

**City of Port St. Joe  
Planning, Development, and Review Board Regular Meeting  
May 2, 2023 at 4:00 P.M.**

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

**Hal Keels  
Travis Burge  
Letha Mathews**

---

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL OF THE BOARD**

**CONSENT AGENDA:**

**February 7, 2023 Regular Meeting Minutes**

**Pages 1**

**BUSINESS ITEMS**

- **Development Order & Special Exception Request-  
Boat Ramp Inn LLC, 504 Monument Ave., Parcel #05682-000R**

**Pages 2-30**

**\*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 4, 2023

**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

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

Travis Burge and Hal Keels notified the City Clerk they would be unable to attend the meeting today. Ms. Mathews has moved to the state of Washington, she will be unable to attend today, and will be submitting her letter of resignation. Due to the telephone participation of Mr. Rish, the meeting was chaired by Vice-Chairman, Phil Earley.

**Consent Agenda**

*February 7, 2023, Regular Meeting*

Due to the lack of a voting quorum, the Minutes were not approved.

**Business Items**

*Special Exception Request: James and Elizabeth Martin, 1001 Woodward Avenue, Parcel #05342-000R*

A Motion was made by Rawlis Leslie, second by Minnie Likely, to approve the Special Exception request to extend 9' into the rightside setback to replace the carport. All in favor; Motion carried 3-0. Mr. Rish did not vote as he was participating by telephone.

There being no further business to come before the Board, a Motion was made by Rawlis Leslie, second by Minnie Likely, to adjourn the meeting.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

Property Address: 504 Mountain + pine Zoning: CI

Property Owner: Boat Top Jar LLC Phone: \_\_\_\_\_

Mailing Address: 5150 Old Hickory Circle City, State, and Zip: MARIETTA, FL 32446

Parcel Number: 05682-00R Applicant if different: \_\_\_\_\_

[Signature]  
Owner signature

Swore to and subscribed before me this 15th day of Feb 2023. Personally known or produced identification \_\_\_\_\_

[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

2-15-23  
Date

[Signature]  
Applicant Signature

2-15-23  
Date



To: City of Port St. Joe Planning Department

Re: Special Exception request for 504 Monument Ave Hotel Project

We would like to respectfully submit a request for special exception for the above referenced address. The purpose of this request is to apply for a VARIANCE/AERIAL ENCROACHMENT ONLY of the East Property Line of the subject property. Please see below for more information.

Summary of Request: The current building at 504 Monument Ave in Port St. Joe has been the home of Capital City Bank for decades and a landmark in downtown Port St. Joe for over 50 years. The current owners have purchased the property and plan to make a substantial investment into this location, with the hopes of turning a leftover eye sore from Hurricane Michael, into a positive asset for the community. A 27 room Boutique Hotel is planned for this location and existing building/property. Development order has been submitted and the owner is ready to start construction immediately. It is the intent of the owners to keep the historic aspect and small town feel and they have designed a project that fits nicely into our community. The current building has an 6' deep 2<sup>nd</sup> floor balcony on the east facing side existing that has been in place for many, many years. Our current design and proposed use of this property incorporates this existing balcony (Exhibit A in your packet) as outdoor space for our 2<sup>nd</sup> floor east facing Hotel suites.

We are requesting a 4' AERIAL ONLY encroachment over the existing property line, into the green space area(Exhibit E) currently owned by the City of Port St. Joe. This request is made to accommodate an additional 6' deep lower level(1<sup>st</sup>

Floor) Cantilever balcony to match the existing 2<sup>nd</sup> floor Balcony (Exhibit A in your packet) that has been in place for many, many years. You will see both of these balconies and how they would appear in Exhibit C in your packet. This lower Balcony will fit exactly under the footprint of the upper Balcony, that has been in place for years. Important to Note: This lower Balcony will be Cantilevered in design, so as to not effect the area below for maintenance, or any other need to access in the future. The design is done in a way where no foundation, nor supports, will be permanently installed in the ground (the 4' area of City of Port Property requested in this Exception request) So to be clear this is merely an AERIAL encroachment request only, a "floating" Balcony if you will.

Support Documentation of Request:

You will find in your packet Exhibit B that includes current proposed site plan for project: showing parking, site layout, ect.

You will also find in your packet Exhibit D that includes the original survey of subject property showing the the existing property line is approx. 2' 6" (30 inches) from the current building on this East side property line as discussed in this request.

The special consideration for this request are as follows:

-The project is atypical as we are working with on a over 50 Year old structure with existing elements in place.

- The design of the project in every aspect is attempting to keep the "small town" feel and historic look of the existing property. The Owner could demo the whole site, and zoned C1 has many options for a much more dense, taller and much more negatively impactful project to the city and surrounding land/business owners. Instead the owner is attempting to keep in step with our current small town feel.

- There is approx. 50' of un-used land(Exhibit E -green space Owned by City of Port St. Joe) in the this area of request. There is an existing drainage ditch in place

and granting this request in no way will effect/limit access or maintenance from the City of Port St. Joe in the future to this area.

- The development of this project will benefit the City in many, many ways from tax revenue to the Waterline improvement project(see Exhibit F).

I want to take the opportunity to thank the members of this Board and look forward to discussing any questions or concerns.

Sincerely,

Ben Carnes – President

- b. Offstreet parking and loading areas where required, with particular attention to the items in subsection a. above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - c. Refuse and service areas, with particular reference to the items in subsection a. and b. above;
  - d. Utilities with reference to location, availability and compatibility;
  - e. Screening and buffering with reference to type, dimensions and character;
  - f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - g. Required yards and other open space;
  - h. General compatibility with adjacent properties and other property in the district.
- (6) Any restrictions imposed as a condition of granting the special exception, such as limitations on size or square footage, including future expansions, shall be specified at the time the special exception is granted.

#### **Sec. 2.14. Variances--Requirements and procedures.**

A variance from the terms of these regulations shall not be granted by the planning and development review board unless and until the following requirements or procedures are met:

- (1) A written application for a variance (hardship relief) is submitted to the building inspector demonstrating that a hardship exists based on one of the following conditions:
- a. That special conditions and circumstances exist which are peculiar to the land, structure or buildings involved and which are not involved and which are not applicable to other lands, structures or buildings in the same district;
  - b. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations;
  - c. That the special conditions and circumstances do not result from the actions of the applicant; or
  - d. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures or buildings in the same district.
- (2) No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
- (3) Notice of public hearing shall be given in accordance with the provisions specified under "special exceptions" and a public hearing shall be held. Any

committee, or other administrative official; or to decide in favor of the applicant on any matters upon which it is required to decide in the application of these regulations.

(f) Review and recommend updating and amendment of the comprehensive plan and land development regulations. All plan amendments and revised regulations shall require planning and development review board review and recommendation prior to approval by the board of city commissioners.

(g) Review and make findings and recommendations regarding level 2 major development plans to the board of city commissioners.

#### **Sec. 2.12. Same--Board of city commissioners.**

For the purposes of these land development regulations, the board of city commissioners of the city is responsible for review and approval of preliminary and final subdivision plats, and for review and approval of all level 2 major development plan proposals.

#### **Sec. 2.13. Special exceptions--Requirements and procedures.**

A special exception shall not be granted by the planning and development review board unless and until the following requirements and procedures are met:

(1) A written application for a special exception is submitted indicating the section of these regulations under which the special exception is sought and stating the grounds on which it is required.

(2) Notice shall be given at least 15 days in advance of the public hearing. The owner of the property for which special exception is sought or his agent and the owners of abutting property shall be notified by mail. Notice of such hearing shall be published in a newspaper as required by law and posted on the property in question at least 15 days prior to the public hearing. Required fees as set forth in this Code shall be deposited with the city clerk to cover the cost of posting notices and notification by mail.

(3) The public hearing shall be held in accordance with the notice. Any adjoining property owner or any party whose substantial interest may be affected may appear in person, or by agent or attorney.

(4) The planning and development review board shall make a finding that it is empowered under the section of these regulations described in the application to grant the special exception, and provided that the granting of the special exception will not adversely affect the public interest. The planning and development review board shall confer with appropriate representatives of boards and/or committees having development review responsibility or specific knowledge regarding the special exception.

(5) Before any special exception shall be issued, the planning and development review board shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provision and arrangement has been made concerning the following where applicable:

a. Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and to convenience, traffic flow and control, and access in case of fire or catastrophe;



Prepared by:  
Burke Blue  
16215 Panama City Beach Parkway  
Panama City Beach, Florida 32413

File Number: N313-37203

Based On: \$815,000.00

Documentary Stamps Collected: \$4,150.00

## General Warranty Deed

Made this July 1, 2021 A.D. By Capital City Bank, 217 N. Monroe Street, Tallahassee, Florida 32301, hereinafter called the grantor, to Boat Ramp Inn, LLC, a Florida limited liability company, whose post office address is: 5150 Old Hickory Circle, Marianna, Florida 32446, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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, viz:

Parcel designated as 1-E according to plat of St. Joseph's Addition of the City of Port St. Joe, Florida, Unit No. 10, as recorded in Plat Book 2 at Page 40 of the Public Records of Gulf County, Florida.

### LESS AND EXCEPT:

Tract A:

A portion of Parcel 1-E, St. Joseph's Addition of the City of Port St. Joe, Florida, Unit No. 10, as recorded in Plat Book 2 at Page 40, of the Public Records of Gulf County, Florida, being more particularly described as follows:

Beginning at the concrete monument at the Northeast corner of Parcel 1-E, St. Joseph's Addition of the City of Port St. Joe, Florida, Unit No. 10, thence South 19 degrees 14 minutes 00 seconds East, along the Southwesterly right-of-way line of Monument Avenue/U.S. Highway 98, 180.00 feet to an iron rod and cap; thence South 70 degrees 50 minutes 40 seconds West, 179.90 feet to an iron rod and cap on the Northeasterly right-of-way line of Baltzell Avenue; thence North 19 degrees 14 minutes 00 seconds West, along the Northeasterly right-of-way line of Baltzell Avenue, 180.00 feet to a concrete monument on the Southeasterly right-of-way line of Fifth Street marking the Northwest corner of Parcel E-1; thence along the Southeasterly right-of-way line of Fifth Street North 70 degrees 50 minutes 40 seconds East, 179.90 feet to the POINT OF BEGINNING.

Parcel ID Number: 05682-000R

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

**SUBJECT TO**, the restrictive covenant hereby created and imposed against the land that (i) no bank, savings and loan organization, credit union, federal savings bank, financial institution, mortgage loan business, check cashing company, money servicing business, investment management company or other organization engaged in similar business which provides financial advisory and/or investments services, other than Grantor, shall operate on the land, (ii) no signs for any business listed in (i), other than Grantor, shall be located on the land, and (iii) no automatic teller machines, interactive teller machines or the like, other than those belonging to Grantor, shall operate on the land, which restrictive covenants shall run with the title to the land, shall apply to the land and any portion of the land which is subdivided into smaller parcels or lots, and shall be enforceable by the Grantor and his successors and assigns and shall remain in full force and effect for a period of thirty (30) years from the date hereof.

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, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

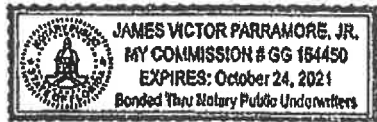
[Signature]  
Witness Printed Name J. GARCIA

Capital City Bank  
[Signature] (Seal)  
By: Tom Allen  
Its: Executive Vice President

[Signature]  
Witness Printed Name James Victor Parramore, Jr.

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me by means of physical presence, this 29<sup>th</sup> day of June, 2021, by Tom Allen, Executive Vice President of Capital City Bank, on behalf of the Bank who is/are personally known to me or who has produced EM as identification.



[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_











- Existing -









Overview



Legend

- Parcels
- Roads

Date created: 2/8/2023  
Last Data Uploaded: 2/8/2023 10:48:35 AM

Developed by  Schneider  
GEOSPATIAL

↓ - breer spot -

(Exhibit E)



12/27/21

Jim Anderson, City Manager  
City of Port St. Joe  
305 Cecil G. Costin Sr., Blvd.  
Port St. Joe, FL 32456

Re: FL DEO Rural Infrastructure Fund (RIF)

Dear Mr. Anderson:

On behalf of the Port St. Joe community, I am pleased to serve as a participating partner in the Waterline Improvement Project. This project will transform our city to yield significant environmental and socioeconomic benefits to a community long underserved.

RIF investments will catalyze and incentivize additional private and public investments to revitalize our downtown and support full recovery from the devastating impacts of Hurricane Michael. With strong community engagement and support, these partnerships and plans make downtown Port St. Joe ripe for transformation to a beautiful, compact, walkable community with plentiful job opportunities and a renewed downtown core. The vision for downtown is one that offers scenic vistas, recreational arts, cultural and environmental events for the whole community.

Boat Ramp Inn, LLC, is eager to provide a Boutique Hotel in Port St. Joe, FL. We are currently located at 504 Monument Ave, Port St. Joe, FL 32456. We will directly benefit from waterline infrastructure upgrades and can commit to the following outcomes:

- 5 permanent FTEs generated
- 5 permanent FTEs retained and 3 PTEs retained
- \$40k average annual salary of permanent FTEs
- \$3M expected amount of capital investment

The time is right for reinvestment. Together we will reclaim a sense of community and neighborhood identity, and I hope DEO will help support our efforts.

Sincerely,

*Ben Carnes*, Partner

- Exhibit F -







REV.	DATE	DESCRIPTION

**CONSTRUCTION DOCUMENTS**  
 Project Location: 504 Monument Avenue - Fort St. Joe, Florida 32456  
 Project Name: Boutique Hotel - Boat Ramp Im.  
 Project Owner: Steel Ship, Inc. LLC  
 1100 W. Orange Drive  
 Fort St. Joe, Florida 32456

Jeffrey S. Waddell  
 ARCHITECTURAL DESIGNER  
 (30th YEAR)

**PLAN STATUS:**  
 PRELIMINARY  
 NOT FOR CONSTRUCTION PURPOSES

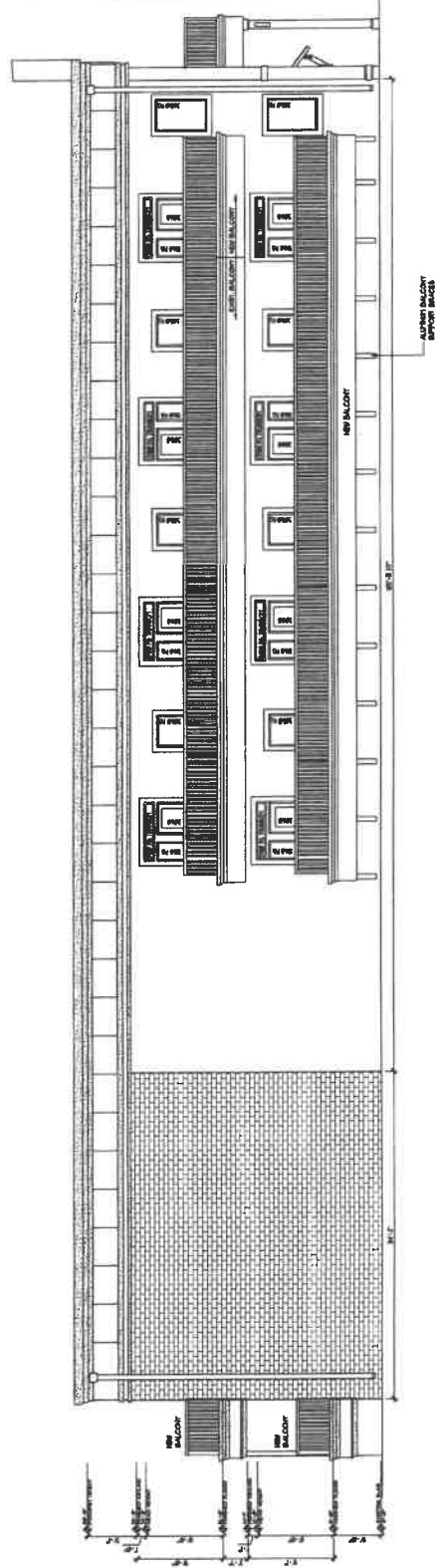
**A204**

Scale: 1/8" = 1'-0"

Sheet No. 1 of 1



504 Monument Avenue  
 Parcel ID No: 055601-000R



( SOUTH VIEW )  
 EXTERIOR ELEVATION

— Exhibit C —



**AFFIDAVIT OF PUBLICATION**

**Neves Media Port St. Joe Star**  
**49 W Highway 98**  
**(850) 227-1278**

I, Leo Hentschker, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Neves Media Port St. Joe Star, a publication that is a "legal newspaper" as that phrase is defined for the city of Port St Joe, for the County of Gulf, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**  
13 Apr 2023

**Notice ID:** NlqJzFg7mhpEbMjb2Sa6  
**Publisher ID:** 130  
**Notice Name:** 504 Monument Special Exceptions

**PUBLICATION FEE:** \$117.50

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

*Leo Hentschker*

Agent

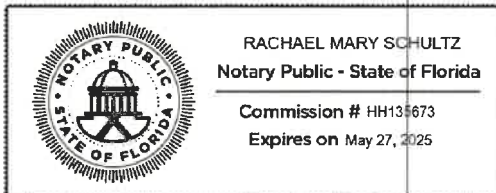
**VERIFICATION**

State of Florida  
County of Charlotte

Signed or attested before me on this:

*Rachael Mary Schultz*

Notary Public  
Notarized online using audio-video communication



**PUBLIC NOTICE**  
The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception on May 2, 2023, at 4:00 P.M. EST** . and at the regular City Commission Meeting on **May 17, 2023 at 12:00 P.M. EST**. The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for **Blackfin Construction, LLC 504 Monument Avenue City of Port St. Joe, Gulf County, FL. Parcels: 05682-000R**. The reason for the request is **Per Section 3.09 of the Land Development Regulations referencing the setbacks** . The proposed plans can be reviewed at the Building Department located at 1002 10 th St. and can be reached for questions at 850-229-1093.

All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act , persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850) 229-8261.

Publish one time in the STAR: 4/13/23  
and furnish proof of  
April 13, 2023



**Neves Media Port St. Joe Star  
49 W Highway 98  
(850) 227-1278**

I, Leo Hentschker, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Neves Media Port St. Joe Star, a publication that is a "legal newspaper" as that phrase is defined for the city of Port St Joe, for the County of Gulf, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**  
13 Apr 2023

**Notice ID:** WnU9vUttXZ4o8jLtU3M9  
**Publisher ID:** 129  
**Notice Name:** 504 Monument DO

**PUBLICATION FEE:** \$97.70

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

*Leo Hentschker*

Agent

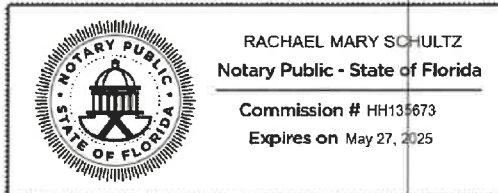
**VERIFICATION**

State of Florida  
County of Charlotte

Signed or attested before me on this:

*Rachael Mary Schultz*

Notary Public  
Notarized online using audio-video communication



**PUBLIC NOTICE**

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, May 2, at 4:00 P.M. EST and at the Regular City Commission Meeting on May 17, 2023, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:  
**DEVELOPMENT ORDER REQUEST FOR Blackfin Construction, LLC 504 Monument Avenue**  
City of Port St. Joe, Gulf County, FL Parcels: 05682-000R

Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning and Development Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850)229- 8261.

Publish one time in the STAR: 4/13/23  
and furnish proof of  
April 13, 2023

129



**J&W**  
Jeffrey & Waddell  
Architects  
170 Central Expressway  
Suite 100  
Pompano Beach, Florida 33062  
Phone: 954-781-1111  
Fax: 954-781-1112  
www.jandw.com

Rev.	Date	Description
1	05-09-2013	ISSUED FOR PERMITS
2	05-09-2013	ISSUED FOR PERMITS

Boat Ramp, Inc., LLC  
1100 Old Hickory Circle  
MIRAMONTE, FLORIDA 33148  
Project Owner:

**CONSTRUCTION DOCUMENTS:**  
Renovations & Improvements for a New  
Boat Ramp Hotel - "Boat Ramp Inn"  
Project Location:  
Port St Joe, Florida 32456

**PLUMBING SITE PLAN & INFORMATION**

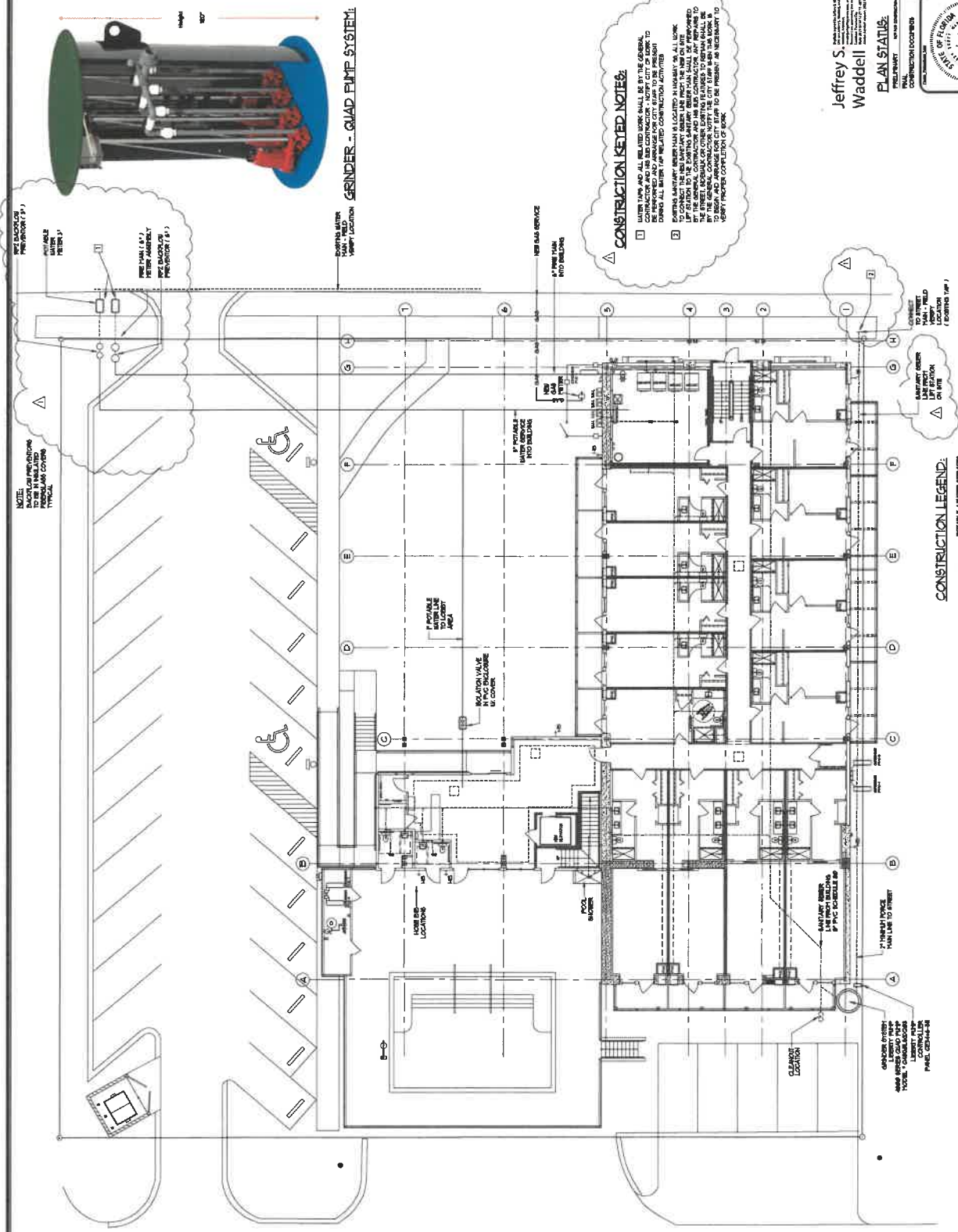
**P101**

DATE: 05/09/2013  
DRAWN BY: JAW  
CHECKED BY: JAW  
SCALE: AS SHOWN



Jeffrey S. Waddell  
Professional Engineer  
State of Florida License No. 12472  
PLUMBING SITE PLAN STATUS:  
[ ] PRELIMINARY  
[ ] FINAL  
[ ] AS BUILT

564 Monument Avenue  
Parcel ID No: 05693-000R



**PLUMBING SITE PLAN**  
SCALE: 1" = 4'-0"





Rev.	Date	Description
01-09-2023		ISSUE FOR PERMITS
02-09-2023		REVISIONS

Boat Ramp Int. LLC,  
 2150 Old Highway Drive  
 LINDSEY, FLORIDA 32144  
 Project Owner

**CONSTRUCTION DOCUMENTS**  
 PROJECT LOCATION  
**Renovations & Improvements for a New Boutique Hotel - Boat Ramp Int**  
 504 Monument Avenue  
 Port of Joe, Florida 32456

THE ALARM SYSTEM  
 PLAN - FIRST FLOOR

DATE	NO.	DESCRIPTION
2023.09.01	01	ISSUED FOR PERMITS
2023.09.01	02	ISSUED FOR PERMITS
2023.09.01	03	ISSUED FOR PERMITS

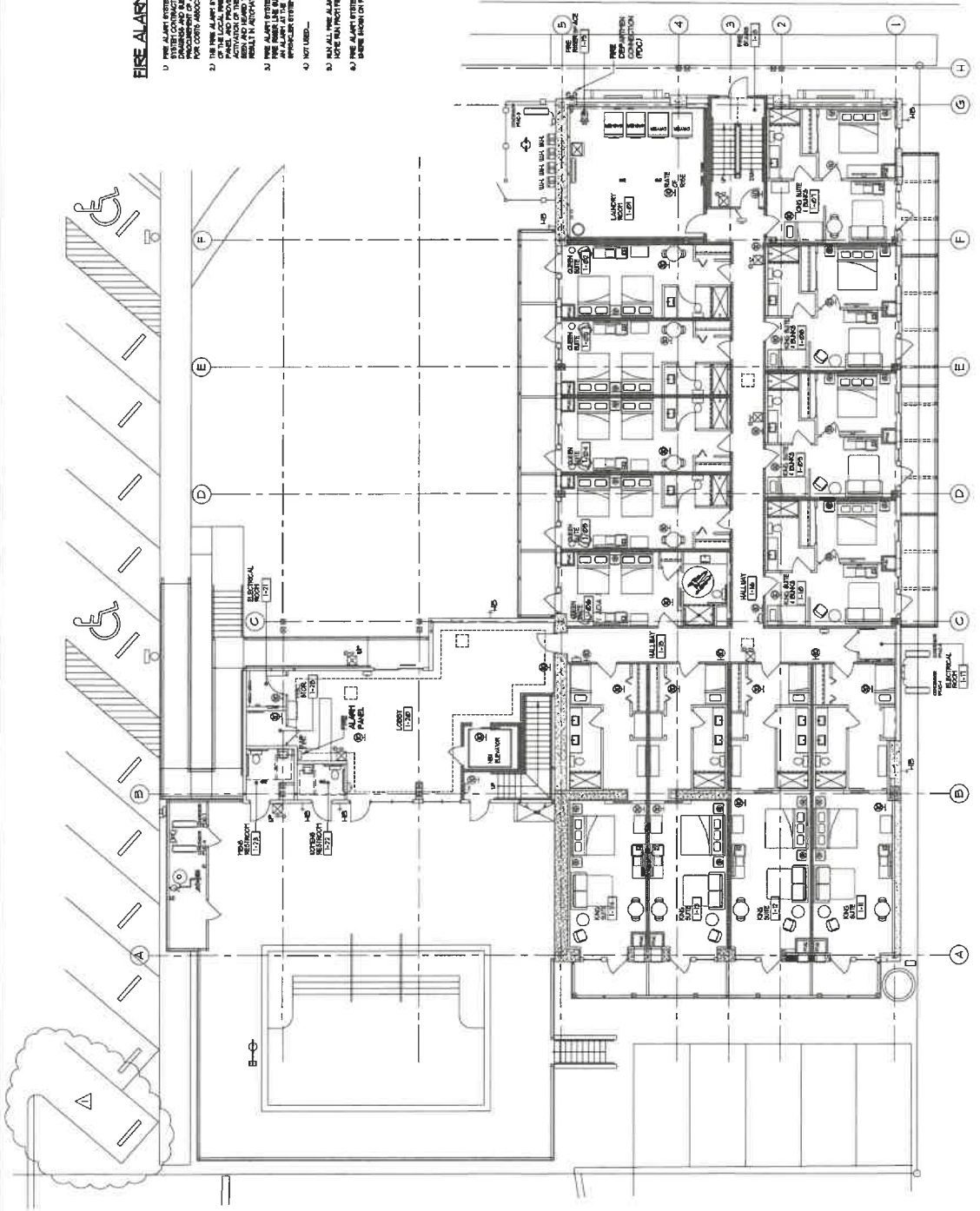


**FIRE ALARM SYSTEM LEGEND:**

- 1) THE FIRE ALARM SYSTEM SHALL BE INSTALLED AND MAINTAINED BY LICENSED ELECTRICAL CONTRACTORS. THE FIRE ALARM SYSTEM CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH APPROVAL.
- 2) THE FIRE ALARM SYSTEM SHALL BE A FULLY FUNCTIONING PREWIRING AUTOMATIC NOTIFICATION SYSTEM. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND ALL APPLICABLE LOCAL AND STATE CODES. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND ALL APPLICABLE LOCAL AND STATE CODES. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND ALL APPLICABLE LOCAL AND STATE CODES.
- 3) THE FIRE ALARM SYSTEM SHALL BE CONNECTED TO THE FIRE DEPARTMENT AND THE LOCAL FIRE ALARM CENTER. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND ALL APPLICABLE LOCAL AND STATE CODES. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND ALL APPLICABLE LOCAL AND STATE CODES.
- 4) NOT USED.
- 5) ALL FIRE ALARM BELL RINGS IN CONCORD WITH THE NATIONAL FIRE ALARM CODE (NFPA 72).
- 6) THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND ALL APPLICABLE LOCAL AND STATE CODES. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72) AND ALL APPLICABLE LOCAL AND STATE CODES.

**FIRE ALARM SYSTEM LEGEND:**

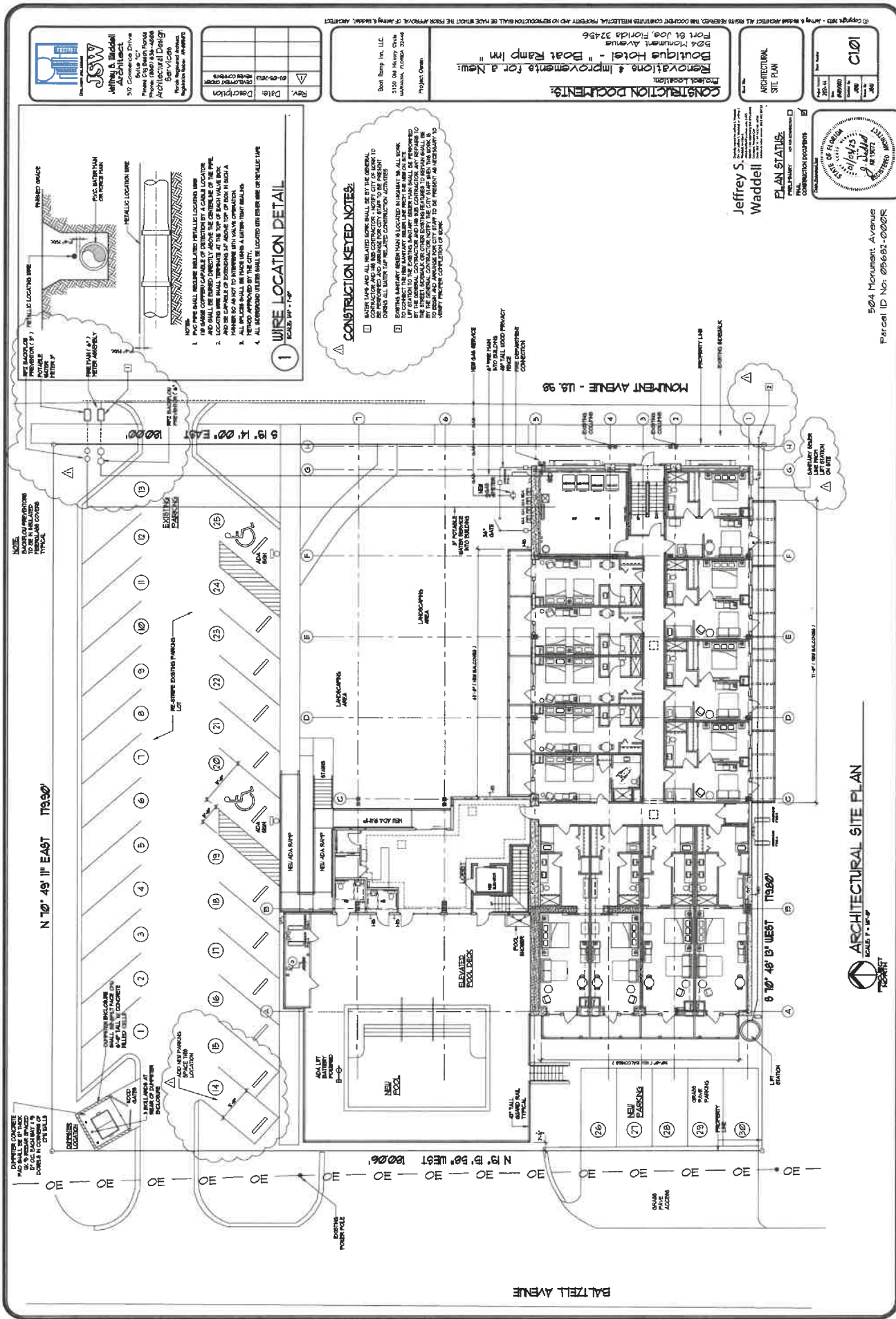
- 1) FIRE ALARM SYSTEM MANUAL CALL STATION
- 2) FIRE ALARM SYSTEM MANUAL CALL STATION
- 3) FIRE ALARM SYSTEM MANUAL CALL STATION
- 4) FIRE ALARM SYSTEM MANUAL CALL STATION
- 5) FIRE ALARM SYSTEM MANUAL CALL STATION
- 6) FIRE ALARM SYSTEM MANUAL CALL STATION
- 7) FIRE ALARM SYSTEM MANUAL CALL STATION
- 8) FIRE ALARM SYSTEM MANUAL CALL STATION
- 9) FIRE ALARM SYSTEM MANUAL CALL STATION
- 10) FIRE ALARM SYSTEM MANUAL CALL STATION
- 11) FIRE ALARM SYSTEM MANUAL CALL STATION
- 12) FIRE ALARM SYSTEM MANUAL CALL STATION
- 13) FIRE ALARM SYSTEM MANUAL CALL STATION
- 14) FIRE ALARM SYSTEM MANUAL CALL STATION
- 15) FIRE ALARM SYSTEM MANUAL CALL STATION
- 16) FIRE ALARM SYSTEM MANUAL CALL STATION
- 17) FIRE ALARM SYSTEM MANUAL CALL STATION
- 18) FIRE ALARM SYSTEM MANUAL CALL STATION
- 19) FIRE ALARM SYSTEM MANUAL CALL STATION
- 20) FIRE ALARM SYSTEM MANUAL CALL STATION
- 21) FIRE ALARM SYSTEM MANUAL CALL STATION
- 22) FIRE ALARM SYSTEM MANUAL CALL STATION
- 23) FIRE ALARM SYSTEM MANUAL CALL STATION
- 24) FIRE ALARM SYSTEM MANUAL CALL STATION
- 25) FIRE ALARM SYSTEM MANUAL CALL STATION
- 26) FIRE ALARM SYSTEM MANUAL CALL STATION
- 27) FIRE ALARM SYSTEM MANUAL CALL STATION
- 28) FIRE ALARM SYSTEM MANUAL CALL STATION
- 29) FIRE ALARM SYSTEM MANUAL CALL STATION
- 30) FIRE ALARM SYSTEM MANUAL CALL STATION
- 31) FIRE ALARM SYSTEM MANUAL CALL STATION
- 32) FIRE ALARM SYSTEM MANUAL CALL STATION
- 33) FIRE ALARM SYSTEM MANUAL CALL STATION
- 34) FIRE ALARM SYSTEM MANUAL CALL STATION
- 35) FIRE ALARM SYSTEM MANUAL CALL STATION
- 36) FIRE ALARM SYSTEM MANUAL CALL STATION
- 37) FIRE ALARM SYSTEM MANUAL CALL STATION
- 38) FIRE ALARM SYSTEM MANUAL CALL STATION
- 39) FIRE ALARM SYSTEM MANUAL CALL STATION
- 40) FIRE ALARM SYSTEM MANUAL CALL STATION
- 41) FIRE ALARM SYSTEM MANUAL CALL STATION
- 42) FIRE ALARM SYSTEM MANUAL CALL STATION
- 43) FIRE ALARM SYSTEM MANUAL CALL STATION
- 44) FIRE ALARM SYSTEM MANUAL CALL STATION
- 45) FIRE ALARM SYSTEM MANUAL CALL STATION
- 46) FIRE ALARM SYSTEM MANUAL CALL STATION
- 47) FIRE ALARM SYSTEM MANUAL CALL STATION
- 48) FIRE ALARM SYSTEM MANUAL CALL STATION
- 49) FIRE ALARM SYSTEM MANUAL CALL STATION
- 50) FIRE ALARM SYSTEM MANUAL CALL STATION



( FIRST FLOOR LEVEL )  
**FIRE ALARM SYSTEM PLAN**  
 SCALE: 1/4" = 1'-0"

504 Monument Avenue  
 Parcel ID No. 05689-000R





**ARCHITECTURAL SITE PLAN**  
SCALE: 1/4" = 1'-0"

564 Monument Avenue  
Parcel ID No: 05693-000R

Jeffrey S. Waddell  
ARCHITECTURAL  
SITE PLAN



PROJECT LOCATION:  
Boat Ramp Inn - Boat Ramp Inn  
564 Monument Avenue  
Fort St. Johns, Florida 32456

CONSTRUCTION DOCUMENTS

REV.	DATE	DESCRIPTION

**JSW**  
Jeffrey S. Waddell  
Architect  
50 Commerce Drive  
P.O. Box 1000  
Fort St. Johns, Florida 32456  
Phone: 904.324.1000  
Fax: 904.324.1001  
www.jswarchitect.com

© Copyright 2017. All rights reserved. No part of this document may be reproduced without the prior approval of Jeffrey S. Waddell, Architect.

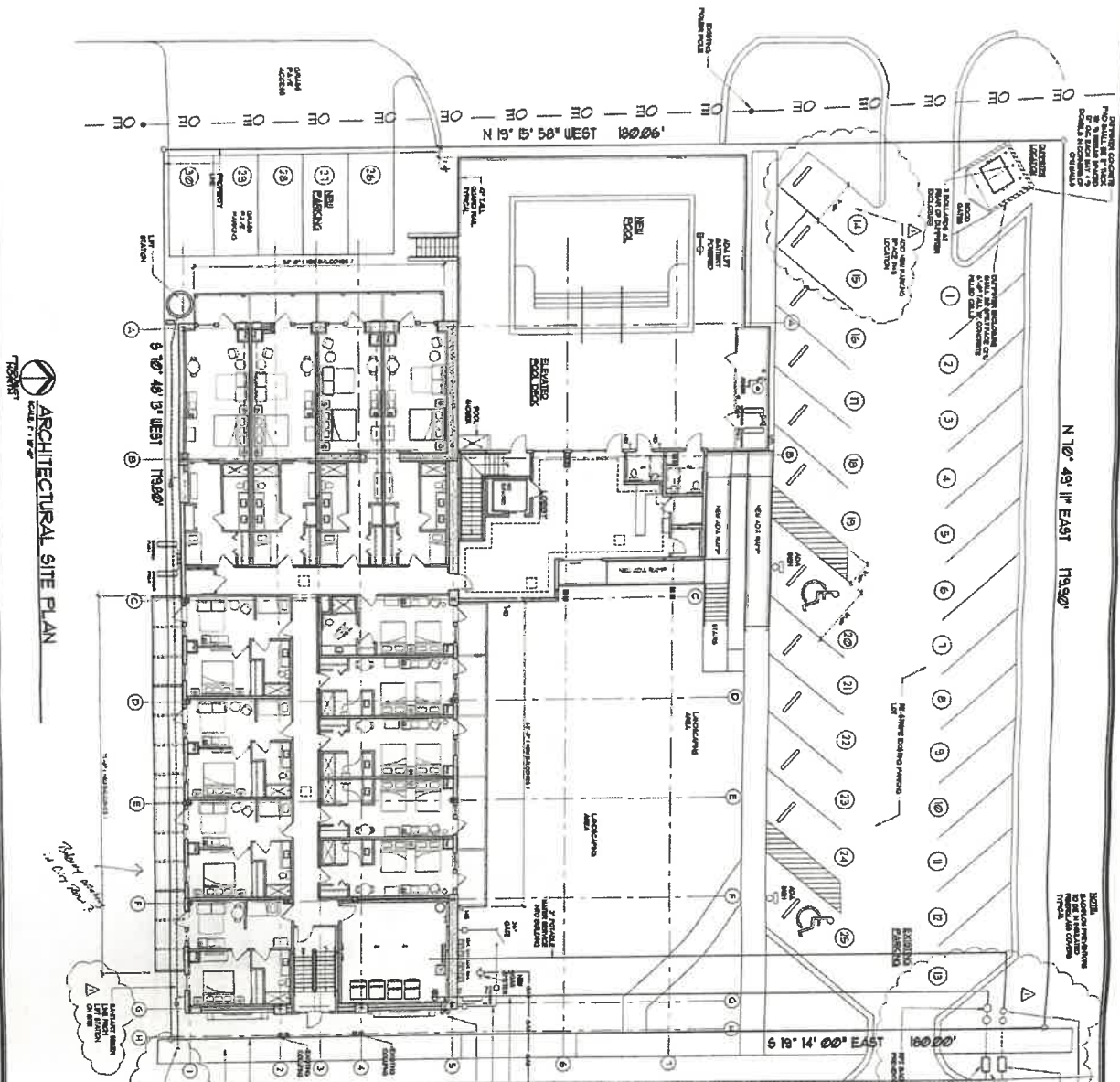








BALTZELL AVENUE



ARCHITECTURAL SITE PLAN

304 Monument Avenue  
 Parcel ID No. 05601-0009

Jeffrey S. Waddell  
 ARCHITECTURAL  
 PLAN STATUS  
 CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS:  
 Project Location:  
 Renovations & Improvements for a New:  
 Boutique Hotel - " Boat Ramp Inn "  
 304 Monument Avenue  
 Port St Joe Florida 32436

**CONSTRUCTION NOTED NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.

11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.

13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.

17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.

18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.

19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

21. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

22. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.

23. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.

24. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.

25. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

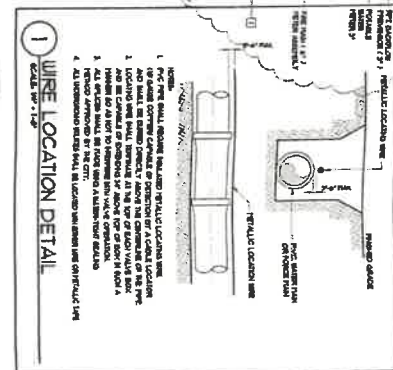
26. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

27. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

28. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.

29. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.

30. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.



Rev.	Date	Description
1	05-09-20	ISSUED FOR PERMITS
2	05-09-20	ISSUED FOR PERMITS
3	05-09-20	ISSUED FOR PERMITS
4	05-09-20	ISSUED FOR PERMITS
5	05-09-20	ISSUED FOR PERMITS
6	05-09-20	ISSUED FOR PERMITS
7	05-09-20	ISSUED FOR PERMITS
8	05-09-20	ISSUED FOR PERMITS
9	05-09-20	ISSUED FOR PERMITS
10	05-09-20	ISSUED FOR PERMITS
11	05-09-20	ISSUED FOR PERMITS
12	05-09-20	ISSUED FOR PERMITS
13	05-09-20	ISSUED FOR PERMITS
14	05-09-20	ISSUED FOR PERMITS
15	05-09-20	ISSUED FOR PERMITS
16	05-09-20	ISSUED FOR PERMITS
17	05-09-20	ISSUED FOR PERMITS
18	05-09-20	ISSUED FOR PERMITS
19	05-09-20	ISSUED FOR PERMITS
20	05-09-20	ISSUED FOR PERMITS
21	05-09-20	ISSUED FOR PERMITS
22	05-09-20	ISSUED FOR PERMITS
23	05-09-20	ISSUED FOR PERMITS
24	05-09-20	ISSUED FOR PERMITS
25	05-09-20	ISSUED FOR PERMITS
26	05-09-20	ISSUED FOR PERMITS
27	05-09-20	ISSUED FOR PERMITS
28	05-09-20	ISSUED FOR PERMITS
29	05-09-20	ISSUED FOR PERMITS
30	05-09-20	ISSUED FOR PERMITS

**JSW**  
 Jeffrey S. Waddell  
 ARCHITECTURAL DESIGN  
 304 Monument Avenue  
 Port St Joe, Florida 32436  
 Phone: (904) 838-1111  
 Fax: (904) 838-1112  
 Email: jsw@jswarchitect.com  
 Website: www.jswarchitect.com



# Special Exception Request

**Applicant: Blackfin Construction LLC**

**504 Monument Avenue Port St Joe, FL. 32456**

29 A Public Hearing will be held on Tuesday, May 2, 2023, at the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, at 4:00 pm EST and at the regular City Commission meeting on May, 17 2023 at 12:00 P.M. EST to consider a request to grant a Special Exemption in reference to side setback to extend into setback per Section 3.03(9) of the Land Development Regulations.

# Development Order Request

**Applicant: Blackfin Construction, LLC**

**504 Monument Avenue City of Port St. Joe, FL. 32456**

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, May 2, at 4:00 P.M. EST and at the Regular City Commission Meeting on May 17, 2023, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 for discussion and approval.

W