

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
October 6, 2020 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:

August 4, 2020, Regular Meeting Minutes

Pages 1-2

BUSINESS ITEMS

- **Platt Approval- Parcel #04559-065R Barefoot Cottages Phase II
Charles Haskett**

Pages 3-44

***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
August 4, 2020

***Teleconference as allowed under Executive Order 20-69; App – Zoom; Phone 1-646-876-9923;
Meeting ID: 86492131407; Password 818716
Minutes***

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish - Z	Jim Anderson	Phil Earley	Bo Creel
Travis Burge -Z	Charlotte Pierce	Minnie Likely	
Hal Keels - T	Clinton McCahill		
Rawlis Leslie - Z	Brie Scheibe		
Letha Mathews - P	Kelly Simpson		

Attendance Key: P – Present T – Telephone Z – Zoom

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M. Mr. Leslie joined the Meeting at 4:05 P.M.

Consent Agenda

A Motion was made by Travis Burge, second by Hal Keels, to approve the Regular Meeting Minutes of July 7, 2020. All in favor; Motion carried 4-0.

Business Items

Platt Approval – Parcel #03072-002R, High and Tight Too LLC

Chairman Rish abstained from this item as he is a participant in the investment.

Ralph Rish, representing High and Tight Too LLC participated by Zoom.

Mr. Anderson stated that City Staff did not have any issues with this item.

A Motion was made by Travis Burge, second by Hal Keels, to recommend the Platt Approval to the City Commission. All in favor; Motion carried 4-0 with Chairman Rish abstaining.

Development Order Request- Gateway Phase II PACES Foundation

Michael Bauer of the PACES Foundation and Douglas Rillstone of Nelson Mullis addressed the Board on this issue. At a previous meeting, the City Commission required a Left and Right turn lane, rehabbing of 16 units damaged by Hurricane Michael, allow a 25% reduction in fees once a CO is given, and agreed to reduce the parking space from 2 per unit to 1.5.

Mr. Bauer stated PACES has addressed these issues, they have modified their submission and will add 4 units at the market rate. Mr. Bauer noted that at this time, the Left and Turn Lanes would not work because of construction and would be completed after construction is completed.

A Motion was made by Travis Burge, second by Hal Keels to recommend the Development Order request to the City Commission based on all stipulations from the City being met. All in favor; Motion carried 5-0.

Special Exception Request – 108 Bellamy Circle Parcel # 05455-000R, David and Tina Whitfield

Mr. Whitfield stated that he is requesting a Special Exception to encroach 8' into the east side setback of his property. This will be to allow a new free-standing metal structure to place his RV under.

A Motion was made by Hal Keels, second by Rawlis Leslie, to approve the Special Exception Request. All in favor; Motion carried 5-0.

A Motion was made by Hal Keels, second by Phi Earley, to grant Mr. McArdle's request. All in favor; Motion carried 5-0.

Zack Ferrell – Request for Appeal

Zack Ferrell asked that he be allowed to appeal his previous request for 1301 and 1303 Monument Avenue as he was not notified on the meeting date and was not at the meeting.

Attorney McCahill explained that an appeal would have to go through circuit court. Mr. McCahill shared that the meeting was noticed and properly advertised and that it was Mr. Ferrell's responsibility to stay in touch with the building department.

After discussion, Mr. Ferrell stated that he would like to resubmit his request to the PDRB and plead his case.

There being no further business to come before the Board, a Motion was made by Hal Keels, second by Travis Burge, to adjourn the meeting at 4:25 P.M.

Charlotte Pierce, City Clerk

Date

Jay Rish, Chairman

Date



SOUTHEASTERN CONSULTING ENGINEERS, INC.

LETTER OF TRANSMITTAL

TO:
GULF COUNTY PLANNING DEPT
1000 CECIL G. COSTIN SR. BLVD ROOM 305
PORT ST. JOE FL 32456

DATE: 9/10/2020

RE: BAREFOOT COTTAGES

SCE JOB 20-881-02
NUMBER:

City of PSJ

WE ARE SENDING YOU VIA:

<input type="checkbox"/> US MAIL	<input type="checkbox"/> UPS	<input type="checkbox"/> OTHER
<input type="checkbox"/> PICK UP	<input type="checkbox"/> FEDEX	
<input type="checkbox"/> PRIORITY MAIL	<input checked="" type="checkbox"/> HAND DELIVERY	

THE FOLLOWING ITEMS:

<input type="checkbox"/> ENERGY AUDIT	<input type="checkbox"/> PRINTS	<input checked="" type="checkbox"/> PLANS	<input checked="" type="checkbox"/> OTHER: CHECK
<input type="checkbox"/> NARRATIVE LETTER	<input type="checkbox"/> ORIGINAL SURVEY	<input type="checkbox"/> SAMPLES	
<input type="checkbox"/> PERMIT APPLICATION	<input type="checkbox"/> RAI RESPONSE	<input type="checkbox"/> SPECIFICATION	

QUANTITY	DATE	DESCRIPTION
7	9/10/20	REPLAT PLANS 24 x 36
1	9/10/20	CIVIL PLANS 11x17
1	9/10/20	PERMIT LIST
1	9/10/20	PROJECT DESCRIPTION
1	9/10/20	WASTEWATER PERMIT
1	9/10/20	STORMWATER PERMIT
1	9/10/20	PUD CHECKLIST
1	9/10/20	SUPPORTING PSJ AND GULF COUNTY DOCUMENTS

COMMENTS:

DELIVER BY DEE MARSH

COPY TO:

FILE

120 N HWY 71 P.O. BOX 141
WEWAHITCHKA, FLORIDA 32465
WWW.SOUTHEASTERNCE.COM
PHONE: 850.639.3860



SOUTHEASTERN CONSULTING ENGINEERS, INC.

LETTER OF TRANSMITTAL

A handwritten signature in black ink, appearing to read "Dee Marsh", is written over a horizontal line.

DEE MARSH

120 N HWY 71 P.O. Box 141
WEWAHITCHKA, FLORIDA 32465
WWW.SOUTHEASTERNCE.COM
PHONE: 850.639.3860



**BAREFOOT COTTAGES PHASE II
PORT ST. JOE
GULF COUNTY, FLORIDA**

L. Jack Husband III, P.E.
Florida Registration No. 69169
Date: September 9, 2020

120 N. HWY 71 P.O. Box 141
WEWAHITCHKA, FLORIDA 32465
WWW.SOUTHEASTERNCE.COM
850.639.3860



**BAREFOOT COTTAGES PHASE II
PORT ST. JOE
GULF COUNTY, FLORIDA**

PROJECT DESCRIPTION

Charles Haskett, Bonavic, is proposing to construct a previously engineered portion of Barefoot Cottages that was never completed. The parcel is located in Section 26 Township 7S Range 11W, Gulf County, Florida. The proposed development completion is more specifically located off W US Hwy 98 in Port St. Joe, Florida behind the existing portion of Barefoot Cottages. The parcel number for the proposed development completion is 04559-065R per Gulf County Property Appraiser and is approximately 4.29 acres. The proposed development completion will consist of 48 units and a pool to be built as originally designed and engineered.

The original construction of the entirety of Barefoot Cottages was completely engineered and designed back in 2006. The construction was never completed, from the original plat, 30% of the entire project was completed. The parking lot associated with the unbuilt 48 units was built as well as all water lines, wastewater lines and stormwater ponds.

The original submittal obtained all required permitting including wastewater and stormwater. Potable water was also permitted but no tangible copy can be found, however FDEP has cleared the water permit. The wastewater will consist of an 8" gravity sewer pipe. The water will consist of a 6" water main. A master meter will also be tapped and will service all 48 new units and will be in compliance with HOA.

A replat was issued for the Phase II portion of Barefoot Cottages and has been received and filed. As-built plans for the utilities from Phase I are being created and will be submitted once received. Stormwater for both Phase I and Phase II will be cleared by SCE, Jack Husband, once they have been reshaped and are fully functional.



120 N. HWY 71
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WEWAHITCHKA, FLORIDA 32465

WWW.SOUTHEASTERNCENGINEERING.COM
850.639.3860

September 9, 2020

Client: Charles Haskett
chaskett@bonavic.com
(850) 445-8688
161 Good Morning Street, Ste. 121
Port St. Joe, Florida 32456

Project: Barefoot Cottages Phase II (PUD)

Location: Hwy. 98
Port St. Joe, Florida 32456
Gulf County Parcel ID: 04559-065R

Checklist

Required and Optional Contents of Development Order

- ☐ Specific time period during which the development order is valid and during which time development shall commence.
- ☐ Notice that that a final concurrency determination will be required prior to the issuance of a building permit.

A commitment by the city to the following:

- ☐ The necessary facilities shall not be deferred or deleted from the capital improvements element or the adopted one-year budget unless the subject development order expires or is rescinded prior to the issuance of the certificate of occupancy.
- ☐ Contracts shall provide that construction of necessary facilities must proceed to completion with no unreasonable delay or interruption.

Optional Contents: A development order may contain:

- ☐ A schedule of construction phasing consistent with availability of capacity of one or more services and/or facilities
- ☐ A schedule of services or facilities to be provided or contracted for construction by the applicant prior to the issuance of any certificate of occupancy or within specified time periods.
- ☐ Any alternate service impact mitigation measure to which the applicant has committed in a recordable written instrument.
- ☐ Sureties and guarantees as well as agreements related to maintenance of public facilities, as required by section 2.07, guarantees and sureties.
- ☐ Such other conditions as may be required to ensure compliance with the concurrency requirement.

Submittals

- ☐ Application: An application for development review shall be available from the building inspector. A completed application shall be signed by all owners or their agents, of the property subject



to the proposal and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation.

- ☐ General development plan requirements. All development plans submitted pursuant to this code shall conform to the following standards:
 - ☒ All site plans shall be drawn to a scale of one inch equals 30 feet, showing site boundary, building footprint and location, drives, parking, accessory structures, walls or fences, site signage, and site lighting locations, unless the building inspector determines that a different scale is sufficient or necessary for proper review of the proposal.
 - ☒ The trim line sheet size shall be 24 inches by 36 inches. A three-quarter-inch margin shall be provided on all sides, except for the left binding side where a two-inch margin shall be provided.
 - ☒ If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each sheet.
- ☐ The front cover sheet of each plan shall include:
 - ☒ A general vicinity and/or location map showing the position of the proposed development in the section(s), township and range, together with the principal roads, city limits and/or other pertinent orientation information.
 - ☐ A complete legal description of the property including tax reference number.
 - ☒ The name, address and telephone number of the owner(s) of the property. When a corporation or company is the owner of the property, the name and address of the president of the entity shall be shown.
 - ☒ The name, business address and telephone number of those individuals responsible for the preparation of the drawing(s). If, applicable, each sheet shall be signed, have an original seal and professional license number of the person who prepared it.
 - ☒ Each sheet shall contain a title block with the name of the development, a stated and graphic scale, a north arrow and date.
 - ☒ The plan shall show the boundaries of the property with a metes and bounds description reference to section, township, and range, ties to a section or quarter-section or subdivision name and lot number(s).
 - ☒ The area of the property shown in feet and/or acres.
- ☐ All application must include authorization for reviewing entities to have reasonable access to the site.
- ☐ The following number of copies shall be submitted based on the required level of review:
 - ☐ Three sets for any proposed minor development activity (to be reviewed by the building inspector)
 - ☐ Five sets for any proposed level 1 major development activity (to be reviewed by the technical advisory committee (TAC))
 - ☒ Seven sets for any proposed level 2 major development activity (to be reviewed by the planning and development review board (PDRB) and the board of city commissioners).
- ☒ Unless a format is specifically called for below, the information required may be presented textually, graphically, or on a map, plan, aerial photograph or by other means, whichever most clearly conveys the required information. It is the responsibility of the developer to submit the information in a form that allows ready determination of whether the requirements of this code have been met.



- ☐ Development Plan. In addition to the general development plan requirements, a development plan shall include or provide the following information where determined applicable by building inspector or the technical advisory committee.

☐ Existing Conditions

- ☐ A recent aerial photograph encompassing the project area and identifying the project area and total land area. The scale shall be no smaller than one inch equals 800 feet and the source and date of the aerials shall be identified.
- ☐ A soils map of the site (existing U.S. Soil Conservation Service Maps are acceptable).
- ☐ A generalized map of vegetative cover including the location, height and identity by common name of all trees. Groups of trees may be designated as "clusters" with the estimated total number height and identity noted.
- ☐ A topographic map of the site clearly showing the location, identification and elevation of bench marks, including at least one bench mark for each major water control structure.
- ☐ Existing surface water bodies, wetlands, streams and canals within the proposed development site.
- ☐ A detailed overall project area map showing existing hydrology and runoff patterns, to include drainage basins and/or watershed boundaries.
- ☐ A depiction of the site, and all land within 200 feet of any property line of the site, showing the locations of protected environmentally sensitive zones and wellhead protection zones.
- ☐ The location of any underground or overhead utilities, culverts and drains on the property and within 100 feet of the proposed development boundary.
- ☐ Location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public spaces and similar facts regarding adjacent property.
- ☐ The 100-year flood elevation, minimum required floor elevation and boundaries of the 100-year floodplain for all parts of the proposed development.
- ☐ The location of any known state or federally listed plant or animal species and their habitat on the site. State or federally listed shall mean any plant animal species listed as threatened, endangered or a species of special concern by the State of Florida or any agency of the United States of America.
- ☐ The location of any known historical or archaeological site.
- ☐ the location of the site within the Coastal High hazard Area, if applicable.
- ☐ The location of the site within the St. Joseph Bay Shoreline Protection Zone, if applicable.

- ☐ Proposed development activities and design.

Generally.

- ☐ Area and Percentage of total site area to be covered by an impervious surface.
- ☐ Grading plans specifically including perimeter grading.
- ☐ Construction phase lines.
- ☐ A detailed description of the project including number and type of units or gross square feet of non-residential use and acreage.

Building and other structures

- ☐ Floor plans and roof plans at a scale no smaller than 1/8"=1'-0"



- ☐ Elevations of all exterior facades, indicating existing and proposed guidelines at the same scale as the required floor plans. At least a portion of the elevations shall indicate the proposed colors of the building.
- ☐ Full Color or color indexed elevations of proposed site signage (tenant/building signs, if any, shall be indicated on the architectural elevations).
- ☐ Landscape plan indication caliper at breast height of existing trees to remain and existing trees to be removed as well as all proposed plant material listed by botanical and common name, quantities and sized to be installed.
- ☐ Proposed irrigation system layout, if applicable.
- ☐ Grading and drainage plan with final elevations and storm water drainage calculations, at the same scale as the site development plan.
- ☐ Utility plan including site electrical, water and wastewater, at the same scale as the site development plan.
- ☐ Copies of any proposed agreements between adjacent property owners including agreements for joint use and access easements.
- ☐ A five year maintenance plan covering landscaping, irrigation, parking areas, building exterior and any other element of the development which the building inspector feels is appropriate.

Potable water, wastewater and solid waste systems

- ☒ Proposed location and sizing of potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing offsite facilities.
- ☒ The boundaries of proposed utility easements.
- ☒ Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used.
- ☒ Exact locations of onsite and nearby existing and proposed fire hydrants,
- ☐ Projected demand for potable water, wastewater treatment and solid waste to be generated by the proposed development, availability of capacity to serve the proposed development and the manner in which the adopted levels of service will be maintained.

Streets, parking and loading

- ☒ All street- related submittal requirements listed in article VIII, subdivision regulations.
- ☒ A parking and loading plan showing the total number and dimensions of proposed parking spaces, spaces reserved for handicapped parking, loading areas, proposed ingress and egress (including proposed public street modifications), and projected onsite traffic flow.
- ☐ For all major developments, a traffic impact study which includes, at a minimum, the area of impact, the projected demand (based on the most recent edition of Trip Generation, Institute of Transportation Engineers) a projections of background traffic at buildout, the distribution of project trips onto the impacted roadways, and the resulting level of service on each impacted roadway and intersection. The traffic study must clearly identify all assumptions and sources utilized and the manner in which the adopted level of service will be maintained.



Vegetated buffer zones.

- ☐ Location and dimensions of proposed buffer zones and vegetated areas.
- ☐ Description of plant materials existing and to be planted in buffer zones.

Stormwater management

- ☐ An erosion and sedimentation control plan that describes the type and location of control measures including construction Best Management Practices, the stage of development at which they will be put into place or used, and maintenance provisions.
- ☐ A description of the proposed stormwater management system, including:
 - ☐ Channel, direction, flow rate and volume of stormwater that will be conveyed from the site, with a comparison to natural or existing condition.
 - ☐ Detention and retention areas, including plans for the discharge of contained waters, maintenance plans and predictions of surface water quality changes.
 - ☐ Areas of the site to be used or reserved for percolation including an assessment of the impact of groundwater quality.
 - ☐ Location of all water bodies to be included in the surface water management system (natural and artificial) with details of hydrography, side slopes, depths and water-surface elevations or hydrographs.
 - ☐ Linkages with existing or planned stormwater management systems.
 - ☐ On and offsite rights-of-way and easements for the system including locations and a statement of the nature of the reservation for all areas to be reserved as part of the stormwater management system.
 - ☐ The entity or agency responsible for the operation and maintenance of the stormwater management system.
- ☐ The location of offsite water resources facilities such as water works, surface water management systems, wells or well fields, that will be incorporated into or used by the proposed project, showing the names and addresses of the owners of the facilities.
- ☐ Runoff calculations shall be in accord with the standard engineering practices.

Environmentally sensitive lands.

- ☐ The exact sites and specifications for all proposed drainage, filling, grading, dredging and vegetation removal activities, including estimated quantities of excavation or fill material computed from cross sections, proposed within a protected environmentally sensitive zone.
- ☐ Detailed statement or other materials showing the following:
 - ☐ The percentage of the land surface of the site that is covered with natural vegetation and percentage of natural vegetation that will be removed by development.
 - ☐ The distances between development activities and the boundaries of the protected environmentally sensitive zones.



- ☐ The manner in which state or federally listed plant or animal species and their habitats shall be protected.
- ☐ Identify the type, size and location of wetlands on the site based on the definitions of high and low quality wetlands in the comprehensive plan.

Signs.

- ☐ For regulated ground signs, a plan, sketch, blueprint, blue line print or similar presentation drawn to scale which indicates clearly the location of the sign relative to property lines, right-of-way, streets, alleys, sidewalks, vehicular access and parking areas and other existing ground signs on the parcel.
- ☐ For regulated building signs, a plan, sketch, blueprint, blue line print or similar presentation drawn to scale which indicates clearly:
 - ☐ The location of the sign relative to the property lines, right-of-way, streets, alleys, sidewalks, vehicular access and parking areas and other existing ground signs on the parcel.
 - ☐ The number, size, type and location of all existing signs on the same parcel, except a single business unit in a multiple occupancy complex shall not be required to delineate the signs of other business units.
- ☐ Subdivision. Proposed number, minimum area and location of lots, if development involves subdivision of land. Additional submittals related to subdivisions are contained in article VIII, subdivision regulations.

Land use and dedications

- ☒ Location of all land to be dedicated or reserved for all public and private uses including right-of-way, easements, special reservations, and the like.
- ☒ The total number, type and density of residual units.
- ☒ The total gross square feet, type and intensity of non-residential uses.
- ☐ Wellfield protection. Location of onsite wells, and wells within 500 feet of any property line, supplying water for public consumption.
- ☐ Historical and archaeological sites. The manner in which an historic and/or archaeological site, identified on the Florida Master Site File, location site will be protected.
- ☐ Hurricane evacuation. Impacts of the proposed development on Category 5 hurricane evacuation clearance time and the manner in which the adopted level of service will be maintained.
- ☐ Public school capacity. Projected student population generated by the proposed development and availability of public schools' capacity to accommodate projected demand and the manner in which the adopted level of service will be maintained.
- ☐ Air quality. Proposed developments which have the potential to lessen ambient air quality will be required to obtain state and federal permits before review of local developments application can proceed.
- ☐ Hazardous wastes. Proposed developments which have the potential to generate hazardous waste shall obtain regional approval from the Apalachee Regional Planning Council before review of local application can proceed.

Master Plan. A master plan is required for a major development which is developed in phases. A master plan shall provide the following information for the entire development.



- ☒ A concept plan for the entire plan area.
- ☐ Existing environmental conditions for overall area.
- ☒ A development plan for the first phase or phases for which approval is sought.
- ☐ A development phasing schedule including the sequence for each phase approximate size of the common area in each phase, and proposed phasing of construction of public recreation and common open space areas and facilities.
- ☐ Total acreage in each phase and gross intensity (nonresidential) and gross density (residential) of each phase.'
- ☒ Number, height and type of residential units.
- ☐ Floor area, height and types of office, commercial, industrial and other proposed uses.
- ☐ Total land area, and approximate location and amount of open space included in each residential, office, commercial and industrial area.
- ☐ Approximate location of proposed and existing streets and pedestrian and bicycle routes, including points of ingress and egress.
- ☐ Approximate location and acreage of any proposed public use such as parks, school sites and similar public or semi-public uses.
- ☐ A vicinity map of the area within 1,000 feet surrounding the site showing:
 - ☐ Land use designations and boundaries
 - ☐ Traffic circulation systems
 - ☐ Major public facilities
 - ☐ Municipal boundary lines.
- ☐ Other documentation necessary to permit satisfactory review under the requirements of this Code and other applicable law as required by special circumstances in the determination of the building inspector.

NOTE: A master plan is required whenever a major development is to be implemented in phases. The required information allows the building department, the technical advisory committee, the planning and development review board, and interested citizens to review each phase independently and in the context of an overall development plan. The purpose is to assure that adequate consideration made of all effects of the component parts on each other, the completed project and the affected community.

- ☐ As built drawings. Upon Completion of all improvements in a major development, the developer shall provide to the CITY, as built drawings showing the location of any and all underground utilities. In a phased development, developer shall provide the as built drawings upon completion of each phase.



120 N. HWY 71
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850.639.3860

August 19, 2020
Updated: August 26, 2020

Client: Charles Haskett
chaskett@bonavic.com

Project: Barefoot Cottages Phase II

Location: 3050 West Hwy. 98
Port St. Joe FL 32456
Gulf County Parcel ID: 04559-065R

Applied For (at Gulf County Building Department):

Requested 1 Year Building Extension for Unbuilt Buildings (6 Month Ext.)- Gulf County- February 8, 2007
Application for Residential Building Permit- Gulf County- No Date Provided

Permitted/Cleared:

Approval of Development- City of Port St. Joe- March 15, 2006
Approval of Cabanas with Bathroom Facilities -City of Port St. Joe- September 26, 2006
Approval of Water and Sewer- City of Port St. Joe- March 9, 2007
Approval of Plot Plan – City of Port St. Joe- March 9, 2007
Approval of Building Permit for ALL Structures on 1 Parcel- Gulf County- October 23, 2006
Single Family Building Permit- Gulf County- Issued April 12, 2006
Signed Certificate of Occupancy- Gulf County- Completed February 16, 2007
Temporary Power Pole Permit- Gulf County- June 1, 2006
Metal Roof permit- Gulf County- Issued June 20, 2006
Electrical Permit- Gulf County- Issued July 6, 2006
Mechanical Permit- Gulf County- Issued August 10, 2006
Temporary Permanent Power Pole Permit- Gulf County- Issued August 30, 2006
Elevation Certificate- SCR Surveying and Mapping, Skipper Rutherford- November 6, 2006

Inspections (more can be accessed, this is only a few):

Temporary Pole Inspection (PASS)- Lee Collinsworth- June 2, 2006
Footer Inspection- George Knight- June 9, 2006
Wall Sheathing Inspection- George Knight- July 21, 2006
Rough Inspection- George Knight- October 2, 2006
Rough Inspection- George Knight- October 4, 2006
Sheet Rock Inspection- George Knight- October 27, 2006
Temp/Perm Inspection- George Knight- December 8, 2006
Building Final Inspection- George Knight- February 1, 2007
Building Final Inspection- George Knight- February 8, 2007
Building Final Inspection- George Knight- February 16, 2007

As-Built:

Sent As-Built is the same as Provided Site Plan



Issues/ Concerns:

Review Phased Approach

R-3

Private past Original Entrance

Separate Meters moving forward? Any associated fees?

D.O is NOT Required

Can do Master Meter, but Charles will have to decide

Arrangement with HOA – See Below

Connection Utilities – Utilities have been cleared as far as we can tell. Need to discuss individual meters?

Storm Water Permit – Cannot find SW permit. Is current approved plan acceptable?

What is Owned by HOA/ IND Owners – See Below

Convert HOA Agreement – See Below

HOA Agreement per telephone conversation on August 26, 2020 with Jack Husband, Patrick Farrell, and Curtis Brown (GCPS – Current CAM for HOA)

1. The board would want Phase II to join
2. Hand over at 90% sold or in 10 years
3. Vacant Property won't be assessed and
4. Developed Property will be assessed when sold to the third party from developer
5. During development cycle developer will conduct normal maintenance on Common Area up to minimum municipal standards
6. Pool/Hot Tub – The goal is when developer completes all amenities, all common area shall be deeded to the HOA
7. Charles to meet with Board ASAP.

Other Notes:

1. Phase I was originally designed with master meter, but since they have converted individual meters, but HOA is responsible for maintenance.



Jeff Bush
Governor

Department of Environmental Protection

Northwest District
160 Governmental Center
Pensacola, Florida 32502-5794

Colleen M. Castille
Secretary

May 6, 2005

Sent Via E-Mail
(cgwin@coastaldev.net)

In the Matter of an
Application for Permit by:

Permittee
Barefoot Cottages Development, LLC
By: Mr. Curtis H. Gwin, President
Old South Centre
36468 Emerald Coast Parkway, Suite 10101
Destin, Florida 32541

Permit Number: 23-0241762-002-DWC/CM
Project: Barefoot Cottages
Connected To: City of Port St. Joe
Wastewater Treatment Plant
County: Gulf

NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number 23-0241762-002-DWC/CM to construct a domestic wastewater collection/transmission system, issued pursuant to 403.087(1), Florida Statutes.

The Department's proposed agency action shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes, within fourteen days of receipt of notice. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the Department's proposed permitting decision may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Petitions by the applicant or any of the persons listed below must be filed within fourteen days of receipt of this written notice. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), Florida Statutes, must be filed within fourteen days of publication of the notice or within fourteen days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within fourteen days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within fourteen days of receipt of notice shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, Florida Statutes. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, Florida Administrative Code.

"More Protection, Less Process"

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the Department permit identification number and the county in which the subject matter or activity is located;
- (b) A statement of how and when each petitioner received notice of the Department action;
- (c) A statement of how each petitioner's substantial interests are affected by the Department action;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A statement of facts that the petitioner contends warrant reversal or modification of the Department action;
- (f) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wants the Department to take.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation under Section 120.573, Florida Statutes, is not available for this proceeding.

This permit action is final and effective on the date filed with the clerk of the Department unless a petition is filed in accordance with the above. Upon the timely filing of a petition this permit will not be effective until further order of the Department.

Any party to the permit has the right to seek judicial review of the permit action under Section 120.68, Florida Statutes, by the filing of a notice of appeal under Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the clerk of the Department in the Office of General Counsel, Mail Station 35, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when this permit action is filed with the clerk of the Department.

Permittee: Barefoot Cottages Development, LLC
Permit Number: 23-0241762-002-DWC/CM
Notice of Permit Issuance
Page 3 of 3

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



David P. Morres, P.E.
Program Administrator, Water Facilities

FILING AND ACKNOWLEDGMENT

FILED, on this date, under Section 120.52, Florida Statutes, with the designated deputy clerk, receipt of which is hereby acknowledged.



[Clerk]

May 6, 2005

[Date]

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this NOTICE OF PERMIT ISSUANCE and all copies were mailed before the close of business on May 6, 2005 to the listed persons.



Name

May 6, 2005

Date

Enclosure: Permit Number 23-0241762-002-DWC/CM

Copy to:

Gulf County Environmental Health Department Director (douglas_kent@doh.state.fl.us)

The Honorable Frank Pate, Jr. – Mayor City of Port St. Joe (paulinepsj@yahoo.com) (ppendarvis@portstjoe.org)

Alan W. Kirkland, P.E. – McNeilCarroll Engineering, Inc. (akirkland@mcneilcarroll.com)

Larry McArdle – Plant Manager, City of Port St. Joe WWTP (lmcardle@gtcom.net)

Josie Penton – DEP Panama City Branch Office (josie.penton@dep.state.fl.us)



Jeb Bush
Governor

Department of Environmental Protection

Northwest District
160 Governmental Center
Pensacola, Florida 32502-5794

Colleen M. Castille
Secretary

STATE OF FLORIDA DOMESTIC WASTEWATER COLLECTION/TRANSMISSION INDIVIDUAL PERMIT

PERMITTEE:	PERMIT NUMBER:	23-0241762-002-DWC/CM
Barefoot Cottages Development, LLC	ISSUANCE DATE:	May 6, 2005
By: Mr. Curtis H. Gwin, President	EXPIRATION DATE:	May 5, 2010
Old South Centre	COUNTY:	Gulf
36468 Emerald Coast Parkway, Suite 10101	PROJECT:	Barefoot Cottages
Destin, Florida 32541	CONNECTED TO:	City of Port St. Joe Wastewater Treatment Plant

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Chapters 62-4 and 62-604, Florida Administrative Code (F.A.C.).

The above named permittee is hereby authorized to construct the facilities shown on the application and other documents on file with the Department and made a part hereof and specifically described as follows:

DESCRIPTION OF PROJECT:

A gravity and force main wastewater collection and transmission system to serve a 141-lot residential subdivision. The gravity sewer consists of 36 manholes and approximately 4,995 linear feet of 8-inch PVC sewer pipe and approximately 24 linear feet of 8-inch DIP sewer pipe. The force main system has one submersible lift station that will discharge through approximately 22 linear feet of 4-inch PVC force main and tap into an existing 6-inch force main on West Highway 98 that is connected to the Port St. Joe WWTP.

The construction will be in accordance with the plans and specifications entitled "Barefoot Cottages" as signed and dated by Alan W. Kirkland, P.E. on February 28, 2005 and revised on April 12, 2005.

LOCATION OF PROJECT:

Highway 98, Port St. Joe, Florida

IN ACCORDANCE WITH:

The limitations, requirements and other conditions set forth in pages 1 through 2 of this permit.

"More Protection, Less Process"

PERMIT CONDITIONS:

1. This permit is subject to the general conditions of Rule 62-4.160, F.A.C., as applicable. This rule is available at the Department's Internet site at:
<http://www.dep.state.fl.us/water/wastewater/rules.htm#domestic> [62-4.160, 5-1-03]
2. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit to the Department's Office that processed the permit, Form 62-604.300(8)(b), Request for Approval to Place a Domestic Wastewater Collection/Transmission System into Operation. This form is available at the Department's Internet site at:
<http://www.dep.state.fl.us/water/wastewater/forms.htm> [62-604.700(2), 11-6-03]
3. The new or modified collection/transmission facilities shall not be placed into service until the Department clears the project for use. [62-604.700(3), 11-6-03]
4. Permit revisions shall only be made in accordance with Rule 62-4.050(4)(s), F.A.C. Request for revisions shall be made to the Department in writing and shall include the appropriate fee. Revisions not covered under Rule 62-4.050(4)(s), F.A.C., shall require a new permit. [62-604.600(8), 11-6-03]
5. Abnormal events shall be reported to the Department in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WARNING POINT TOLL FREE NUMBER (800) 320-0519 as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to the Department within 24 hours from the time the permittee, or other designee becomes aware of the circumstances. [62-604.550, 11-6-03]

Executed in Pensacola, Florida.

Issued this 6th day of May, 2005

STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION



David P. Morris, P.E.
Program Administrator
Water Facilities

Memorandum

Florida Department of Environmental Protection

PROFESSIONAL ENGINEER CERTIFICATION

Permit /Application No.: 23-0241762-002-DWC/CM

Permittee & Address: Mr. Curtis H. Gwin
Barefoot Cottages Development, LLC
Old South Centre
36468 Emerald Coast Parkway, Suite 10101
Destin, Florida 32541

Facility/Project Name & Address: Barefoot Cottages

Action: Individual Permit for Wastewater Collection/Transmission System

I HEREBY CERTIFY that the engineering features described in the above referenced application (provide / ~~do not provide~~) reasonable assurance of compliance with applicable provisions of Chapter 403, Florida Statutes, and Florida Administrative Code Title 62. However, I have not evaluated and I do not certify aspects of the proposal outside of my area of expertise (including but not limited to the electrical, mechanical, structural, hydrological, and geological features).

(Signed)

William A. Evans

Domestic Wastewater Permitting Supervisor
Florida Registered Engineer #33122

(Date)

epost_nwdwf

From: Curtis Gwin [cgwin@coastaldev.net]
Sent: Monday, May 09, 2005 7:05 AM
To: epost_nwdwf
Subject: Re: Barefoot Cottages DW CS Permit. . . return reply requested

Yes, got the permit, Thank You Curtis Gwin

----- Original Message -----

From: "epost_nwdwf" <epost.nwdwf@dep.state.fl.us>
To: <cgwin@coastaldev.net>
Cc: <douglas_kent@doh.state.fl.us>; <paulinepsj@yahoo.com>;
<ppendarvis@portstjoe.org>; <akirkland@mcneilcarroll.com>;
<lmcardle@gtcom.net>; "Penton, Josie" <Josie.Penton@dep.state.fl.us>
Sent: Friday, May 06, 2005 3:27 PM
Subject: Barefoot Cottages DW CS Permit. . . return reply requested

Dear Sir/Madam:

The Northwest District of the Department of Environmental Protection Water Facilities Program (NWD WF) issues electronic documents in lieu of hard copies via the United States Postal System.

Please send a short e-mail "reply" message verifying receipt of this message; this may be done by selecting "Reply" on the menu bar of your e-mail software and then selecting "Send". Please do not delete the subject line. We must receive verification of receipt and your "reply" will preclude subsequent e-mail transmissions to verify receipt of the documents.

The attached document may require immediate action within a specified time frame; please open and review the document(s) as soon as possible.

The attached document is in Adobe Portable Document Format (pdf). Adobe Acrobat Reader 6.0 can be downloaded for free at the following internet site: <http://www.adobe.com/products/acrobat/readstep2.html>

Please advise this office of any changes to your e-mail address or that of the Engineer-of-Record. These changes or any other requests concerning e-mail management should be made by contacting Brandy Smith or Martha Wilson at. (850) 595-8300 ext 1155 or 1183.

<<BarefootCottages-DWC.pdf>>

****Note****

When printing the attached document from Adobe Acrobat Reader 6.0, select "Document and comments" from the "Print What:" menu item; if this is not done the signature will not appear on the printed document.

Thank you,

Electronic Postal System
Water Facilities
Northwest District Office
Department of Environmental Protection
E-Mail Address: epost_nwdwf@dep.state.fl.us



Jeb Bush
Governor

Department of Environmental Protection

Tallahassee Branch Office
2815 Remington Green Circle, Suite A
Tallahassee, Florida 32308-1513

Colleen M. Castille
Secretary

January 7, 2005

Mr. Curtis Gwin
President, Old South Development
Old South Centre, Suite 10101
36468 Emerald Coast Parkway
Destin, Florida 32541

RE: Barefoot Cottages
Bay County, 23-0241762-001-RG

Dear Mr. Gwin:

We have reviewed and approved your Notice of General Permit received by the Department on December 13, 2004, concerning the above referenced project. The project appears to qualify for the general permit specified by Rule 62-25.801, Florida Administrative Code (FAC).

Please thoroughly review and be aware of the conditions associated with the General Permit (enclosed). Your particular attention is directed to the statement contained in the General Permit which states that this General Permit does not relieve you, the permittee, from obtaining a dredge and fill, collection system or distribution system permit where it is required. We would appreciate seven days written notification prior to the start of any site work.

We wish to point out that Rule 62-25.801, FAC, also requires that the permittee file an As-Built Certification with the Department within thirty (30) days after the facility's completion. This certification is included as page 4 of DEP form 62-1.215(2), the General Permit for Stormwater Discharge Facilities.

"More Protection, Less Process"

Printed on recycled paper.

23

Barefoot Cottages
Bay County, 23-0241762-001-RG
Page 2

Additionally, it appears that the proposed scope of the work may result in a stormwater discharge to surface Waters of the State or a municipal storm sewer and disturb (which includes clearing, grading and excavation) one (1) or more acres of land. Enclosed for your information and action is a brochure describing Florida's National Pollutant Discharge Elimination System (NPDES) stormwater program for construction activities.

If you have any questions about the need to obtain additional permits, or any other matters, please call Julian R. Gotreaux at (850) 488-3704, or by email at julian.gotreaux@dep.state.fl.us.

Sincerely,



G. P. Neubauer
Branch Office Manager

GPN/jrg

cc: Cliff Street, P.E.
Alan Kirkland, P.E.
Geoff Rabinowitz, FDEP

GP - PERMIT REVIEW

Cat: D

PROJECT: Barefoot Cottages
PA#: 23-0241762-001-RG

REC'D DATE: 12-14-04

REVIEW (START) 12-28-04
PROCESSER (int): JRG

Part I:

1a) Provided:

NOI (Y/N) CALS (Y/N) PLANS (Y/N)
FEE (Y/N) NARRATIVE (Y/N) LOCATION MAP (Y/N)

1b) Sign and Seal: NOI (Y/N) CALS (Y/N) PLANS (Y/N)

2a) Const / Environmental Sequence: (Y/N) comments _____

b) BMP's provided: (Y/N) comments _____

c) Maintenance Entity: Home, O.A. Acceptable: (Y/N) Resale: (Y/N)

d) Geo-tech Data or SCS: Permeability 100 in/hr, Grd water el 2' ft

Part II:

Skimmer: NA provided / needed Discharge: Wetlands

Stabilization: Acceptable / Unacceptable Comments: _____

Other programs: (NPDES) (DF) PW / DW / SW)

Wetlands on plans: (Y/N) D/F permit needed (Y/N)

Comments: unsure, no site visit was performed.

The project appears to qualify for the general permit specified by Rule 62-25.801, Florida Administrative Code.

Review Complete Date: 1-7-05 Processor
(int): JRG



The City of Port St. Joe

Post Office Box 278 Phone (850) 229-6281
Port St. Joe, Florida 32457

March 15, 2006

Gulf County Building Department
Gulf County Courthouse Annex
1000 Cecil G. Costa Blvd.
Port St. Joe, Florida 32456

VIA FACSIMILE
Gulf County Building 229-7673
C. Givins 850-837-2099

RE: Barstow Properties Amended
Tax ID# 03559-065

Dear Sir:

The Barstow Properties' development has been approved by the Board of City Commissioners for construction with the following combination of units:

- Group A - 83 units
- Group B - 22 units
- Group C - 30 units
- Group D - 5 units

These units are to be constructed in the residential portion of the 19.16-acre parcel. The parcel is divided into mixed use with 3.41 acres as commercial (along US 96) and 15.75 acres as residential (R-3). A map is attached to depict the two areas. The flood zone for this parcel is included in the 100-year flood zone, which is an "AE-1" zone.

Other facilities approved for this site plan are:

- 2 Community Buildings
- 2 Entry Structures
- 3 Towers
- 3 Swimming Pools
- 3 Hot tubs
- 3 Pool Equipment Buildings
- 1 Mail Kiosk
- 1 Office Building

FRANK PATE, JR.
Mayor/Commissioner

JOHN REEVES
Commissioner, Group I

RACHEL S. GREWS
Commissioner, Group II
PAULINE W. PENDARVIS
City Auditor and Clerk
"An Equal Opportunity Employer"

JAMES B. ROBERTS
Commissioner, Group III

DAVID R. HORTON
Commissioner, Group IV

REQUIREMENTS FOR THE CITY OF PORT ST. JOE
FOR ISSUANCE OF BUILDING PERMITS

Owners Name: Bonjour Cottage
Owner's Address: 3050 W. 46th
Port St. Joe, Florida 32456
Owner's Property Description: Bonjour Cottage
Owner's Property Tax Reference Number: 04559-0612
Zoning of Property: R-3
Variance Approval Date (if applicable): none for Street Bridge
Flood Zone of Property: X
Approval of Water & Sewage: Yes
Approval of Plot Plan: Yes

Note: Please be aware that a Driveway Permit is required before you can cover City Rights-of-Way with concrete. Be sure that you have the form completed and fee paid before Public Works inspects it. All driveways that do not meet with inspection requirements must be removed at Builder's expense.

P. Pandemonia 3-9-07
Approving Authority Date

**Note: Commercial projects must have stormwater permits for stormwater and all plans must be reviewed by the Downtown Redevelopment Agency for architectural compliance, sign design and parking landscaping. This must be completed before Building Department issues permits.

All projects must transmit the proper paperwork to meet zoning compliance. This means that all project must be drawn to scale and new structures must submit sealed drawings. All project should list the following information on the site plan: Lot #, Block #, Property tax number, physical address and name of owner.



The City of Port St. Joe

Post Office Box 278 • Phone (850) 229-8261
Port St. Joe, Florida 32457

September 26, 2006

VIA FACSIMILE
Gulf County Building 229-7873
C. Gwinn 850-837-2099

Gulf County Building Department
Gulf County Courthouse Annex
1000 Cecil G. Costin Blvd.
Port St. Joe, Florida 32456

RE: Barefoot Properties
Tax ID# 03559-065

Dear Sir:

The following amenities were approve for the Barefoot Properties' development by the Board of City Commissioners:

Cabanas with bathroom facilities

If you need additional information, please let me know.

Sincerely yours,

THE CITY OF PORT ST. JOE

Pauline Pendarvis
City Clerk

FRANK PATE, JR.
Mayor/Commissioner

JOHN REEVES
Commissioner, Group I

RACHEL S. CREWS
Commissioner, Group II

JAMES B. ROBERTS
Commissioner, Group III

DAVID R. HORTON
Commissioner, Group IV

N. LEE VINCENT
City Manager

PAULINE W. PENDARVIS
City Auditor and Clerk

"An Equal Opportunity Employer"

BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA
BUILDING DEPARTMENT
Lee Collinsworth, Building Official

1000 CECIL G. COSTIN, SR. BLVD., ROOM 303 • PORT ST. JOE, FLORIDA 32456 • PHONE (850) 229-6944 • FAX (850) 229-7873

October 16, 2006

City of Port St. Joe
P.O. Box 278
Port St. Joe, FL 32456

Attn: N. Lee Vincent

Dear Mr. Vincent:

This letter is in reference to The Barefoot Cottages located at 3050 W. Highway 98. All structures were approved to be built on one parcel number therefore a final survey will not be required by Gulf Building Department. However, the Building Department is requesting that the City Manager sign off on the following items as being acceptable to the City's requirements before a Certificate of Occupancy's can be issued. The items are as follows:

- *SETBACKS OF COTTAGES
- *OVERALL DEVELOPMENT
- *EGRESS REQUIREMENTS

Please sign and fax to the Building Department when all items are acceptable in the City of Port St. Joe. No C.O.'s will be issued until this letter is signed and returned. Thank you for your attention in this matter.

Gulf County Building Department

Approved by: N. Lee Vincent Date: 10-23-06
City Manager of Port St. Joe

CARMEN L. MCLEMORE
District 1

BILLY E. TAYLOR
District 2

BRII WILLIAMS
District 3

NATHAN PETERS, JR.
District 4

JERRY W. BARNES
District 5

The Old South Co.

The Old South Co. of Dallas

FEBRUARY 8, 2007

GULF COUNTY BUILDING DEPARTMENT
100 CECIL COSTIN BLVD.
PORT ST. JOE, FL 32456

ATTENTION: MR. LEE COLLINSWORTH
BUILDING OFFICIAL

RE: BAREFOOT COTTAGES
3050 W. HWY 98
PORT ST. JOE, FL

DEAR MR. COLLINSWORTH,

THIS LETTER IS TO REQUEST AN EXTENSION FOR THE BUILDING PERMITS ON THE BELOW LISTED PERMITS. THE FOUNDATIONS HAVE BEEN DONE BUT NO FRAMING TO DATE. THEY ARE LISTED AS FOLLOWS:

PERMIT NO.	UNIT NO.	PERMIT DATE
20061031	D72	4/12/06
20061039	D79	4/12/06
20061041	D80	4/12/06
20061043	D85	4/12/06
20061044	D86	4/12/06
20061038	D89	4/12/06
20061030	D90	4/12/06
20061029	D91	4/12/06
20061028	D92	4/12/06
20061049	D93	4/12/06
20061045	D94	4/12/06
20061046	D95	4/12/06
20061048	D96	4/12/06
20061027	D105	4/12/06
20061047	D106	4/12/06

WE WOULD REQUEST A ONE-YEAR EXTENSION FROM THE DATE OF ISSUANCE ON THESE PERMITS. THANK YOU FOR YOUR HELP IN THIS MATTER AND IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CALL.

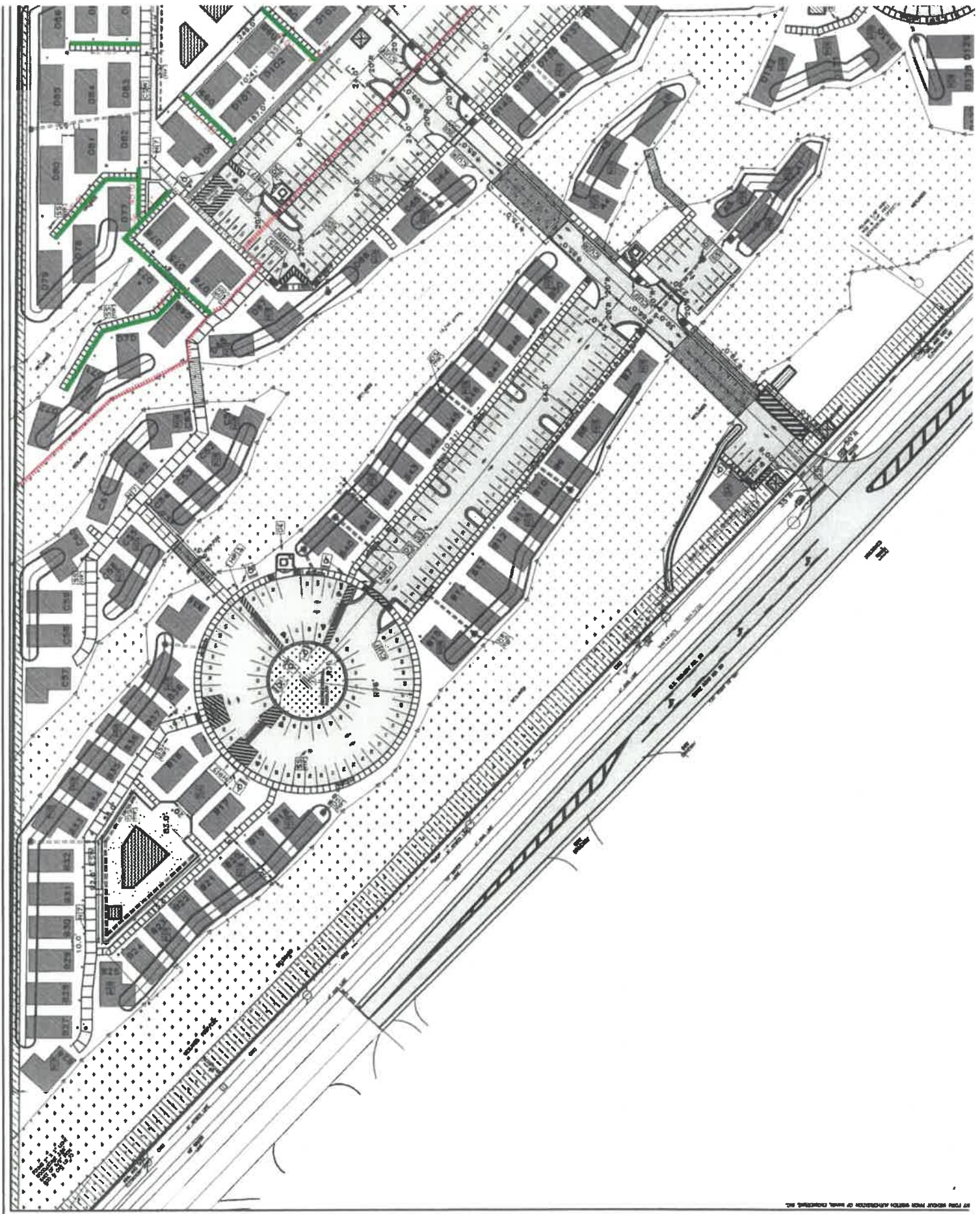
RESPECTFULLY SUBMITTED,

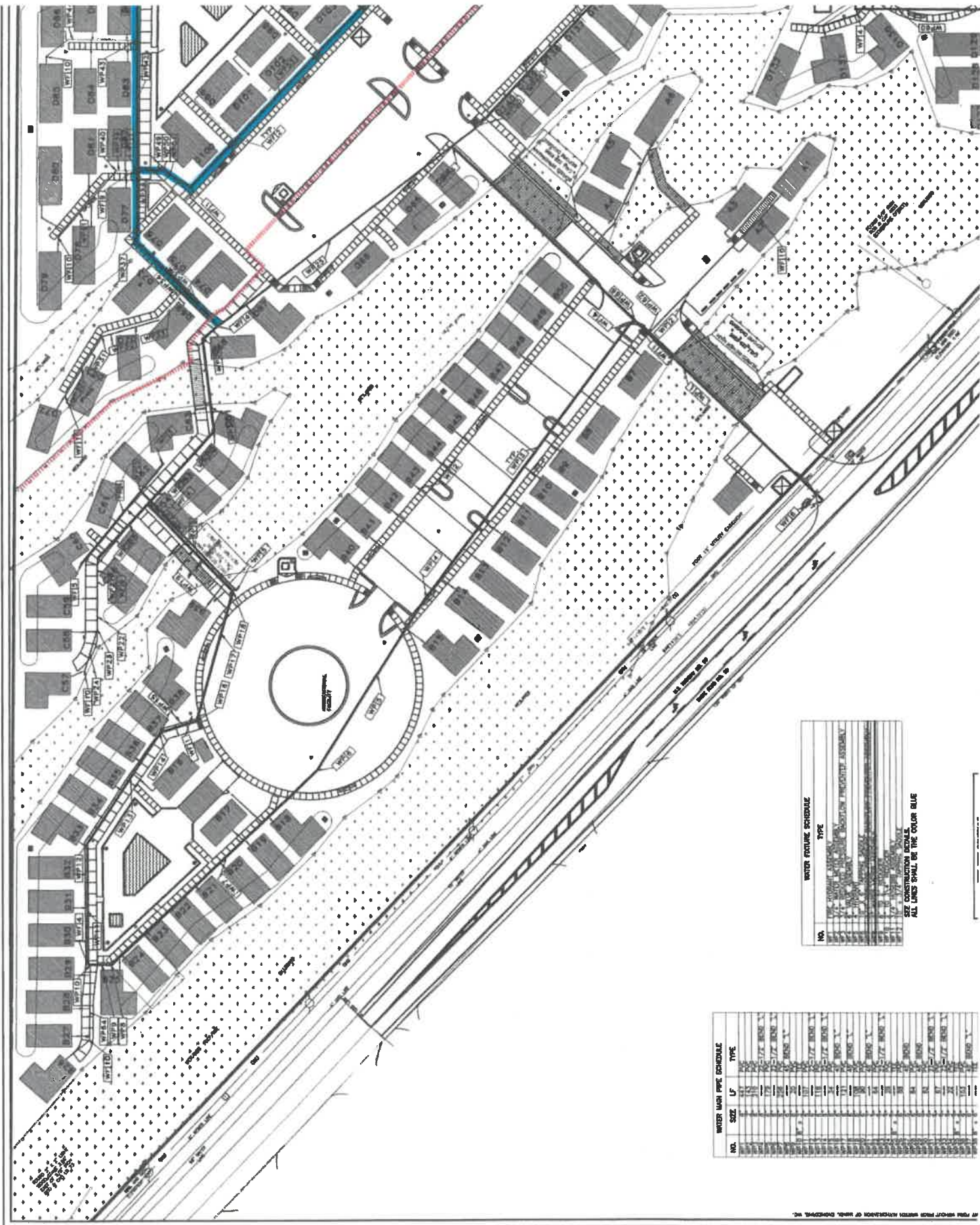
Curtis H. Gwin

CURTIS H. GWIN

Old South Co.

36468 Emerald Coast Pkwy, Suite 10101, Destin, Florida 32541
850-837-0392 • Fax 850-837-2099 • CG-C058062





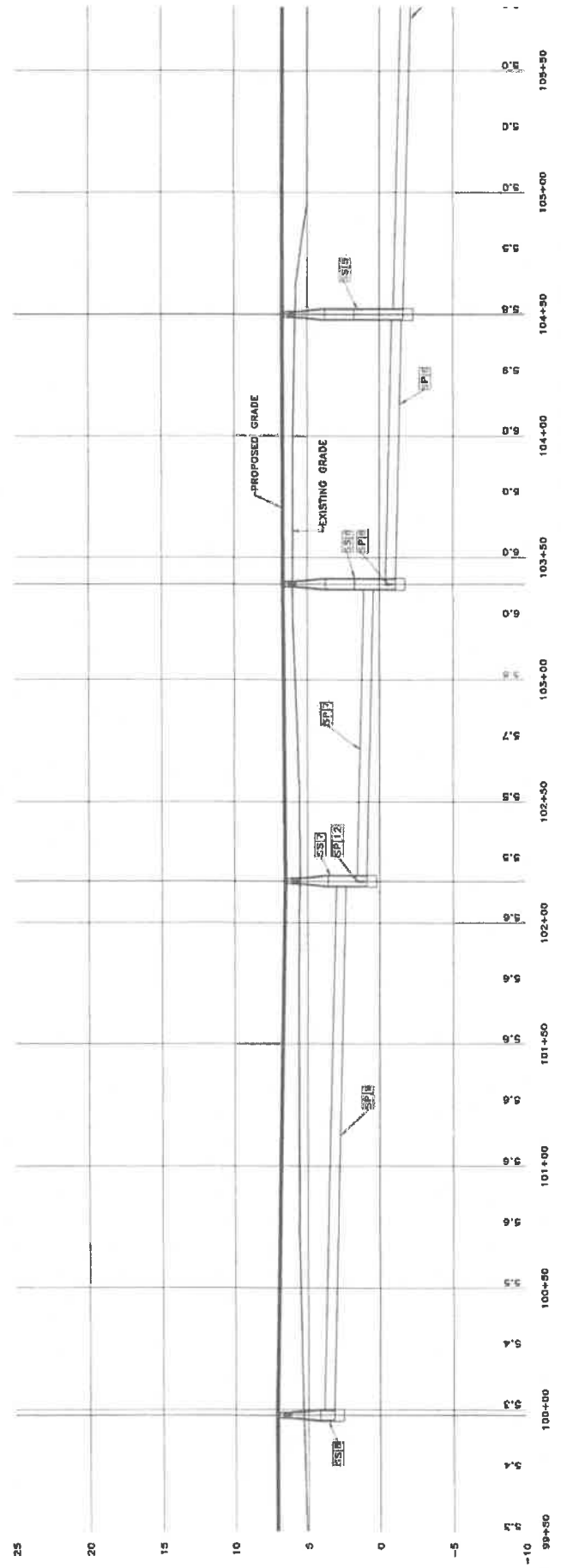
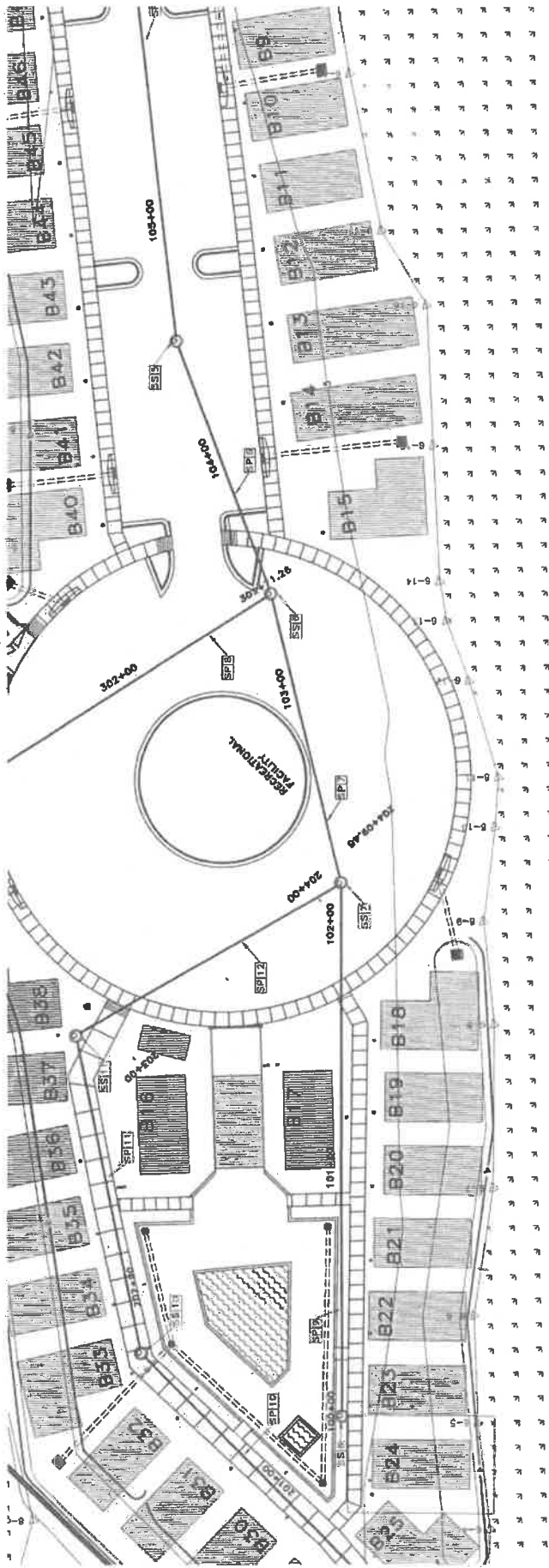
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SEE CONSTRUCTION DETAILS
ALL LINES SHALL BE THE COLOR BLUE

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100	WATER MAIN

ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTER OF THE PIPE UNLESS OTHERWISE NOTED.

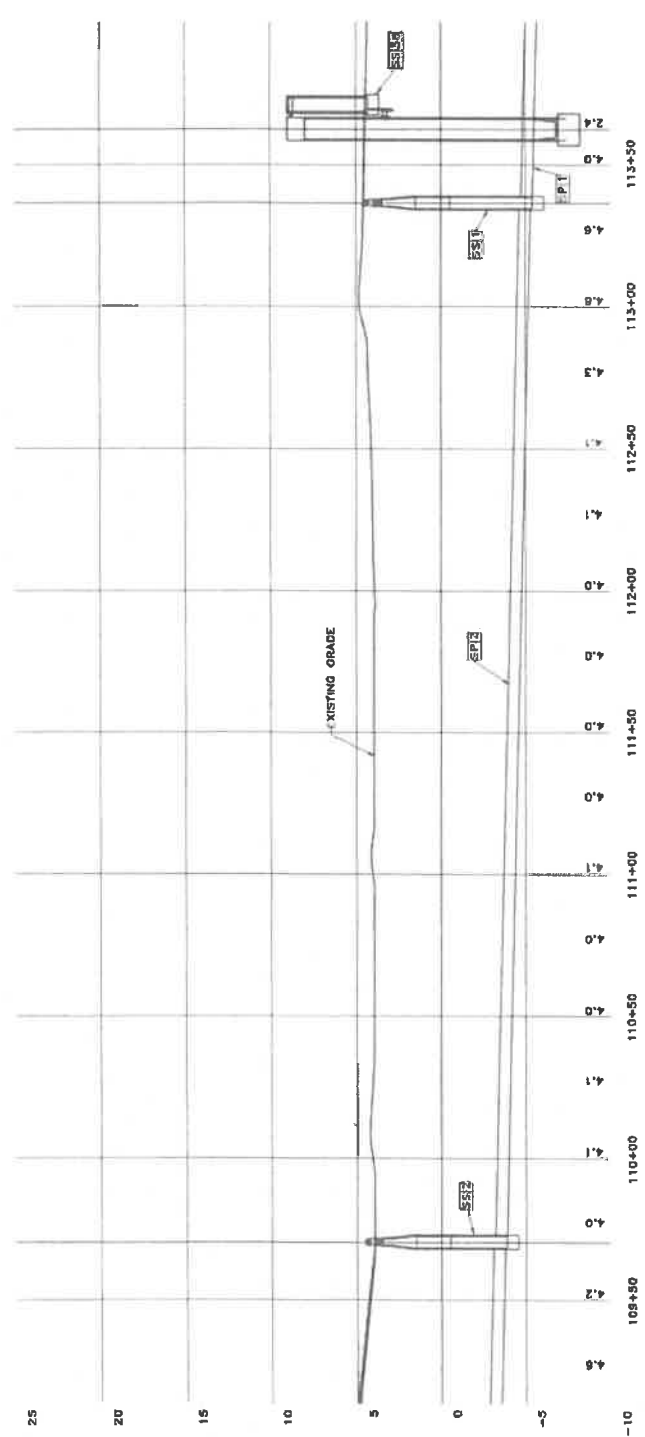
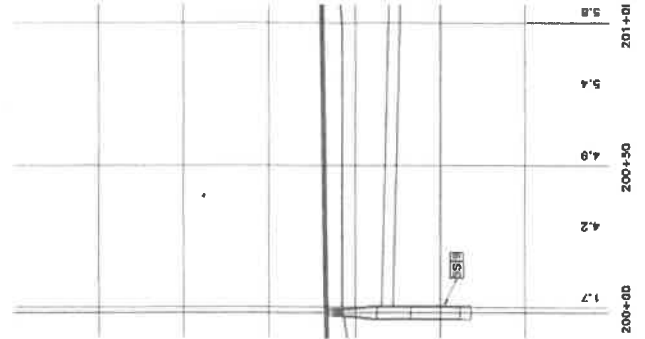
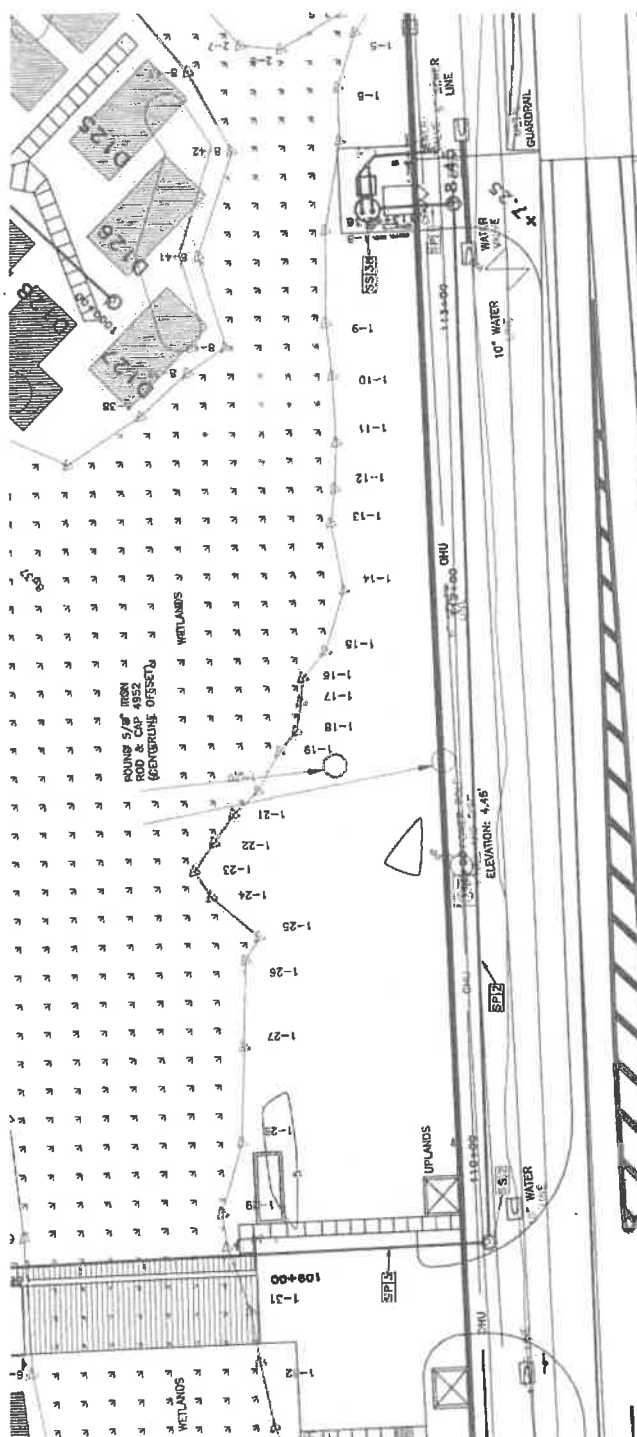




PLAN AND PROFILE - SEWER RUN 100

SCALE
H 1"=30'
V 1"=5'

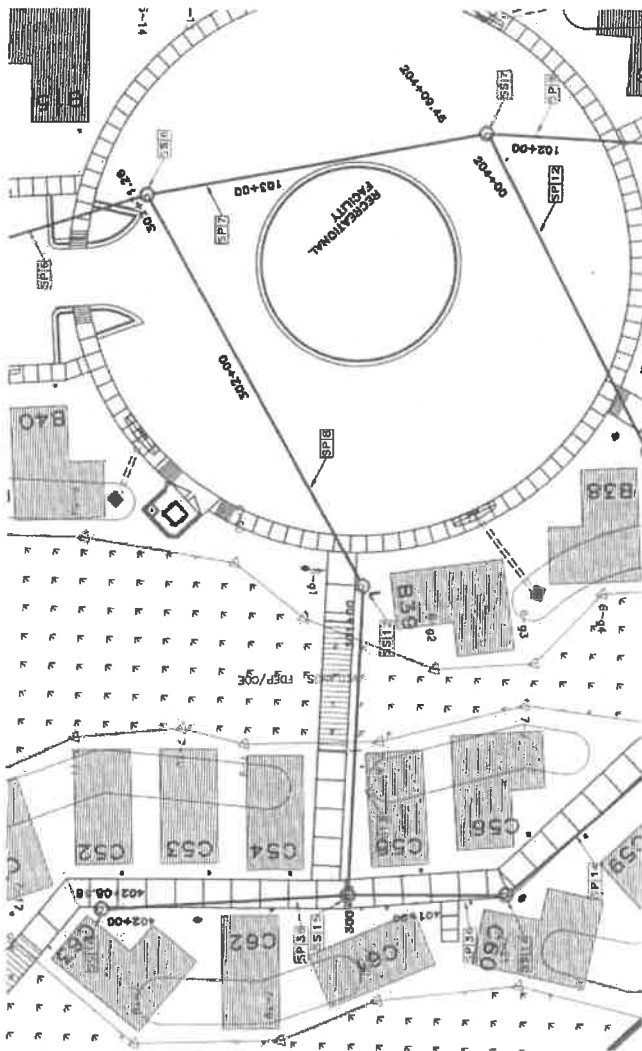
SEE GENERAL NOTES IN CONSTRUCTION DETAILS.



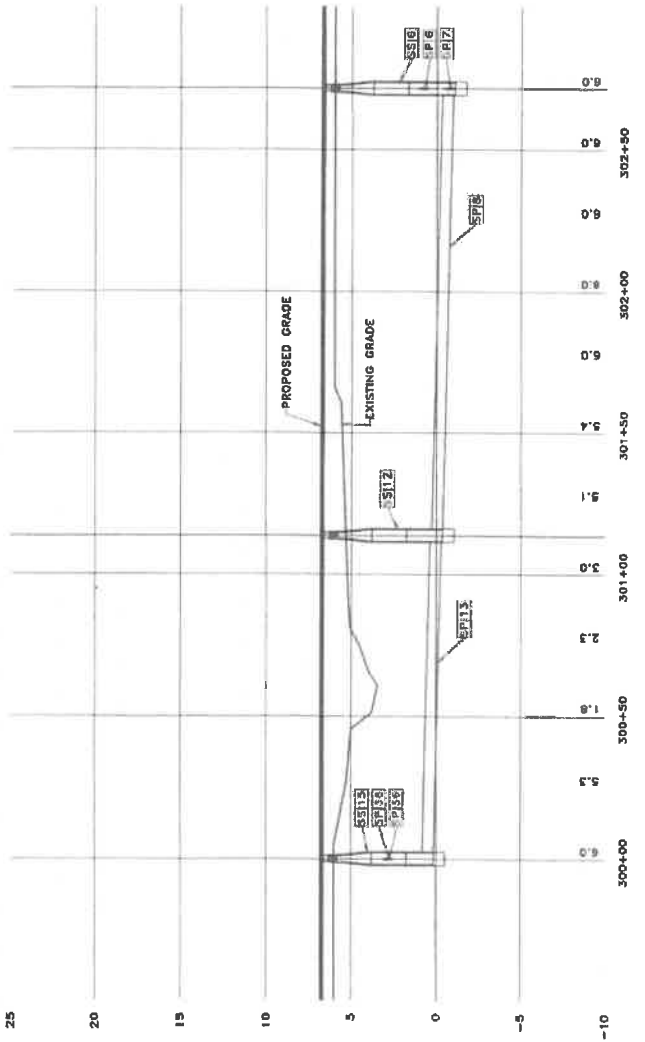
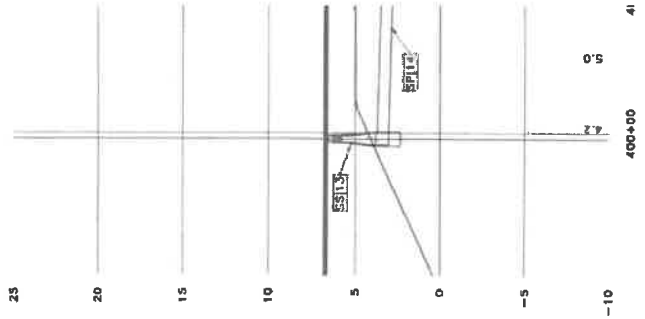
PLAN AND PROFILE - SEWER RUN 100

SCALE H 1"=30'
V 1"=5'

SEE GENERAL NOTES IN CONSTRUCTION DETAILS.



N 89° 32' 22" W 1328.16' (S)

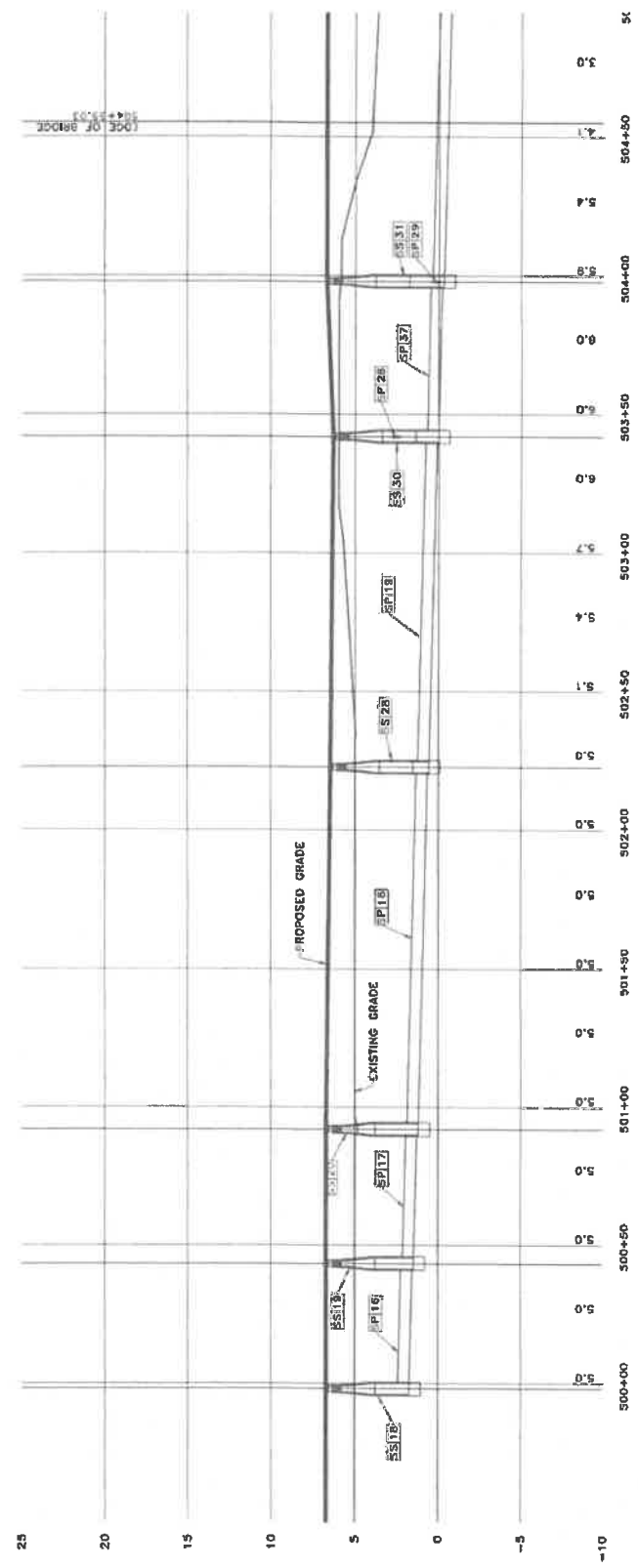
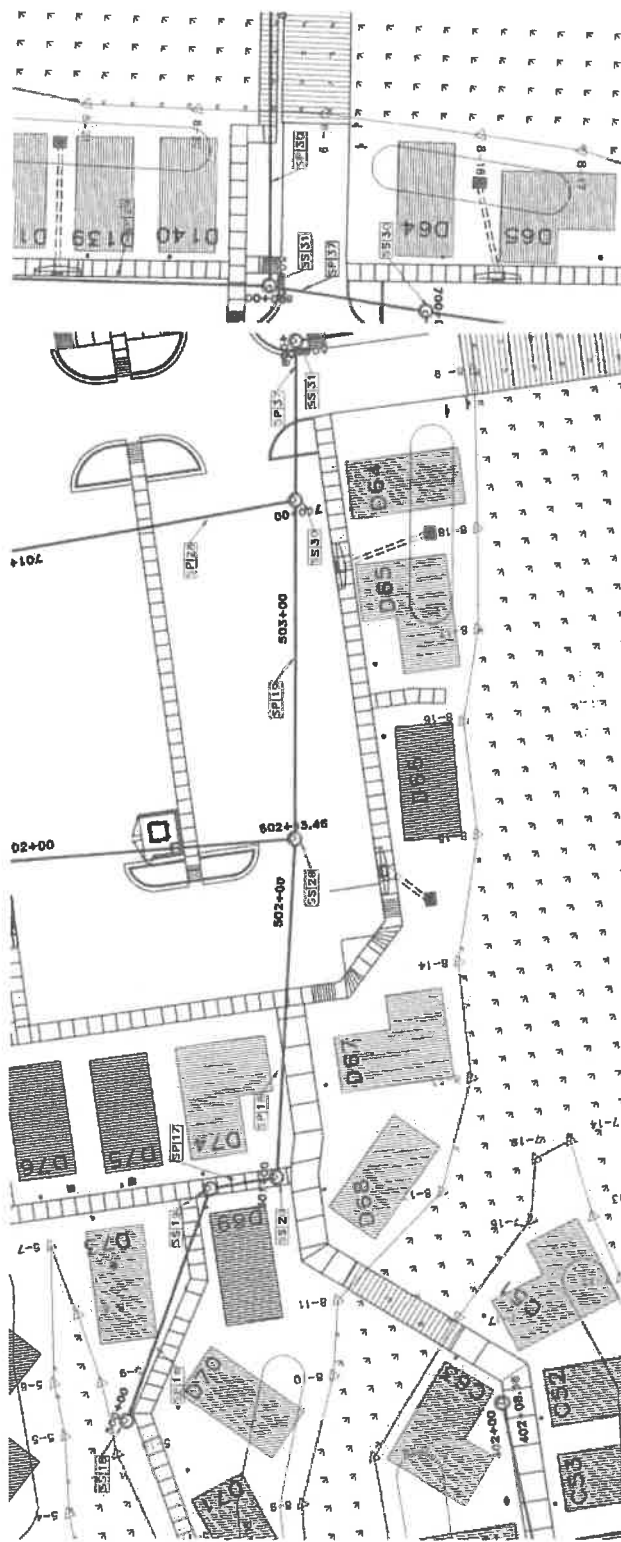


PLAN AND PROFILE - SEWER RUN 300

SCALE
1" = 30'

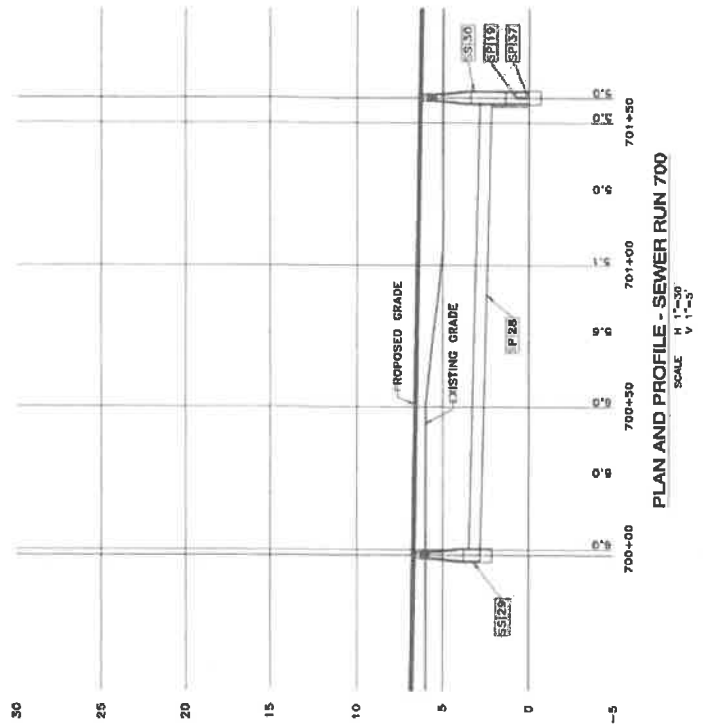
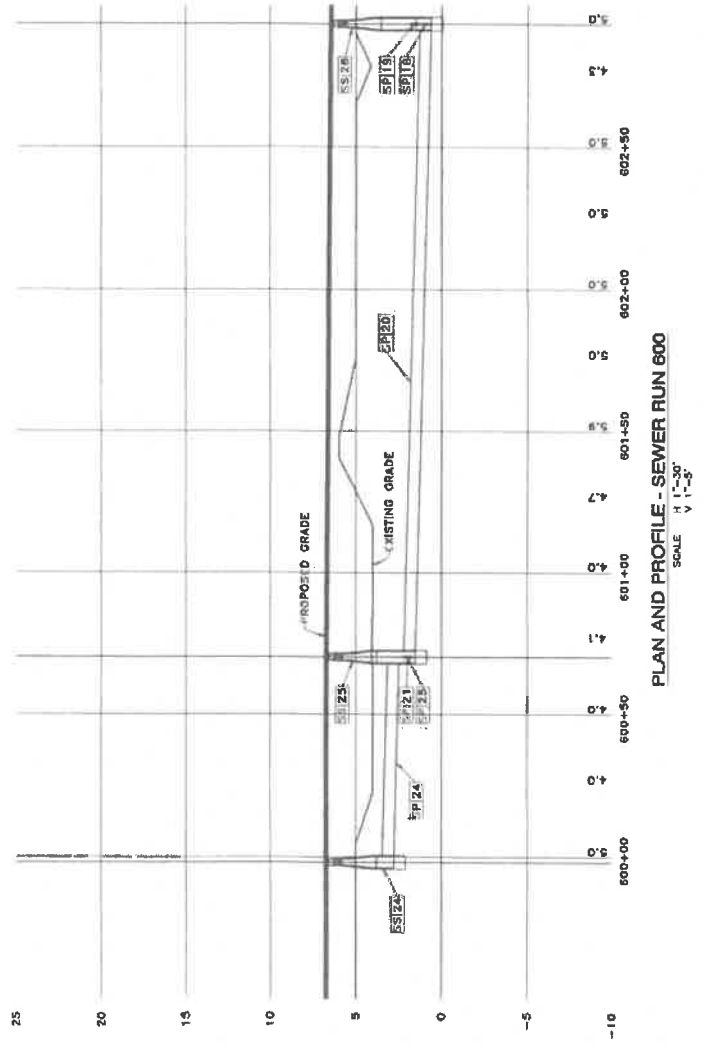
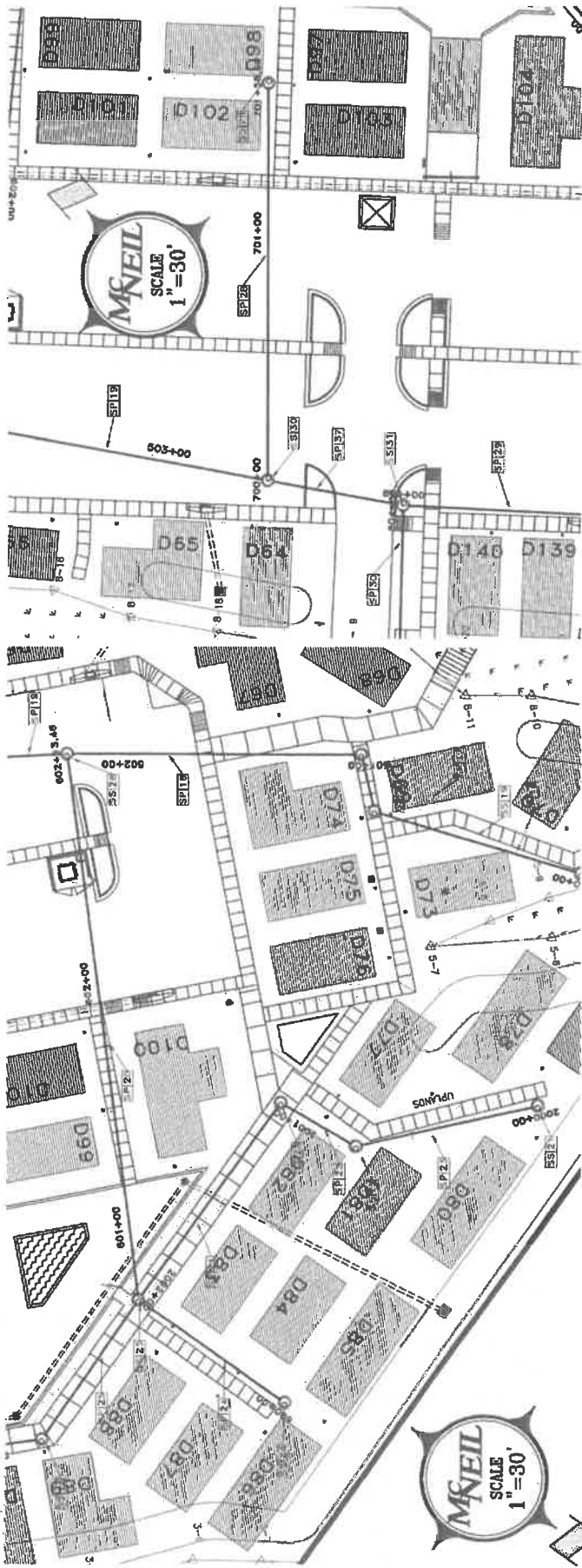
SEE GENERAL NOTES IN CONSTRUCTION DETAILS.

PLAN



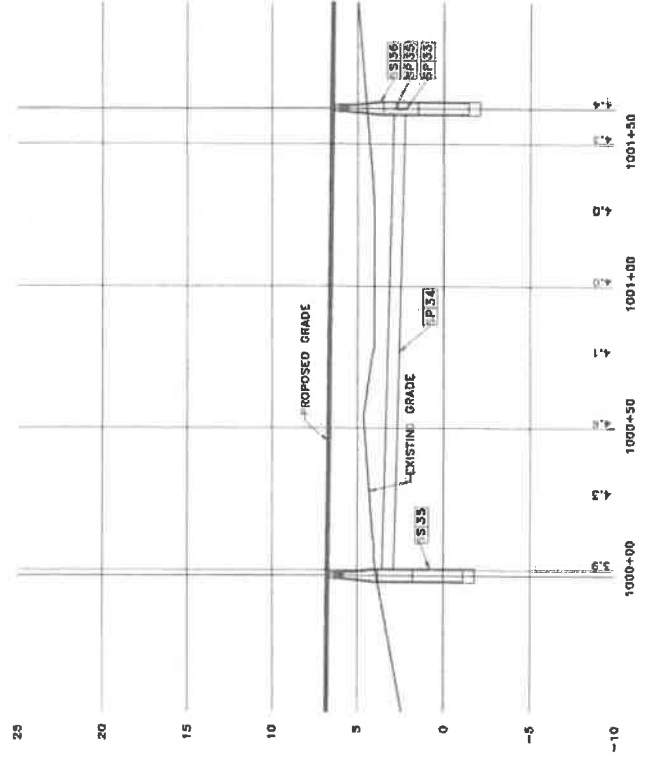
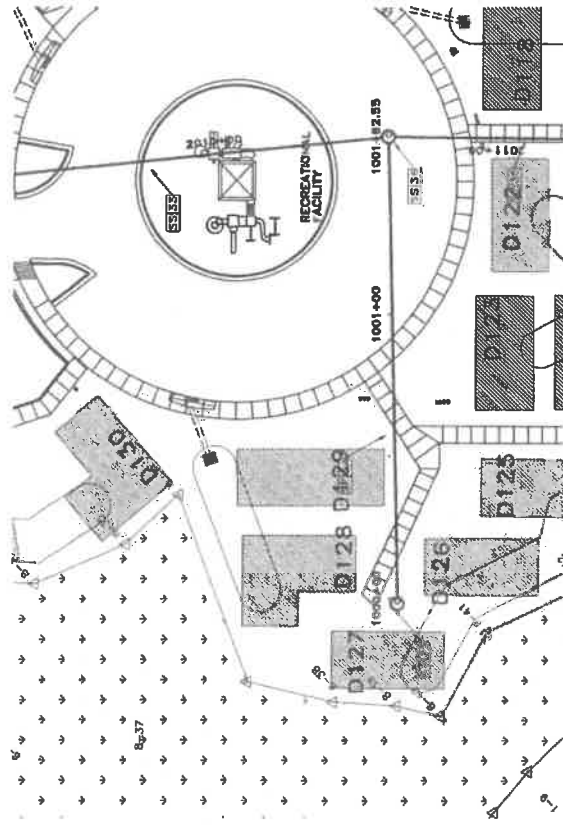
PLAN AND PROFILE - SEWER RUN 500
SCALE H 1"=30' V 1"=3'

SEE GENERAL NOTES IN CONSTRUCTION DETAILS.

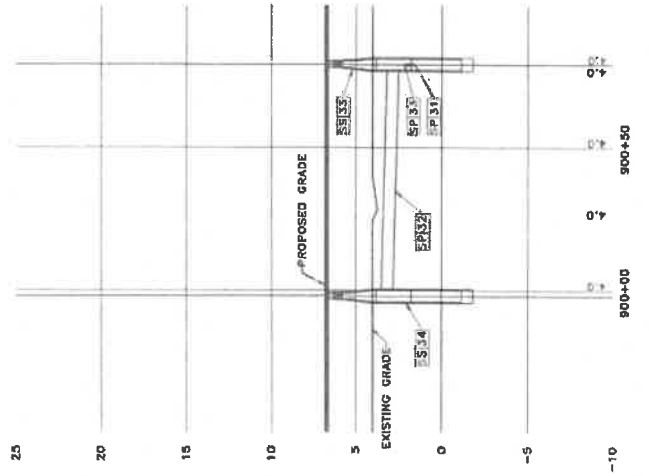
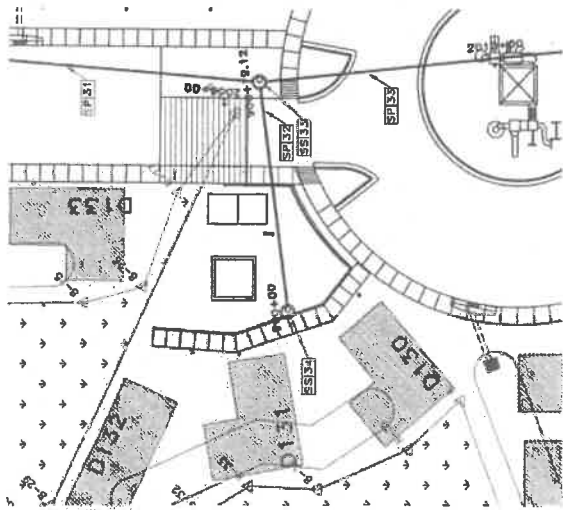


SEE GENERAL NOTES IN CONSTRUCTION DETAILS.

41

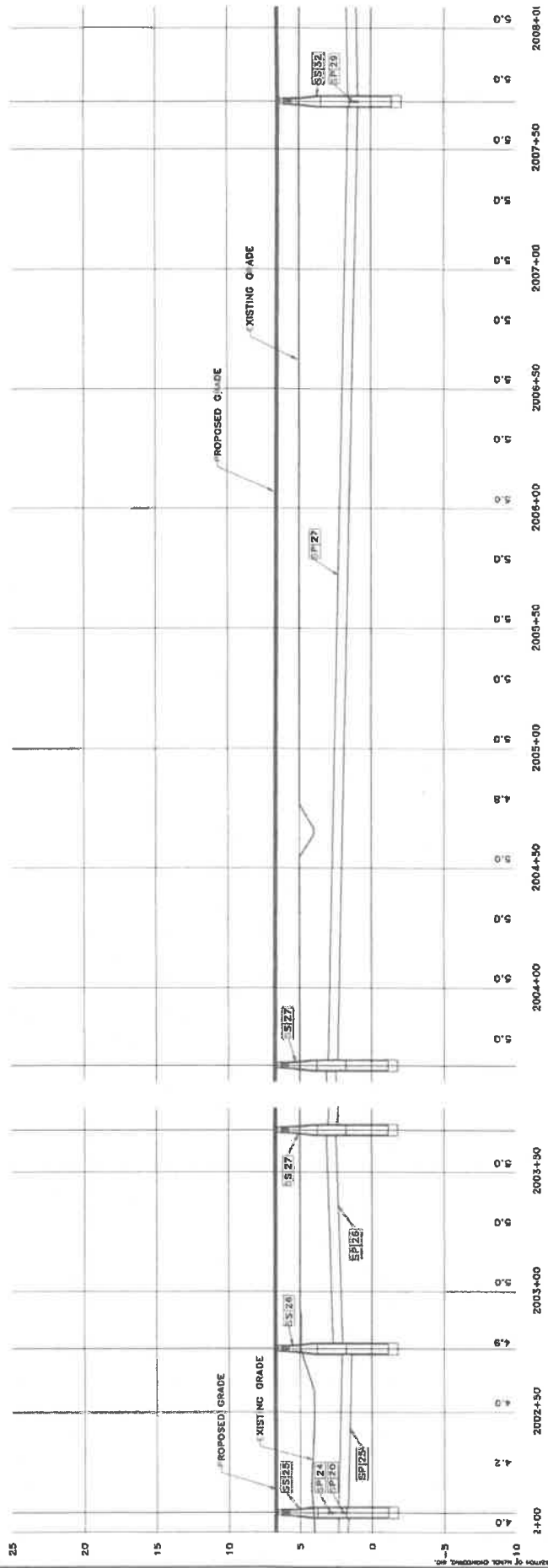
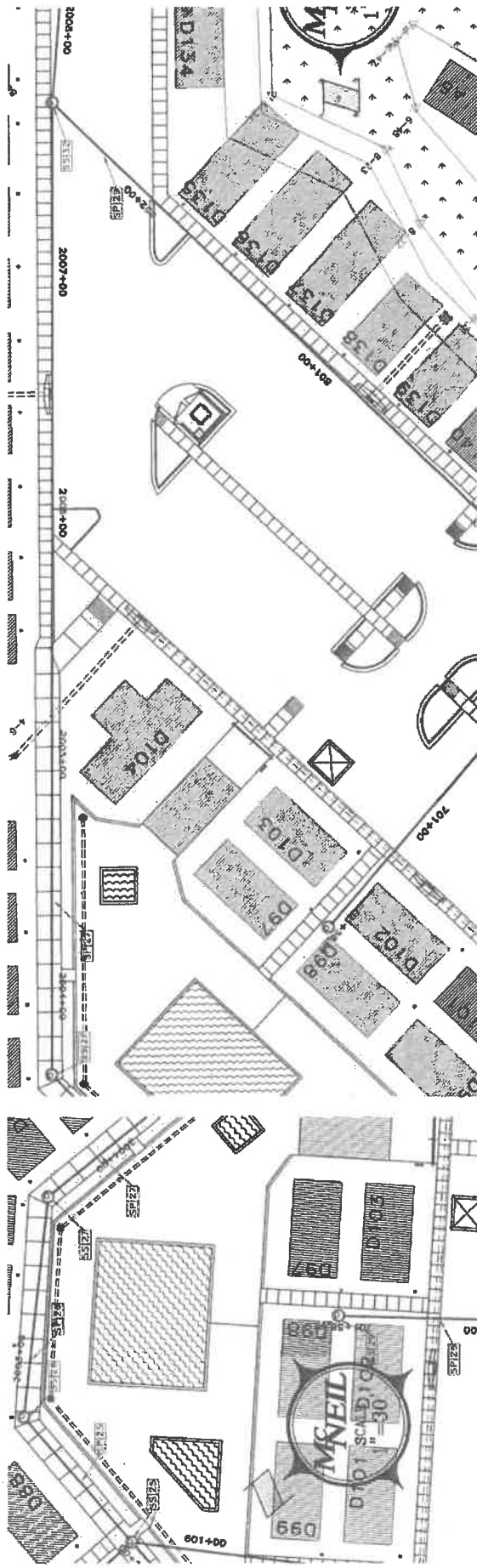


PLAN AND PROFILE - SEWER RUN 1000
SCALE H 1"=30'
V 1"=5'



PLAN AND PROFILE - SEWER RUN 900
SCALE H 1"=30'
V 1"=5'

SEE GENERAL NOTES IN CONSTRUCTION DETAILS.



PLAN AND PROFILE - SEWER RUN
SCALE H 1"=30'
V 1"=5'

PLAN AND PROFILE - SEWER RUN 2000
SCALE H 1"=30'
V 1"=5'

SEE GENERAL NOTES IN CONSTRUCTION DETAILS.



1. ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS SHOWN ABOVE UNLESS OTHERWISE NOTED ON PLAT.

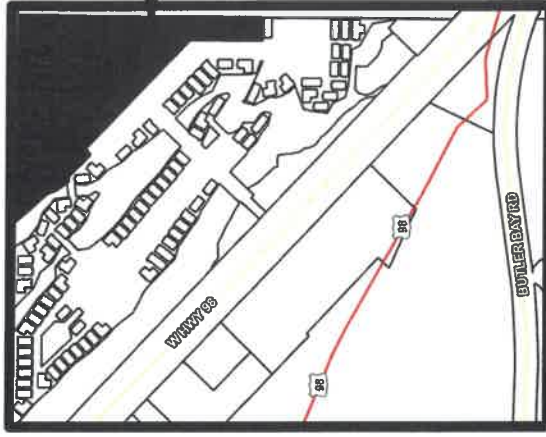
2. LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED WITHOUT COMPLYING WITH THE PLATTING PROCESS PURSUANT TO CHAPTER 177, FLORIDA STATUTES AND THE GULF COUNTY SUBDIVISION REGULATIONS.

3. AS SCALED FROM FLOOD INSURANCE RATE MAPS FOR GULF COUNTY, FLORIDA, COMMUNITY-PANEL NUMBER 12045C 0327 F; DATE OF FIRM INDEX: SEPTEMBER 28, 2007, THIS PROPERTY IS LOCATED IN ZONE "AE", ELEVATION 8.0'. APPROXIMATE FLOOD LINES SHOWN HEREON ARE SCALED FROM THE ABOVE DESCRIBED FLOOD MAP AND ARE SUBJECT TO CHANGE.

4. BEARINGS BASED ON THE NORTH BOUNDARY LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF SOUTH 89 DEGREES 32 MINUTES 22 SECONDS EAST.

5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

6. MANY OF THE SOILS IN GULF COUNTY HAVE POOR COMPATIBILITY FOR BUILDING AND WILL REQUIRE SOIL TESTING PRIOR TO DESIGNING A FOUNDATION THAT WILL COMPLY WITH CHAPTER 18 OF THE FLORIDA BUILDING CODE.



*SITE MAP
(NOT TO SCALE)*

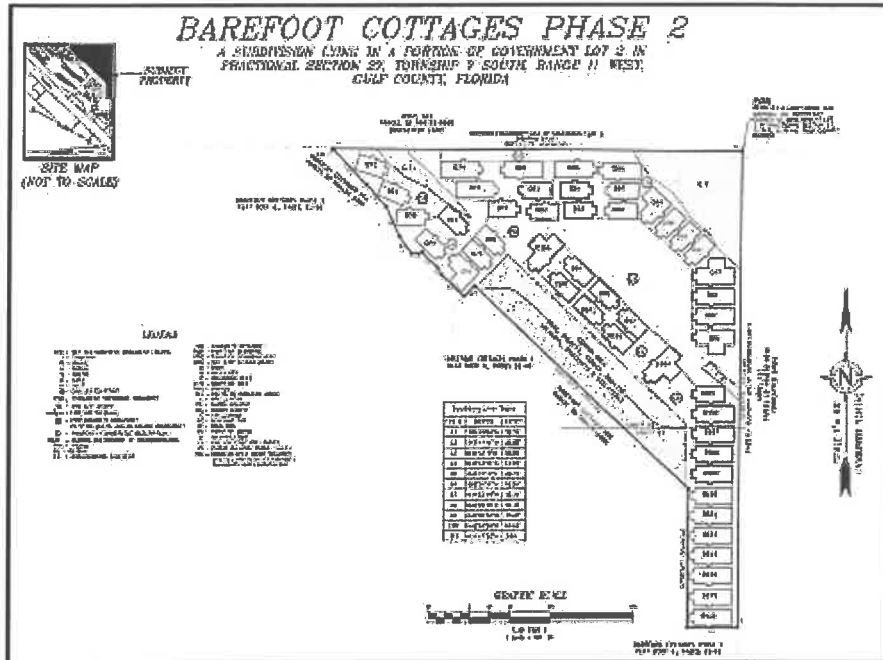
PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, October 6th, 2020, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, October 20th, 2020, 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:

FINAL PLAT APPROVAL OF BAREFOOT COTTAGES PHASE 2

Parcel 04559-065R

**S 27 T 7 R 11 4.29 AC M/L ORIG GOVT LOT 2 LYING N & E OF US 98
ORB 336/930 FR KENNIN GTON (1/4 INTEREST) & ORB 374/ 183 FR
JACKSON ET AL & ORB 384 /613 FR BROWN ESTATE LESS BARE FOOT
COTTAGES PHASE I PB 6 PAG ES 31-48 ORB 666/196 FR BIEL REO LLC
MAP 33A**



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.