

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
January 7, 2025 4:00 P.M.**

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

**Hal Keels
Travis Burge
Chris Karagiannis**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

December 3, 2024 Regular Meeting Minutes

Page 1

BUSINESS ITEMS

- **Special Exception Request- Russell Burch, 2009 Marvin Ave., Parcel # 05681-490R – Carport** **Pages 2-7**
- **Development Order and Special Exception Request to Utilize the Alley and for a Replat for a Small Subdivision- Rish Family Plaza. Parcels 04830-008R thru 04830-016R** **Pages 8-13**
- **Special Exception Request to the Sign Regulations- Johnson Realty Development Inc. 3155 E. Hwy 98, Parcel #04560-050R, The Pink Flamingo Motel** **Pages 14-21**

***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 PLANNING, DEVELOPMENT & REVIEW BOARD
4:00 PM | DECEMBER 3, 2024 | REGULAR MEETING MINUTES

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present

Board	Staff
Chris Karagiannis	Jim Anderson
Hal Keels	Michael Lacour
Minnie Likely	Charlotte Pierce
Phil Earley (via phone)	Ingrid Bundy
	Clinton McCahill
	April Thompson

Absent

Board	Staff
Rawlis Leslie	
Travis Burge	
Jay Rish	

Chairman Phil Early participated via phone to establish a quorum; as such he was precluded from voting. After ascertaining that a quorum was present, Chairman Karagiannis called the meeting to order at 4 P.M.

CONSENT AGENDA

A Motion was made by Minnie Likely and seconded by Hal Keels to approve the November 5, 2024, Regular Meeting Minutes. All in favor; Motion carried 3-0.

BUSINESS ITEMS

Special Exception Request – Gary N. Gibbs Sr.; 204 16th Street, Parcel #50208-000R

Gary Gibbs was present to represent the request. The request is for a 5 foot special exception to the west side setback; thus increasing the outline of the house. With no objection from staff, a Motion was made by Hal Keels and seconded by Minnie Likely. All in favor; Motion carried 3-0.

With no further business to discuss, the meeting adjourned at 4:07 P.M.



Ingrid Bundy, Deputy City Clerk

Date

Jay Rish, Chairman

Date

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 2009 MARVIN AVE Zoning: _____

Property Owner: Russell Burch Phone: (850) 340-3014

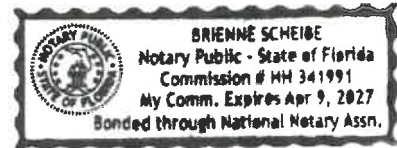
Mailing Address: 2009 MARVIN AVE City, State, and Zip: Port St. Joe, FL 32456

Parcel Number: 05681-490R Applicant if different: N/A

Russell + Burch /
Owner signature

Swore to and subscribed before me this 21 day of Nov 2024. Personally known or produced identification Personally Known.

B. Scheide
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

Russell Burch
Owner Signature

November 21, 2024
Date

Russell Burch
Applicant Signature

November 21, 2024
Date

RBURCH PSJF@yahoo.com

Attn: Planning, Development and Review Board

November 22, 2024

Re: Special Exception Request

City of Port St. Joe, Gulf County, Florida

I am requesting a variance for a carport to be professionally constructed along the east property boundary located at 2009 Marvin Avenue within the City of Port St. Joe. The carport will be 10' wide x 22' in length and constructed within the property boundary parallel with the existing 6' wooden privacy fence. The carport will be built within local code obtaining all proper/legal building permits as required by a certified building contractor. The roof slope will be constructed to alleviate water drainage onto adjacent property by installing a gutter system the entire length on the east side of carport within property boundary as shown on provided diagram. The carport will be constructed so as not to affect any surrounding properties. The carport will be constructed over the existing paver driveway and properly anchored by the contractor.

I spoke with neighbor, David Fowler, who resides at 2011 Marvin Avenue whose property shares the boundary where this variance is being requested. Dave Fowler advised he has no issues and/or concerns for this variance being approved.

On September 2023 I had existing non-pervious concrete driveway removed and replaced with pervious pavers to allow additional drainage on this property as documented with attached invoices.

This lot was purchased from St. Joe Company being 75' wide and limited to additional space for this type of construction. I would appreciate any consideration reference approving this carport as I have given much thought to the location and placement of the construction of this carport to alleviate any negative effects of adjacent properties.

Respectfully,

Russell L. Burch / *Russell Burch*

2009 Marvin Avenue

Port St. Joe, Gulf County, Florida 32456

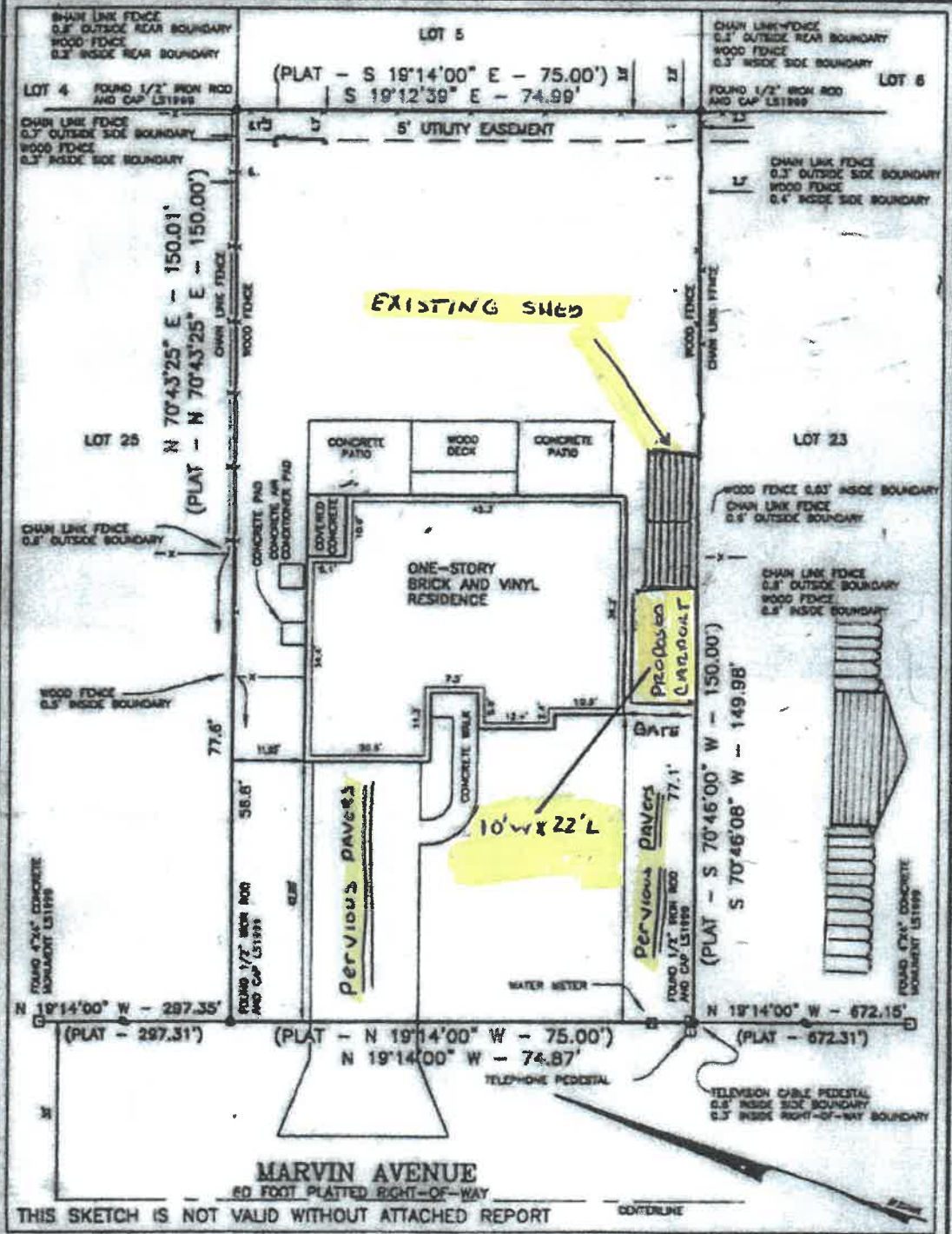
WILLIAM M. BISHOP

CONSULTING ENGINEERS, INC.

• CIVIL • STRUCTURAL • SURVEYING • PLANNING •

650 JENKS AVENUE

PANAMA CITY, FLORIDA 32401



SKETCH OF BOUNDARY SURVEY
LOT 24, BLOCK 130, CITY OF PORT
ST. JOE, FLORIDA, UNIT NUMBER

PREPARED FOR:
RUSSELL L. AND DEBBIE K. BURCH
2009 MARVIN AVENUE

CREW CHIEF: G. FIELD BOOK: 5533/23
COMPUTED BY: JSH DRAWN BY: JSH
DRAWING NO: 85753.DWG SCALE: 1" = 20'
PROJECT NO: 85753.00.30

Tool Time Building & Roofing
 3822 East 15th St
 Panama City, FL 32404
 Tel 850-763-0065 Fax 850-763-0097
 www.tooltimebuildings.com
 CBC 1258885 RC 29027540

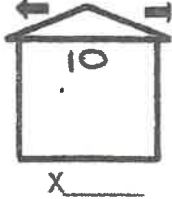
For Build Time Call the
 Production Office **850-481-1996**

Happy about your experience with
 Tool Time Building & roofing?
 Please take a few moments to leave us a Google Review!

(850) 763-0065



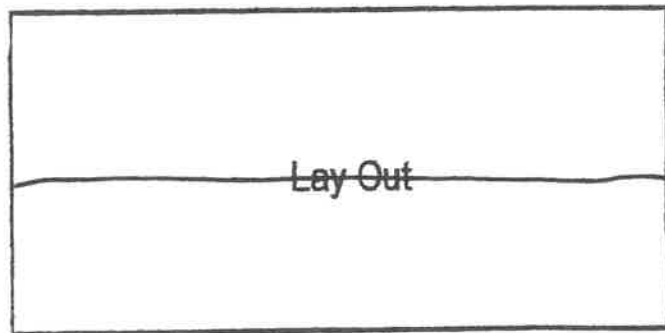
Customer Name Russell Burch Date 11/20/24
 Address 2009 MARVIN AVE City PSJ State FL Zip 32456
 Home# 850.340.3014 Cell# _____
 Email: RBurchPSJ@yahoo.com How did you hear about us? _____
 Office Use 10x22x8



Product Size: ~~10x20x8~~ Siding Color _____ Trim Color _____ Roof Galv
 Description: Pole Barn (Ramp & Step not included)
 Additional Description: _____

- 10' x ^{22'} ~~20'~~ x 8'
- Pole Barn.
- (STEEL TRUSS)
- 4/12

~~4500.~~
~~81.364.~~
4195.20



-Site build currently 12-14 weeks out. All dates are tentative, the production office will coordinate all build times as the date approaches.
 If you select an LP SHED or Hardie Board shed, the customer is responsible for painting the shed.

Site Elevation Level? Or N Power and Water? Or N Easy Access? Or N Customer On Site? Or N
 Existing Concrete Slab? Y or N If Yes, Size: _____ Additional Permit Paperwork? _____

I agree to purchase the structure outline above. I understand any additional dirt, concrete cuts, Georgia buggy or concrete required will be an additional cost.

Method of Deposit CK# _____ CC _____ Cash _____ Deposit amount \$ _____

Money expended for sealed drawings & permit acquisition are nonrefundable if the job is cancelled or permit denied.
 This business has a Cash Discount Incentive built into all pricing. Any purchase made with a credit/debit card will not receive the Cash Discount and an adjustment in cost will be displayed on your receipt. If order is cancelled, a cancellation fee may apply depending on materials ordered, sealed drawings, permit costs etc.

Purchaser Signature _____ Date _____

Witness [Signature] Date 11/20/24

CALL 1-800-432-4770 BEFORE WE DIG ON YOUR PROPERTY.

- 1.) Move items at least 10 feet away from the work area.
 - 2.) Tool Time is not responsible for underground utilities or any other objects encountered while digging.
- Post poles, footings or anchors including water and concrete over 4 inches thick. We are not responsible for cracks or machinery cracking existing concrete unless special provisions are made in writing on this document.

CUSTOMER INITIALS _____

Sales Price \$ 4195.20
\$ 4860.00 raw
 Sales Tax \$ _____
 Total \$ _____
 Draw \$ _____
 Draw \$ _____
 Draw \$ _____

SET BACKS: City Limits _____ Side _____ Rear _____ Front _____ Corner Lot _____ Alley _____ House \$ 4860.00 raw

I understand that it is the property owner/ leasee's responsibility to comply with the municipal property line setbacks.

We cannot take responsibility for knowing the exact location of setback lines on your property. X

IF the project is in a Mexico Beach Municipality the final payment will be increased to include the permit cost: _____

Site plan on back X NDC X City of PC Application If applicable _____

All buildings built by Tool Time come with a 10 year workmanship guarantee. Ground softening or sinking due to excess periods of flooding or standing water void foundation warranties. 20 year warranty on rust & corrosion on aluminum siding and metal roof. Excluding any product located within 1500 feet of salt water or 300 feet of fresh water. Wind rating, 120 to 140 mph wind gust, not to exceed 3 seconds, not to exceed one gust per h. Warranties are to the original purchaser as long as they own the product, in the specified time of each of the warranty coverage periods. Warranty is only applicable as long as the product is in the same location as originally constructed and not modified in any way.

FILED AND RECORDED
DATE 06/13/94 TIME 14:20

BENNY LISTER
CO:GULF
CLERK
ST:FL

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Special Warranty Deed

THIS INDENTURE, made this 13th day of June, A. D. 19 94,
between ST. JOE FOREST PRODUCTS COMPANY, a Florida

Corporation with its principal office in Jacksonville, Duval County, Florida, party of the first part, and
*****Russell L. Burch and Wife, Debbie K. Burch*****

of the County of Gulf, in the State of Florida, and whose address is
529 10th Street, Port St. Joe, Florida 32456, part ies of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of Ten and
No/100---(\$10.00) Dollars, and other valuable considerations to it in hand paid by the
part ies of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold
to the said part ies of the second part, their heirs, and assigns forever, the following described land, lying
and being in the County of Gulf and state of Florida, to-wit:

Lot Twenty-Four (24), Block One Hundred
Thirty (130), Unit Number Twelve (12), of
the St. Joseph's Addition to the City of Port
St. Joe, Florida according to plat thereof
recorded April 13, 1982 in Plat Book 3, Page
27, of the public records of Gulf County,
Florida.

This instrument prepared by:
R. E. Nedley, Port St. Joe, Florida 32456

DOC STAMPS 98.70
INTANG TAX .00

RECORD VERIFIED
BY Joe Krasinger DC

SUBJECT, however, to all taxes and assessments levied or assessed against the same subsequent to December
31, 1993; and SUBJECT also to: All applicable restrictive covenants, conditions,
reservations and easements shown by said public records, and the lien of any
special assessments levied, or to be levied, for special improvements by the
City of Port St. Joe, Florida.

FL 941960 B 171 P 182
CO:GULF ST:FL

AND the said party of the first part does hereby specially warrant the title to said land, and will defend the
same against the lawful claims of all persons claiming the same by, through, or under the party of the first part,
but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its corpor-
ate name by its President, attested by its ASST. Secretary and its corporate seal to be hereunto affixed,
the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Christine Reese
Christine Reese
Christine Thursby
Christine Thursby

By R. E. Nedley
R. E. Nedley
President
Attest Lillie M. Land
Lillie M. Land
ASST. Secretary

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

Property Address: Cecil G. Costin Sr. Blvd Zoning: R2B

Property Owner: Rish Family Plaza Phone: 850 340 1270

Mailing Address: 155 U Hwy 98 City, State, and Zip: Port St. Joe, FL 32456

Parcel Number: See Attachment Applicant if different: Rish Family Plaza / Grant Rish

[Signature]
Owner signature

Swore to and subscribed before me this 13th day of December 2024. 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

12/13/24
Date

[Signature]
Applicant Signature

12/13/24
Date

**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 measure 54" from the base of the tree.)

2. X Development Order Packet
3. N/A New Address application
4. X Complete City water meter impact form
5. X Complete Driveway permit application

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

DESCRIPTION GULF CO. PARCEL ID: 04830-006R, 04830-007R, 04830-008R,
04830-009R, 04830-010R, 04830-011R, 04830-012R, 04830-013R,
04830-014R, 04830-015R, 04830-016R
Project Address CECIL G. COSTIN BLVD. PORTST. JOE, FL 32456

Lot Square Footage: 88,269.31 Dwelling Square Footage: 22590.26

Driveway Square Footage: 6,500 Accessory Building Square Footage: N/A

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

Setbacks: Front: 30.0' Left Side: 7.0'

Rear: 20.0' Right Side: 7.0'

Floor Area Ratio: 25.59% Lot Coverage: 44.30%

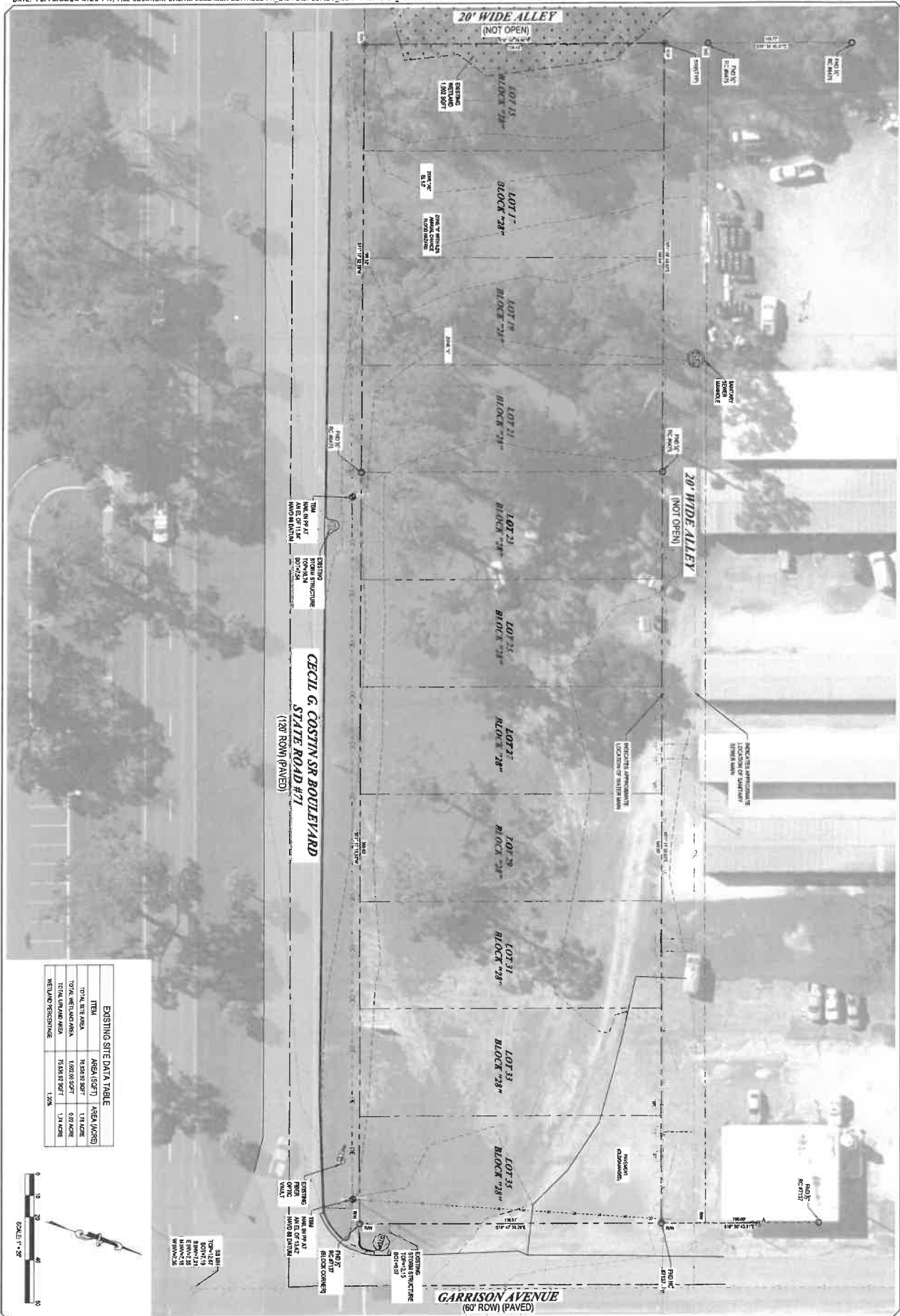
Building Height in Feet: 60' (MAX) Impervious Surface: 39,102.46

Landscape Buffers: (height x width) N/A Elevation: N/A

Rish Family Plaza / Grant Rich 155 W Hwy 98 PST 850 340 1270
Applicant Name Applicant Address Phone Number

[Signature]
Applicant Signature

12/12/24
Date



EXISTING SITE DATA TABLE

ITEM	AREA (SQ FT)	AREA (ACRES)
TOTAL SITE AREA	74,534.82 SQ FT	1.71 ACRES
TOTAL IMPAVED AREA	1,000.00 SQ FT	0.02 ACRES
TOTAL UNPAVED AREA	73,534.82 SQ FT	1.69 ACRES
NETLAND PERCENTAGE		1.70%



Current

PROJECT NUMBER: 24-683-05

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
C. MURPHY	G. BAILEY	J. HUSBAND			

FOR: RISH FAMILY PLAZA LLC
117 SAILORS COVE DR.
PORT ST. JOE, FL 32456

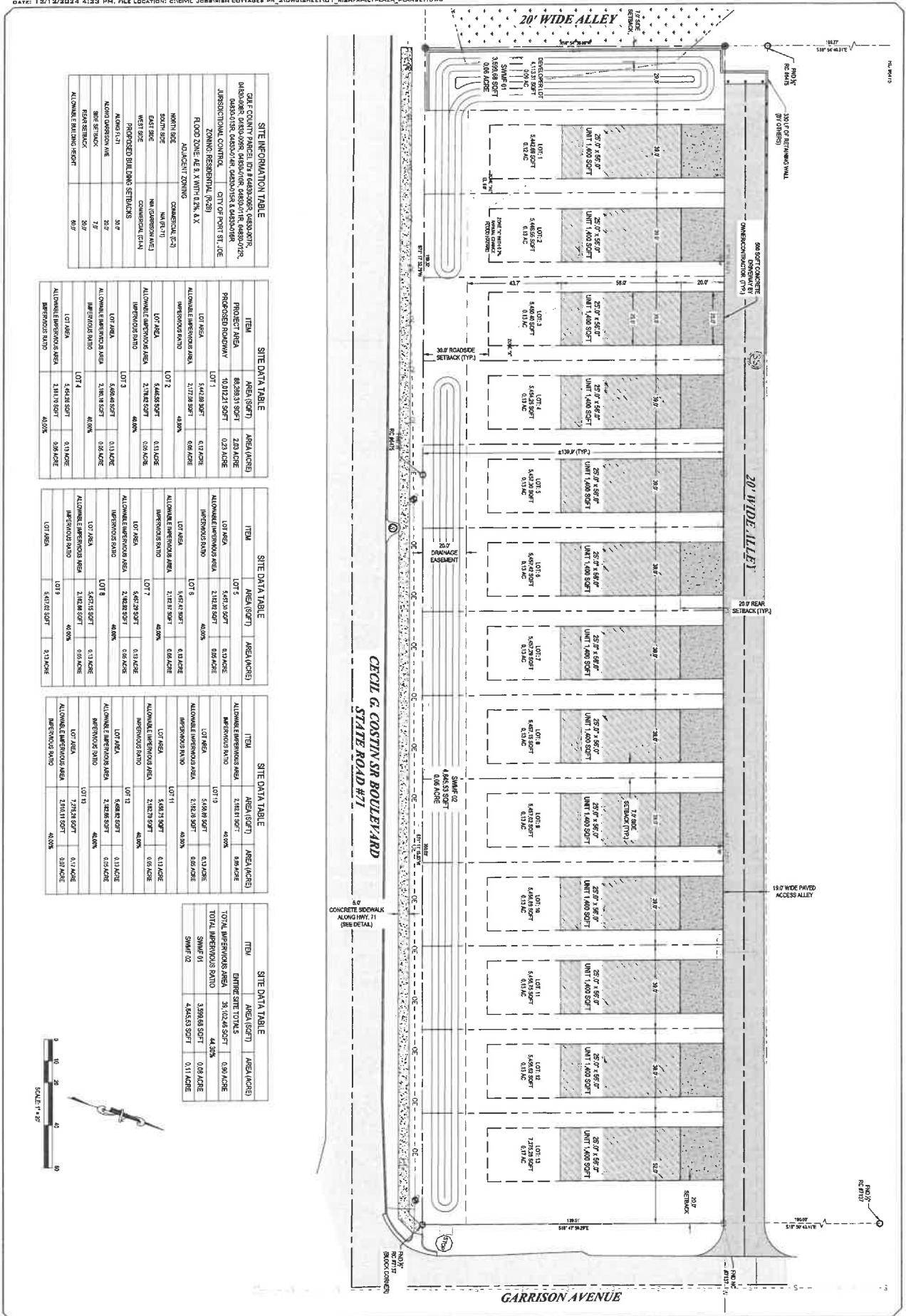
DATE: 12/12/24
SHEET NO. **C-02**

10

EXISTING CONDITIONS

RISH COTTAGES PHASE 2
CECIL G. COSTIN SR. BLVD
PORT ST. JOE, FL 32456

PROFESSIONAL ENGINEER C. J. JACK, ENGINEER IN CHARGE LICENSE NUMBER: 65149	 SCE SOUTHEASTERN CONSULTING ENGINEERS, INC. P.O. BOX 143 NEWPORT, FL 32465 (904) 639-3040 LSP 29064
--	---



Proposed

SITE INFORMATION TABLE

PARCEL COUNTY PARCEL ID#	16080888
PARCEL COUNTY PARCEL NUMBER	080888
CITY OF PORT ST. JOE	PORT ST. JOE, FL 32456
ZONING DISTRICT	COMMERCIAL
FLOOD ZONE	AE 1 X WITH 0.2% A, X
APPLICANT ZONING	COMMERCIAL (C-2)
MAP REF	NA (P. 1)
PLANNING DEPARTMENT	COMMERCIAL (C-2)
DEPARTMENT NUMBER	73
DEPARTMENT NAME	COMMERCIAL (C-2)
DEPARTMENT ADDRESS	807
DEPARTMENT PHONE	807

SITE DATA TABLE

ITEM	AREA (SQFT)	AREA (ACRES)
TOTAL AREA	454,328	10.32
IMPERVIOUS AREA	101,232	2.31
IMPERVIOUS RATIO		0.23

SITE DATA TABLE

ITEM	AREA (SQFT)	AREA (ACRES)
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SITE DATA TABLE

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IMPERVIOUS AREA	101,232	2.31
IMPERVIOUS RATIO		0.23



OVERALL SITE PLAN

RISH COTTAGES PHASE 2
 CECIL G. COSTIN SR. BLVD
 PORT ST. JOE, FL 32456

PROJECT NUMBER:	24-683-05
DESIGNED BY:	C. MURPHY
DRAWN BY:	C. BAILEY
CHECKED BY:	J. HUSBAND
DATE:	12-12-24
SHEET NO.:	C-04

 SCE SOUTHEASTERN CONSULTING ENGINEERS, INC. P.O. BOX 141 WEBSTER, FL 32465 (904) 633-3860 L.P.# 29064	RISH FAMILY PLAZA PH 2 CECIL G. COSTIN SR. BLVD PORT ST. JOE, FL 32456
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Prepared by/return to:
Watersound Title Agency, LLC
130 Richard Jackson Boulevard, Suite 200, Panama City Beach, FL
32407
Order No. WST-2021-22

Record Deed: 18.50
Deed Documentary Stamps: 3,150.00
Consideration: 450,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this December 21, 2021 by The **St. Joe Company, a Florida Corporation** and having its principal place of business at 130 R Jackson Boulevard, Suite 200, Panama City Beach, FL 32407 (the "Grantor"), and **Rish Family Plaza LLC, a Florida Limited Liability Company** whose address is 117 Sailors Cove Drive, Port St. Joe, FL 32456 (the "Grantee"):

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following parcel of land, situate, lying and being in the County of Gulf ("Property"), and more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject to encumbrances, easements and restrictions of record, taxes for 2022 and for subsequent years, zoning and other regulatory laws and ordinances affecting the Property, and any matters which would be disclosed by a current and accurate survey or by a current physical inspection of the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

Nidnoy Ringquist
WITNESS
Print name: Nidnoy Ringquist

The St. Joe Company, a Florida Corporation

By: *Marek Bakun*
Marek Bakun, Executive Vice President and CFO

Lynn Beaton
WITNESS
Print name: Lynn Beaton

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of December, 2021 by Marek Bakun Executive Vice President and CFO of The St. Joe Company, a FL Corporation, on behalf of the Corporation.

Nidnoy Ringquist
Signature of Notary Public
Print, Type/Stamp Name of Notary



NIDNOY RINGQUIST
Commission # GG 291311
Expires March 6, 2023
Became Third Degree Notary Services

Personally known:
OR Produced Identification:

Type of Identification Produced: _____

EXHIBIT "A"
PROPERTY

Lots 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 and 35, Block "28", of the Official Map of Port St. Joe, Florida, a subdivision, as per map or plat thereof, as recorded in Plat Book 1, Page 17, of the Public Records of Gulf County, Florida. LESS AND EXCEPT the southerly 30 feet of said lots.

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 3155 W Hwy 98 Zoning: 3900

Property Owner: JOHNSON REALTY, DAN LANE Phone: 850-567-11619

Mailing Address: 4425 LAKEVIEW ST. City, State, and Zip: MADISON, FL. 32446

Parcel Number: 14560-050R Applicant if different: Doug McLean

Dan Johnson
Owner signature

Swore to and subscribed before me this 4th day of November 2024. Personally known or produced identification Personally known.

Rebecca A. Hines
Signature of Notary Public



REBECCA A. HINES
Commission # HH 507455
Expires April 19, 2028

PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - \$300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

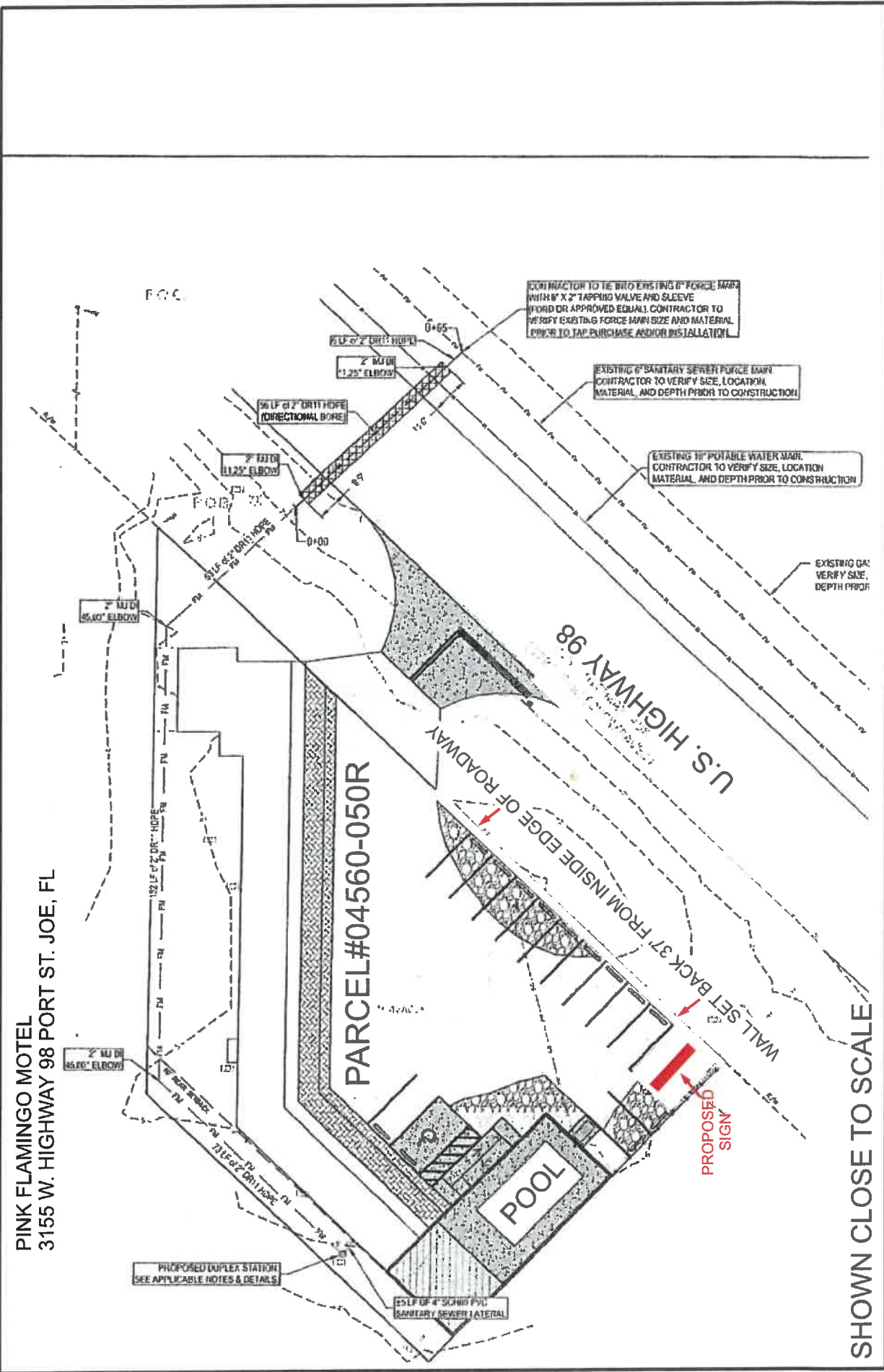
Site plan of the proposed improvements

Dan Johnson
Owner Signature

11/04/24
Date

[Signature]
Applicant Signature

11/04/24
Date



PINK FLAMINGO MOTEL
 3155 W. HIGHWAY 98 PORT ST. JOE, FL

PARCEL#04560-050R

U.S. HIGHWAY 98

POOL

SHOWN CLOSE TO SCALE

PROPOSED DUPLEX STATION
 SEE APPLICABLE NOTES & DETAILS

5\"/>

CONTRACTOR TO TIE INTO EXISTING 6\"/>

EXISTING 6\"/>

EXISTING 11\"/>

EXISTING GAS
 VERIFY SIZE,
 DEPTH PRIOR

PROPOSED
 SIGN

EPCI
PORT ST JOE BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: 11/11/24 Permit # _____ Permit Fee _____

OWNER'S NAME: JOHNSON REALTY DEV, INC.

ADDRESS: 4425 LAFAYETTE STREET

CITY, STATE & ZIP CODE: MARIANNA, FL 32446 PHONE # 850-557-1618

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): N/A

ADDRESS: N/A

CITY, STATE & ZIP CODE: N/A PHONE # _____

CONTRACTOR'S NAME: SIGNS BY DESIGN OF NORTH FLORIDA, INC. (DOUG MCLEOD)

EMAIL ADDRESS: SIGNSBYDESIGN@COMCAST.NET

ADDRESS: 6766 CIRCLE J DRIVE

CITY, STATE & ZIP CODE: TALLAHASSEE, FL 32312 PHONE # 850-519-5335

STATE LICENSE NUMBER: ES12001470 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 3155 W. HIGHWAY 98 PORT ST. JOE, FL 32456

PROPOSED USE OF SITE: HOTEL & MOTEL (3900)

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

PROPERTY PARCEL ID # 04560-050R

LEGAL DESCRIPTION OF PROPERTY: _____

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS: PINK FLAMINGO MOTEL

BONDING COMPANY: _____

N/A 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: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 37' Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ \$58,000.00 Square Footage 67sf
 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 _____ Height _____ Width _____

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

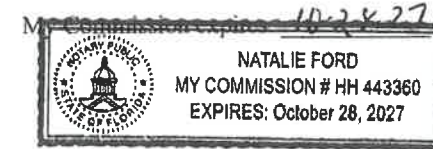
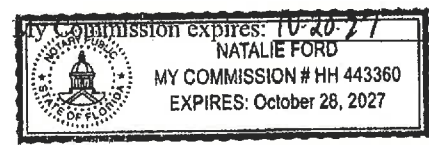
Signature of Contractor

Date: 11/14/24

Date: 11/14/24

Notary as to Owner or Agent

Notary as to Contractor



APPLICATION APPROVED BY: _____

BUILDING OFFICIAL.

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 04560-050R
 Location Address 3155 W HWY 98
 PORT ST JOE
 Brief Tax S 27 T 7 R 11.46 AC M/L COM NEC LOT 2; S 170.28 FT M/L; LT 46647' 20" ALG US 98 32.5 FT TO POB; CONT 225 FT; 90Ø RT 120 FT; 90Ø RT 112.17 FT; 46647' 20" RT 164.8 FT TO POB ORB 803/819 FR KENNEY MAP 33A
 Description (Note: Not to be used on legal documents.)
 Property Use Code HOTELS AND MOTELS (3900)
 Sec/Twp/Rng 27-75-11W
 Tax District Port St. Joe City (5)
 Millage Rate 15.5418
 Acreage 0.468
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 JOHNSON REALTY DEV, INC
 4425 LAFAYETTE ST
 MARIANNA, FL 32446

Land Information

Land Use
 410050 - HV-COM FRONTAGE HWY 98

Number of Units	Unit Type	Frontage	Depth
225	FF	225	110

Building Information

Type HOTEL-MAS
 Total Area 2,806
 Heated Area 2,806
 Exterior Walls CB STUCCO
 Roof Cover COMP SHINGL
 Interior Walls WALL BD/WD
 Frame Type MASONRY
 Floor Cover CORK/VTILE

Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 0
 Bedrooms 20
 Stories 1
 Actual Year Built 1956
 Effective Year Built 2000

*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.

Sales

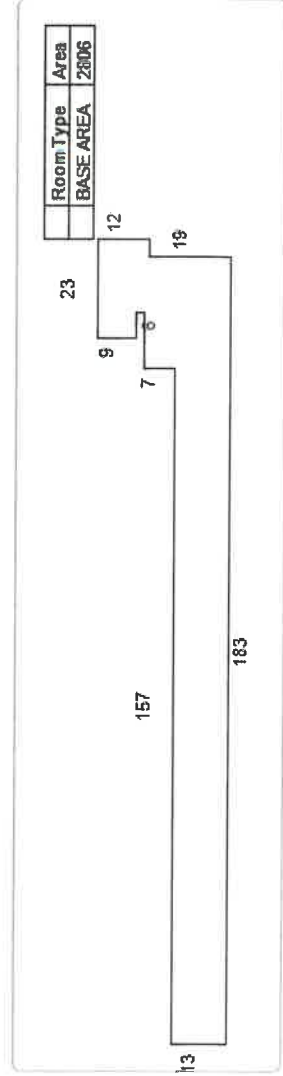
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	7/31/2023	\$650,000	WD	803/812	Qualified	Improved	KENNEY MARLA D MURPHY	JOHNSON REALTY DEV, INC
N	6/2/2016	\$395,000	WD	0526/0243	Qualified	Improved	MCDONOUGH DANIEL SR & MICHELE L	KENNEY MARLA D MURPHY
N	2/1/2002	\$310,000	WD	0274/0843	Qualified	Improved	BERES	MCDONOUGH DANIEL SR & MICHELE L
N	2/1/2002	\$100	QC	0274/0841	Unqualified	Improved	BERES	MCDONOUGH DANIEL SR & MICHELE L

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$158,453	\$200,552	\$191,273	\$195,873
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$511,875	\$511,875	\$174,375	\$174,375
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$511,875	\$511,875	\$174,375	\$0
Just (Market) Value	\$670,328	\$712,427	\$365,648	\$370,248
Assessed Value	\$670,328	\$271,352	\$246,702	\$224,292
Exempt Value	\$0	\$287	\$279	\$271
Taxable Value	\$670,328	\$271,065	\$246,423	\$224,021
Maximum Save Our Homes Portability	\$0	\$441,075	\$118,946	\$145,956

"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



No data available for the following modules: Extra Features.



Overview



Legend

- Parcels
- Roads

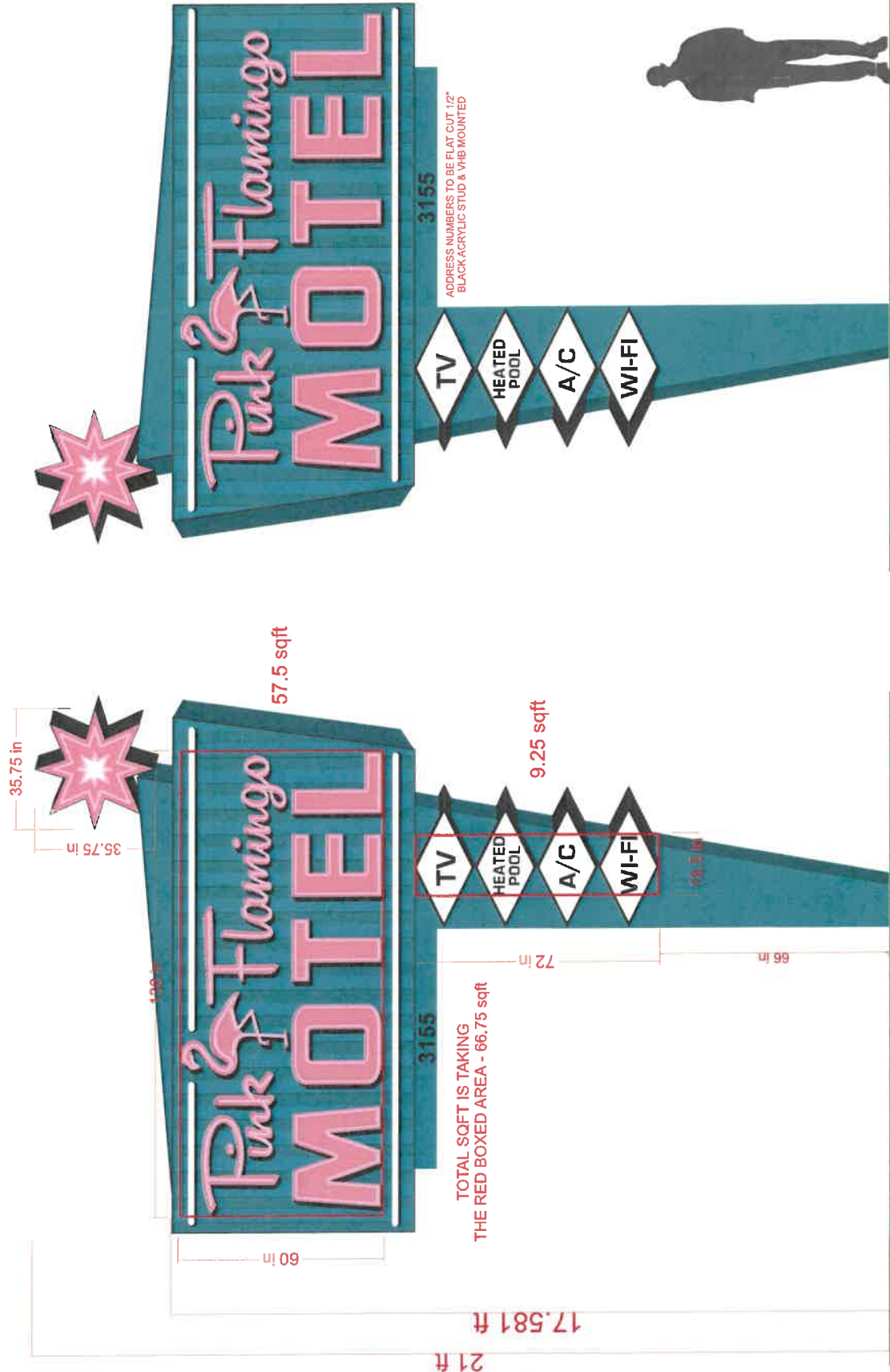
Parcel ID	04560-050R	Alternate ID	04560050R	Owner Address	JOHNSON REALTY DEV. INC
Sec/Twp/Rng	27-7S-11W	Class	HOTELS AND MOTELS		4425 LAFAYETTE ST
Property Address	3155 W HWY 98	Acreage	0.468		MARIANNA, FL 32446
	PORT ST JOE				
District	5				
Brief Tax Description	S 27 T 7 R 11.46 AC M/L COM				
	(Note: Not to be used on legal documents)				

Date created: 12/31/2024
 Last Data Uploaded: 12/31/2024 2:11:26 AM

Developed by **SCHNEIDER**
GEOSPATIAL

PINK FLAMINGO MOTEL
 3155 W. HIGHWAY 98 PORT ST. JOE, FL 32456
 PROPOSED PYLON SIGN

11/15/24



- NOTES:
- #1- THE "PINK FLAMINGO MOTEL & LOGO" TO BE ILLUMINATED USING EXPOSED LED TUBING INSET INTO THE ALUMINUM LETTERS & LOGO
 - #2- THE "STARBURST" ON TOP TO BE INTERNALLY ILLUMINATED USING LED'S
 - #3- THE 4 "DIAMOND" SHAPED PIECES ON THE CLADDING TO BE INTERNALLY ILLUMINATED
 - #4- THE "WHITE BARS" TO BE ILLUMINATED LED TUBING
 - #5- THE FABRICATION TO BE ALL ALUMINUM FRAMING, SKINNED WITH 1/8" ALUMINUM
 - #6- SIGN TO HAVE A STEEL SUPPORT COLUMN (TBD) & FOOTER DEPTH (TBD)
 - #7- ALL ELECTRICAL REQUIREMENT FOR THE SIGN THE RESPONSIBILITY OF THE OWNER TO HIRE A LICENSED ELECTRICIAN

ALL ELECTRICAL TO COMPLY WITH 600.6 (2020 NEC)
 The scope has been designed and shall be constructed in accordance with the following applicable building codes:
 National Electrical Code (NEC) 2017 NEC
 Florida Building Code, Building (FBC-B) 7th Edition (2020)