

**City of Port St. Joe  
Planning, Development, and Review Board Regular Meeting  
January 6, 2026 4:00 P.M.**

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

**Hal Keels  
Travis Burge  
Chris Karagiannis**

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**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL OF THE BOARD**

**CONSENT AGENDA:**

**December 2, 2025 Regular Meeting Minutes**

**Page 1-2**

**BUSINESS ITEMS**

- **Special Exception Request- Kevin & Jennifer Partin  
200 20th Street, Parcel #05639-000R**

**Pages 3-17**

**\*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  
December 2, 2025  
**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4:00 P.M. Mr. Burge and Mr. Karagiannis notified City Staff they would be unable to attend today's meeting.

**Consent Agenda**

*November 4, 2025, Regular Meeting Minutes*

A Motion was made by Hal Keels, second by Minnie Likely, to approve the Minutes of the November 4, 2025, Regular Meeting. All in favor; Motion carried 4-0.

**Business Items**

*Special Exception Request – David and Patricia Drabkin, Parcel #05681-135R Lot 7 Cabell Drive*

Mr. and Mrs. Drabkin each spoke on this issue. There is a tree on their property they did not want to cut and requested a Special Exception to the front setback and add an 8' walled patio on the southwest side that will encroach into the side set back.

A Motion was made by Phil Earley, second by Minnie Likely, to grant a Special Exception Request of 4' on the front setback reducing it from 25' to 21' and 3' 1" to the side setback reducing it from 15' to 11' 9". All in favor; Motion carried 4-0.

*Special Exception Request – Cheryl Pryor, Parcel #05895-000R, 623 Hodrick Street*

Michael Boyle, of the Gulf County Recovery Team, represented Cheryl Pryor. He shared that several homes were built on this lot in the 1960s and requested that she be allowed to have two homes on the lot.

Mr. Anderson noted these are non-conforming structures currently and they plan to tear one house down and rebuild.

They are asking for a density bonus to keep two houses on the property and a Special Exception to the front setback reducing it from 20' to 0; the side setback from 15' to 10', and the rear setback from 20' to 5'.

A Motion was made by Phil Earley, second by Hal Keels, to recommend approval to the City Commission. 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 additional issues to discuss by any of the Board Members.

**Motion to Adjourn**

There was no further business to come before the PDRB. A Motion was made by Minnie Likely, second by Hal Keels, to adjourn the meeting at 4:22 P.M.

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jay Rish, Chairman

\_\_\_\_\_  
Date

200 20th St

Port St Joe Plan Review

Review Date: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Owner: Parkin

Contractor: TBD

Address: \_\_\_\_\_

Parcel ID: 051639-000R

Residential  Commercial \_\_\_\_\_

Zoning R-1 Density Units Allowed \_\_\_\_\_ Proposed Density Units \_\_\_\_\_

Project Description: Pole Barn

Required Setbacks: Front: 25' Rear: 10' Left: 15' Right: 15'  
Proposed Setbacks: Front: 26' Rear: 36' Left: 3' Right: 8' from House

Flood Zone: AE Seaward of CCCL? no Date of DEP permit if required: n/a

Existing Grade Elevation: n/a Elevation of First Finished Floor: n/a

0.29

Lot Size: 12,632 Covered Area Sq Ft.: 3938

House H/C: \_\_\_\_\_ House Footprint: 2389 Garage: \_\_\_\_\_

Porches: \_\_\_\_\_ Deck/Patio: \_\_\_\_\_ Shed: 240

Pool/ Decking: \_\_\_\_\_ Driveway: 1309 Other: \_\_\_\_\_

Height Allowed: \_\_\_\_\_ Height Proposed: \_\_\_\_\_

Impervious Surface Allowed: 40% 5,052 Proposed: 630 sf

total  
4568 sf

Survey Provided? \_\_\_\_\_ Building Application \_\_\_\_\_

NOC \_\_\_\_\_ Hold Harmless \_\_\_\_\_ Owners Affidavit \_\_\_\_\_

Product Affidavit \_\_\_\_\_ Energy Calcs \_\_\_\_\_ Truss Drawings \_\_\_\_\_

Cost of Construction \_\_\_\_\_

NOTES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommendations: \_\_\_\_\_

\_\_\_\_\_

CITY OF PORT ST. JOE  
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 200 20<sup>th</sup> Street Zoning: \_\_\_\_\_  
Property Owner: Keven Partin Phone: 918-695-0167  
Mailing Address: 200 20<sup>th</sup> St. City, State, and Zip: Port St. Joe, FL 32456  
Parcel Number: 05639-000R Applicant if different: \_\_\_\_\_

[Signature]  
Owner signature

Swore to and subscribed before me this 26<sup>th</sup> day of 1700 2025. Personally known or produced identification DL

[Signature]  
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

[Signature]  
Owner Signature  
[Signature]  
Applicant Signature

11-26-25  
Date  
11-26-25  
Date

*Direct from House*

*12/10/25 - Turned in April Thompson (Test Team) / Helen Ramsey.  
1/6/26 - Meeting Planning/Dev. 4pm: letters from Sandra*

To whom it may concern:

Thank you for consideration of my request. We would like to install a 15x40 foot car port on the east side of our home located at 200 20th street in Port Saint Joe. Our request is that we would be able to install the carport 3 feet away from our property line. Thank you in advanced Keven and Jenifer Partin.

Keven and Jenifer Partin





**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	05639-000R	<b>Alternate ID</b>	05639000R	<b>Owner Address</b>	PARTIN JENNIFER
<b>Sec/Twp/Rng</b>	12-8S-11W	<b>Class</b>	SINGLE FAMILY		P.O. BOX 781
<b>Property Address</b>	200 20TH ST	<b>Acreage</b>	0.29		PORT ST JOE, FL 32457
	PORT ST JOE				
<b>District</b>	5				
<b>Brief Tax Description</b>	ST JOSEPH ADDN UNIT NO 9				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/1/2025  
 Last Data Uploaded: 12/1/2025 7:46:43 AM

Developed by  **SCHNEIDER**  
GEO SPATIAL

**EPCI**  
**PORT ST JOE BUILDING DEPARTMENT**

**APPLICATION FOR BUILDING PERMIT**

DATE: \_\_\_\_\_ Permit # \_\_\_\_\_ Permit Fee \_\_\_\_\_

OWNER'S NAME: Kevin Portin

ADDRESS: 200 20TH ST

CITY, STATE & ZIP CODE: Port St Joe, IN 46384 PHONE # 918 695 0167

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

CONTRACTOR'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

STATE LICENSE NUMBER: \_\_\_\_\_ COMPETENCY CARD # \_\_\_\_\_

ADDRESS OF PROJECT: 200 20TH ST.

PROPOSED USE OF SITE: RV/Boat Storage

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

PROPERTY PARCEL ID # 05639-000R

LEGAL DESCRIPTION OF PROPERTY: LOT 1 Block "118" St. Joseph Add'n

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

BONDING COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

ARCHITECT'S/ENGINEER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

MORTGAGE LENDER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

WATER SYSTEM PROVIDER: \_\_\_\_\_ SEWER SYSTEM PROVIDER: \_\_\_\_\_

PRIVATE WATER WELL: \_\_\_\_\_ SEPTIC TANK PERMIT NUMBER: \_\_\_\_\_

nitrapj@yahoo.com

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 *FV/Boat Carport*  
 Addition, Alteration or Renovation to building.

Distance from property lines: Front 26'      Rear 36'      L. Side 3'  
 R. Side 8' from house  
 Cost of Construction \$ 5,000      Square Footage 6305/4  
 EPI \_\_\_\_\_      Flood Zone \_\_\_\_\_      Lowest Floor Elevation \_\_\_\_\_  
 Area Heated/Cooled \_\_\_\_\_      # Of Stories \_\_\_\_\_      # Of Units \_\_\_\_\_  
 Type of Roof \_\_\_\_\_      Type of Walls \_\_\_\_\_      Type of Floor \_\_\_\_\_  
 Extreme Dimensions of: Length 35'      Height 16'      Width 18'

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

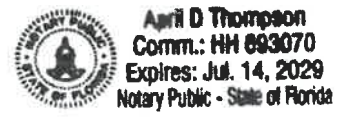
**NOTICE: EPCI:** The Port St. Joe Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

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

  
 Signature of Owner or Agent  
 Date: 11/30/25  
  
 Notary as to Owner or Agent  
 My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
 Signature of Contractor  
 Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Notary as to Contractor  
 My Commission expires: \_\_\_\_\_

APPLICATION APPROVED BY: \_\_\_\_\_ BUILDING OFFICIAL.

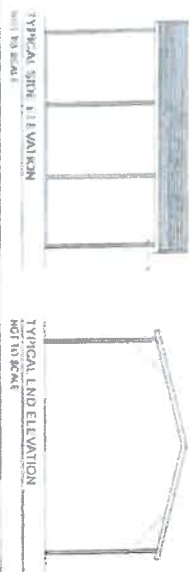




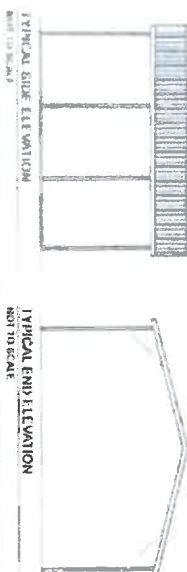
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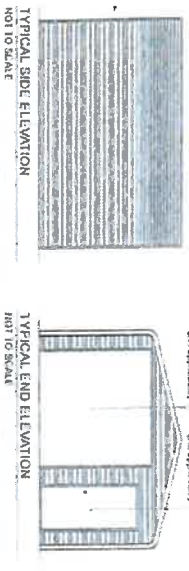
BOX EAVE FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF



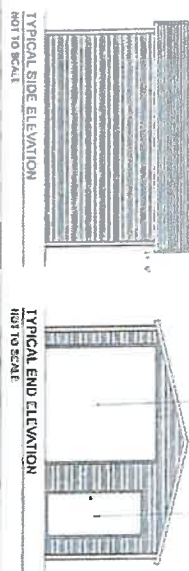
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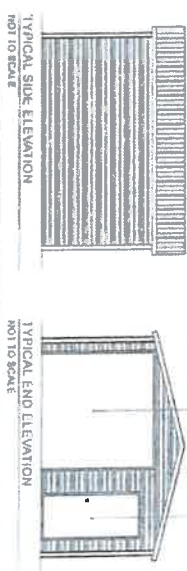
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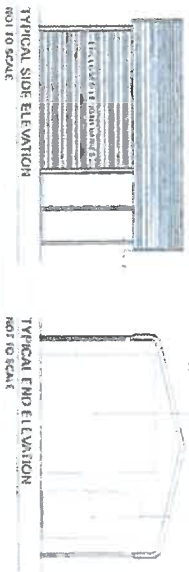
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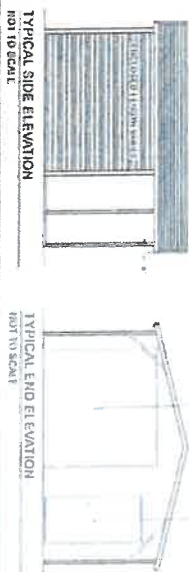
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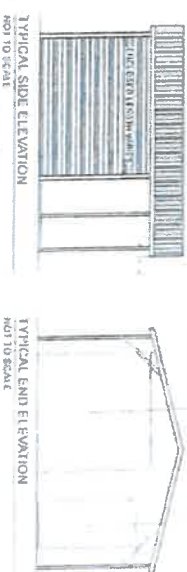
HOW FRAME RAFTER PARTIALLY OPEN / ENCLOSED BLDG - HORIZONTAL ROOF



BOX EAVE FRAME RAFTER PARTIALLY OPEN / ENCLOSED BLDG - HORIZONTAL ROOF



BOX EAVE FRAME RAFTER PARTIALLY OPEN / ENCLOSED BLDG - VERTICAL ROOF



TYPICAL HOW FRAME RAFTER GABLE END ELEVATION  
NOT TO SCALE



TYPICAL BOX EAVE RAFTER GABLE END ELEVATION  
NOT TO SCALE



TYPICAL BOX EAVE RAFTER GABLE END ELEVATION  
NOT TO SCALE

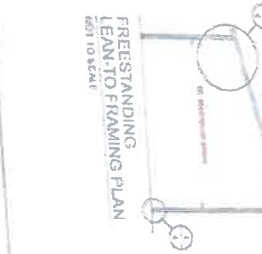
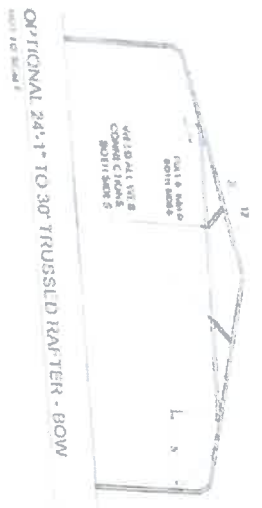
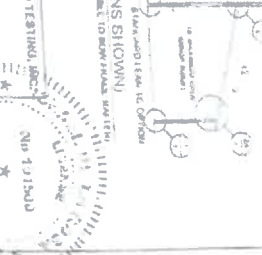
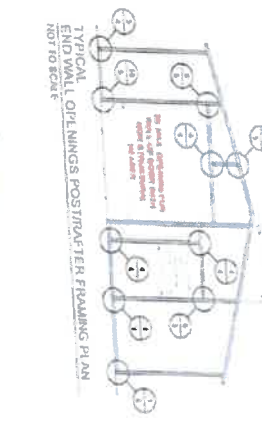
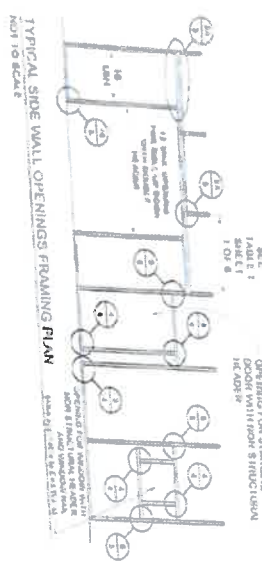
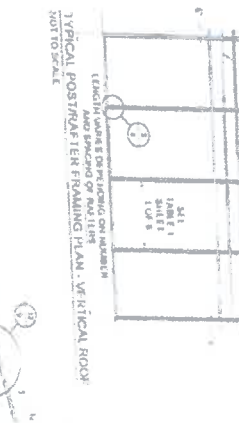
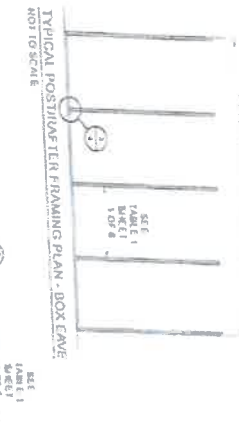
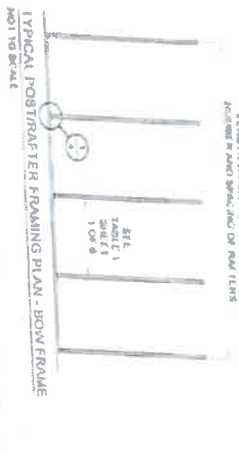
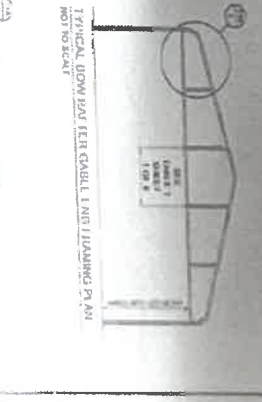
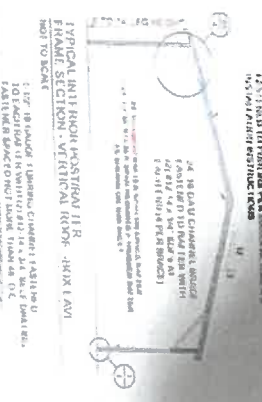
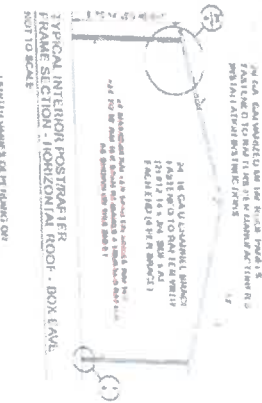
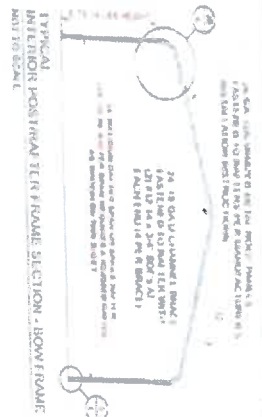


BECHTOL ENGINEERING AND TESTING, INC.  
 805 NW 31 ST, SUITE 100, MIAMI, FL 33135  
 305.441.1100  
 www.bechtolen.com

*John P. Bechtol*  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 137503  
 X

**CAROLINA CARPORTS, INC.**  
 GENERIC PLANS FOR USE IN THE STATE OF FLORIDA  
 UP TO 30' WIDE AND RISK CATEGORY I ONLY

**B** BECHTOL ENGINEERING AND TESTING, INC.  
 1/3 1/2" = 1'-0"  
 SHEET 9 OF 9



**CAROLINA CARPORTS, INC.**  
 GENERIC PLANS FOR USE IN THE STATE OF FLORIDA  
 UP TO 30' WIDE AND RISK CATEGORY 1 ONLY

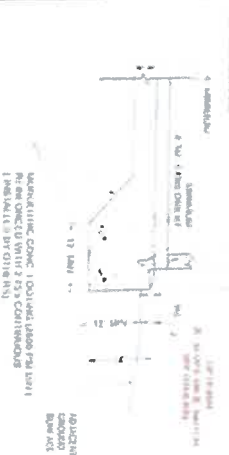
**B** BECHTOLD ENGINEERING  
 BECHTOLD ENGINEERING AND TESTING, INC.  
 1000 W. STATE STREET  
 DEERFIELD BEACH, FLORIDA 33442  
 PHONE 561-882-2222

*J. S. ...*

NO. 1015403  
 5/17/18  
 30' WIDE  
 CATEGORY 1  
 SHEET 101

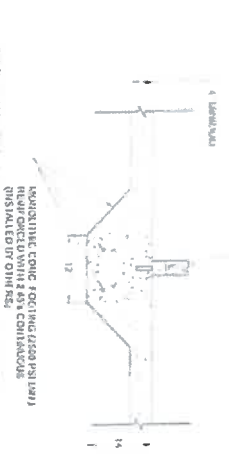
DATE	DESCRIPTION
5/17/18	ISSUED

FIG. 10A.1 (1) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



**1A CONCRETE BASE RAIL ANCHORAGE**  
FIG. 10A.1 (1) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.

FIG. 10A.1 (2) - 3" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 3" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 3" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 3" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



**1AA THICKENED MONOLITHIC CONCRETE BASE RAIL ANCHORAGE FOR SHARED POST**  
FIG. 10A.1 (2) - 3" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.

FIG. 10A.1 (3) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



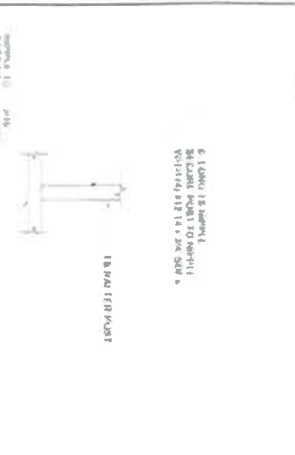
**1B CONCRETE BASE RAIL ANCHORAGE**  
FIG. 10A.1 (3) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.

FIG. 10A.1 (4) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL. 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.

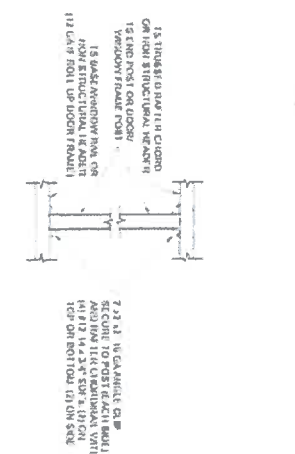


**1C CONCRETE BASE RAIL ANCHORAGE**  
FIG. 10A.1 (4) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.

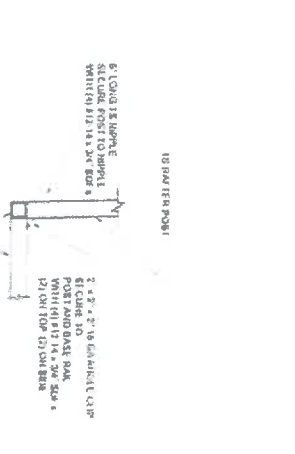
**1D BASE RAIL DEEP ANCHORAGE**  
FIG. 10A.1 (5) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



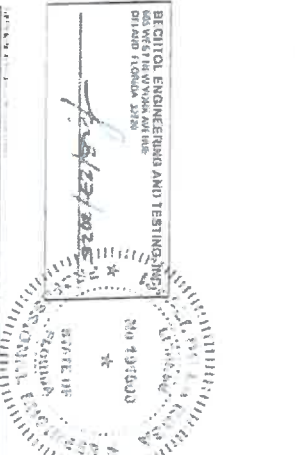
**1E BASE RAIL ANCHORAGE**  
FIG. 10A.1 (6) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



**2A BOX EAVE RAFTER/POST DETAIL**  
FIG. 10A.1 (7) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



**2B BOW RAFTER/POST DETAIL**  
FIG. 10A.1 (8) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



**3 POST/BASE RAIL CONN DETAIL**  
FIG. 10A.1 (9) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



**4 POST TO RAIL, TRUSS CHORD, OR NON-STRUCTURAL HEADER CONN DETAIL**  
FIG. 10A.1 (10) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



**5 END POST/BASE RAIL CONN.**  
FIG. 10A.1 (11) - 1.5" MINIMUM 3" JUNCTION DETAIL FOR 10" POST AND 2" X 4" RAIL.



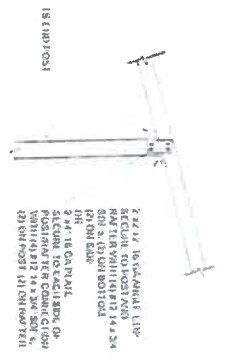
**BECHTEL ENGINEERING AND TESTING, INC.**  
 BECHTEL ENGINEERING AND TESTING, INC.  
 10000 W. CENTRAL EXPRESSWAY  
 SUITE 1000  
 DENVER, COLORADO 80231  
 TEL: 303.733.3030  
 FAX: 303.733.3031  
 WWW.BECHTEL.COM

**CAROLINA CARPORTS, INC.**  
 GENERIC PLANS FOR USE IN THE STATE OF FLORIDA  
 UP TO 30' WIDE AND RISK CATEGORY I ONLY

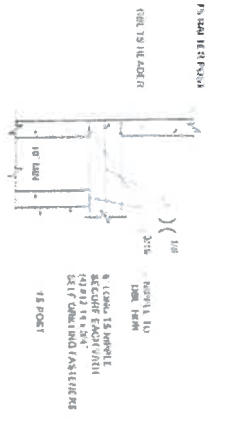
**BECHTEL ENGINEERING AND TESTING, INC.**  
 C/J/D  
 1/17/20  
 10000 W. CENTRAL EXPRESSWAY  
 SUITE 1000  
 DENVER, COLORADO 80231  
 TEL: 303.733.3030  
 FAX: 303.733.3031  
 WWW.BECHTEL.COM



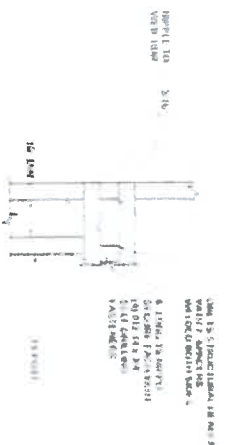
5 NON-STRUCTURAL HEADER, WINDOW RAIL, OR GIRT TO POST CONN. DETAIL  
Not to Scale



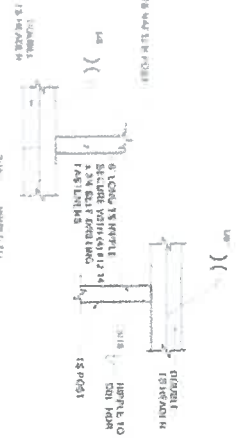
7 END POST/RAFTER CONN. DETAIL  
Not to Scale



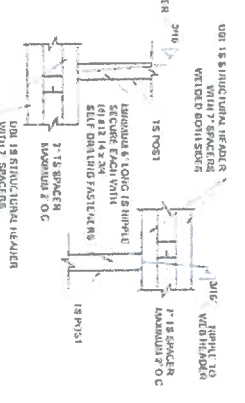
8A RAFTER POST/DBL. HEADER DETAIL  
Not to Scale



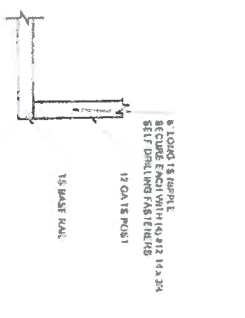
8B RAFTER POST/DBL. HEADER DETAIL  
Not to Scale



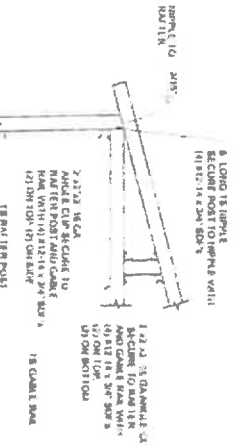
9A DBL. HEADER TO RAFTER POST DETAIL  
Not to Scale



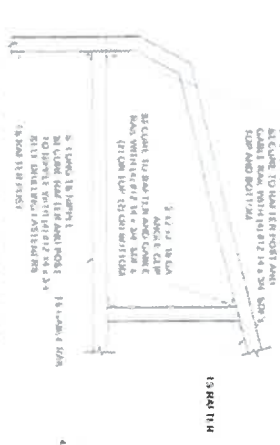
9B STRUCTURAL HEADER TO POST CONNECTION DETAIL  
Not to Scale



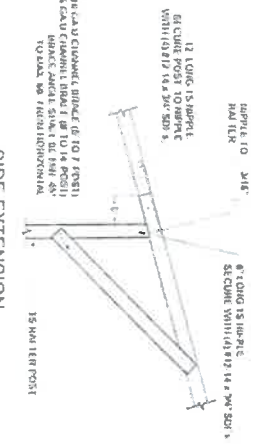
10 FRAMEOUT/ROLL-UP POST/BASE RAIL CONN. DETAIL  
Not to Scale



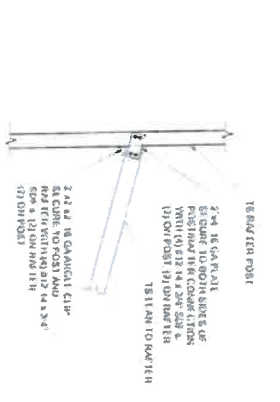
11A GABLE RAIL TO RAFTER POST CONNECTION DETAIL - BOX EAVE  
Not to Scale



11B GABLE RAIL TO RAFTER POST CONNECTION DETAIL - BOW FRAME  
Not to Scale



12 SIDE EXTENSION RAFTER/POST DETAIL  
Not to Scale



13 POST/LEAN-TO RAFTER CONN. DETAIL  
Not to Scale

**CAROLINA CARPORTS, INC.**  
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA  
UP TO 30' WIDE AND RISK CATEGORY I ONLY

DETCOIL ENGINEERING AND TESTING, INC.  
1000 W. UNIVERSITY BLVD.  
SUITE 100  
ORLANDO, FLORIDA 32817  
TEL: 407-251-1111  
FAX: 407-251-1112  
WWW.DETCOIL.COM

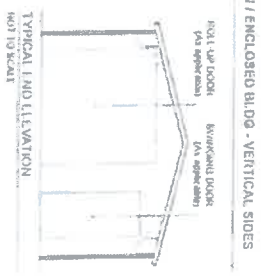
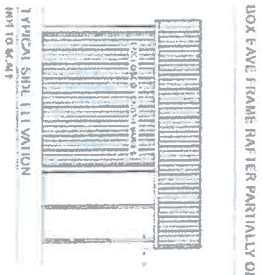
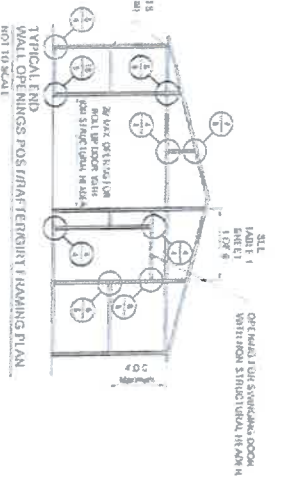
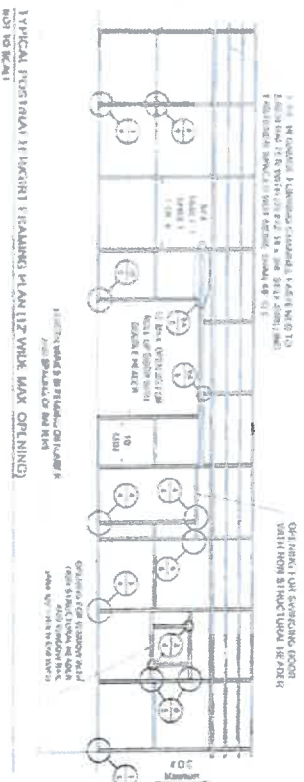
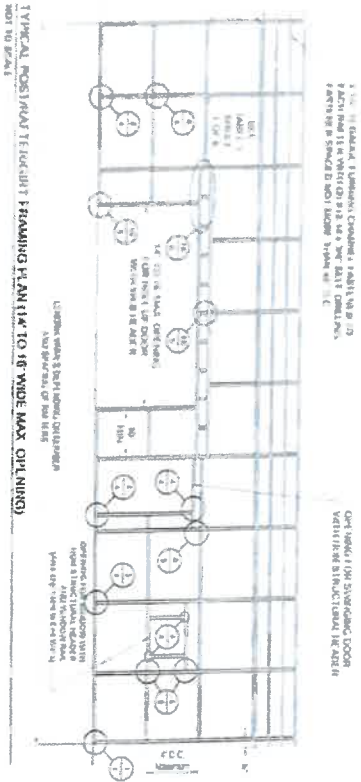
No. 191500

5/27/2019

14

<b>B</b> DETCOIL ENGINEERING AND TESTING, INC.	DATE: 5/27/2019	PROJECT: 191500	SHEET: 8
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# VERTICAL SIDE OPTION



REGITOL ENGINEERING AND TESTING, INC.  
 855 WEST 104th AVENUE SUITE 100  
 DENVER, COLORADO 80231

*Regitol*

DATE: 08/15/2013

PROJECT: CAROLINA CARPORTS, INC.  
 GENERIC PLANS FOR USE IN THE STATE OF FLORIDA  
 UP TO 30' WIDE AND RISK CATEGORY I ONLY

**CAROLINA CARPORTS, INC.**  
 1500 S.W. 10th St.  
 Ft. Lauderdale, FL 33304

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

DATE: 08/15/2013

PROJECT: CAROLINA CARPORTS, INC.  
 GENERIC PLANS FOR USE IN THE STATE OF FLORIDA  
 UP TO 30' WIDE AND RISK CATEGORY I ONLY

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**THIS INSTRUMENT PREPARED BY:**

Charles A. Costin, Esquire  
413 Williams Avenue  
Port St. Joe, Florida 32456

**Parcel ID# 05639-000R**

**WARRANTY DEED**

THIS WARRANTY DEED made the 29<sup>th</sup> day of July 2019, by

**CHRISTOPHER J. STEVENS**  
200 20<sup>th</sup> Street  
Port St. Joe, Florida 32456

hereinafter called the grantor, to

**KEVIN PARTIN and wife, JENNIFER PARTIN**  
P.O. Box 781  
Port St. Joe, Florida 32457

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 1, Block 118, St. Joseph's Addition to the City of Port St. Joe, Unit No. 9 as per plat thereof on file in the office of the Clerk of the Circuit Court, Gulf County, Florida.**

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.**

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, 2018.

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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:

Laura L. Strickland  
Witness  
Printed Name: Laura L. Strickland

Christopher J. Stevens  
CHRISTOPHER J. STEVENS

Holly Atkins  
Witness  
Printed Name: Holly Atkins



State of Florida  
County of St. Johns

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 **CHRISTOPHER J. STEVENS** who produced the following identification: personally known, to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29<sup>th</sup> day of July, 2019.

Laura L. Strickland  
Notary Public  
My Commission Expires:  
Commission No.:



RE: STEVENS/PARTIN