2103 Cypress Ave.

2101 Cypress Ave, PORT ST. JOE, FL 32456

ROADSIDE SETBACK SPECIAL EXCEPTION REQUEST (2101 Cypress Ave)

To Whom it May Concern,

I have no objection with Darrell and Leslie Hynson requesting approval for an encroachment into the 25' roadside setback on their property, located at 2101 Cypress Drive, Port St. Joe, FL 32456 as shown on the attached proposed site plan.

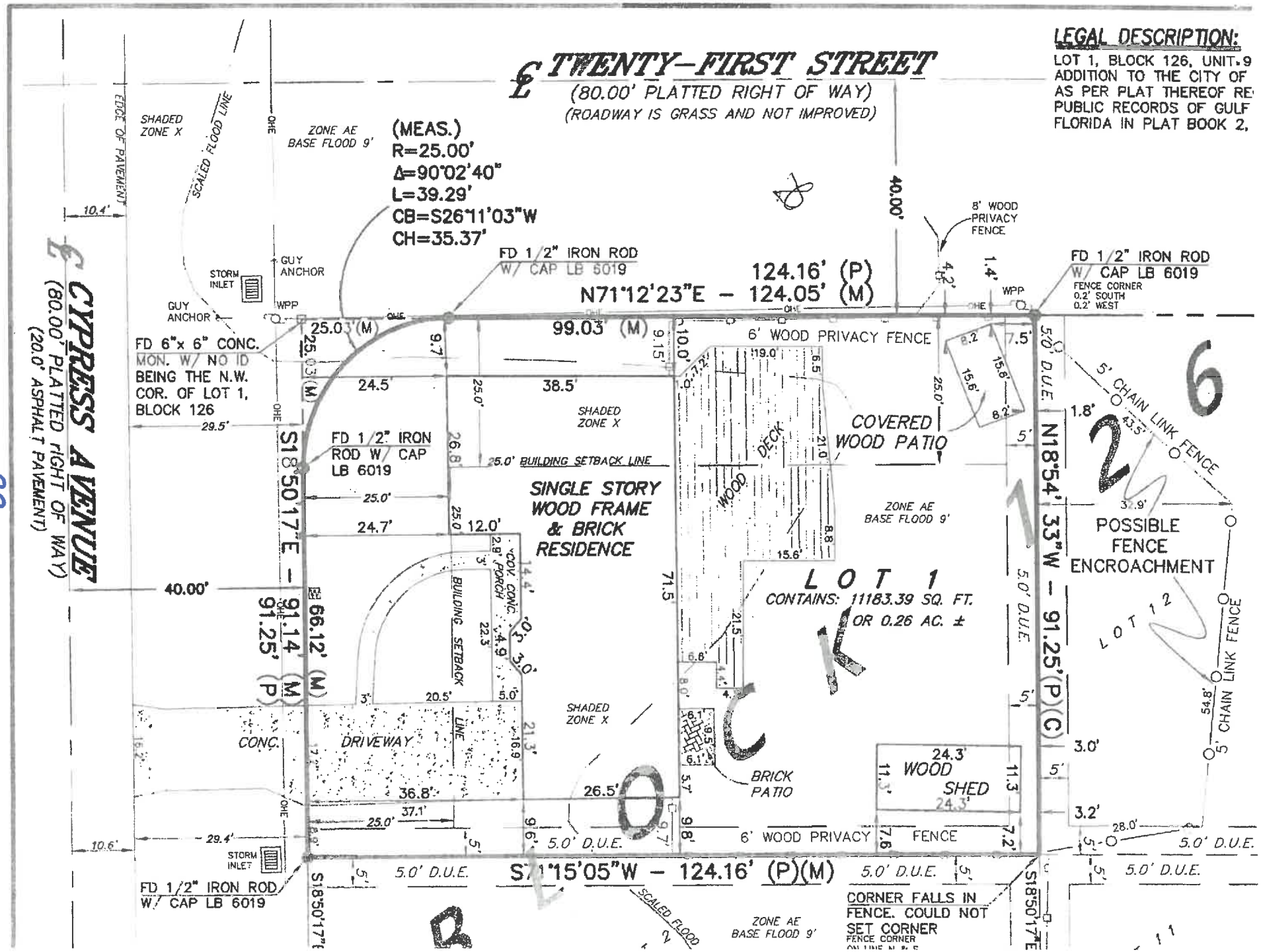
Property Owner:

Name: Sandy Evans

Signature: Sandy Evans

Date: 1-10-24

Address: 2104 Cypress Ave


LEGAL DESCRIPTION:
LOT 1, BLOCK 126, UNIT 9
ADDITION TO THE CITY OF
AS PER PLAT THEREOF RE
PUBLIC RECORDS OF GULF
FLORIDA IN PLAT BOOK 2,
℄ TWENTY-FIRST STREET
(80.00' PLATTED RIGHT OF WAY)
(ROADWAY IS GRASS AND NOT IMPROVED)
℄ CYPRESS AVENUE
(80.00' PLATTED RIGHT OF WAY)
(20.0' ASPHALT PAVEMENT)
EDGE OF PAVEMENT
SHADED ZONE X
SCALED FLOOD LINE
ZONE AE BASE FLOOD 9'
(MEAS.)
R=25.00'
Δ=90°02'40"
L=39.29'
CB=S26°11'03"W
CH=35.37'
40.00'
8' WOOD PRIVACY FENCE
FD 1/2" IRON ROD W/ CAP LB 6019
124.16' (P)
N71°12'23"E – 124.05' (M)
FENCE CORNER 0.2' SOUTH 0.2' WEST
GUY ANCHOR
STORM INLET
WPP
FD 6"x 6" CONC. MON. W/ NO ID BEING THE N.W. COR. OF LOT 1, BLOCK 126
25.03' (M)
99.03' (M)
6' WOOD PRIVACY FENCE
24.5'
38.5'
SHADED ZONE X
COVERED WOOD PATIO
DECK
WOOD
FD 1/2" IRON ROD W/ CAP LB 6019
25.0' BUILDING SETBACK LINE
SINGLE STORY WOOD FRAME & BRICK RESIDENCE
ZONE AE BASE FLOOD 9'
5' CHAIN LINK FENCE
POSSIBLE FENCE ENCROACHMENT
S18°50'17"E – 91.14' (M) 91.25' (P)
N18°54'33"W – 91.25' (P)(C)
66.12' (M)
24.7'
12.0'
COV. CONC. PORCH
BUILDING SETBACK LINE
LOT 1
CONTAINS: 11183.39 SQ. FT. OR 0.26 AC. ±
LOT 2
CHAIN LINK FENCE
CONC.
DRIVEWAY
SHADED ZONE X
BRICK PATIO
24.3' WOOD SHED
36.8'
26.5'
37.1'
5.0' D.U.E.
6' WOOD PRIVACY FENCE
S71°15'05"W – 124.16' (P)(M)
FD 1/2" IRON ROD W/ CAP LB 6019
CORNER FALLS IN FENCE. COULD NOT SET CORNER
FENCE CORNER
ZONE AE BASE FLOOD 9'
SCALED FLOOD
S18°50'17"E
6
2
1
BLOCK
R
32

2101 Cypress Ave, PORT ST. JOE, FL 32456

ROADSIDE SETBACK SPECIAL EXCEPTION REQUEST (2101 Cypress Ave)

To Whom it May Concern,

I have no objection with Darrell and Leslie Hynson requesting approval for an encroachment into the 25' roadside setback on their property, located at 2101 Cypress Drive, Port St. Joe, FL 32456 as shown on the attached proposed site plan.

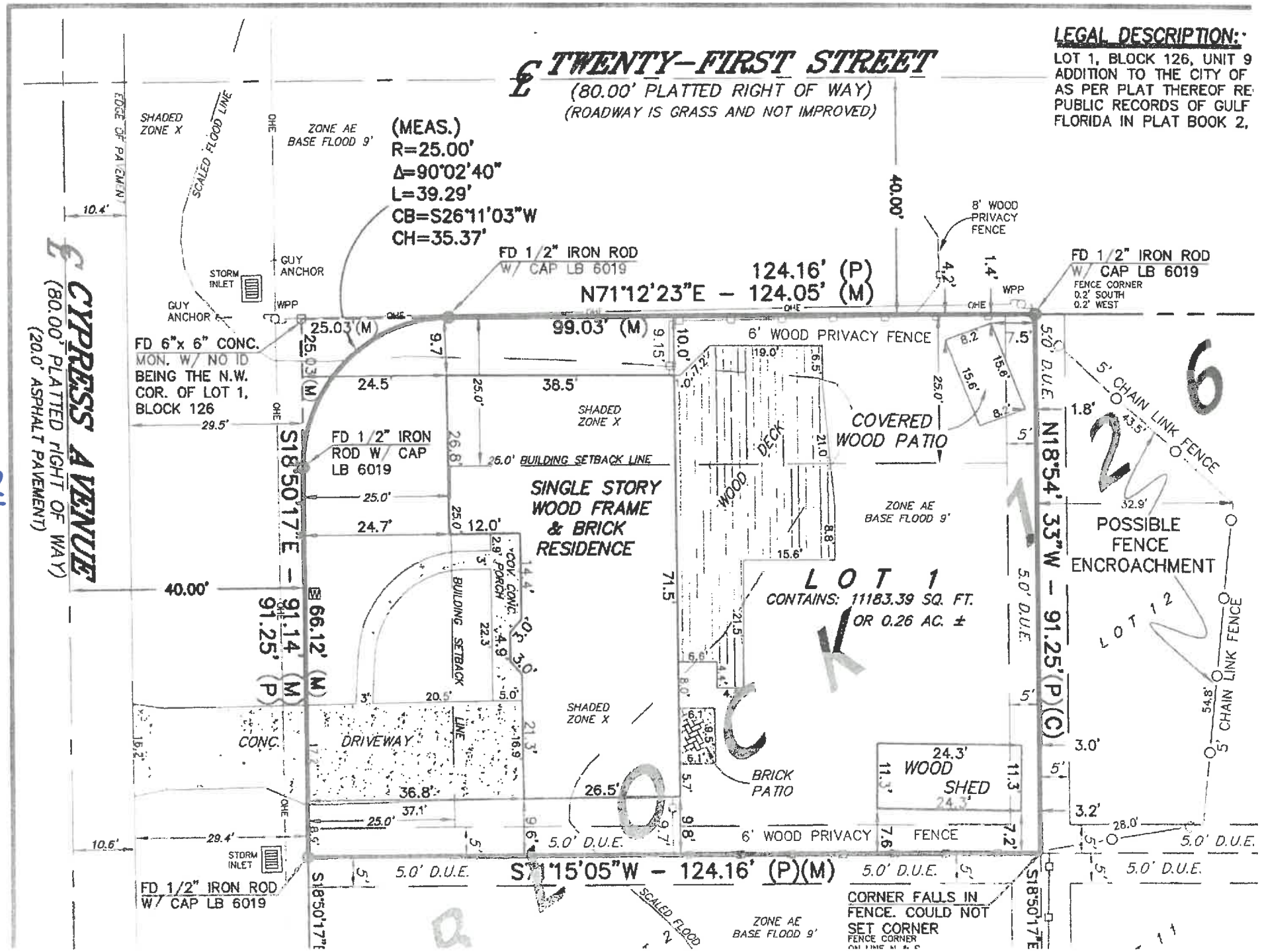
Property Owner:

Name: Rebecca Pippin

Signature: Rebecca Pippin

Date: 1-10-24

Address: 2102 Cypress Ave.


LEGAL DESCRIPTION:
LOT 1, BLOCK 126, UNIT 9
ADDITION TO THE CITY OF
AS PER PLAT THEREOF RE
PUBLIC RECORDS OF GULF
FLORIDA IN PLAT BOOK 2,
℄ TWENTY-FIRST STREET
(80.00' PLATTED RIGHT OF WAY)
(ROADWAY IS GRASS AND NOT IMPROVED)
℄ CYPRESS AVENUE
(80.00' PLATTED RIGHT OF WAY)
(20.0' ASPHALT PAVEMENT)
(MEAS.)
R=25.00'
Δ=90°02'40"
L=39.29'
CB=S26°11'03"W
CH=35.37'
FD 1/2" IRON ROD W/ CAP LB 6019
124.16' (P)
N71°12'23"E – 124.05' (M)
FD 6"x 6" CONC. MON. W/ NO ID BEING THE N.W. COR. OF LOT 1, BLOCK 126
FD 1/2" IRON ROD W/ CAP LB 6019
FENCE CORNER 0.2' SOUTH 0.2' WEST
8' WOOD PRIVACY FENCE
6' WOOD PRIVACY FENCE
COVERED WOOD PATIO
WOOD DECK
SINGLE STORY WOOD FRAME & BRICK RESIDENCE
25.0' BUILDING SETBACK LINE
BUILDING SETBACK LINE
COV. CONC. PORCH
LOT 1
CONTAINS: 11183.39 SQ. FT. OR 0.26 AC. ±
BRICK PATIO
24.3' WOOD SHED
DRIVEWAY
CONC.
SHADED ZONE X
ZONE AE BASE FLOOD 9'
SCALED FLOOD LINE
EDGE OF PAVEMENT
GUY ANCHOR
STORM INLET
WPP
OHE
5' CHAIN LINK FENCE
POSSIBLE FENCE ENCROACHMENT
LOT 12
5.0' D.U.E.
S18°50'17"E – 91.25' (P)
N18°54'33"W – 91.25' (P)(C)
S71°15'05"W – 124.16' (P)(M)
99.03' (M)
25.03' (M)
91.14' (M)
66.12' (M)
40.00'
CORNER FALLS IN FENCE. COULD NOT SET CORNER
FENCE CORNER ON LINE N & S
FD 1/2" IRON ROD W/ CAP LB 6019
34

2101 Cypress Ave, PORT ST. JOE, FL 32456

ROADSIDE SETBACK SPECIAL EXCEPTION REQUEST (2101 Cypress Ave)

To Whom it May Concern,

I have no objection with Darrell and Leslie Hynson requesting approval for an encroachment into the 25' roadside setback on their property, located at 2101 Cypress Drive, Port St. Joe, FL 32456 as shown on the attached proposed site plan.

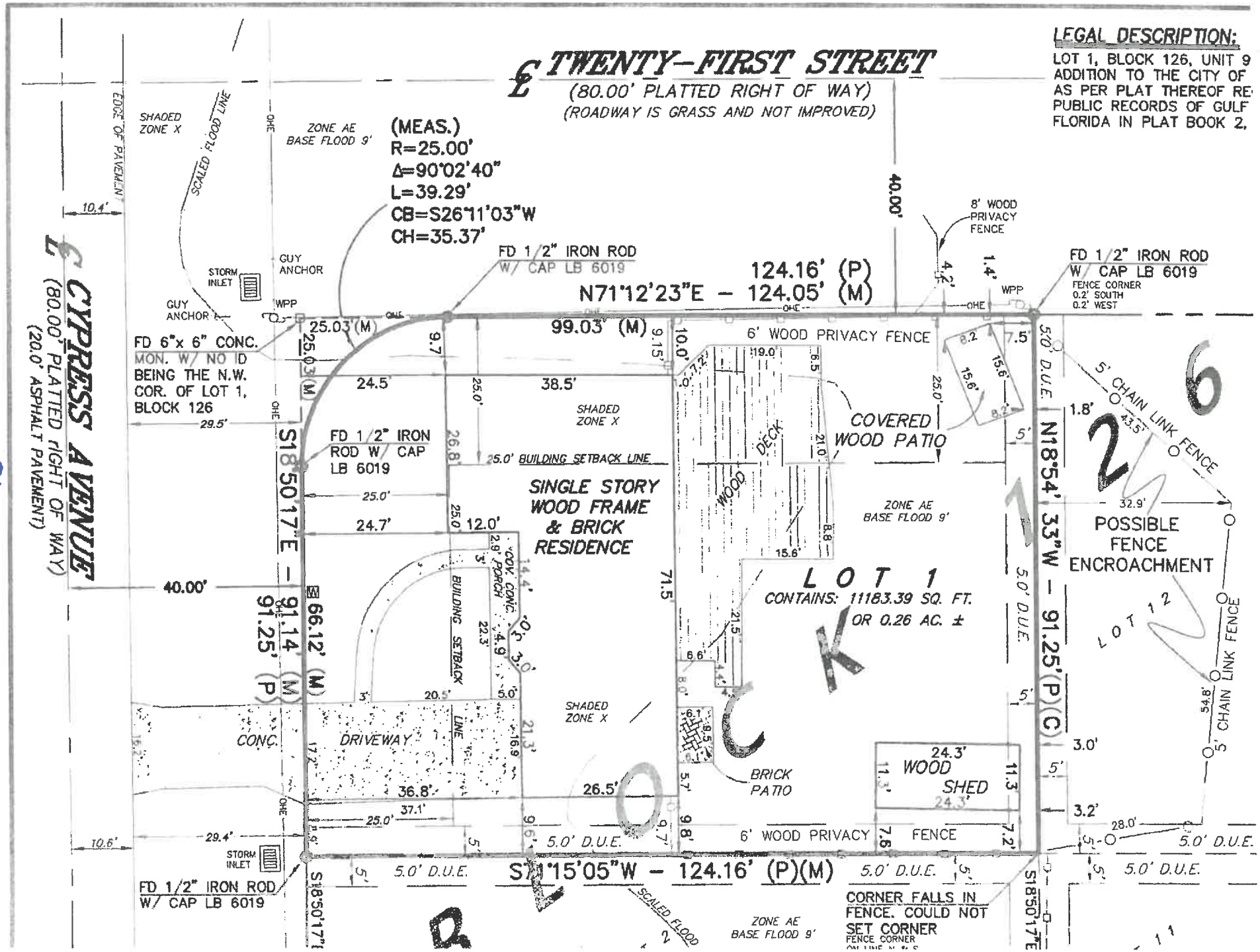
Property Owner:

Name: Mary Carmel Griffin

Signature: Mary Carmel Griffin

Date: 1-10-2024

Address: 2008 Cypress Ave.


LEGAL DESCRIPTION:
LOT 1, BLOCK 126, UNIT 9
ADDITION TO THE CITY OF
AS PER PLAT THEREOF RE
PUBLIC RECORDS OF GULF
FLORIDA IN PLAT BOOK 2,
℄ TWENTY-FIRST STREET
(80.00' PLATTED RIGHT OF WAY)
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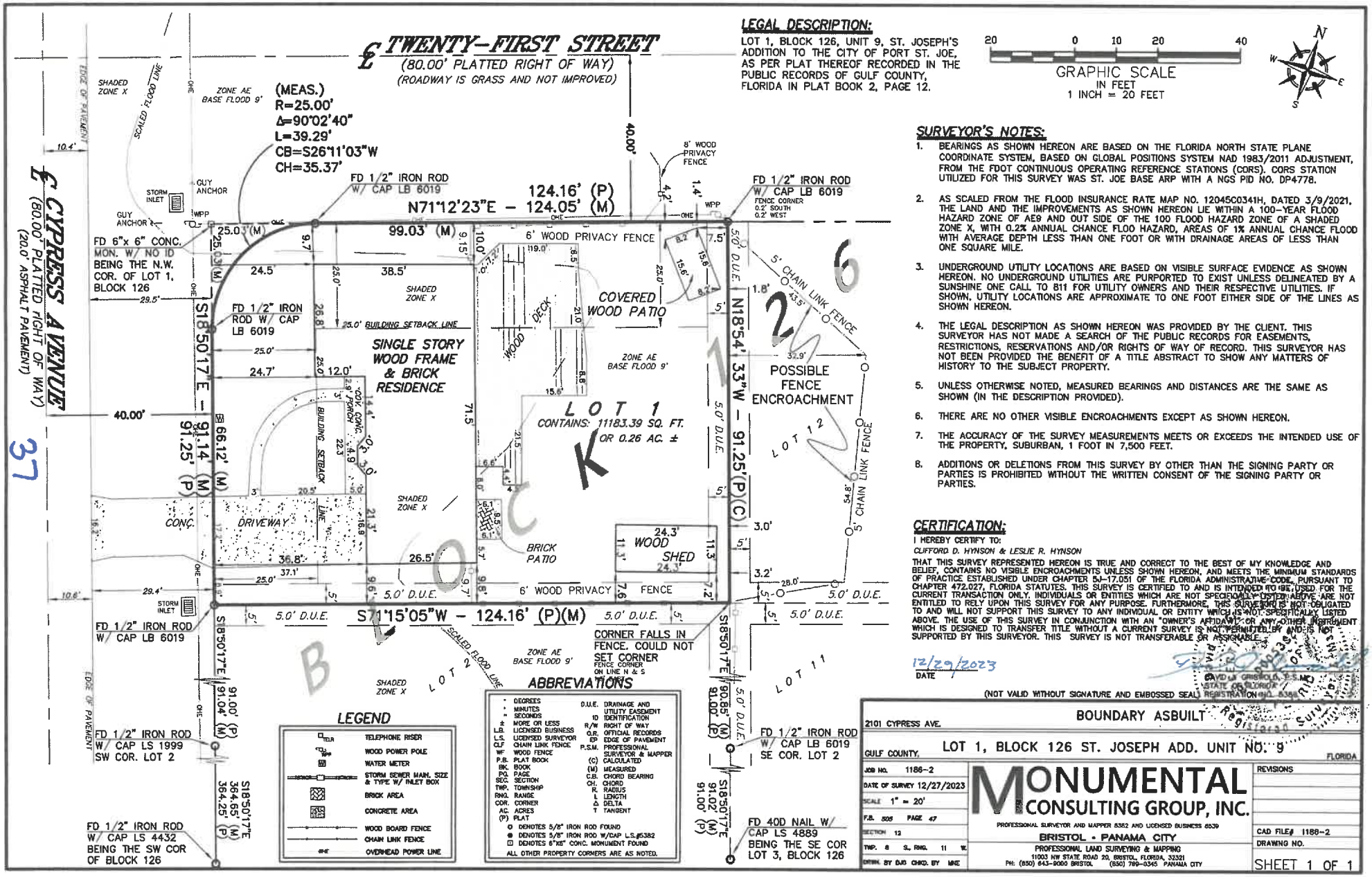
℄ CYPRESS AVENUE
(80.00' PLATTED RIGHT OF WAY)
(20.0' ASPHALT PAVEMENT)
EDGE OF PAVEMENT
SHADED ZONE X
SCALED FLOOD LINE
ZONE AE BASE FLOOD 9'
(MEAS.)
R=25.00'
Δ=90°02'40"
L=39.29'
CB=S26°11'03"W
CH=35.37'
40.00'
8' WOOD PRIVACY FENCE
FD 1/2" IRON ROD W/ CAP LB 6019
124.16' (P)
N71°12'23"E – 124.05' (M)
FD 1/2" IRON ROD W/ CAP LB 6019
FENCE CORNER 0.2' SOUTH 0.2' WEST
STORM INLET
GUY ANCHOR
WPP
FD 6"x 6" CONC. MON. W/ NO ID BEING THE N.W. COR. OF LOT 1, BLOCK 126
25.03' (M)
99.03' (M)
6' WOOD PRIVACY FENCE
5' CHAIN LINK FENCE
FD 1/2" IRON ROD W/ CAP LB 6019
25.0' BUILDING SETBACK LINE
SINGLE STORY WOOD FRAME & BRICK RESIDENCE
COVERED WOOD PATIO
WOOD DECK
ZONE AE BASE FLOOD 9'
POSSIBLE FENCE ENCROACHMENT
LOT 1
CONTAINS: 1118.3.39 SQ. FT. OR 0.26 AC. ±
LOT 12
S18°50'17"E – 91.14' (M) 91.25' (P)
66.12' (M)
N18°54'33"W – 91.25' (P)(C)
5.0' D.U.E.
5' CHAIN LINK FENCE
COV. CONC. 2.9' PORCH
BUILDING SETBACK LINE
CONC.
DRIVEWAY
SHADED ZONE X
BRICK PATIO
24.3' WOOD SHED
6' WOOD PRIVACY FENCE
S71°15'05"W – 124.16' (P)(M)
FD 1/2" IRON ROD W/ CAP LB 6019
CORNER FALLS IN FENCE. COULD NOT SET CORNER
FENCE CORNER
ZONE AE BASE FLOOD 9'
SCALED FLOOD

36



LEGAL DESCRIPTION:

LOT 1, BLOCK 126, UNIT 9, ST. JOSEPH'S ADDITION TO THE CITY OF PORT ST. JOE, AS PER PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 12.

20 0 10 20 40

GRAPHIC SCALE
IN FEET
1 INCH = 20 FEET

N W E S

SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA NORTH STATE PLANE COORDINATE SYSTEM, BASED ON GLOBAL POSITIONS SYSTEM NAD 1983/2011 ADJUSTMENT, FROM THE FDOT CONTINUOUS OPERATING REFERENCE STATIONS (CORS). CORS STATION UTILIZED FOR THIS SURVEY WAS ST. JOE BASE ARP WITH A NGS PID NO. DP4778.
2. AS SCALED FROM THE FLOOD INSURANCE RATE MAP NO. 12045C0341H, DATED 3/9/2021, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE OF AE9 AND OUT SIDE OF THE 100 FLOOD HAZARD ZONE OF A SHADED ZONE X, WITH 0.2% ANNUAL CHANCE FLOO HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
3. UNDERGROUND UTILITY LOCATIONS ARE BASED ON VISIBLE SURFACE EVIDENCE AS SHOWN HEREON. NO UNDERGROUND UTILITIES ARE PURPORTED TO EXIST UNLESS DELINEATED BY A SUNSHINE ONE CALL TO 811 FOR UTILITY OWNERS AND THEIR RESPECTIVE UTILITIES. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE TO ONE FOOT EITHER SIDE OF THE LINES AS SHOWN HEREON.
4. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PROVIDED BY THE CLIENT. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS OF WAY OF RECORD. THIS SURVEYOR HAS NOT BEEN PROVIDED THE BENEFIT OF A TITLE ABSTRACT TO SHOW ANY MATTERS OF HISTORY TO THE SUBJECT PROPERTY.
5. UNLESS OTHERWISE NOTED, MEASURED BEARINGS AND DISTANCES ARE THE SAME AS SHOWN (IN THE DESCRIPTION PROVIDED).
6. THERE ARE NO OTHER VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS MEETS OR EXCEEDS THE INTENDED USE OF THE PROPERTY, SUBURBAN, 1 FOOT IN 7,500 FEET.
8. 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.

CERTIFICATION:

I HEREBY CERTIFY TO:

CLIFFORD D. HYNSON & LESLIE R. HYNSON

THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONTAINS NO VISIBLE ENCROACHMENTS UNLESS SHOWN HEREON, AND MEETS THE MINIMUM STANDARDS OF PRACTICE ESTABLISHED UNDER CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. THIS SURVEY IS CERTIFIED TO 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 LAW AND IS NOT SUPPORTED BY THIS SURVEYOR. THIS SURVEY IS NOT TRANSFERABLE OR ASSIGNABLE.

12/29/2023
DATE

DAVID W. GRISWOLD, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 6382

(NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL)

2101 CYPRESS AVE.

BOUNDARY ASBUILT

GULF COUNTY, FLORIDA

LOT 1, BLOCK 126 ST. JOSEPH ADD. UNIT NO. 9

JOB NO.	1188-2
DATE OF SURVEY	12/27/2023
SCALE	1" = 20'
F.B.	505 PAGE 47
SECTION	12
TWP.	8 S., RNG. 11 W.
DRWN. BY	DJD CHKD. BY MKE

MONUMENTAL CONSULTING GROUP, INC.

PROFESSIONAL SURVEYOR AND MAPPER 6382 AND LICENSED BUSINESS 6639

BRISTOL - PANAMA CITY

PROFESSIONAL LAND SURVEYING & MAPPING

11003 NW STATE ROAD 20, BRISTOL, FLORIDA, 32321

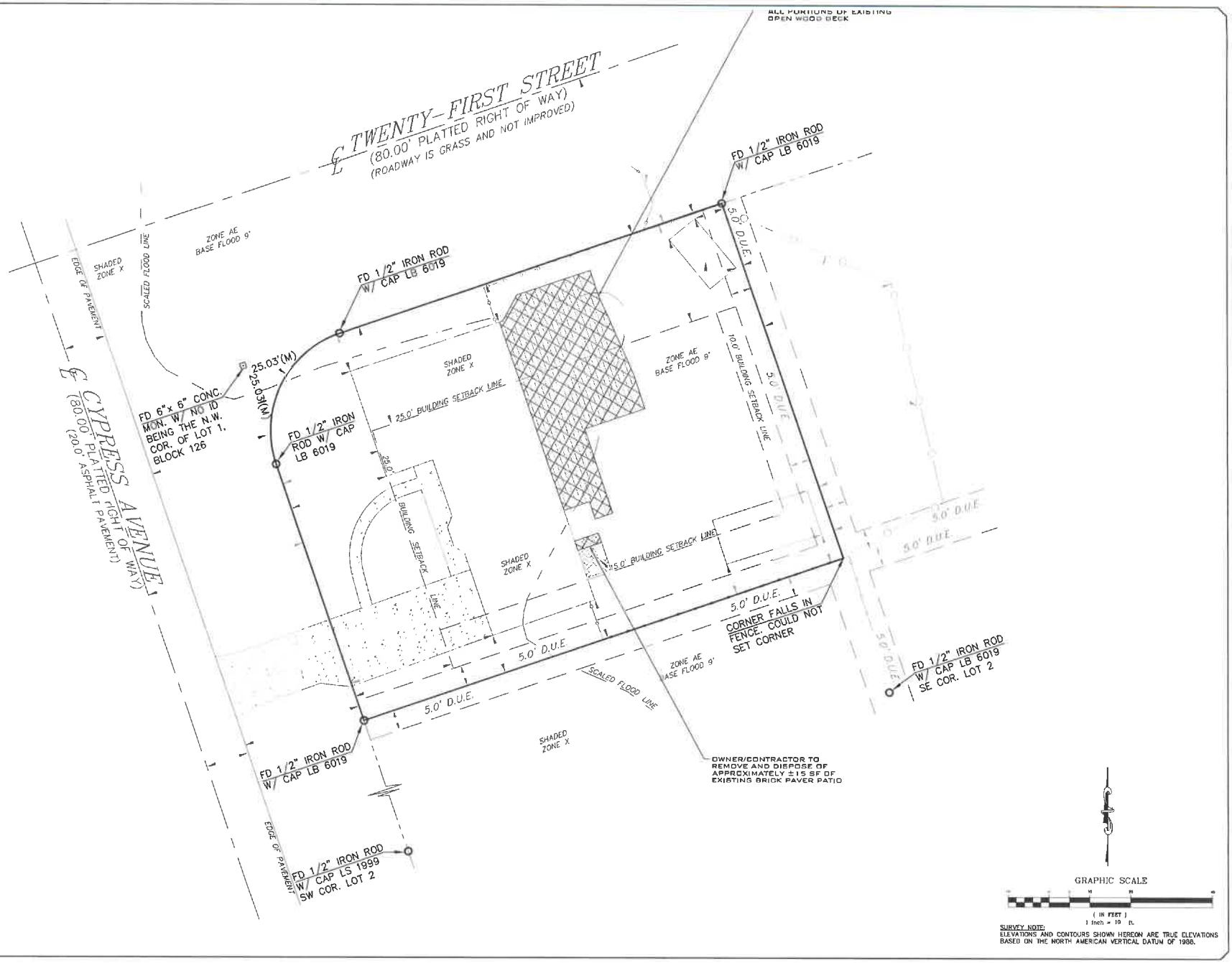
PH: (850) 643-9000 BRISTOL (850) 769-0345 PANAMA CITY

REVISIONS

CAD FILE# 1188-2

DRAWING NO.

SHEET 1 OF 1



SURVEY NOTE:
ELEVATIONS AND CONTOURS SHOWN HEREON ARE TRUE ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SCE SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 1111 - 1112 BAY AVE.
WEWAHITCHKA, FL. PORT ST. JOE, FL.
(850) 639-2860 (850) 227-1207
LB# 29084 LB# 29084

DEMOLITION PLAN

2101 CYPRESS AVENUE
PORT ST. JOE, FL 32456
GULF COUNTY PARCEL ID: 05681-001R

PROJECT NUMBER: 23-1382-1

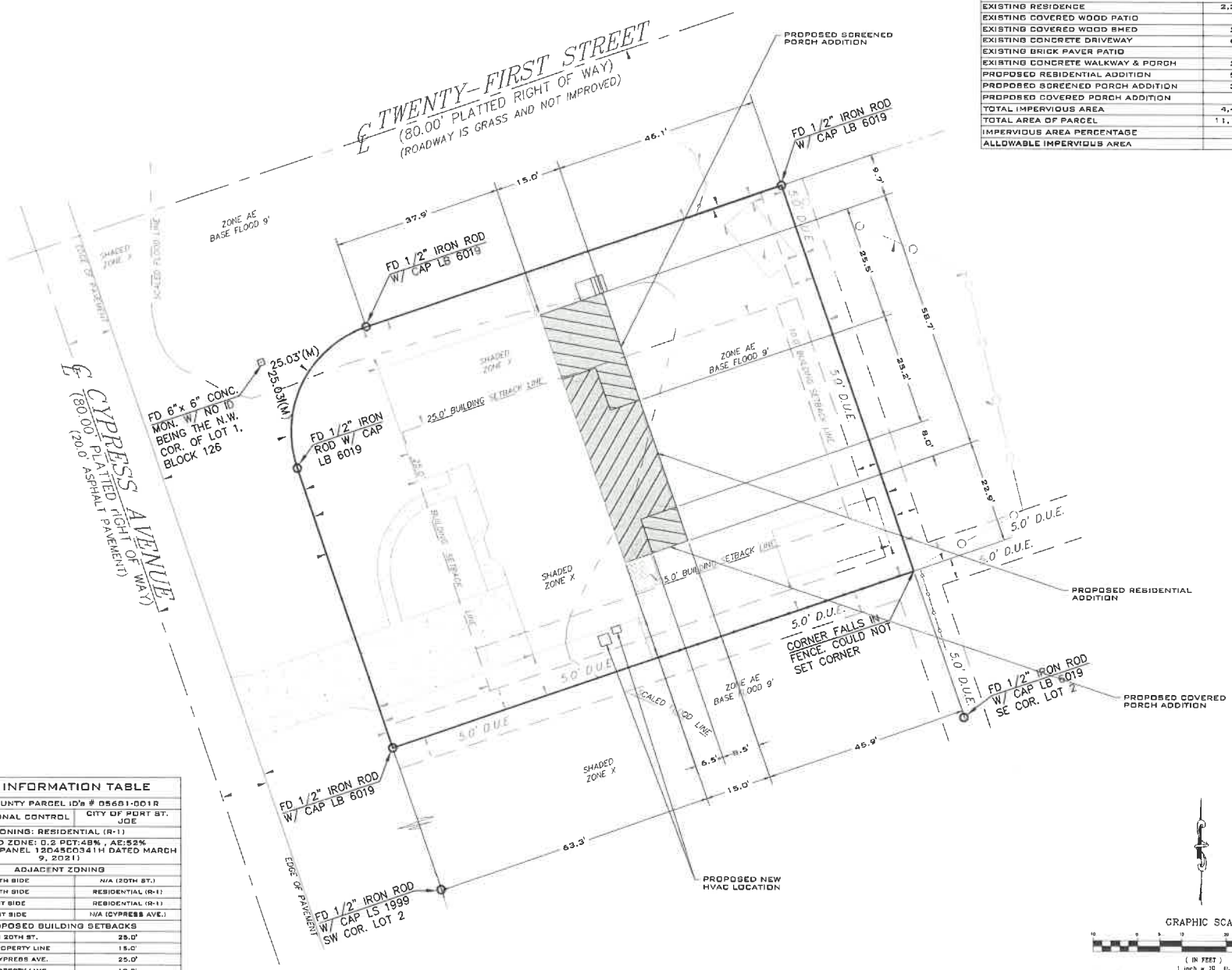
REVISIONS:			
DATE	BY	ITEM	

DESIGNED BY:	DRAWN BY:	CHECKED BY:
T.HARSH	T.ADKISON	L.WATSON

FOR: CLIFFORD D. HYNSON & LESLIE R. HYNSON
2101 CYPRESS AVE.
PORT ST. JOE, FL 32456

DATE: 01/04/24

SHEET NO.
C1



SITE AREA TABLE

EXISTING RESIDENCE	2,228.16	SF
EXISTING COVERED WOOD PATIO	127.30	SF
EXISTING COVERED WOOD SHED	274.16	SF
EXISTING CONCRETE DRIVEWAY	625.39	SF
EXISTING BRICK PAVER PATIO	43.29	SF
EXISTING CONCRETE WALKWAY & PORCH	240.03	SF
PROPOSED RESIDENTIAL ADDITION	510.17	SF
PROPOSED SCREENED PORCH ADDITION	301.83	SF
PROPOSED COVERED PORCH ADDITION	68.00	SF
TOTAL IMPERVIOUS AREA	4,419.33	SF
TOTAL AREA OF PARCEL	11,183.39	SF
IMPERVIOUS AREA PERCENTAGE	39.52	%
ALLOWABLE IMPERVIOUS AREA	40.00	%

SITE INFORMATION TABLE

GULF COUNTY PARCEL ID's # 05681-001R	
JURISDICTIONAL CONTROL	CITY OF PORT ST. JOE
ZONING: RESIDENTIAL (R-1)	
FLOOD ZONE: 0.2 PCT:48% , AE:52% (FEMA FIRM PANEL 12045C0341H DATED MARCH 9, 2021)	
ADJACENT ZONING	
NORTH SIDE	N/A (20TH ST.)
SOUTH SIDE	RESIDENTIAL (R-1)
EAST SIDE	RESIDENTIAL (R-1)
WEST SIDE	N/A (CYPRESS AVE.)
PROPOSED BUILDING SETBACKS	
ALONG 20TH ST.	25.0'
SOUTH PROPERTY LINE	15.0'
ALONG CYPRESS AVE.	25.0'
EAST PROPERTY LINE	10.0'
ALLOWABLE BUILDING HEIGHT	35.0'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SURVEY NOTE:
ELEVATIONS AND CONTOURS SHOWN HEREON ARE TRUE ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.

SITE PLAN

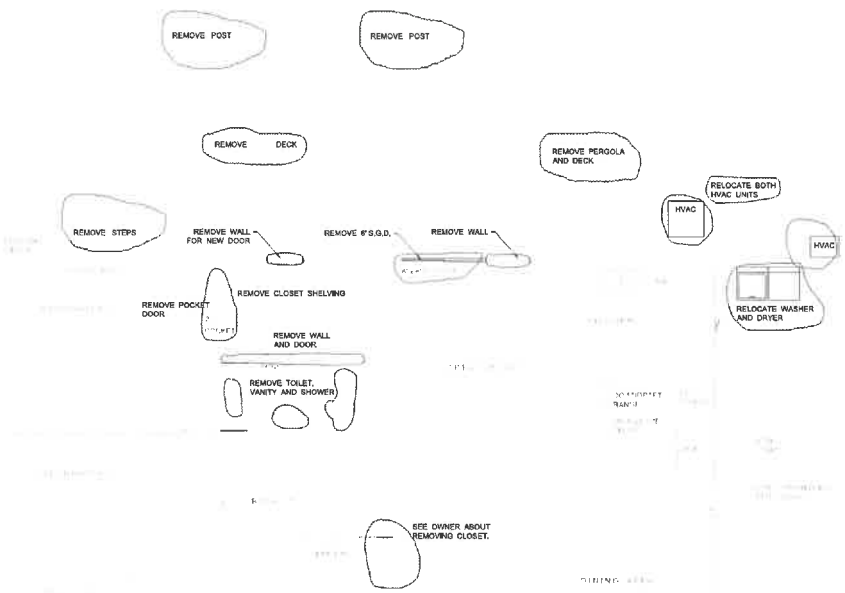
2101 CYPRESS AVENUE
PORT ST. JOE, FL 32456
GULF COUNTY PARCEL ID: 05681-001R

PROJECT NUMBER: 23-1382-1E
DESIGNED BY: T.MARSH
DRAWN BY: T.ADKISON
CHECKED BY: L.WATSON
FOR: CLIFFORD D. HYNSON & LESLIE R. HYNSON
2101 CYPRESS AVE.
PORT ST. JOE, FL 32456

REVISIONS: DATE | BY | ITEM

DATE: 01/04/24
SHEET NO. C2

39



PROPOSED DEMOLITION PLAN

SCALE 1/4"=1'-0"

STEVE KELLEY
PANAMA CITY, FL.
SRKDRAFTING@GMAIL.COM

DEMOLITION PLAN

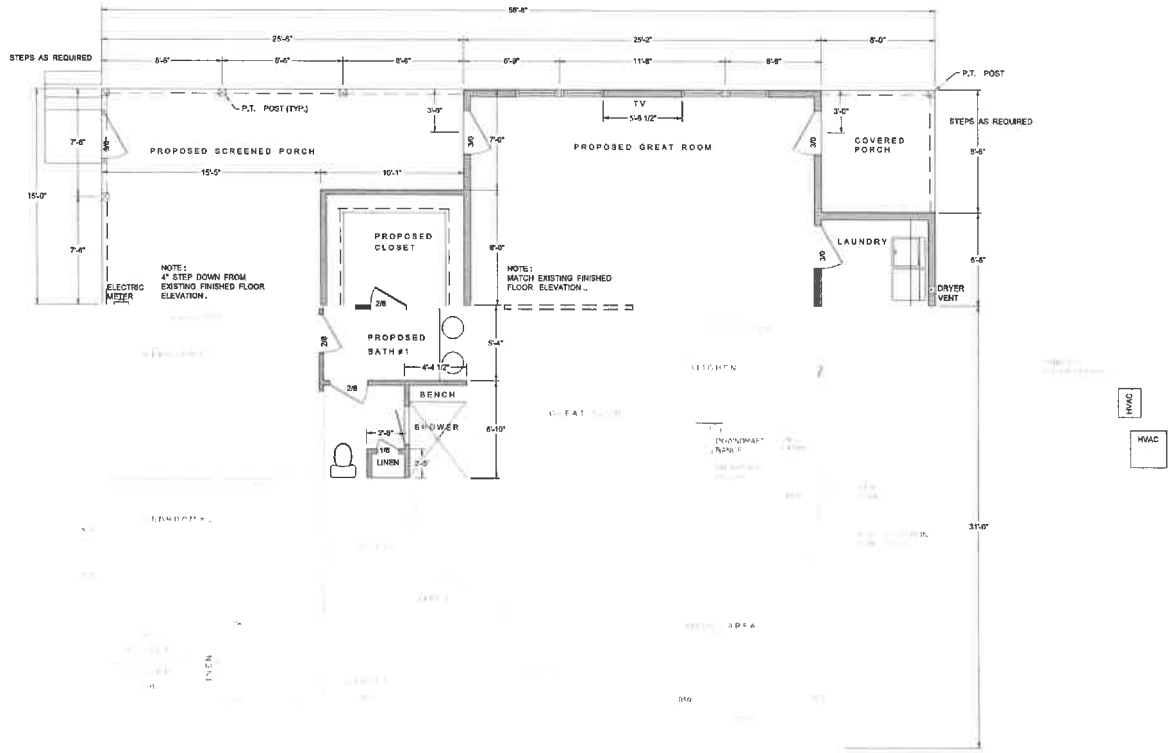
HYNSON RESIDENCE
2101 CYPRESS AVE.
PORT ST. JOE, FLORIDA

PROJECT NUMBER: 23-1382-18	REVISIONS:		
DESIGNED BY: S. KELLEY	DRAWN BY: S. KELLEY	CHECKED BY: S. KELLEY	DATE: BY ITEM
FOR: COASTAL BUILDING CONSTRUCTION, LLC.			

DATE: 12/13/23

SHEET NO. A1

ab



POEPOSED LIVING AREA	516 SQ. FT.
PROPOSED SCREENED PORCH AREA	302 SQ. FT.
PROPOSED SIDE PORCH AREA	89 SQ. FT.
TOTAL PROPOSED AREA	880 SQ. FT.
EXISTING STRUCTURE AREA	2287 SQ. FT.
TOTAL STRUCTURE AREA	3167 SQ. FT.

PROPOSED FLOOR PLAN

SCALE 1"=1'-0"

STEVE KELLEY
PANAMA CITY , FL.
SRKDRAFTING@GMAIL.COM

PROPOSED FLOOR PLAN

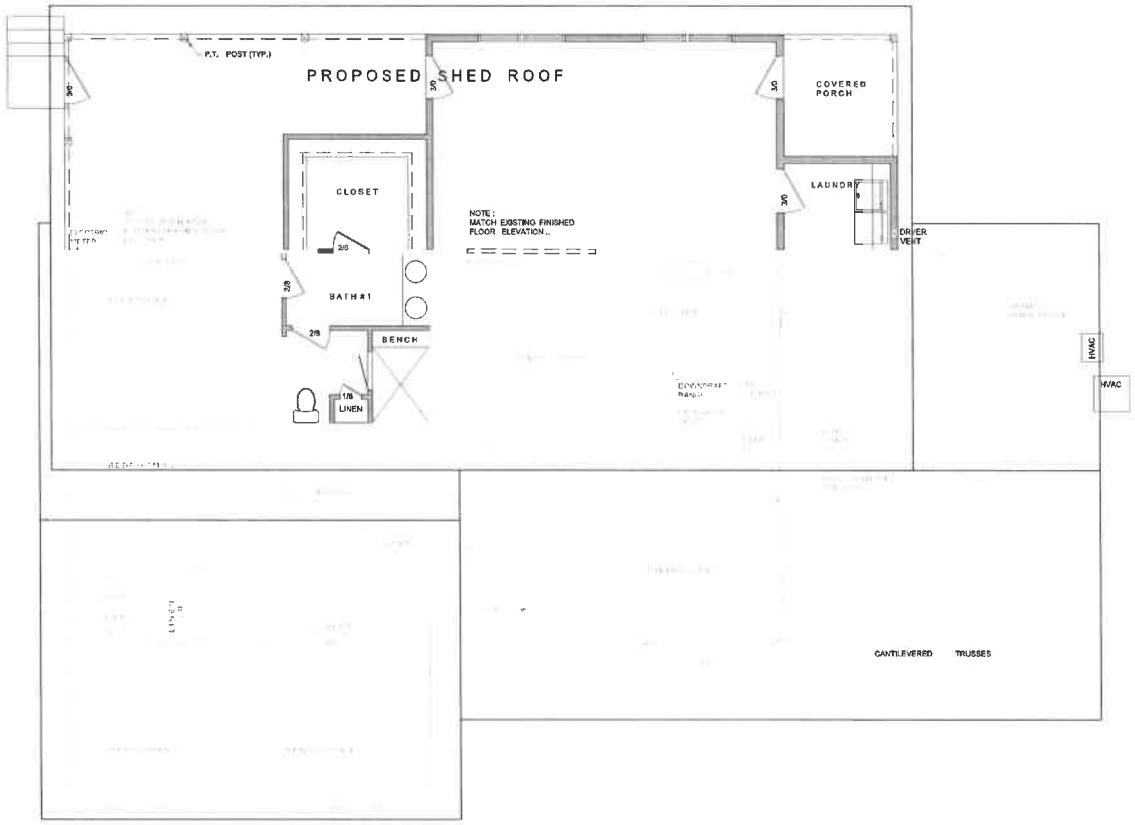
HYNSON RESIDENCE
2101 CYPRESS AVE.
PORT ST. JOE , FLORIDA

REVISIONS:			
	DATE	BY	ITEM

PROJECT NUMBER: 23-13B2-18
DESIGNED BY: S.KELLEY
DRAWN BY: S.KELLEY
CHECKED BY: S. KELLEY
FOR: COASTAL BUILDING CONSTRUCTION, LLC.

DATE: 12/13/23

SHEET NO.
A2



ROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

24

STEVE KELLEY
PANAMA CITY, FL.
SRKDRAFTING@GMAIL.COM

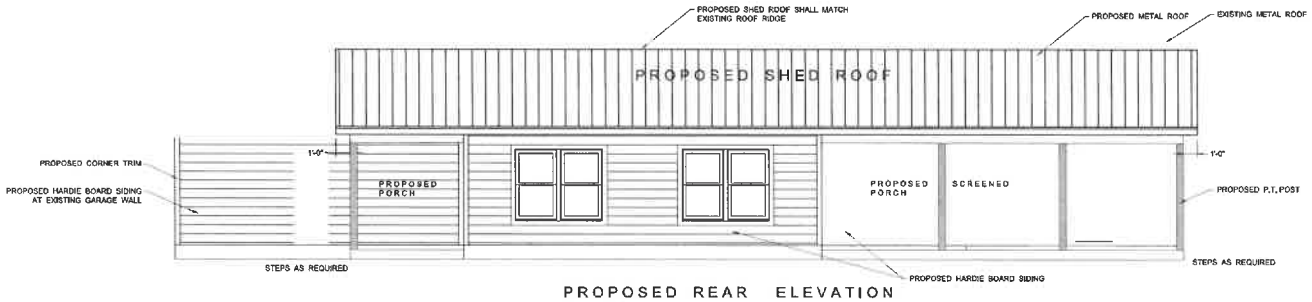
PROPOSED ROOF PLAN

HYNSON RESIDENCE
2101 CYPRESS AVE.
PORT ST. JOE, FLORIDA

REVISIONS:			
DATE	BY	ITEM	

PROJECT NUMBER: 23-13982-18
DESIGNED BY: B.KELLEY
DRAWN BY: B.KELLEY
CHECKED BY: S. KELLEY
FOR: COASTAL BUILDING CONSTRUCTION, LLC.

DATE: 12/13/23
SHEET NO.
A3

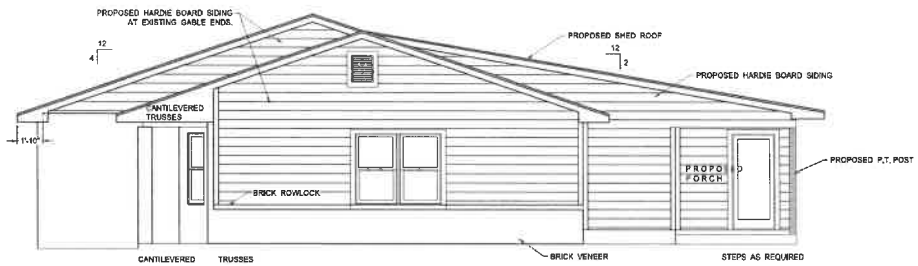


PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED LEFT ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE 1/4" = 1'-0"

STEVE KELLEY
PANAMA CITY, FL.
SRKDRAFTING@GMAIL.COM

PROPOSED ELEVATIONS

HYNSON RESIDENCE
2101 CYPRESS AVE.
PORT ST. JOE, FLORIDA

REVISIONS:			
DATE	BY	ITEM	

PROJECT NUMBER: 23-1382-18
DESIGNED BY: S.KELLEY
DRAWN BY: S.KELLEY
CHECKED BY: S. KELLEY
FOR: COASTAL BUILDING CONSTRUCTION, LLC.

DATE: 12/13/23

SHEET NO. A4

43