

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

April 2, 2024 Regular Meeting Minutes

Pages 1-6

BUSINESS ITEMS

- Special Exception Request- Jonathan Hall
150 Gulf Coast Circle, Parcel #03039-455R** **Pages 7-21**
- Special Exception Request
1303 Marvin Ave., Parcel #05377-000R** **Pages 22-30**

***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
April 2, 2024
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

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

Consent Agenda

March 5, 2024, Regular Meeting Minutes

A Motion was made by Chris Karagiannis, second by Travis Burge, to approve the Minutes of the March 7, 2024, Regular Meeting that was a continuation from the March 5, 2024, Meeting. All in favor; Motion carried 5-0.

Attorney McCahill read Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers as competed by Mr. Rish on March 7, 2024, when he abstained from voting on the Plat Approval Request, Rish LA ROCA LLC, Parcel #03072-004R.

Business Items

Development Order Request – Marina Cottages, St. Joe Marina Cottages LLC Parcel #'s 04594-030R, 04594-022R, and 04594-021R

Clay Murphy, representing SEC Engineers Inc., requested that the Development Order be approved.

Chairman Rish stated that he would be abstaining on the vote. Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers as competed by Mr. Rish on April 2, 2024, when he abstained from voting on the Development Order Request for Marina Cottage, St. Joe Marina Cottages LLC Parcel #s 04594-030-R, 04594-022R and 04594-021R is attached as Exhibit A.

A Motion was made by Phi Earley, second by Hal Keels, to recommend the Development Order to the City Commission for approval. All in favor; Motion carried 4-0.

Ordinance 609 Butler Bay PUD

Ray Greer gave an overview of the PUD request. Mr. Earley had concerns about the side setback and Mr. Greer shared that this is done in many areas and is not an issue.

Chairman Rish stated that he would be abstaining on the vote. Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers as competed by Mr. Rish on April 2, 2024, when he abstained from voting on Ordinance 609, is attached as Exhibit B.

A Motion was made by Chris Karagiannis, second by Hal Keels, to recommend Ordinance 609 to the City Commission for approval. All in favor; Motion carried 4-0.

Citizens to be Heard

No one from the public wished to speak.

Discussion by Board Members

There were no issues to discuss by any of the Board Members.

Motion to Adjourn

A Motion was made by Phil Earley, second by Travis Burge, to adjourn the meeting at 4:12 P.M.
All in favor; Motion carried 5-0.

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 <i>Paul William Joseph</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Port St. Joe Planning, Development, and Review Board	
MAILING ADDRESS <i>Box 9</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Port St. Joe</i>		<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
COUNTY Gulf		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
DATE ON WHICH VOTE OCCURRED <i>4-2-24</i>		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William J. Br. Jr., hereby disclose that on 4-2, 2024:

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

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

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

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

Date Filed

[Signature]
Signature

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

Exhibit B

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Robert William Rogers</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Port St. Joe Planning, Development, and Review Board
MAILING ADDRESS <i>Box 9</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY <i>Port St. Joe</i>	COUNTY Gulf	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>4-2-24</i>		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

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

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* * * * *

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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:

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APPOINTED OFFICERS (continued)

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I, William J. Ross, Jr., hereby disclose that on 4-2, 20 24:

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

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

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

Conflict with owner

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.

4-2-24
Date Filed

[Signature]
Signature

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

Property Address: 150 Gulf Coast Circle Zoning: _____

Property Owner: Jonathan M Hall Phone: 360-850-6961

Mailing Address: PO Box 473 City, State, and Zip: Port St. Joe, FL 32456

Parcel Number: 03039-455R Applicant if different: _____

Jonathan M Hall
Owner signature

Swore to and subscribed before me this 16th day of Jan. 2024. Personally known or
produced identification _____.

Vanessa Davis Fennell
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

Jonathan M Hall
Owner Signature

1/16/24
Date

[Signature]
Applicant Signature

1/16/2024
Date



Ryan Mullen <ryan.tooltime@gmail.com>

Southgate response to 150 Gulf Coast Cir renovation request

2 messages

Lou Carpenter <lousacarpe@gmail.com>
To: ryan.tooltime@gmail.com

Thu, Dec 28, 2023 at 9:13 AM

Mr. Ryan Mullen and Mr. Jonathan Hall,

Responding to your request for adding a screened patio to the back of your house and a carport on the south side of your property.

The Southgate HOA Board:

Approves screened patio.

Disapproves addition of CarPort - it has been Southgates policy and guidelines that carports are not allowed. It had been determined by initial HOA members that carports are not commensurate with the aesthetics of the community.

If I can answer any questions concerning this response please respond to this email.

Reed Carpenter
Secretary
Southgate HOA

Parcel 03039-455R
Address 150 Gulf Coast Cir
Property 16,905
Flood X

Setback 10x16
Alum Screen
Front - 85
Rear - 12
Left - 40
Right - 37

House 1590

Gulf Coast Circle

Southgate Blvd

LE



Alum Screen
Room on
existing
concrete

40

Prepared by and return to:
Joyce Johnson
The Law Office of Lucy C. Collins, P.A.
12805 Hutchison Boulevard
Panama City Beach, FL 32407
(850) 588-6018
File No 2023-RE-008
Consideration: \$390,000.00
Parcel Identification No 03039-455R

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of February, 2023 between Camben Holding, LLC, a Florida Limited Liability Company, whose post office address is 2023 Thomas Drive, Panama City Beach, FL 32408, of the County of Bay, State of Florida, Grantor, to Jonathan M. Hall, a single man, whose post office address is 150 Gulf Coast Circle, Port St. Joe, FL 32456, of the County of Gulf, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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 described land, situate, lying and being in Gulf, Florida, to-wit:

Lot 11, Southgate Subdivision, according to the map or plat thereof as recorded in Plat Book 4, Page 17, Public Records of Gulf County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

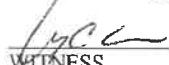
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

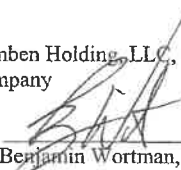
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: Joyce Johnson



WITNESS
PRINT NAME: Lucy C. Collins

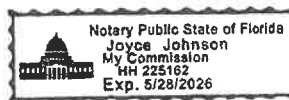
Camben Holding, LLC, a Florida Limited Liability Company

By: 
Benjamin Wortman, Manager

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 24th day of February, 2023, by Benjamin Wortman, Manager of Camben Holding, LLC, who is personally known to me.


Signature of Notary Public
Name of Notary



Tool Time Portable Buildings & Storage Sheds, Inc.
DBA
Tool Time Building & Roofing
3822 E. 15th ST.
Panama City FL 32404
Tel 850-763-0065 (Main Office)
www.tooltimebuildings.com
#CBC1256685
#RC29027540



Re: 150 Gulf Coast Circle

To Whom it May Concern:

Jonathan Hall, homeowner at 150 Gulf Coast Circle, has obtained HOA approval for an enclosed screen room on the rear of his home.

We are assisting him in appy for a special exemption / special requisition as he is zoned in R-1 and the LDR states a rear setback of 25'

If we are granted permission to build this project for him, his rear setback would be 12'

Thanks,

James McConnell

- ALL CALCULATIONS ARE BASED ON THE FOLLOWING CRITERIA:
1. FOR SCREENING WITH 18X14X0.13" MESH SPANS ARE BASED ON LOADS FROM FBC TABLE 2002.4
 2. LOADS ARE APPLIED SIMULTANEOUSLY TO WALL & ROOF
 3. WIND LOAD = 150 MPH / EXPOSURE B / CATEGORY II
 4. DESIGN MEETS L/120 DEFLECTION REQUIREMENTS

COLUMN SCHEDULES WITH SOLID ALUMINUM ROOF (OPEN WALLS)

COLUMN TYPE: 3X3X0.90															
LOADING = 33 PSF AREA = 1.00 K = 1.5															
COL.	SPACING	4	5	6	7	8	9	10	11	12	13	14	15	16	17
4	21.3	19.1	17.4	15.1	13.1	11.4	10.1	9.1	8.1	7.1	6.1	5.1	4.1	3.1	2.1
5	19.1	17.4	15.1	13.1	11.4	10.1	9.1	8.1	7.1	6.1	5.1	4.1	3.1	2.1	1.1
6	17.4	15.1	13.1	11.4	10.1	9.1	8.1	7.1	6.1	5.1	4.1	3.1	2.1	1.1	0.1
7	15.1	13.1	11.4	10.1	9.1	8.1	7.1	6.1	5.1	4.1	3.1	2.1	1.1	0.1	0.1
8	13.1	11.4	10.1	9.1	8.1	7.1	6.1	5.1	4.1	3.1	2.1	1.1	0.1	0.1	0.1
9	11.4	10.1	9.1	8.1	7.1	6.1	5.1	4.1	3.1	2.1	1.1	0.1	0.1	0.1	0.1
10	10.1	9.1	8.1	7.1	6.1	5.1	4.1	3.1	2.1	1.1	0.1	0.1	0.1	0.1	0.1
11	9.1	8.1	7.1	6.1	5.1	4.1	3.1	2.1	1.1	0.1	0.1	0.1	0.1	0.1	0.1
12	8.1	7.1	6.1	5.1	4.1	3.1	2.1	1.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
13	7.1	6.1	5.1	4.1	3.1	2.1	1.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
14	6.1	5.1	4.1	3.1	2.1	1.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
15	5.1	4.1	3.1	2.1	1.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
16	4.1	3.1	2.1	1.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
17	3.1	2.1	1.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
18	2.1	1.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1

TABLE GIVES MAX. COLUMN HEIGHT FOR GIVEN COLUMN SPACING AND BEAM LOAD
 BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHED TO EACH SIDE OF THE CARRY BEAM.

COLUMN SCHEDULES WITH SOLID ALUMINUM ROOF (OPEN WALLS)

COLUMN TYPE: 4X4X0.90															
LOADING = 33 PSF AREA = 1.46 K = 1.5															
COL.	SPACING	4	5	6	7	8	9	10	11	12	13	14	15	16	17
4	31.7	28.7	27.1	25.1	23.1	21.0	20.0	18.4	17.1	15.6	14.1	12.6	11.1	9.6	8.1
5	28.7	27.1	25.1	23.1	21.0	20.0	18.4	17.1	15.6	14.1	12.6	11.1	9.6	8.1	6.6
6	27.1	25.1	23.1	21.0	20.0	18.4	17.1	15.6	14.1	12.6	11.1	9.6	8.1	6.6	5.1
7	25.1	23.1	21.0	20.0	18.4	17.1	15.6	14.1	12.6	11.1	9.6	8.1	6.6	5.1	3.6
8	23.1	21.0	20.0	18.4	17.1	15.6	14.1	12.6	11.1	9.6	8.1	6.6	5.1	3.6	2.1
9	21.0	20.0	18.4	17.1	15.6	14.1	12.6	11.1	9.6	8.1	6.6	5.1	3.6	2.1	0.6
10	20.0	18.4	17.1	15.6	14.1	12.6	11.1	9.6	8.1	6.6	5.1	3.6	2.1	0.6	0.1
11	18.4	17.1	15.6	14.1	12.6	11.1	9.6	8.1	6.6	5.1	3.6	2.1	0.6	0.1	0.1
12	17.1	15.6	14.1	12.6	11.1	9.6	8.1	6.6	5.1	3.6	2.1	0.6	0.1	0.1	0.1
13	15.6	14.1	12.6	11.1	9.6	8.1	6.6	5.1	3.6	2.1	0.6	0.1	0.1	0.1	0.1
14	14.1	12.6	11.1	9.6	8.1	6.6	5.1	3.6	2.1	0.6	0.1	0.1	0.1	0.1	0.1
15	12.6	11.1	9.6	8.1	6.6	5.1	3.6	2.1	0.6	0.1	0.1	0.1	0.1	0.1	0.1
16	11.1	9.6	8.1	6.6	5.1	3.6	2.1	0.6	0.1	0.1	0.1	0.1	0.1	0.1	0.1
17	9.6	8.1	6.6	5.1	3.6	2.1	0.6	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
18	8.1	6.6	5.1	3.6	2.1	0.6	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1

TABLE GIVES MAX. COLUMN HEIGHT FOR GIVEN COLUMN SPACING AND BEAM LOAD
 BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHED TO EACH SIDE OF THE CARRY BEAM.

COLUMN SCHEDULES WITH SOLID ALUMINUM ROOF (SCREEN WALLS)

MAXIMUM COLUMN HEIGHT FOR ALUMINUM ROOF															
MAXIMUM COLUMN HEIGHT FOR ALUMINUM ROOF															
COL.	SPACING	4	5	6	7	8	9	10	11	12	13	14	15	16	17
4	40	35	30	25	20	15	10	5	0	0	0	0	0	0	0
5	35	30	25	20	15	10	5	0	0	0	0	0	0	0	0
6	30	25	20	15	10	5	0	0	0	0	0	0	0	0	0
7	25	20	15	10	5	0	0	0	0	0	0	0	0	0	0
8	20	15	10	5	0	0	0	0	0	0	0	0	0	0	0
9	15	10	5	0	0	0	0	0	0	0	0	0	0	0	0
10	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0
11	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TABLE GIVES MAX. COLUMN HEIGHT FOR GIVEN COLUMN SPACING AND BEAM LOAD
 BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHED TO EACH SIDE OF THE CARRY BEAM.

ALL CALCULATIONS ARE BASED ON 6005-T5 ALUMINUM ALLOY
 **1/3 STRESS REDUCTION NOT USED IN CALCULATIONS
 **LINEAR INTERPOLATION BETWEEN COLUMN SPACING IS ALLOWED
 SCREEN FABRIC DETAIL SHEET: 18X14 MESH EXPOSURE B 150 MPH F.B.C. 2020 (7TH EDITION)

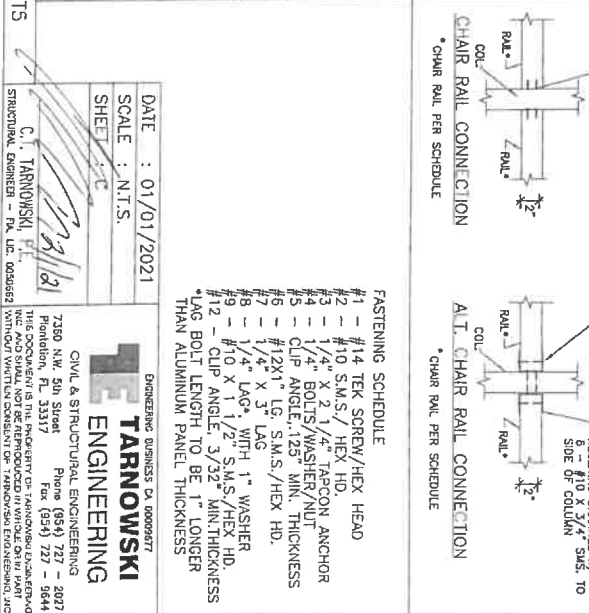
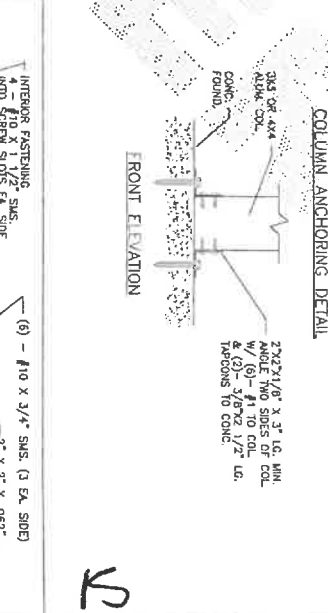
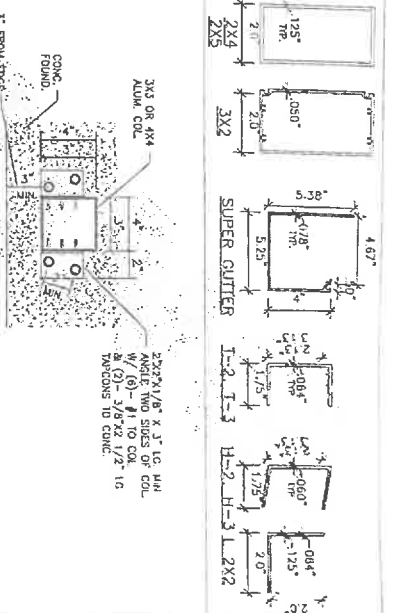
CHAIR RAIL SCHEDULE

CHAIR RAIL SCHEDULE	MAXIMUM RAIL SPAN	BEAM LOAD FACTOR	BEAM LENGTH
20X	10.0	1.0	10.0
25X	12.5	1.25	12.5
30X	15.0	1.5	15.0
35X	17.5	1.75	17.5
40X	20.0	2.0	20.0
45X	22.5	2.25	22.5
50X	25.0	2.5	25.0
55X	27.5	2.75	27.5
60X	30.0	3.0	30.0
65X	32.5	3.25	32.5
70X	35.0	3.5	35.0
75X	37.5	3.75	37.5
80X	40.0	4.0	40.0
85X	42.5	4.25	42.5
90X	45.0	4.5	45.0
95X	47.5	4.75	47.5
100X	50.0	5.0	50.0

TABLE GIVES MAX. CHAIR RAIL SPAN FOR GIVEN BEAM LOAD
 BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHED TO EACH SIDE OF THE CARRY BEAM.

CARRY BEAM SCHEDULE FOR SOLID ALUMINUM ROOFS (SCREEN WALLS)

MAXIMUM BEAM SPAN															
BEAM	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
2X4X12.5	10.0	12.5	15.0	17.5	20.0	22.5	25.0	27.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0
2X4X15.0	12.5	15.0	17.5	20.0	22.5	25.0	27.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5
2X4X17.5	15.0	17.5	20.0	22.5	25.0	27.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0
2X4X20.0	17.5	20.0	22.5	25.0	27.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5
2X4X22.5	20.0	22.5	25.0	27.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0
2X4X25.0	22.5	25.0	27.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5
2X4X27.5	25.0	27.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0
2X4X30.0	27.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5
2X4X32.5	30.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0
2X4X35.0	32.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5
2X4X37.5	35.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0
2X4X40.0	37.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5
2X4X42.5	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0
2X4X45.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5
2X4X47.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0
2X4X50.0	47.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5
2X4X52.5	50.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0
2X4X55.0	52.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5
2X4X57.5	55.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0
2X4X60.0	57.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5
2X4X62.5	60.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0
2X4X65.0	62.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5
2X4X67.5	65.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0
2X4X70.0	67.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5
2X4X72.5	70.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0
2X4X75.0	72.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5
2X4X77.5	75.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0
2X4X80.0	77.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5
2X4X82.5	80.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0
2X4X85.0	82.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5
2X4X87.5	85.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0
2X4X90.0	87.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5
2X4X92.5	90.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0
2X4X95.0	92.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5
2X4X97.5	95.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0
2X4X100.0	97.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5
2X4X102.5	100.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0
2X4X105.0	102.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5
2X4X107.5	105.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0
2X4X110.0	107.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5
2X4X112.5	110.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0
2X4X115.0	112.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5
2X4X117.5	115.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0
2X4X120.0	117.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5
2X4X122.5	120.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0
2X4X125.0	122.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5
2X4X127.5	125.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0
2X4X130.0	127.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5
2X4X132.5	130.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0
2X4X135.0	132.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5
2X4X137.5	135.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0
2X4X140.0	137.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5
2X4X142.5	140.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0
2X4X145.0	142.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5
2X4X147.5	145.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0
2X4X150.0	147.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5
2X4X152.5	150.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0
2X4X155.0	152.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5
2X4X157.5	155.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0
2X4X160.0	157.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5
2X4X162.5	160.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0
2X4X165.0	162.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5
2X4X167.5	165.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0
2X4X170.0	167.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5
2X4X172.5	170.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0
2X4X175.0	172.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5
2X4X177.5	175.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0
2X4X180.0	177.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5
2X4X182.5	180.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5	215.0
2X4X185.0	182.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5	215.0	217.5
2X4X187.5	185.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5	215.0	217.5	220.0
2X4X190.0	187.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5	215.0	217.5	220.0	222.5
2X4X192.5	190.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5	215.0	217.5	220.0	222.5	225.0
2X4X195.0	192.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5	215.0	217.5	220.0	222.5	225.0	227.5
2X4X197.5	195.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5	215.0	217.5	220.0	222.5	225.0	227.5	230.0
2X4X200.0	197.5	200.0	202.5	205.0	207.5	210.0	212.5	215.0	217.5	220.0	222.5				



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DATE : 17/07/2021

SCALE : N.T.S.

SHEET : C

1/23/21

C. TARNOWSKI

STRUCTURAL ENGINEER - P.A. DTD 005652



TARNOWSKI

ENGINEERING

CIVIL & STRUCTURAL ENGINEERING

7360 N.W. 8th Street
 Fort Lauderdale, FL 33317

Phone (954) 721 - 2027
 Fax (954) 721 - 9644

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Permit Number _____
Parcel ID Number 03039-455R

NOTICE OF COMMENCEMENT

State of Florida
County of Gulf

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of Property (Legal Description): Southgate Sub PG 4 PG 17 Lot 11 ORB 790/1004 FR. CAYDEN HOLDING MAP 04B
A) Street (or) Address: 150 GULF COAST CIRCLE PSJ FL 32450
2. General description of improvements: Aluminum enclosure
3. Owner Information or Lessee Information if the Lessee contracted for the improvement:
A) Name and address: Jonathan Hall 150 Gulf Coast Circle PSJ FL 32450
B) Name and address of fee simple titleholder (if different than Owner listed above) _____
C) Interest in property: 100%
4. Contractor Information
A) Name and address: James McConnell 1701 Time Portable Buildings + Storage Sheds, Inc 5822 East 15th
B) Telephone Number: 850-763-0005 Fax No.: (optional) PC FL 32404
5. Surety (if applicable, a copy of the payment bond is attached):
A) Name and address: _____
B) Telephone No.: _____
C) Amount of Bond: \$ _____
6. Lender
A) Name and address: _____
B) Telephone No.: _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)2., Florida Statutes:
A) Name and address: _____
B) Telephone No.: _____ Fax No.: (optional) _____
8. (a) In addition to himself or herself, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes
(b) Phone Number of Person or entity designated by Owner: _____
9. Expiration date of notice of commencement (the expiration date will be one (1) year from the date of recording unless a different date is specified): 20

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

Jonathan M. Hall
(Signature of Owner or Lessee, or Owner's or Lessee's)

Jonathan M. Hall
(Print Name and Provide Signatory's Title/Office)

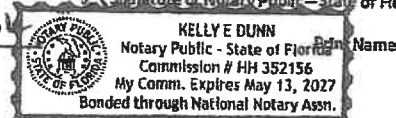
The foregoing instrument was acknowledged before me this 3 day of November, 2023
by Jonathan Hall as Self Owner (type of authority, e.g. officer, trustee, attorney in fact) for Jonathan Hall as Self Owner
(Name of Person) (type of authority, e.g. officer, trustee, attorney in fact)
for Jonathan Hall (name of party on behalf of whom instrument was executed).

Personally Known ☐ Produced ID ☒

Signature of Notary Public - State of Florida

Type of ID

FL D



Kelly E Dunn
Kelly E Dunn

EPCI
PORT ST JOE BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: 11-28-23 FBC # _____ Permit Fee _____

OWNER'S NAME: Jonathan Hall

ADDRESS: 150 Gulf Coast Cir

CITY, STATE & ZIP CODE: Panama City, FL 32401 PHONE # 850-340-0756

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: James McConnell / TODD Time Building + Roofing

ADDRESS: 3822 East 15th Street

CITY, STATE & ZIP CODE: Panama City FL 32401 PHONE # 850-763-0005 / 850-481-1990

ADDRESS OF PROJECT: 150 Gulf Coast Cir

PROPOSED USE OF SITE: 16X10 Aluminum Screen Enclosure / Screen

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

PROPERTY PARCEL ID # 03039-455R

LEGAL DESCRIPTION OF PROPERTY: Subcode Sub PB-4 PG 17 Lot 11 ORB 710 1606 PR
CAMDEN Holding MAP 69B

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: Mark Mercer + Associates

ADDRESS: 1117 Jenks Avenue CITY, STATE & ZIP: Panama City FL 32401

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 85' Rear 12' L. Side 40'
R. Side 37'

Cost of Construction \$ 9739 Square Footage 160

EPI 0 Flood Zone X Lowest Floor Elevation 1

Area Heated/Cooled 0 # Of Stories 1 # Of Units 1

Type of Roof Galv Altn Type of Walls Altn Screen Wall Type of Floor Existing Concrete

Extreme Dimensions of: Length 16 Height 8 Width 10

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 first 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: 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.

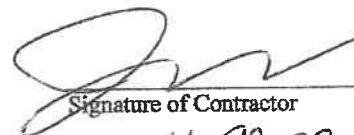
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management district, state agencies, or federal agencies.

Signature of Owner or Agent _____

Date: _____

Notary as to Owner or Agent _____

My Commission expires: _____

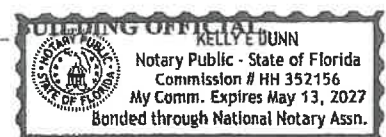

Signature of Contractor

Date: 11-28-23


Notary as to Contractor

My Commission expires: 15/13/2027

APPLICATION APPROVED BY: _____



**CITY OF PORT ST. JOE PLANNING DEPARTMENT
DEVELOPMENT ORDER APPLICATION PACKET**

INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED

(The Building Department requires separate forms and fees to obtain building permits.)

NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.

1. _____ Two complete sets of plans, drawn to scale.
Including: A site plan with square feet of living, total square feet, impervious surface,
and setbacks.

** Setbacks are measured from the closest overhang to property line**

A site plan showing any protected trees which will be removed from the property.
(Protected trees are any trees other than pine larger than 8" in diameter measure
54" from the base of the tree.)

2. _____ Development Order Packet
3. _____ New Address application
4. _____ Complete City water meter impact form
5. _____ Complete Driveway permit application

on site
plan

(Please refer to City of Port St. Joe's Land Development Regulations)

DESCRIPTION

Project Address 150 Gulf Coast Circle

Lot Square Footage: 16905 Dwelling Square Footage: 1890

Driveway Square Footage: NA Accessory Building Square Footage: NA

Pool Square Footage: NA Patio/Deck Square Footage: NA

Setbacks: Front: 85' Left Side: 40'

Rear: 12' Right Side: 37'

Floor Area Ratio: 2050/16905 Lot Coverage: .12

Building Height in Feet: 8 Impervious Surface: 2050

Landscape Buffers: (height x width) — Elevation: 1

James McConnell Tooltime Building 3822 East 15th St 850 481 1996

Applicant Name +Roofing Applicant Address PC FL 32404 Phone Number

Applicant Signature [Signature] Date 11-28-23

**EPCI
PORT ST JOE BUILDING DEPARTMENT
1002 10TH STREET
PORT ST JOE, FL 32456
850-229-1093 FAX 850-229-8973**

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

JAMES MCCONNELL

TOOL TIME Building + Roofing

Persons Business Name (DBA)

Notarization

STATE OF FLORIDA
COUNTY OF GULF

On this 27 day of November 2023

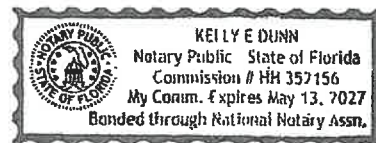
I James McConnell do fully agree to and understand the contents
Type / Print Name of Person, Contractor or Trades Person
of this hold harmless agreement.

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

Type of Identification

Kelly E Dunn

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 Jonathan M. Hall of 150 Gulf Coast Circle Port St Joe FL
Owner Name Printed Address of Construction Site

do hereby give my permission for contractor TWO TIME BUILDING + ROOFING
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 Jonathan M. Hall Date 10-27-23

STATE OF FLORIDA
COUNTY OF Bay

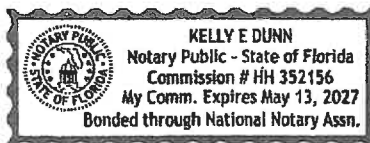
On this 27 day of October, 2023

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

FL DL
Type of identification

Kelly E Dunn

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



CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 1303 MARVIN AVE. Zoning: R-1
Property Owner: [REDACTED] Phone: 850-509-6611
Mailing Address: 8029 ARETHA CIRCLE T4H, FL 32309
Applicant if different: [REDACTED]
Parcel Number: 05377-000R
Owners Signature: [REDACTED]

Sworn to and subscribed before me this 12 day of MARCH 2024. Personally Known
OR Produced Identification.
Type Provided FL DL.

[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

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

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

[Signature]
Owner Signature

Date: 3/12/24

Applicant Signature

Date: _____



April D Thompson
Comm.: HM 163863
My Commission Expires:
July 14, 2025

Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Thursday, May 2, 2024 12:58 PM
To: Jim Anderson; Charlotte Pierce
Cc: Brienne Scheibe
Subject: 1303 Marvin- Special Exception

Items on 1303 Marvin special exception request are redacted. Owner is in Law Enforcement. I do believe he will attend the 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



March 10, 2024

City of Port St. Joe, FL
Planning and Development Review Board
Ref. Parcel ID# 05377-000R

Dear Planning and Development Review Board,

I am seeking a special exception to City code Section 3.03 (9)-District R-1, regarding Side yard required, to my property located at 1303 Marvin Ave. in the city of Port St. Joe, FL. The existing north residential structure wall is approximately 5.91 feet from the north (Side yard) property line, per the survey recorded in 2006.

The current home is two bedroom and one bath. I am interested in building an additional bedroom, bathroom and extended porch to the northeast part of the house. Ideally, this would require the aforementioned north wall of the current structure to be extended to the east approximately 25 feet. Doing so would extend the current Side yard setback on the same plane at approximately 5.91 feet. This is obviously less than the setback of 10 feet as stated in Sec. 3.03 (9). Therefore, I request an exception as defined in City code Section 2.13-Special exceptions.

Sincerely,
A black rectangular redaction box covers the signature area. A small handwritten flourish is visible to the right of the box.

1303 Marvin Avenue
Port St. Joe, FL 32456

1303 Marvin Ave

P55

40%

IMPERVIOUS SURFACE

MX 4500 SF.

EXISTING

$$\begin{aligned} \text{HOUSE} &= 24' \times 53' = 1272 \text{ SF.} \\ + \text{ UTILITY ROOM } 8' \times 15' &= (120 \text{ SF.}) - \\ \hline &1,392 \text{ SF.} \end{aligned}$$

$$\begin{aligned} \text{SHED} &= 21.9' \times 14' = 306.6 \text{ SF.} \\ \text{FISH CLEANING SHED} &= 100.5 \text{ SF.} \\ \text{DRIVEWAY} &= 1070 \text{ SF.} \\ \hline &2628.6 \end{aligned}$$

$$+ \text{ ADDITION} = 25' \times 25' = 625 \text{ SF.}$$

$$\begin{aligned} &\cancel{3253.6} \\ &= 3,373.6 \text{ (3374)} \end{aligned}$$

$$\begin{aligned} + \text{ BOAT SHED} &= 20' \times 30' = 600 \\ &\cancel{4,034} \text{ SF.} \\ &3,974 \end{aligned}$$

PAVERS? ~~20' x 9' = 81'~~
WALK 20' x 2' = 40'

N19°14'00" W
(BEARING BASE)

MARVIN AVENUE
(60' R/W ~ PAVED)

(Proposed)

SITE PLAN

1303 MARVIN AVE.

26

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CRAIG ISOM and PENNY ISOM,
SUNSHINE STATE CREDIT UNION,
COSTIN & COSTIN, P.A.,
FIRST AMERICAN TITLE INSURANCE CO.

THIRTEENTH STREET
(60' R/W)

SCALE 1" = 30'

MARVIN AVENUE
(60' R/W - PAVED)

LEGAL DESCRIPTION:

LOT 2, BLOCK "B5" SAINT JOSEPH'S ADDITION UNIT 1 of CITY OF PORT ST. JOE,
a subdivision as per map or plat thereof recorded in Plat Book 1, Page 28,
of the Public Records of Gulf County, Florida

NOTES:

1. SURVEY SOURCE: RECORD PLAT and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeasterly right-of-way boundary of MARVIN AVENUE being North 19 degrees 14 minutes 00 seconds West as per record plat.
3. NO IMPROVEMENTS have been located in this survey other than those shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

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

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

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120099 0341E, index date: November 7, 2002, Gulf County, Florida.

REVISED 03/27/06: ADDED DOG PEN (MB).

THURMAN RODDENBERRY & ASSOCIATES, INC.
Professional Surveyors & Mappers

LB. NO. 7160

P.O. Box 100 • 125 Sheldon Street • Sopchoppy, FL 32358-0100 • (850) 962-2538

DATE: 03/22/06	DRAWN BY: MB	N.B.452 PG.25	COUNTY: GULF
FILE: 06176.DWG	DATE OF LAST FIELD WORK: 03/20/06	JOB NUMBER: 05-176	

1303 Marvin Ave, Port St. Joe, FL 32456

Side yard setback, Special Exception for R-1

To whom it may concern,

I have no objection to [REDACTED] at 1303 Marvin Ave, requesting a special exception for side yard setback of less than 10 feet on the north side of their property. I understand they are seeking this exception to build an addition to their current house.

Adjacent Property Owner:

Printed Name: Terri Browning

Signature: Terri Browning

Address: 1301 Marvin Ave, Port St Joe, FL 32456

Date: 3-31-24

THIS INSTRUMENT PREPARED BY:
Charles A. Costin, Esquire
413 Williams Avenue
Port St. Joe, Florida 32456

Parcel ID# 05377-000

Grantee Social Security No.:

WARRANTY DEED

THIS WARRANTY DEED made the 4 day of April, 2006,
by

BRYAN K. BLANKENSHIP
and wife, **SHEILA D. BLANKENSHIP**

hereinafter called the grantor, to

and wife, **PENNY S. ISOM**
8029 ARCHER CIRCLE
TALLAHASSEE FL 32309

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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Gulf County, Florida, to wit:

Lot Two (2), Block Eighty-five (85), Saint Joseph's Addition of the City of Port St. Joe, Florida, Unit Number One, according to the official plat thereof filed in Plat Book 1, Page 28, Public Records of Gulf County, Florida.

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

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

AND the grantor hereby 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, 2005.

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

Signed, sealed and delivered
in our presence:

— Bonita Thompson
Witness
Printed Name: BONITA Thompson

Bryan K. Blankenship
BRYAN K. BLANKENSHIP

Holly Atkins
Witness
Printed Name: Holly Atkins

Sheila D. Blankenship
SHEILA D. BLANKENSHIP

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 **BRYAN K. BLANKENSHIP** and wife, **SHEILA D. BLANKENSHIP**, 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 they executed the same.

— this 4th day of April, 2006. WITNESS my hand and official seal in the County and State last aforesaid



Holly G. Atkins
MY COMMISSION # DD232542 EXPIRES
August 29, 2007
BONDED THRU TROY FANN INSURANCE, INC.

Holly G. Atkins
Notary Public
My Commission Expires:
Commission No.:

RE: BLANKENSHIP/ISOM