

**City of Port St. Joe
Planning, Development, and Review Board Special Meeting
July 11, 2023 at 4:00 P.M.**

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

**Hal Keels
Travis Burge**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

June 6, 2023 Regular Meeting Minutes

Pages 1

BUSINESS ITEMS

- Special Exception Request-
James & Elizabeth Martin, 1001 Woodward Ave.,
Parcel #05324-000R** **Pages 2-27**
- Plat Approval Request
Long Avenue Partners LLC
Parcel #06076-015R** **Pages 28-38**

***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
June 6, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M. Mr. Earley did not vote on any agenda items since he was participating by telephone.

Consent Agenda

May 2, 2023, Regular Meeting

A Motion was made by Travis Burge, second by Hal Keels, to approve the Minutes of the May 2, 2023, meeting. All in favor; Motion carried 3-0.

Business Items

Special Exception Request – Kristi Buchanan, 600 Marvin Avenue, Parcel #04913-000R

Ms. Buchanan represented herself and requested a three-foot encroachment to the right side setback of her property to construct a carport.

A Motion was made by Travis Burge, second by Hal Keels, to grant the three-foot encroachment into the right side set back of the property to construct a carport. All in favor; Motion carried 3-0.

There being no further business to come before the Board, Chairman Rish adjourned the meeting at 4:02 P.M.

Charlotte M. Pierce City Clerk

Date

Jay Rish, Chairman

Date

Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Thursday, June 29, 2023 3:06 PM
To: Jim Anderson; Charlotte Pierce
Cc: Brienne Scheibe
Subject: July 11th meeting
Attachments: 1001 Woodward- Martin.pdf; Long Ave Partners Palmettos Bluff.pdf

Good afternoon,

Attached are the special exception application for 1001 Woodward and the DO for Long Ave. Yard signs have been placed, Public notice was advertised in the newspaper, and certified letters have been sent out. I have not had any inquiries or objections to either application.

***** Effective June 1, 2023: Setback inspections will be required. Contractors will be required to have the property pins located and a string pulled to mark the property lines prior to receiving a setback inspection.**

April

City of Port St. Joe Building Department

850-229-1093



IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a “default” setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID 05324-000R
 Location Address 1001 WOODWARD AVE
 PORT ST JOE
 Brief Tax Description ST. JOSEPH ADDITION UNIT NO. 1 LOT 1 ORB 694/551 FR WILLIAMS BLK 80 MAP 50A
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (0100)
 Sec/Twp/Rng 1-8S-11W
 Tax District Port St. Joe City (5)
 Millage Rate 16.0005
 Acreage 0.32
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 MARTIN JAMES S JR & ELIZABETH
 6241 DAHLONEGA HIGHWAY
 CLERMONT, GA 30527

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500002 - ST JOSEPH ADD UNIT 1	1	LT	0	0

Building Information

Type	SFR5	Heat	AIR DUCTED
Total Area	1,528	Air Conditioning	CENTRAL
Heated Area	1,176	Bathrooms	1
Exterior Walls	CONC BLOCK; VINYL SID	Bedrooms	2
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	PLASTER	Actual Year Built	1953
Frame Type	MASONRY	Effective Year Built	2010
Floor Cover	PINE WOOD; HARDWOOD		

*Effective Year is simply the difference between economic life and remaining economic life of the structure. The year is evident by the condition and utility of the structure. The Effective Year may or may not represent the Actual Year Built.

Extra Features

Code	Description	Length x Width	Area	Year Built
0121	CLFENCE 4' (*)	350 x 0 x	1	1988

Sales

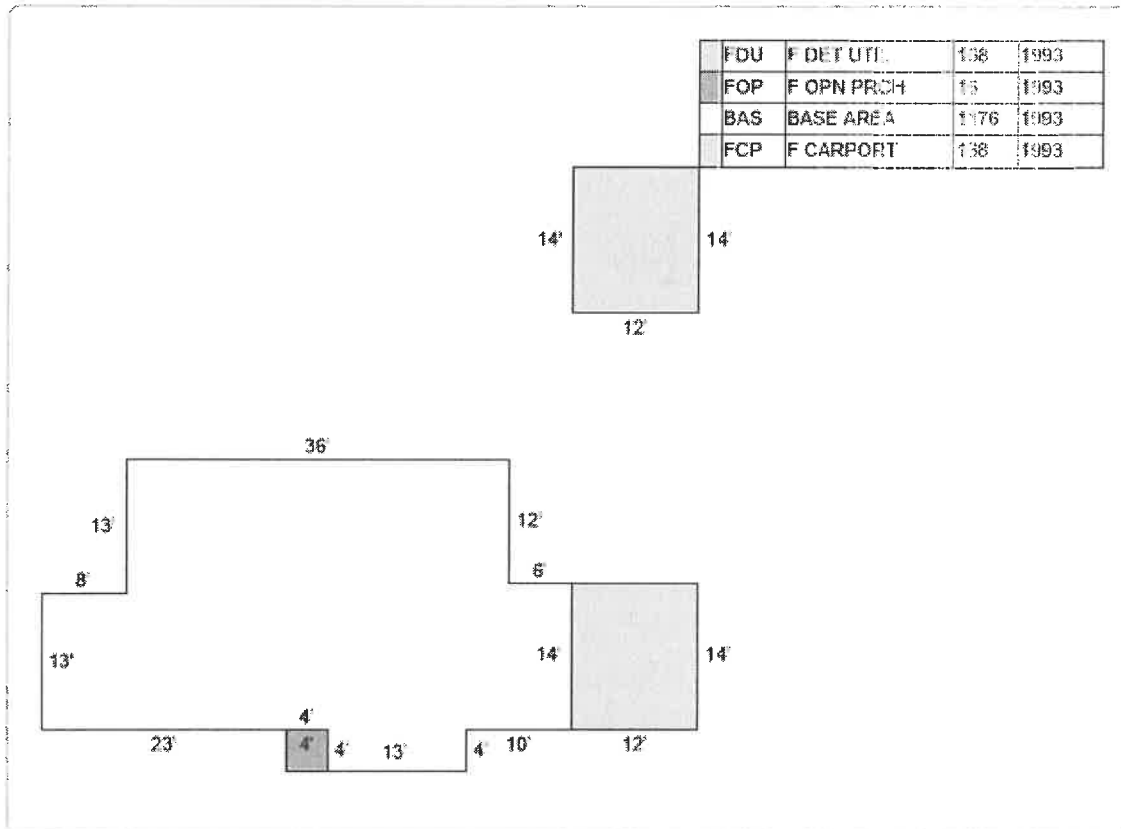
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	6/19/2020	\$119,300	WD	<u>694/551</u>	Qualified	Improved	WILLIAMS IAN A & CAROLYN M	MARTIN JAMES S JR & ELIZABETH R
N	1/21/2005	\$160,000	WD	<u>364/807</u>	Qualified	Improved	KIRKLAND FRANCIS T & CONSTANCE P	WILLIAMS IAN A & CAROLYN M

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$68,831	\$69,379	\$67,759	\$31,911
Extra Features Value	\$1	\$1	\$1	\$665
Land Value	\$50,000	\$32,000	\$32,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$50,000	\$0	\$0	\$0
Just (Market) Value	\$118,832	\$101,380	\$99,760	\$62,576
Assessed Value	\$111,515	\$101,380	\$51,859	\$62,576
Exempt Value	\$0	\$0	\$26,859	\$37,576
Taxable Value	\$111,515	\$101,380	\$25,000	\$25,000
Maximum Save Our Homes Portability	\$7,317	\$0	\$47,901	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches



The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110. | User Privacy Policy | GDPR Privacy Notice
 Last Data Upload: 7/6/2023, 3:42:09 AM

Contact Us

Developed by
 Schneider
 GEOSPATIAL

December 31, 2020

Mr. Thomas Campbell
Florida Department of Business and Professional Regulation
2601 Blair Stone Road, Building C
Tallahassee, Florida 32399-6563

**RE: Plan Approval
Graceland Portable Buildings
Plan # GPB PG-20**

Dear Mr. Campbell,

Pursuant to the requirements of the Department of Business & Professional Regulation, the above referenced documents have been reviewed for compliance with:

**2020 Florida Building Code, 7th Edition
2017 National Electrical Code (NFPA-70)
Florida Product Approval Rule 61G20-3.006 (FAC)**

All mandatory comments have been satisfied and plans are approved for construction by a currently approved modular building manufacturer.

These documents were reviewed for only what is to be constructed in the factory. Any work performed at the site, such as the foundation, is under the authority and jurisdiction of the local Building Official.

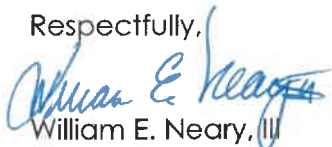
Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved, and constructed under the State of Florida's Manufactured (Modular) Building Program to make the building, code compliant, for the intended use.

A signed and sealed set of plans are maintained on file with Top Line Engineering, LLC.

If you require my assistance in any way, please do not hesitate to contact me.

Thank you.

Respectfully,



William E. Neary, III
Business Partner
Top Line Engineering, LLC
BILL.TLE@yahoo.com

***** Please note: Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.**

BUILDING CODE	2020 FBC, 7th Edition 2017 NATIONAL ELECTRICAL CODE (NFPA-70)
BUILDING TYPE	RESIDENTIAL LAWN STORAGE
MANUFACTURER	GRACELAND PORTABLE BUILDINGS
AGENCY	TOP LINE ENGINEERING, LLC
AGENCY PLAN NUMBER	PG-2020
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	B
FIRE SUPPRESSION SYSTEM	NO
OCCUPANCY	UTILITY
ALLOWABLE # OF STORIES	1
WIND VELOCITY	160 MPH - EXPOSURE C 3 SECOND DUST
FIRE RATING OF EXTERIOR WALLS	0 HOUR
FLOOR LIVE LOAD/DEAD LOAD	40PSF/10PSF
ROOF LIVE LOAD/DEAD LOAD	20PSF/10PSF
"R" RATING OF FLOOR, WALL, AND ROOF	R-0, R-0, R-0
MODULES PER BUILDING	1
SQUARE FOOTAGE	719 SQ-FT
HVHZ APPROVED	NO

GENERAL NOTES:

- FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
- BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY.
- THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R101.4.2.4, R402.1.
- REFER TO TIE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
- ALL LUMBER FOR CONSTRUCTION WILL BE #2 SYP EXCEPT AS NOTED.
- GUTTERS SHALL BE SITE INSTALLED PER THE LOCAL AUTHORITY HAVING JURISDICTION AND PERMITTING REQUIREMENTS.
- ALL WINDOWS AND DOORS TO MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE FLORIDA BUILDING CODE.

BUILDING SIZES:

- 10' WIDTH
10'x24'
- 14' NOMINAL WIDTH*
*NOTE:(13'-0 ACTUAL)
14'x24'
14'x28'
14'x32'
14'x36'
14'x40'
- 12' NOMINAL WIDTH**
**NOTE:(11'-2 ACTUAL)
12'x20'
12'x24'
12'x28'
12'x32'
12'x40'
- 16' NOMINAL WIDTH*
*NOTE:(15'-0 ACTUAL)
16'x24'
16'x28'
16'x32'
16'x36'
16'x40'

INDEX OF SHEETS:

- S-0-PG - COVER SHEET
S-0A-PG - GENERAL NOTES (CONT.)
S-1-PG - FOUNDATION PLAN (NOT USED)
S-2-PG - UPLIFT ANCHORAGE (NOT USED)
S-3-PG - FRAMING PLAN
S-4-PG - BUILDING SECTIONS
S-5-PG - ELEVATIONS
S-6-PG - NAIL PATTERNS
S-7-PG - DETAILS
S-8-PG - DETAILS
S-8A-PG - DORMER DETAILS

ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE NOT PROVIDED BY RAILROAD CONSULTANTS, PLLC AND ARE TO BE DESIGNED BY OTHERS IF APPLICABLE AND ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. RAILROAD CONSULTANTS, PLLC IS NOT RESPONSIBLE THESE ITEMS.

- RAMP, STAIRS, AND GENERAL ACCESS

- HVHZ COMPONENTS FOR SHEDS REQUIRE THAT INSTALLATION BE PER MANUFACTURER'S INSTRUCTIONS.
- STRUCTURES ARE DESIGNED FOR LOCATIONS WITH A SURFACE ROUGHNESS CATEGORY B AND A TOPOGRAPHICAL FACTOR OF 1.0. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
- STRUCTURES SHOULD HAVE METAL ROOF OR OPTIONAL 25 YEAR RATED FIBERGLASS/ASPHALT SHINGLES.
- ALL STUDS, RAFTERS, COLLAR TIES, AND TRUSS CHORDS ARE SPF #2, U.N.O.
- ALL EXTERIOR WOOD IS TO BE PRESSURE TREATED.
- ALL ROOF DECKING IS TO BE 3/8" O.S.B.
- ALL SIDING IS TO BE 3/8" P.T. T-III PLYWOOD OR DURATEMP.
- ALL FLOOR JOISTS ARE TO BE P.T. SYP #2.
- ALL EXTERIOR NAILS ARE TO BE HOT DIPPED GALVANIZED.
- ALL FLOOR DECKING IS TO BE 3/8" P.T. PLYWOOD.
- ALL SKIDS ARE TO BE 4x6 P.T. SYP, RATED FOR GROUND CONTACT.
- THE STRUCTURE HAS BEEN DESIGNED TO RESIST LOADS AS A COMPLETED STRUCTURE ONLY. APPLICATION OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR AND INCLUDED IN THE DESIGN OF SHORING, BRACING, FORM WORK, AND OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.
- NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION HAS BEEN PROVIDED BY THE ENGINEER.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- DIFFERENTIAL PRESSURE:
WINDOWS & DOORS = +/--25P

NOT APPROVED FOR HVHZ

Please note: Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.

SHEET APPROVAL STAMP

Gregory B. Sodi
No. 74929
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TOP LINE ENGINEERING, LLC
William E. Neary, III
SMP-51, SMP-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 32724

PORTABLE GARAGE--FL--V=150MPH--FBC 2020

RAILROAD CONSULTANTS, PLLC
213 UPTOWN SQUARE
MURFREESBORO, TN 37129
PHONE: (615) 663-1142

GRACELAND PORTABLE BUILDINGS
1404 for the G

GRACELAND PORTABLE BUILDINGS, LLC
267 RELIHAN STREET
PEARSON, GA 31642
PHONE: (888) 472-2304

PROJECT NO: 4081001FL
DATE: 12-22-20
DRAWN BY: JMG
CHECKED BY: DBG
REVISION: 03

SHEET NUMBER
S-0-PG

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB PG-20 *** NOT HVHZ APPROVED

GENERAL NOTES (CONT.)

32. HARDIE OR LP LAP SIDE OR EQUAL (8-1/4", 7" EXPOSURE/REVEAL) INSTALLED OVER 7/16" OSB ARE ACCEPTABLE ALTERNATES TO THE ORIGINAL DESIGN FOR ALL STRUCTURES AND THEY MEET OR EXCEED ALL APPLICABLE BUILDING CODES.

DESIGN CRITERIA:

1. DEAD LOADS:
LOFT: 5 PSF
2. LIVE LOADS:
LOFT: 10 PSF
3. SNOW LOADS:
GROUND SNOW LOAD, $P_g=25\text{psf}$
FLAT ROOF SNOW LOAD, $P_f=20\text{psf}$
SNOW EXPOSURE FACTOR, $C_e=1.2$
SNOW LOAD IMPORTANCE FACTOR, $I=0.8$
THERMAL FACTOR, $C_t=1.2$
4. WIND LOADS:
BASIC WIND SPEED, $V=150\text{ MPH}$
RISK CATEGORY = 1
WIND EXPOSURE B
C&C ROOF-ZONE 1=23.3, -37.0 psf
C&C ROOF-ZONE 2=23.3, -64.5 psf
C&C ROOF-ZONE 3=23.3, -95.4 psf
C&C WALL-ZONE 4=40.5, -43.9 psf
C&C WALL-ZONE 5=40.5, -54.2 psf
5. SEISMIC LOADS:
THIS STRUCTURE IS EXEMPT FROM SEISMIC DESIGN PER EXEMPTION 3 OF ASCE 7-16, SECTION 11.1.2

NOT APPROVED FOR HVHZ

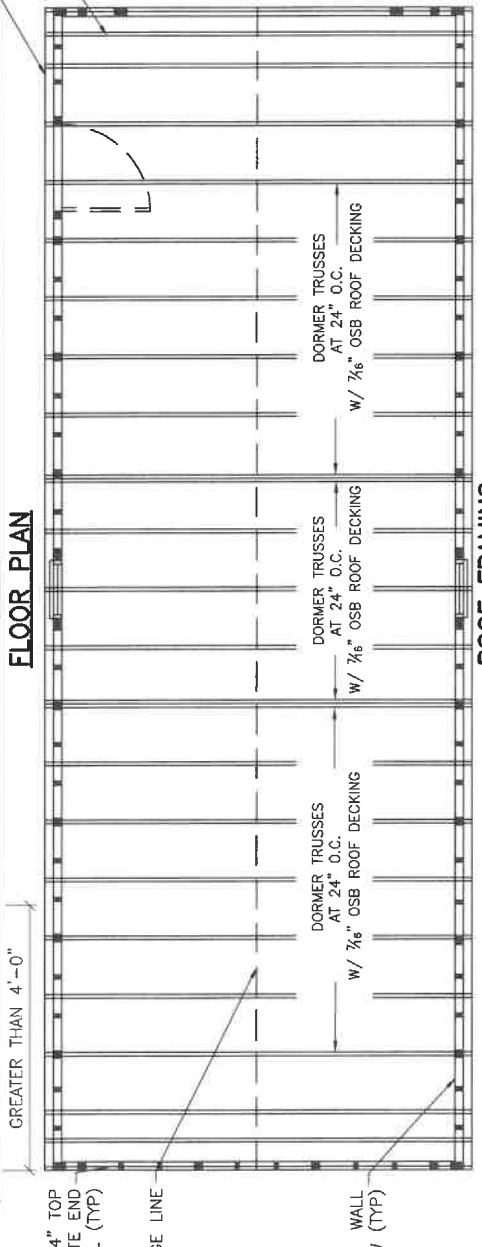
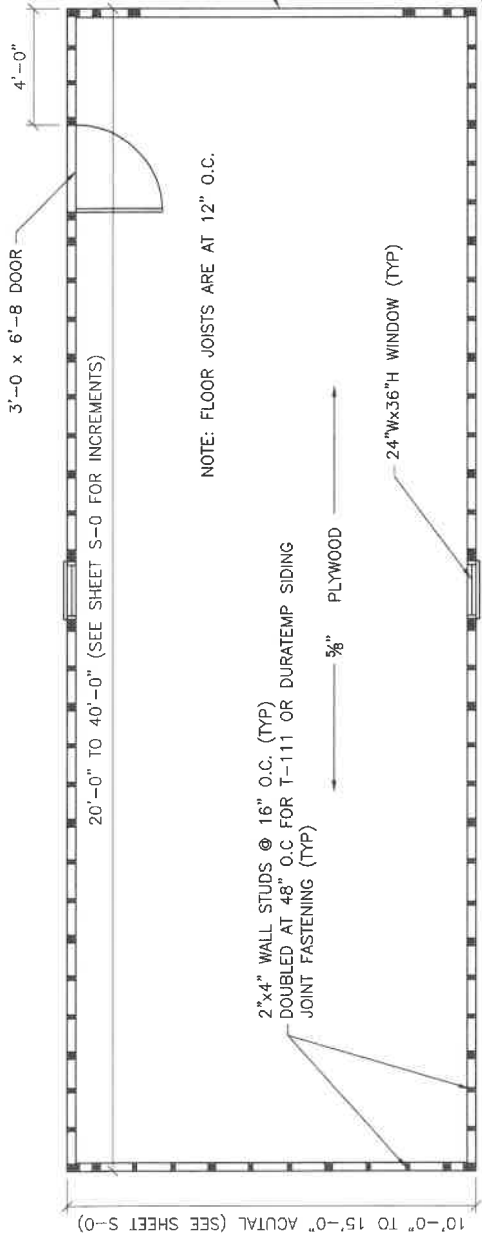
	<p>SHEET APPROVAL STAMP</p> <div style="border: 1px solid black; padding: 5px; font-size: small;"> <p>W.E. NEARY, III WILLIAM E. NEARY, III SMP-51, SMP-79, ICC-5185040 10049 Oakview Pointe Terrace Goshua, Florida 34734</p> </div>	 <p>RAILROAD CONSULTANTS, PLLC 213 UPTOWN SQUARE MURFREESBORO, TN 37129 PHONE: (615) 663-1142</p>	 <p>GRACELAND PORTABLE BUILDINGS, LLC 267 RELIHAN STREET PEARSON, GA 31642 PHONE: (888) 472-2304</p>	<p>PROJECT NO: 4061001FL DATE: 12-22-20 DRAWN BY: JMC CHECKED BY: DBG REVISION: 03</p>	<p>PROJECT NO: 4061001FL DATE: 12-22-20 DRAWN BY: JMC CHECKED BY: DBG REVISION: 03</p>
PORTABLE GARAGE--FL--V=150MPH--FBC 2020					
<p>2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB PG-20 *** NOT HVHZ APPROVED</p>					

FLOOR PLAN NOTES:
 1) INSTALL 5/8" FLOOR SHEATHING WITH LONG DIMENSION SPANNING JOISTS, STAGGER JOINTS.
 2) FASTEN 5/8" FLOOR SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

OTHER FRAMING NOTES:
 1) 2x4 UPPER TOP PLATE W/ (2) 3"x0.120Ø NAILS AT 16" O.C. TO 2x4 LOWER TOP PLATE.
 2) SEE S-7-PG FOR TRUSS FASTENING TO TOP PLATE DETAILS.
 9'-0"x7'-0" OVERHEAD ROLL-UP ALUMINUM GARAGE DOOR UNIT FOR BUILDINGS GREATER THAN 10' WIDE, OTHERWISE 8'-0"x7'-0" OVERHEAD ROLL-UP DOOR.

ROOF FRAMING NOTES:
 1) INSTALL 7/8" ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES.
 2) FASTEN 7/8" ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

(2) 2x4 TOP PLATE SIDE WALLS (TYP)
 HELPER TRUSS 12" FROM END WALLS (TYP)

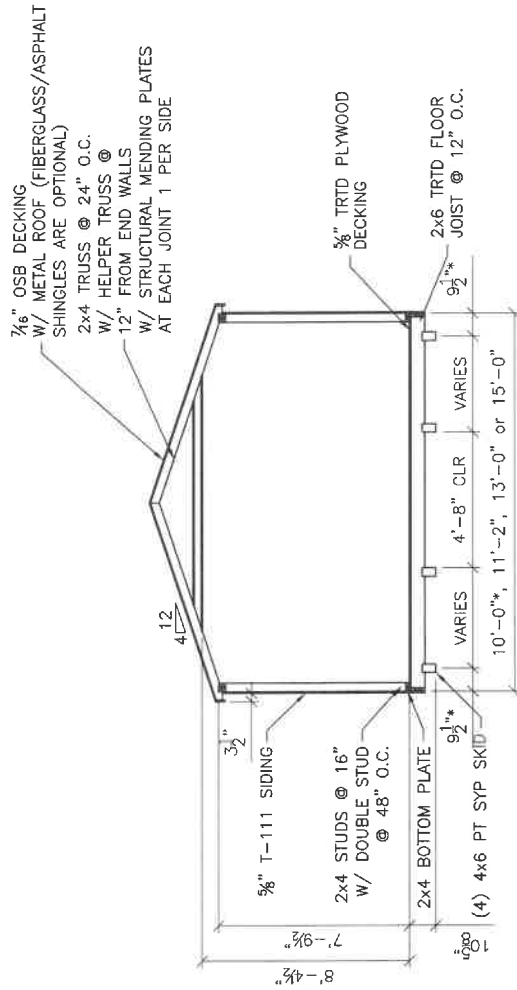


NOT APPROVED FOR HVHZ

			PROJECT NO: 4081001FL SHEET NUMBER: S-3-PG SCALE: 1/4"=1'-0"
	SHEET APPROVAL STAMP William E. Healy, III SMP-51, SM-79, ICC-5185040 10649 Oakview Pointe Terrace Galtso, Florida 34734	RAILROAD CONSULTANTS, PLLC 213 UPTOWN SQUARE MURFREESBORO, TN 37129 PHONE: (615) 663-1142	GRACELAND PORTABLE BUILDINGS, LLC 267 RELIHAN STREET PEARSON, GA 31642 PHONE: (888) 472-2304

PORTABLE GARAGE--FL--V=150MPH--FBC 2020

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB PG-20 *** NOT HVHZ APPROVED



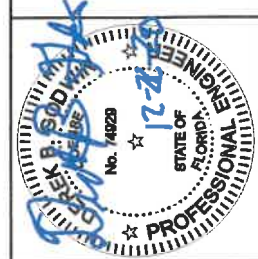
10' x 12' 14' & 16' (NOMINAL) WIDE

BUILDING SECTIONS

- NOTES:
- 1) ON 10'-0" WIDE BUILDINGS THE OUTER SKIDS ARE SPACED AT 14" FROM THE EXTERIOR OF THE BUILDING (EXCLUDING THE SHEATHING).
 - 2) FOR METAL GAUGE OF ROOF DECKING SEE S-5-PG.
 - 3) FOR MFGR AND SIZE OF TRUSS MENDING PLATES SEE S-7-PG.
 - 4) FOR BOTTOM PLATE & SKID FASTENING SEE S-8-PG.
 - 5) FOR WALL SHEATHING FASTENING SEE S-6-PG.
 - 6) FOR OPTIONAL DORMER SEE S-8A-PG.

NOT APPROVED FOR HVHZ

SHEET APPROVAL STAMP



T.E. Engineering & Architecture, LLC
 William E. Meany, III
 SAMP-51, SMI-79, LCS 1585040
 10880 Oakdale Pointe Terrace
 Galtus, Florida 34734



RAILROAD CONSULTANTS, PLLC
 213 UPTOWN SQUARE
 MURFREESBORO, TN 37129
 PHONE: (615) 663-1142

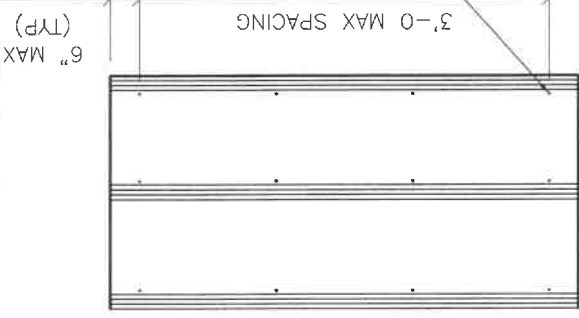


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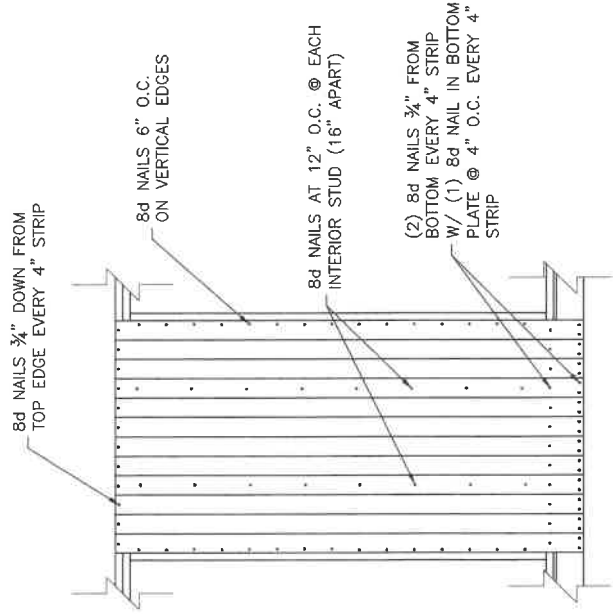
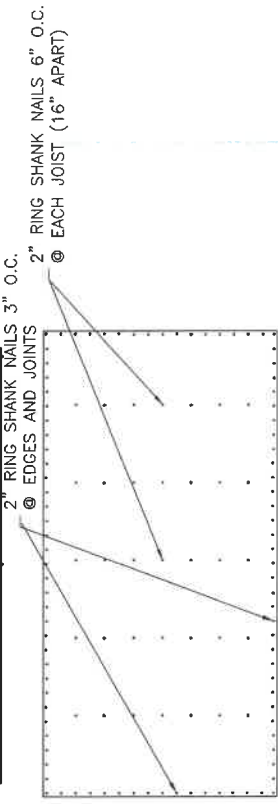
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 DRAWN BY: JMG
 CHECKED BY: DBG
 REVISION: 03

PORTABLE GARAGE--FL--V=150MPH--FBC 2020

SHEET NUMBER
S-4-PG
 SCALE: 1/4"=1'-0"



METAL ROOFING (SCREW PATTERN)



WALL SHEATHING (NAIL PATTERN)

NOT APPROVED FOR HVHZ

FLOOR SHEATHING (NAIL PATTERN)

PORTABLE GARAGE--FL--V=150MPH--FBC 2020

SHEET APPROVAL STAMP

Greg B. Saddington
No. 74829
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WILLIAM E. HENRY, III
SMA-51 SMA/SA ICCES E55040
10500 Parkway Plaza, Suite 200
Gotha, Florida 32724



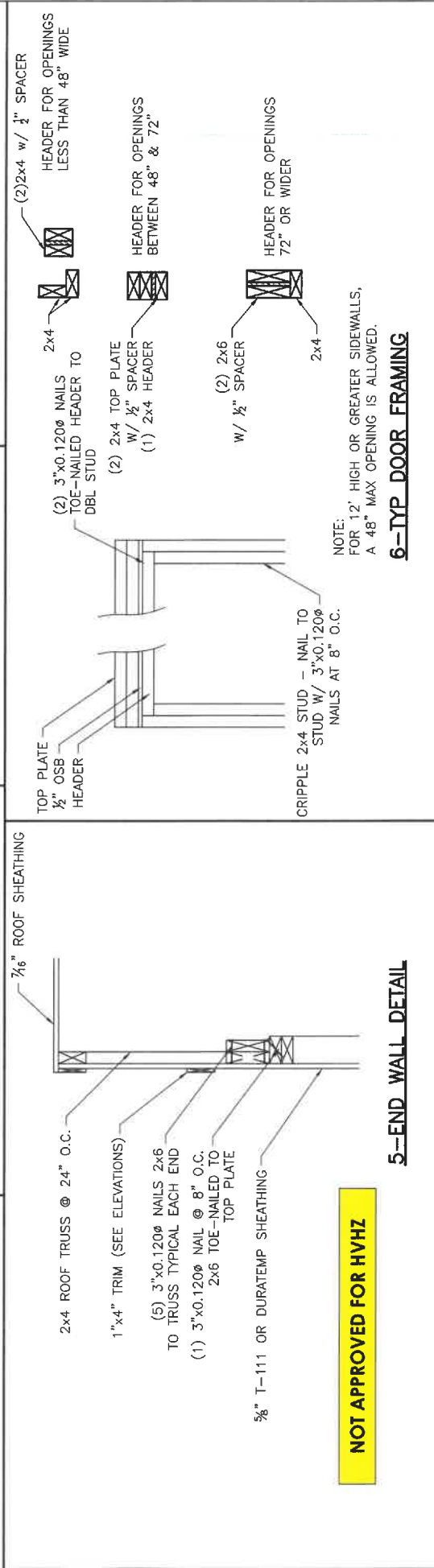
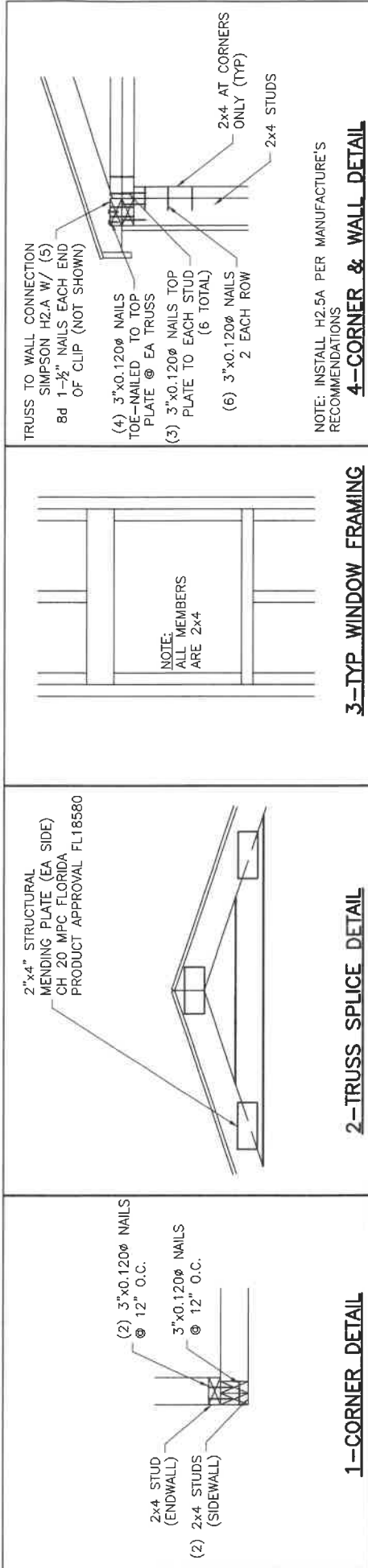
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GRACELAND PORTABLE BUILDINGS, LLC
287 RELIHAN STREET
PEARSON, GA 31642
PHONE: (888) 472-2304

PROJECT NO: 4061001FL	SHEET NUMBER
DATE: 12-22-20	S-6-PG
DRAWN BY: JMG	SCALE: 1/2"=1'
CHECKED BY: DBG	
REVISION: 03	

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB PG-20 *** NOT HVHZ APPROVED



NOT APPROVED FOR HVHZ

PORTABLE GARAGE--FL--V=150MPH--FBC 2020

SHEET APPROVAL STAMP

GRACELAND PORTABLE BUILDINGS, LLC
 213 UPTOWN SQUARE
 MURFREESBORO, TN 37129
 PHONE: (615) 663-1142

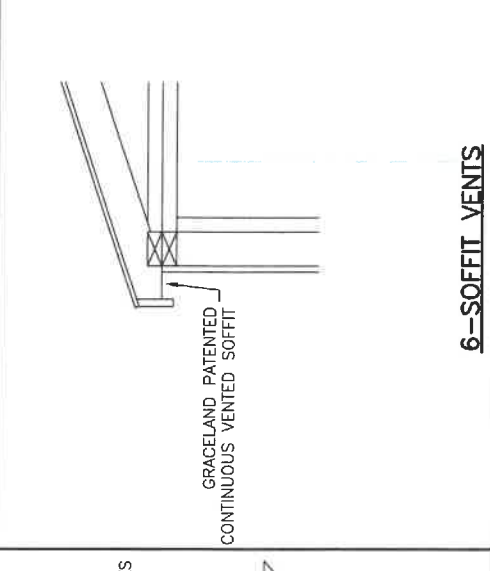
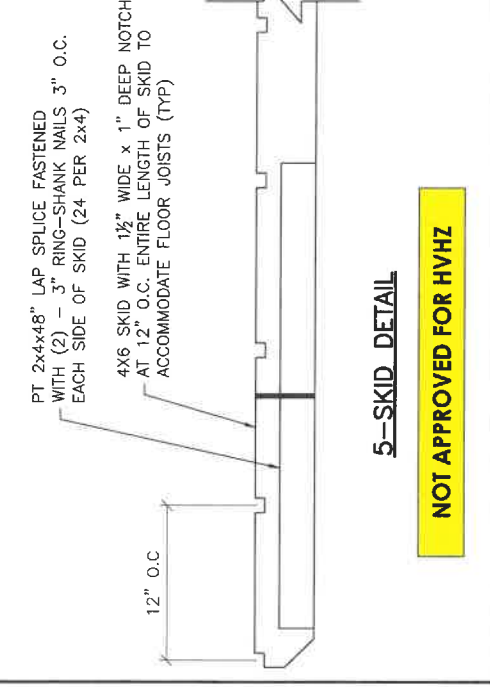
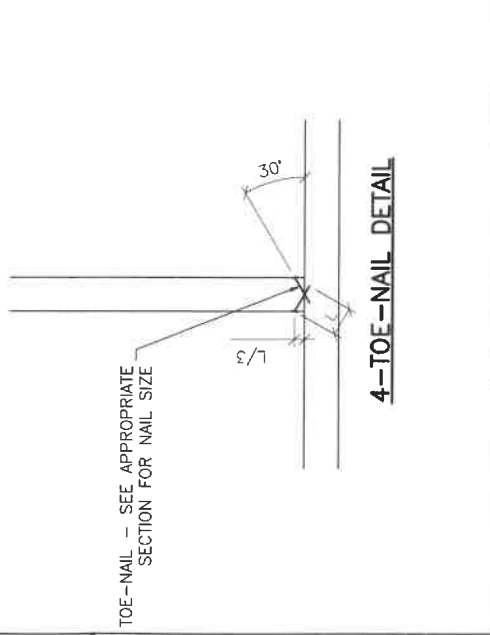
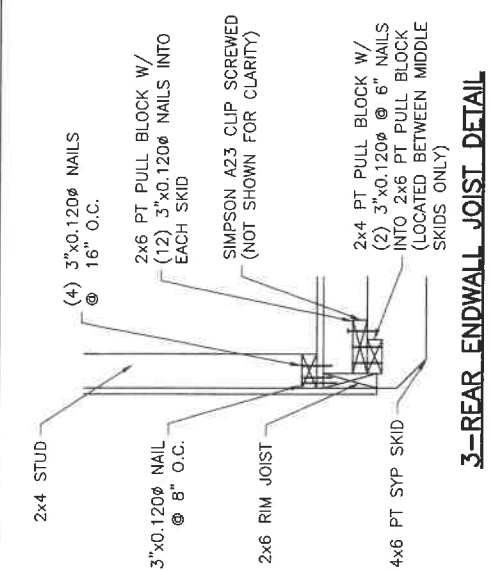
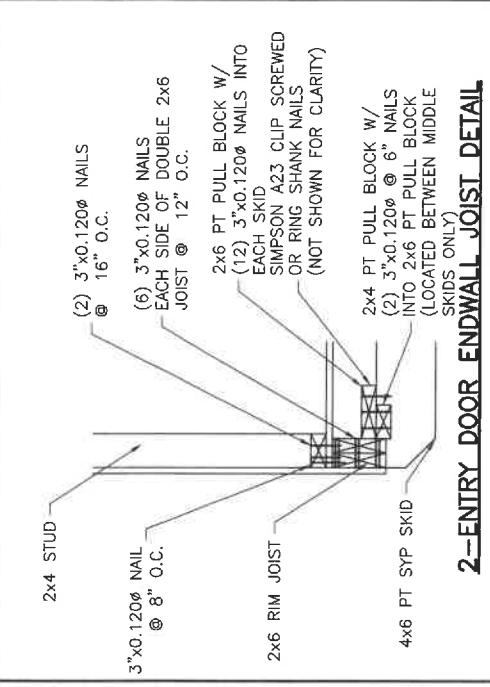
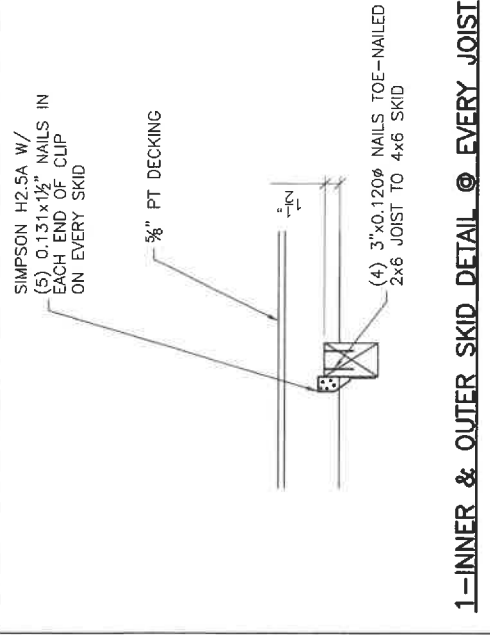
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SHEET NUMBER **S-7-PG**
 SCALE: 1"=1'

GRACELAND PORTABLE BUILDINGS
 "Look for the G"

STATE OF FLORIDA PROFESSIONAL ENGINEER
 No. 74929
 12-22-20



PORTABLE GARAGE--FL--V=150MPH--FBC 2020

RAILROAD CONSULTANTS, PLLC
213 UPTOWN SQUARE
MURFREESBORO, TN 37129
PHONE: (615) 663-1142

GRACELAND PORTABLE BUILDINGS, LLC
267 RELIHAN STREET
PEARSON, GA 31642
PHONE: (888) 472-2304

PROJECT NO: 4061001FL
DATE: 12-22-20
DRAWN BY: JMG
CHECKED BY: DBG
REVISION: 03

SHEET APPROVAL STAMP

WILLIAM E. NEARY, III
SMP-51, SM-79, ICC 5185040
1069 Oakview Pointe Terrace
Gotha, Florida 32724

12-22-20

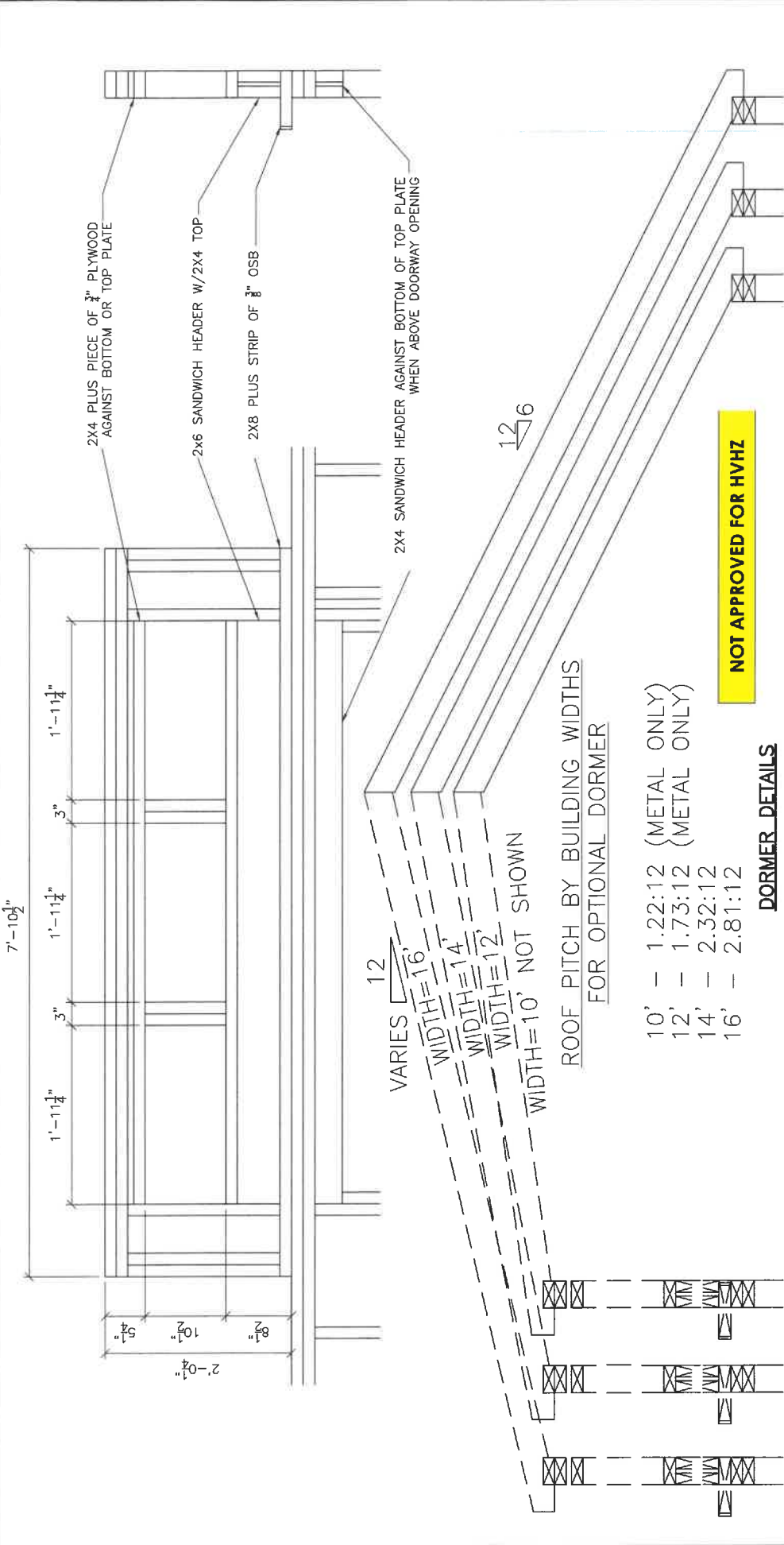
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 74829

GRACELAND PORTABLE BUILDINGS
"Loc for the G"

SCALE: 1"=1'

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB PG-20 *** NOT HVHZ APPROVED

13



NOT APPROVED FOR HVHZ

DORMER DETAILS

ROOF PITCH BY BUILDING WIDTHS
FOR OPTIONAL DORMER

- 10' - 1.22:12 (METAL ONLY)
- 12' - 1.73:12 (METAL ONLY)
- 14' - 2.32:12
- 16' - 2.81:12

- VARIES $\frac{12}{16}$
- WIDTH=16'
- WIDTH=14'
- WIDTH=12'
- WIDTH=10', NOT SHOWN

	<p>SHEET APPROVAL STAMP</p> <p>WILLIAM E. NEARY, III SMP-51, SMI-79, ICC 5185940 10649 Oakview Pointe Terrace Gotha, Florida 34724</p>		<p>RAILROAD CONSULTANTS, PLLC 213 UPTOWN SQUARE MURFREESBORO, TN 37129 PHONE: (615) 663-1142</p>		<p>GRACELAND PORTABLE BUILDINGS, LLC 267 RELIHAN STREET PEARSON, GA 31642 PHONE: (888) 472-2304</p>	<p>PROJECT NO: 4061001FL DATE: 12-22-20 DRAWN BY: JMG CHECKED BY: DBG REVISION: 03</p>	<p>SHEET NUMBER S-8A-PG SCALE: 1"=1'</p>
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PORTABLE GARAGE--FL--V=150MPH--FBC 2020

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB PG-20 *** NOT HVHZ APPROVED

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

Property Address: 1001 WOODWARD AVE Zoning: R-2A
PSJ 32456

Property Owner: JAMES & ELIZABETH MARTIN Phone: 770-287-4589

Mailing Address: 1001 WOODWARD AVE City, State, and Zip: PSJ, FL 32456

Parcel Number: 205324-000A Applicant if different: _____

[Signature]
Owner signature

Swore to and subscribed before me this 5 day of June 2023. Personally known or produced identification Drivers license.

[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

5 JUN 23
Date

[Signature]
Applicant Signature

5 JUN 23
Date

June 2, 2023

RE: Special Exception Request Application for 1001 Woodward Avenue, Port St. Joe, FL

Section 3.04(1)f

Property Owners: James S. Martin Jr. and Elizabeth Martin

Our home is situated on the SE corner lot at the intersection of 10th street and Woodward Avenue with the Port City walking path and city softball fields adjacent to our back yard. We are requesting a variance to allow us to place a shed 3 feet from our property line along the back fence next to the bike path.

To the North of us, is 10th Street; to the East of us, is the ball-field bleachers. We have informed our neighbor to the South of us of our intention to place a shed and the variance we are requesting. They had no objections to us doing this. Attached are drawings & photos of the area where we are requesting approval to place the shed.

Thank you for considering our special exception request. Please let us know if we can provide additional information. We can be reached at 770-287-4589.



James S. Martin Jr.



Elizabeth Martin

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

Parcel ID# 05324-000R

WARRANTY DEED

THIS WARRANTY DEED made the 19th day of June, 2020, by

IAN A. WILLIAMS and wife, CAROLYN M. WILLIAMS
112 Stone Drive
Port St. Joe, Florida 32456

hereinafter called the grantor, to

JAMES S. MARTIN, JR. and wife, ELIZABETH R. MARTIN
P.O. Box 894
Hartselle, Alabama 35640

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 80, of the City of Port St. Joe, Florida, according to the plat thereof as recorded in Plat Book 1, page 28, of the public records of Gulf County, Florida.

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

PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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, 2019.

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 S. Strickland
Witness
Printed Name: Laura L. Strickland

[Signature]
IAN A. WILLIAMS

[Signature]
CAROLYN M. WILLIAMS

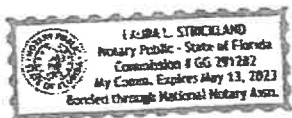
Dana E. Mallett
Witness
Printed Name: Dana E. Mallett

State of Florida
County of Gulf



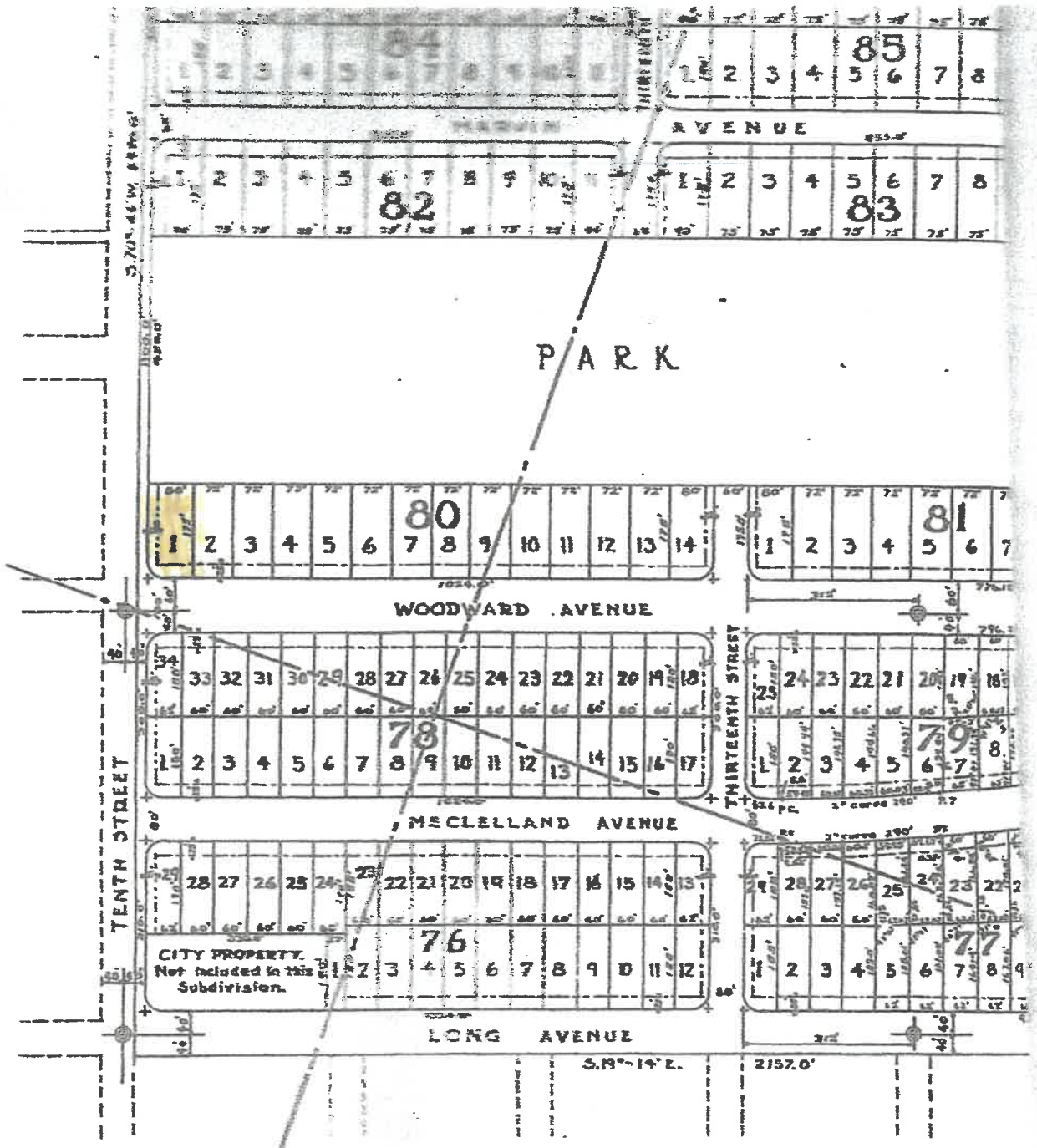
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of June, 2020, by IAN A. WILLIAMS and CAROLYN M. WILLIAMS, who is personally known to me or has produced as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of June, 2020.



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

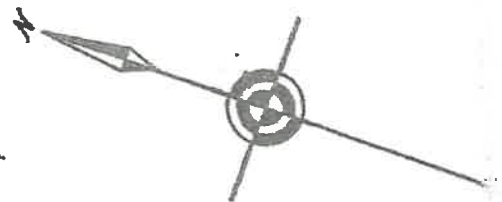
RE: WILLIAMS/MARTIN



LEGEND:

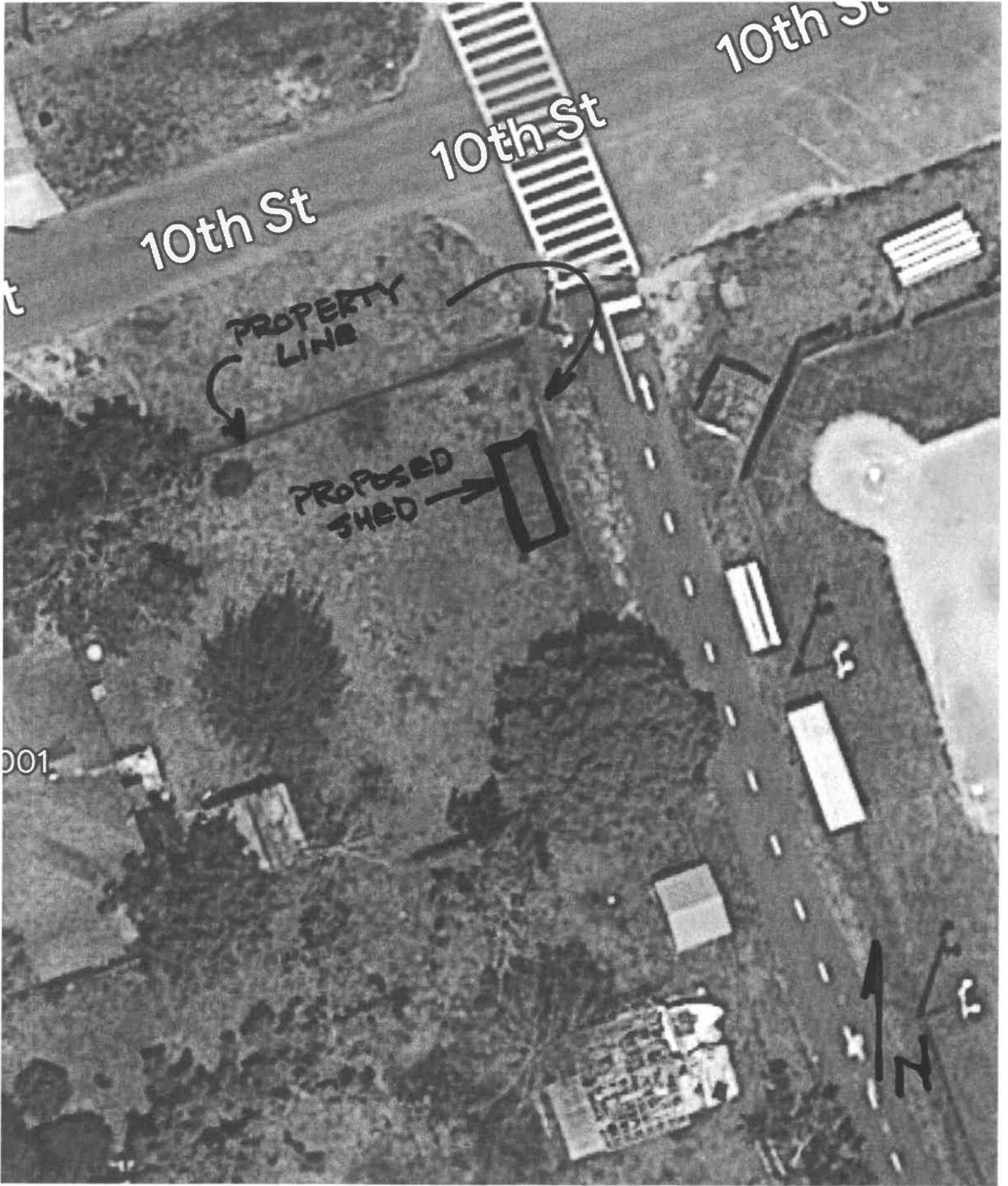
- ① Indicates permanent reference monument.
- Indicates property not included in this Subdivision.
- Indicates building line restrictions.

NOTE - AS curved corners not shown otherwise they have radii of 300'



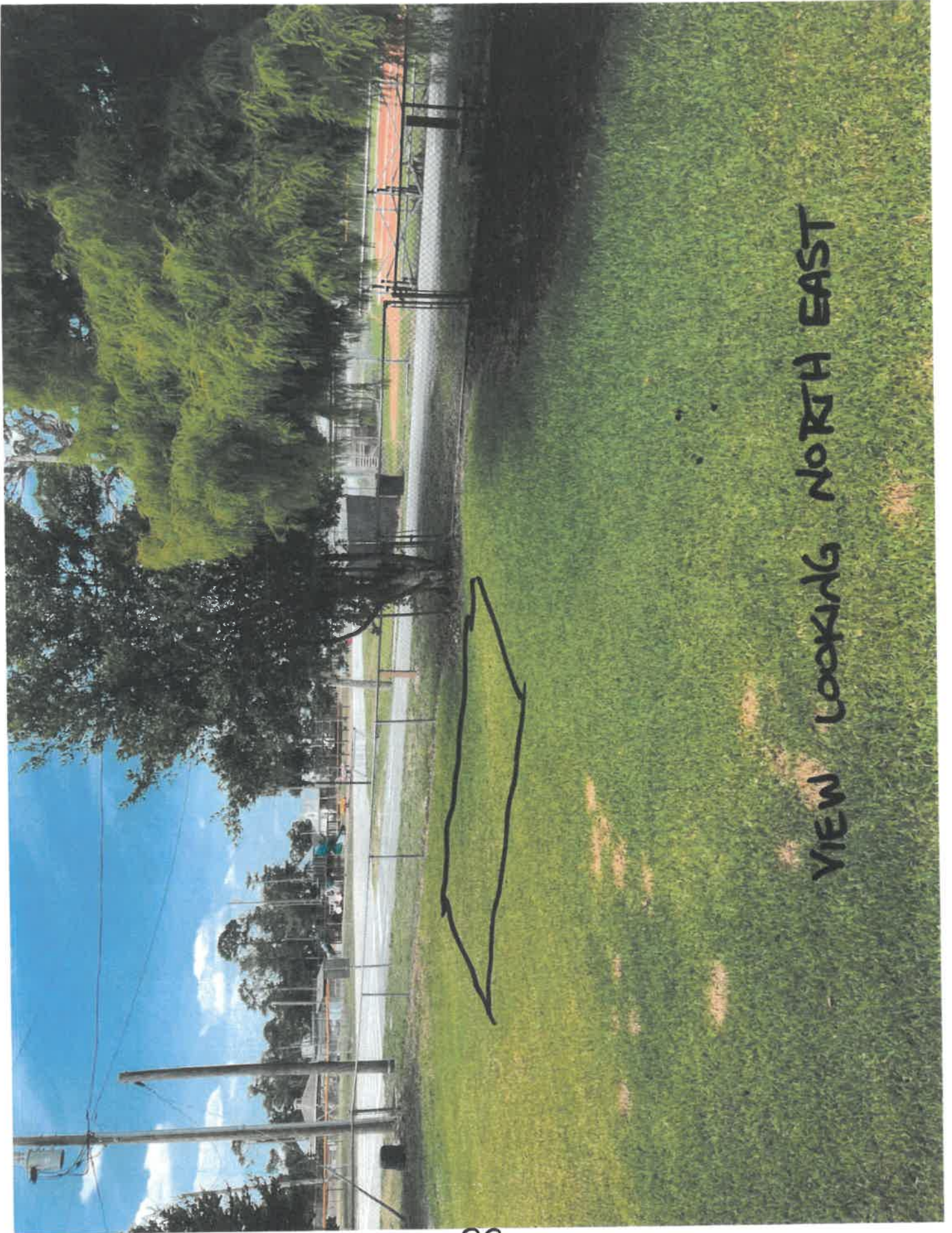
SITE PLAN





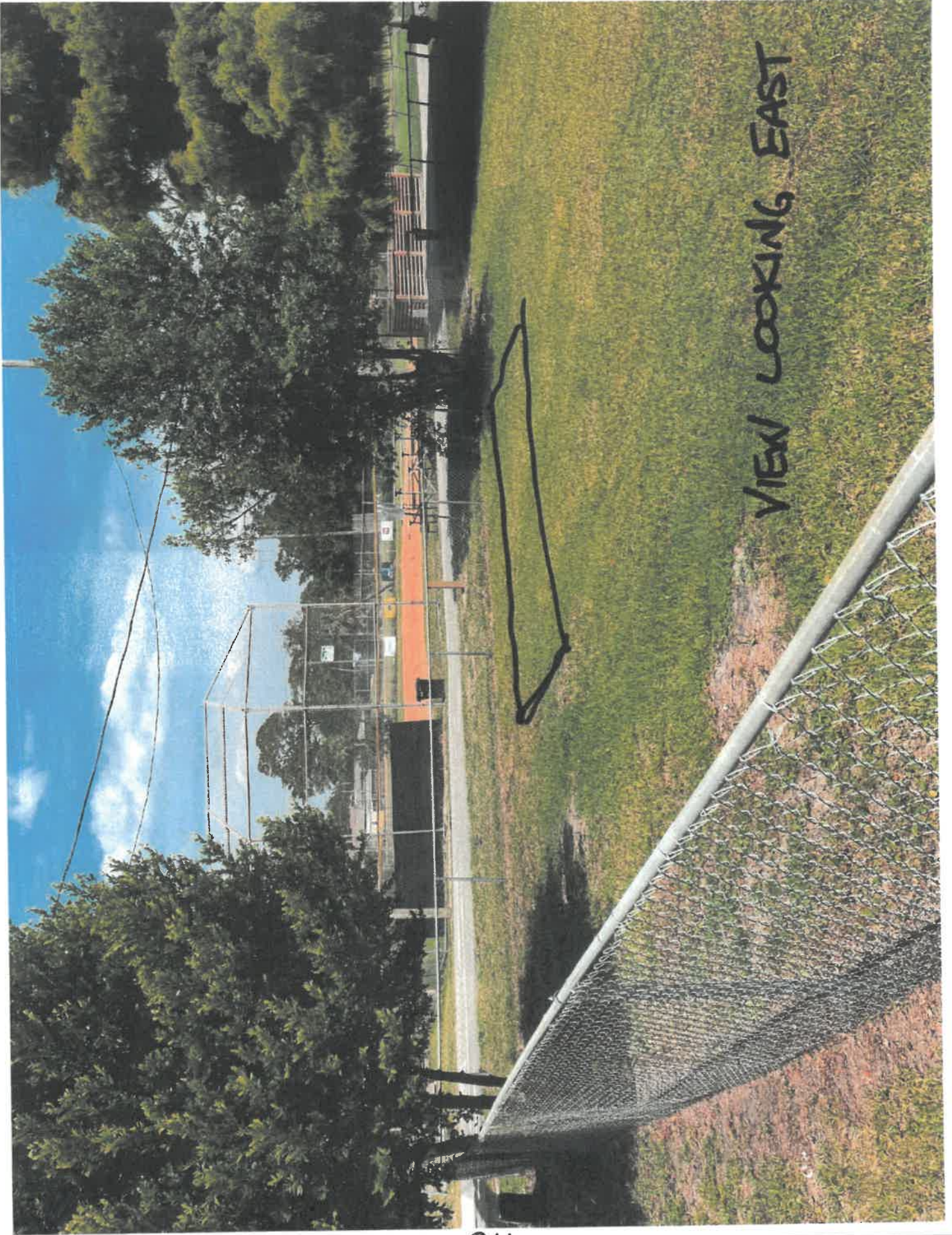


22



VIEW LOOKING NORTH EAST

VIEW LOOKING EAST





Overview



Legend

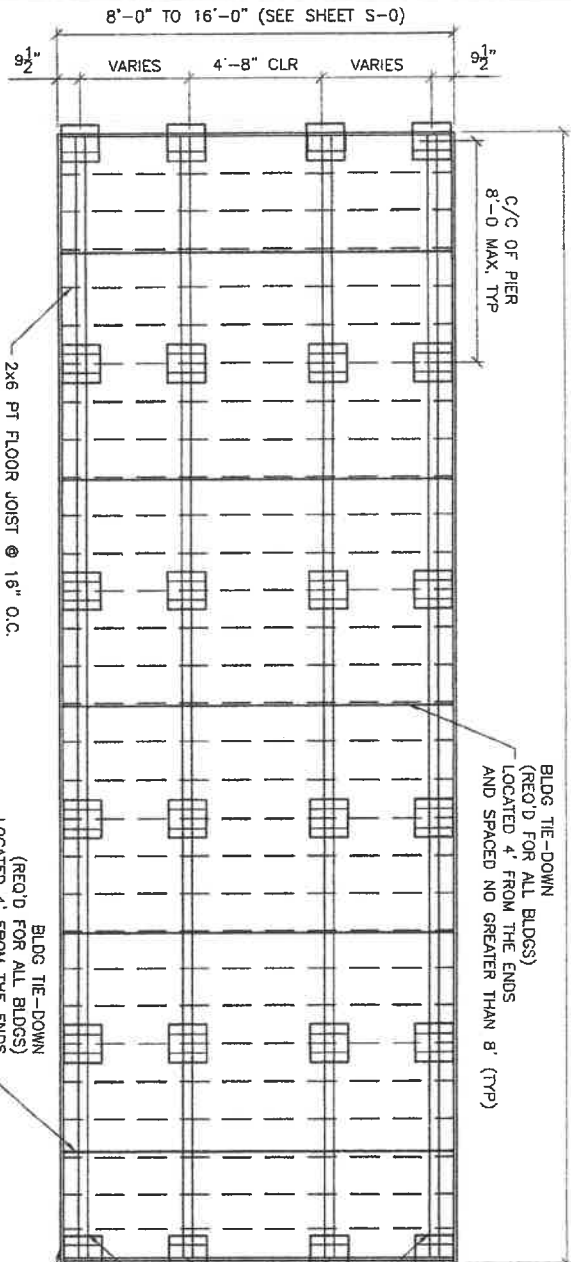
- Parcels
- Roads

Parcel ID	05324-000R	Alternate ID	05324000R	Owner Address	MARTIN JAMES S JR & ELIZABETH
Sec/Twp/Rng	1-8S-11W	Class	SINGLE FAMILY		6241 DAHLONEGA HIGHWAY
Property Address	1001 WOODWARD AVE	Acreage	0.32		CLERMONT, GA 30527
	PORT ST JOE				
District	5				
Brief Tax Description	ST. JOSEPH ADDITION UNIT NO. 1				
	(Note: Not to be used on legal documents)				

Date created: 6/7/2023
Last Data Uploaded: 6/7/2023 7:38:05 AM

Developed by  Schneider
GEO SPATIAL

12'-0" TO 40'-0" (SEE SHEET S-0 FOR INCREMENTS)



FOUNDATION IS APPLICABLE TO:

- CORNER PORCH CABIN
- MIDDLE PORCH CABIN
- CABIN
- GARDEN SHED
- PORTABLE GARAGE
- SIDE PORCH CABIN
- UTILITY

FOUNDATION ALTERNATIVES:

- 1) THE FOLLOWING 16"x16" ABS PIER PAD. www.mobilehomeportstore.com. ITEM #: 5032250 IS AN ACCEPTABLE SUBSTITUTE FOR THE 4"x16"x16" PRECAST CONCRETE PAD.
- 2) IT IS ALSO ACCEPTABLE SUBSTITUTE THE 4"x16"x16" PRECAST CONCRETE PAD WITH (2) 4"x8"x8" PRECAST CONCRETE PAD BLOCKS IF THE NUMBER OF PIERS ARE DOUBLED AND ALSO EVENLY SPACED.

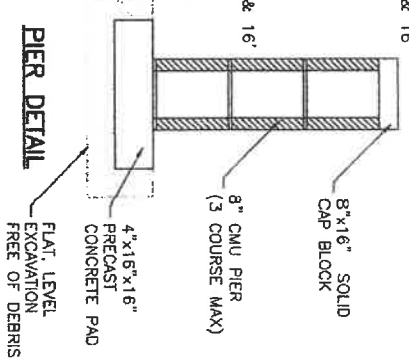
FOUNDATION PLAN*
*NOTES ON SHEET 2

MASONRY:

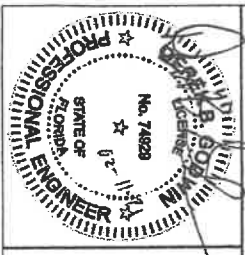
- CMU f'm = 1,500 PSI
- MORTAR f'm = 1,900 PSI
- GROUT f'm = 3,500 PSI

CONCRETE:

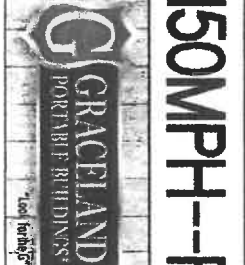
1. MATERIALS (COMPRESSIVE STRENGTH AT 28 DAYS)
FOOTINGS 3,000 PSI
FOOTINGS AND EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED



MAXIMUM OF (3) 8"x8"x16" CONCRETE MASONRY UNITS TO INCREASE SHED HEIGHT. EACH PIER SHALL BEAR ON (1) 4"x16"x16" CONCRETE PAD. MAXIMUM BUILD UP HEIGHT = 24". MIN DIMENSIONS OF BEARING AREA IS 16"x16"



RAILROAD CONSULTANTS, PLLC
213 UPTOWN SQUARE
MURFREESBORO, TN 37129
PHONE: (615) 683-1142



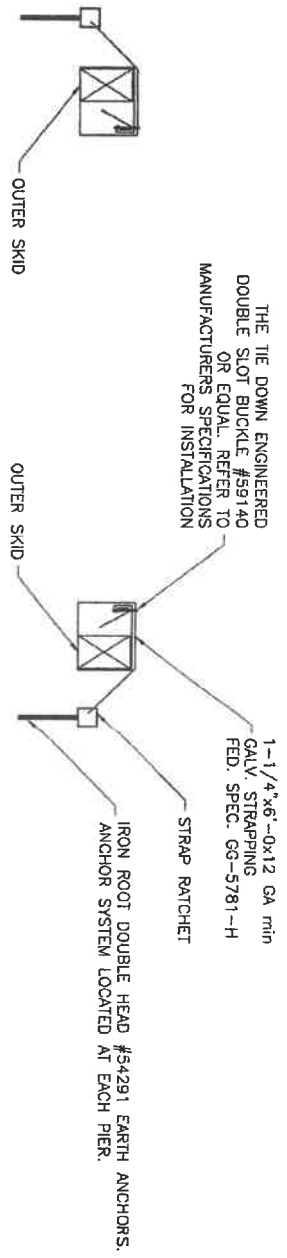
GRACELAND PORTABLE BUILDINGS
8807 US HWY 62
PHONE: (888) 472-2304

PROJECT NO:	4061001FL
DATE:	01-22-21
DRAWN BY:	JMG
CHECKED BY:	DBG
REVISION:	03

SHEET NUMBER
S-1-UT
SCALE: 1/4" = 1'-0"

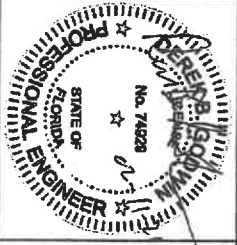
26

- FOUNDATION NOTES:**
1. ANCHORS ARE IRON ROOT DOUBLE HEAD EARTH ANCHORS. PROVIDE ANCHOR AT EACH PERIMETER PIER GIRDER. PROVIDE 1½" - 12 ga OR EQUIVALENT GALVANIZED STRAPS WITH BUCKLE AND SLOTTED PER THE BUILDING CODE.
 2. ANCHORS AND STRAPS INCLUDING THE INSTALLATION SHALL MEET THE REQUIREMENTS OF APPENDIX E OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
 3. THE MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2500 psf HAS BEEN ASSUMED FOR FOOTING DESIGN. CONTRACTOR TO HAVE THIS CAPACITY VERIFIED PRIOR TO CONSTRUCTION.
 4. IF A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 psf IS USED, THEN THE PIER SPACING SHALL BE NO GREATER THAN 4'-0".
 5. FOOTINGS SHALL BE CARRIED TO AN ELEVATION LOWER THAN THOSE SHOWN ON THE DRAWINGS IF REQUIRED TO REACH SUITABLE SOIL.
 6. FOOTINGS SHALL BE PLACED ON SUITABLE SOIL THAT MEETS DESIGN ASSUMPTIONS.



ANCHOR TIE DOWN DETAIL

UTILITY--FL--V=150MPH--FBC 2020



RAILROAD CONSULTANTS, PLLC
 213 UPTOWN SQUARE
 MURFREESBORO, TN 37129
 PHONE: (615) 663-1142



GRACELAND PORTABLE BUILDINGS
 6807 US HWY 62
 PHONE: (888) 472-2304

PROJECT NO:	4061001FL
DATE:	01-22-21
DRAWN BY:	JMG
CHECKED BY:	DBG
REVISION:	03

SHEET NUMBER
S-2-UT
 SCALE: 1/4"=1'-0"

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. X 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 measured 54" from the base of the tree).

Floor plan, indicating all bearing walls, fixtures and exterior hose bibs.

2. X Development Order and/or Requirements

3. N/A New address application

4. N/A Complete City water meter impact form

5. N/A Complete driveway permit application

<u>Ralph Rish</u>	<u>850-227-5137</u>
<small>Applicant</small>	<small>Telephone Number</small>
<u>Long Avenue (Parcel ID: 06076-015R)</u>	<u>06/05/2023</u>
<small>Project Address</small>	<small>Date</small>

CBrown@clawberry.com

(Do not write below this line)

Elevation _____ Land Use District _____ Flood Zone _____ Total Square Feet _____

Connection fees _____ Set Meter fee _____ Account Deposit fee _____ C.A. fee _____

Driveway Permit fee _____ Total Impact fees _____ Water _____ Sewer _____

First Check _____ Second Check _____

Reviewed by _____ Date _____

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

DESCRIPTION

Project Address: Approximately 2800 LF North of US 98 & Long Ave intersection

Lot Square Footage: Project Area = ± 29 ac. Dwelling Square Footage: N/A

Driveway Square Footage: N/A Accessory Building Square Footage: N/A

Pool Square Footage: N/A Patio/Deck Square Footage: N/A

Setbacks: Front: 15' Left Side: 5'
Rear: 10' Right Side: 5'

Floor Area Ratio: N/A Lot Coverage: 60% impervious per lot

Building Height in Feet: N/A Impervious Surface: Project Area = ± 29 ac

Landscape Buffers: (height x width) N/A

Elevation: N/A

Project Address: Long Avenue (Parcel ID: 06076-015R)

Setbacks in feet for accessory uses (including pools and sheds).

From Rear Property Line: 10'

From Primary Structure: N/A

Are trees to be removed from the said property? (If yes, attach a tree location map)	Y	<input checked="" type="radio"/>
Is a Conservation Easement required? (For DEP jurisdictional lands)	Y	<input checked="" type="radio"/>
Are there any yard encroachments?	Y	<input checked="" type="radio"/>
Are any of the following located on the said property?		
Protected habitat	Y	<input checked="" type="radio"/>
Archaeological site	Y	<input checked="" type="radio"/>
Historical site	Y	<input checked="" type="radio"/>
Wetlands	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Protected species	Y	<input checked="" type="radio"/>
Conservation site	Y	<input checked="" type="radio"/>
Flood zone classification other than X-(Other will require elevation certificate)	Y	<input checked="" type="radio"/>
Which of the following will be placed, conducted or located in this property:		
Waterwells	Y	<input checked="" type="radio"/>
Radio, Television antenna or satellite dish	Y	<input checked="" type="radio"/>
Home business	Y	<input checked="" type="radio"/>
Swimming Pool	Y	<input checked="" type="radio"/>

I have answered the above questions truthfully and to the best of my knowledge.



Applicant's Signature

06/05/2023

Date

ORDINANCE NO. 586

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE ZONING MAP; DESIGNATING AND ESTABLISHING THE LONG AVENUE NORTH PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE LONG AVENUE NORTH PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE ZONING CODE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Port St. Joe ("City") has deemed it appropriate to establish a planned unit development for a community ("Long Avenue North Planned Unit Development Zoning District") to be located on a parcel of land which is legally described in Exhibit "A", attached and incorporated herein ("Property"); and

WHEREAS, on March 2, 2021, the Planning and Development Review Board for the City, recommended approval of the Long Avenue North Planned Unit Development Zoning District ; and

WHEREAS, The Long Avenue North Planned Unit Development Zoning District is intended to consist of a residential development that includes recreational amenities such as walking trails, sidewalks and playing fields; and

WHEREAS, The Long Avenue North Planned Unit Development Zoning District will be served by City water and sewer facilities; and

WHEREAS, The Long Avenue North Planned Unit Development Zoning District will comply with the all applicable stormwater management requirements for the Property; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. NAME

This Ordinance shall be known as the implementing ordinance for the Long Avenue North Planned Unit Development Zoning District.

SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the Long Avenue North Planned Unit Development Zoning District is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan, including but not limited to Future Land Use Element Policy 1.3.4, Low Density Residential R-1 and High Density Residential R-3.

SECTION 3. APPROVAL

The establishment of the Long Avenue North Planned Development Zoning District on the lands legally described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby approved subject to the conditions in this Ordinance.

SECTION 4. PERMITTED USES

The following uses shall be principal permitted uses within all areas of the Long Avenue North Planned Unit Development Zoning District:

- A. Residential. Provides for single family and multi-family residential units. Density shall not exceed three hundred (300) units.
- B. Recreation. Active recreation means recreational lands and improvements that are facility oriented which may require equipment and take place at prescribed places, or sites, which may include a club house. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities may include, but are not limited to walking, nature and bike trails, stormwater management facilities, viewing platforms, boardwalks, picnic areas and bird watching.
- G. Permitted Accessory and Ancillary Uses. The following shall be accessory permitted uses within all areas of the Long Avenue North Planned Unit Development Zoning District: Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, parking facilities and other uses or facilities associated with the support of the permitted principal uses.

SECTION 5. DEVELOPMENT STANDARDS

- A. All residential, uses shall be served by central potable water facilities and central wastewater facilities, as provided by the City.
- B. All development within the Long Avenue North Planned Unit Development Zoning District shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance.
- C. The minimum setbacks for residential units shall be as follows:
 - Front Setback: Fifteen (15) Feet
 - Side Setback: Seven (5) Feet
 - Rear Setback: Seven (10) Feet
- D. There shall be a minimum lot width of forty (40) feet for single family lots.
- E. There shall be a minimum lot size of 2,000 square feet and a minimum square feet of living area of 1,000 square feet.
- F. Maximum overall impervious coverage of the entire site shall be 60%.
- G. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents. The paths can be of an impervious or pervious surface material.

H. There shall be a minimum of a five (5) foot development setback from low quality wetlands.

I. The stormwater management system will be designed to comply with the standards of Chapter 62-330, FAC. and all other applicable regulations.

J. Streets may be privately owned with a minimum right of way width of fifty (50) feet. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer.

K. Signs visible from a public road, which are not otherwise subject to stricter standards imposed on the property, shall be consistent with applicable City regulations.

L. All construction shall meet the standards in the Florida Building Code, latest edition.

SECTION 6. DEVELOPMENT PLAN/PLAT PHASING

The Long Avenue North Planned Unit Development Zoning District may be developed through a series of individual phases, with the submission of development plans and preliminary plats per phase. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review preliminary plats as part of the development review process. The development plan, preliminary plat and appropriate application fees for each phase of development shall be initially submitted to the City for review. Applicants may obtain simultaneous approval of the preliminary plat, development order and development permit approval with respect to each phase of development.

SECTION 7. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Long Avenue North Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development.

SECTION 8. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 9. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 10. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the Long Avenue North Planned Unit Development Zoning District.

SECTION 11. SEVERABILITY

The provisions of the Ordinance are hereby declared to be severable. If any revision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 12. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____, after due notice in accordance with Florida Law.

ATTEST:

BOARD OF CITY COMMISSIONERS
OF PORT ST. JOE, FLORIDA

Charlotte M. Pierce, City Clerk

Rex Buzzett, Mayor

APPROVED AS TO FORM:

Clinton McCahill, City Attorney



S.E. Civil
Engineering
& Surveying
INCORPORATED
1111 Peachtree

MEMBER
Single Family 104
Streets 3,892 SF



37



Overview



Legend

- Parcels
- Roads

Parcel ID	06076-015R	Alternate ID	06076015R	Owner Address	LONG AVENUE PARTNERS LLC
Sec/Twp/Rng	13-8S-11W	Class	NO AG ACREAGE		1887 SR 30-A
Property Address	E HWY 98	Acreege	38.38		PORT ST JOE, FL 32456
	PORT ST JOE				
District	5				
Brief Tax Description	S13,18 T8S R10W 38.38 AC M/L				
	(Note: Not to be used on legal documents)				

Date created: 6/5/2023
 Last Data Uploaded: 6/5/2023 3:39:11 AM

Developed by **Schneider**
 GEOSPATIAL