

**May 19, 2026  
Regular Meeting  
12:00 P.M.**

**City Commission Chambers  
2775 Garrison Avenue  
Port St. Joe, Florida**



## City of Port St. Joe

Rex Buzzett, Mayor-Commissioner  
Eric Langston, Commissioner, Group I  
Steve Kerigan, Commissioner, Group II  
Brett Lowry, Commissioner, Group III  
Scott Hoffman, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

# BOARD OF CITY COMMISSION

Regular Public Meeting

12:00 P.M.

May 19, 2026

## Call to Order

## Consent Agenda

### Minutes

- Regular Meeting 5/5/26 Page 1-4

### Planning Board Recommendations

- Special Exception Request to Build a Pier at 282 Dockside Drive,  
St. Joe Marina Cottages- Parcel #04594-030R Pages 5-57
  - Motion by Karagiannis 2<sup>nd</sup> by Burge to Recommend Approval  
To the City Commission. 4-0-1, Rish Abstained.

### City Attorney

- Update

### City Engineer

- Update

## Old Business

- RFQ 2026-01 CDBG-DR Engineering Services Page 58
- City Projects Pages 59-60
- Government Complex- Update

## New Business

- Crosswalks on 10<sup>th</sup> Street- Comm. Hoffman Page 61
- No Left Turn on Howard Road- Comm. Hoffman Pages 62-63

### Public Works

- 20<sup>th</sup> Street Stormwater Rehab Quote Pages 64-66

### Surface Water Plant

- Update

### Wastewater Plant

- Filter Replacement- Sole Source Page 67

### Finance Director

- FEMA- Update
- Grants Reimbursement- Update

**Code Enforcement**

- **Demo Request- Jeffrey & Maribel Parzych, 316 6th Street,  
Parcel # 04885-000R**
- **Demo Request- Michael Tillman, 215 10<sup>th</sup> Street,  
Parcel #05088-000R**

**Pages 68-71**

**Pages 72-75**

**Police Department**

- **Update**

**City Clerk**

- **Grants- Update**

**Pages 76-77**

**Citizens to be Heard**

**Discussion Items by Commissioners**

**Motion to Adjourn**

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT  
2775 GARRISON AVENUE, May 5, 2026, at Noon.**

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, Langston and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present.

The meeting began at 12:33 P.M. due to the Engineering Presentations running over.

**Call to Order**

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to approve the Minutes of the Regular Meeting on April 21, 2026.

All in favor; Motion carried 5-0.

**City Attorney**

Mr. McCahill did not have anything specific for the Commission today.

**City Engineer – Josh Baxley**

*City Government Complex*

The stormwater RAI response has been submitted. Additionally, all FDOT permit applications have been submitted. The only outstanding permit to submit is the FDEP WW.

*Downtown Alleys Drainage Improvements*

Design is currently at 50%.

*Avenue A Stormwater*

This project is out for bid.

*MLK CDBG*

Dewberry is waiting on the final approval from the State before ordering survey and kicking off design. No final approval for a grant manager has been received.

*Core Park Restroom Facility*

This project is in design.

*Avenues C and D Resurfacing*

Dewberry is currently working on 30% design. When the project reaches 60% design, it will be sent to DEP.

## **Old Business**

### *RFQ 2026-01 CDBG-DR Engineering Services*

After discussion, consensus was to Table this item until the next meeting to allow Commissioners additional time to review the presentations made by each applicant today.

### *City Projects*

Mr. Anderson noted the progress being made on the Williams Avenue Parking Lot. He also shared that work is currently being done on Fourth, Sixth, and Seventh Streets.

### *Government Complex Update*

This design is close to being finalized.

### *Architectural Services Contract Extension.*

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to extend the contract for an additional three years with MLD Architects, L.L.C. All in favor; Motion carried 5-0.

## **New Business**

### *RFP 2026-01 CDBG-DR Grant Administration Services*

Staff Recommendation was to award RFP 2026-01 to TFG.

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to award RFP 2026-01 to Cohnreznick. All in favor; Motion carried 5-0.

### *Fee Waiver Request – Humane Society Fundraiser*

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to grant the Fee Waiver Request for the Humane Society Fund Raiser. All in favor; Motion carried 5-0.

Mr. Anderson introduced Tiffany Giddens as the new Finance Director that will be replacing Mike Lacour when he retires in June.

## **Public Works – John Grantland**

### *Anchor CEI – Amendment to Task Order No. 1*

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to approve amending Task Order Number One. There was a deduction of \$65,000 that will cover the amount of the Task Order. All in favor; Motion carried 5-0.

### *Twentieth Street Stormwater Rehab Quote*

City Staff will request another quote for this project to include Juniper and Cypress Avenues to Buck Griffin Lake.

### **Surface Water Plant - Larry McClamma**

Mr. McClamma shared that the recent Boil Water Notice was only for St. Joe Beach, Beacon Hill, and Overstreet due to a drop in the pressure from an electrical outage.

Commissioner Hoffman requested that future notices give issue specific information and not a general statement.

### **Wastewater Plant – Joe Harris**

Mr. Harris noted the plant is running, they are discharging, and filter maintenance is being done.

### **Finance Director – Mike Lacour**

#### *FEMA Update*

Mr. Lacour shared that the final payment from FEMA on Clifford Sims Park has been received and he is ready to close the grant out.

#### *Grants Reimbursement Update*

There are several grants to be closed but there is no funding involved with the closeout.

The Beacon Hill and Septic to Sewer Grants will end in December. Mr. Lacour reminded customers that there is a significant reduction in cost for those signing up for the grant opportunity. The City cost is \$500, anticipated cost for plumbing will be \$6,000 - \$10,000, and the customers' savings with the City will be approximately \$6,000.

### **Code Enforcement – John Cannon**

Mr. Cannon noted that he had spoken to Attorney Novak at the County about the demolition projects.

Commissioner Langston asked about a gold-colored vehicle that has been left at MLK and Avenue B. Mr. Cannon responded that it was taken care of last week.

### **Police Department – Chief Richards**

Concerns were expressed about the Intersection of Third Street and Williams Avenue. Chief Richards will be closing the parking space next to the fire hydrant in front of Forgotten Coast Athletics, 305 Third Street, and installing Stop Signs at the intersection. No Overnight Parking Signs will be posted in the new parking lot on Third Street and Williams Avenue.

### **City Clerk – Charlotte Pierce**

Clerk Pierce did not have any new updates for the Commission and shared there were no significant changes to pages 23-24.

### **Citizens to be Heard**

The following individuals shared their thoughts on various topics. Terry O'Neil, Charles Gathers, Christy McElroy, Robert Branch, and Laura Powell.

**Discussion Items by Commissioners**

*Commissioner Langston noted* there would be Popup Workshops for the PSJRA on May 14 – 16 concerning PSJRA Boundaries.

Mr. Anderson reminded the Commissioners of the PSJRA Special Meeting tomorrow at Noon to select a PSJRA Director.

Commissioner Kerigan mentioned the email from Scott Chastain and projects in Thomasville, GA.

*Commissioner Lowry* did not have any additional information for the Commission.

*Commissioner Hoffman* wants to discuss crosswalks for Tenth Street in the ball field areas that operate like the ones on Highway 98. He asked that this be on the next Agenda.

*Mayor Buzzett* shared that the land clearing on Avenue A is being done by a private investor and that 20 homes are planned for on the site.

**Motion to Adjourn**

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:40 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Rex Buzzett, Mayor

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

## **PUBLIC NOTICE**

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception to Build a Pier on May 5th, at 4:00 P.M. EST.** and The City Commissioner's meeting will review the request on **May 19th, at noon.** The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for **282 Dockside Drive, Port St Joe, FL 32456.** The reason for the request is per Section 4.08 of the Land Development Regulations referencing a 50' Shoreline Protection Zone. The proposed plans can be reviewed at the Building Department located at 1002 10<sup>th</sup> St. and can be reached for questions at 850-229-1093.

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

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

**Publish one time in the STAR: 4/16/26 and furnish proof of publication**

**Sec. 4.08. St. Joseph Bay shoreline protection zone**

- (a) There is hereby created the "St. Joseph's Bay Shoreline Protection Zone" in which special restrictions on development apply.
- (b) This protection zone extends from the St. Joseph's Bay mean high water (MHW) line to a point 50 feet landward.
- (c) As expressly provided herein, no development activity shall be undertaken in the shoreline protection zone with the exception of water dependent activities; provided that the public benefit of the activity substantially outweighs the adverse environmental affect, and there is not a practical alternative to placement in the shoreline protection zone, or the development is pursuant to a development permit allowing development activity seaward of the shoreline protection zone.
- (d) The acreage within the shoreline protection zone may be used to determine total allowable units, or square footage of development, that will be allowed onsite containing part of such a zone. In such situations the clustering of development may occur in nonsensitive areas such as the upland portion of the site.

**Sec. 4.09 Vegetation and Wildlife and their Habitat -- Purpose**

The purpose of this section is to provide standards necessary to protect the habitats of species, both flora and fauna, of endangered, threatened, or special concern status in the city. It is the intent of this section to identify the presence of listed species and their habitat in order to avoid, minimize and/or mitigate impacts on such resources.

**Sec. 4.10. Same – General provisions**

- (a) Proposed development sites within the city will be required to be examined for the presence of state and federally protected plant and animal species prior to site clearing, disturbance or construction. When a listed species or their habitat is found, the proposal for development shall be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC) and DEP for recommendations to avoid, minimize and/or mitigate the impact of development on those species. These recommendations will be considered part of the development approval process where threatened and endangered species are present.
- (b) The generalized information reflected in the adopted map series of the comprehensive plan (such as Maps 5, 6, 7, 8 showing natural resource) and other available surveys shall be utilized to make an assessment of the presence of ecologically sensitive terrestrial, wetland and marine ecological communities, as well as wildlife habitat.
- (c) A professionally conducted survey to determine the extent of native vegetative communities shall be required for all proposed development sites of five (5) acres or more where native habitat exists on the site. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. Site surveys shall address the following:

- (1) The size and distribution of native habitat;

St. Joe Marina Cottages LLC

Re: Special Exception Request Application for St. Joe Marina Cottages Pier

Section 4.01

April 10, 2026

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The activities authorized by FDEP are to be located at 282 Dockside Drive and 340 Marina Drive Port St. Joe, FL 32456. Parcel Numbers 04594-030R and 04594-012R. Section 2 Township 8 South, Range 11 West, in Gulf County.

We are hoping to construct a private pier totaling 1,677.96 sq ft of overwater surface area within St. Joseph Bay, a Class II Florida Waterbody and prohibited shellfish harvesting area.

The pier will be installed/built to engineered plans with all stainless-steel hardware and fasteners to be used. Pile wraps and black cone piling caps will be included.

Thank you for considering our special Exception Request. If there are any questions, please contact Matt or Kramer at 850-866-6522

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Kramer Clark

4-10-2026

Date

CITY OF PORT ST. JOE  
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: \_\_\_\_\_ Zoning: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_

Parcel Number: \_\_\_\_\_ Applicant (if different): \_\_\_\_\_

[Signature]  
Owner Signature

Swore to and subscribed before me this 2nd day of April 2022. Personally known or  
produced identification \_\_\_\_\_

[Signature]  
Signature of Notary Public



KARI SMITH  
Notary Public  
State of Florida  
Comm# HH647934  
Expires 4/6/2027

**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 UOR 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]  
Applicant Signature

4-2-2022  
Date

[Signature]  
Applicant Signature

\_\_\_\_\_  
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. \_\_\_\_\_ 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. \_\_\_\_\_ Development Order Packet  
3. \_\_\_\_\_ New Address application  
4. \_\_\_\_\_ Complete City water meter impact form  
5. \_\_\_\_\_ Complete Driveway permit application

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

**DESCRIPTION**

Project Address 282 Dockside Dr. Port St. Joe

Lot Square Footage: \_\_\_\_\_ Dwelling Square Footage: \_\_\_\_\_

Driveway Square Footage: \_\_\_\_\_ Accessory Building Square Footage: Dock for Marina 11677.96 sq ft

Pool Square Footage: \_\_\_\_\_ Patio/Deck Square Footage: \_\_\_\_\_

Setbacks: Front: \_\_\_\_\_ Left Side: \_\_\_\_\_

Rear: \_\_\_\_\_ Right Side: \_\_\_\_\_

Floor Area Ratio: \_\_\_\_\_ Lot Coverage: \_\_\_\_\_

Building Height in Feet: \_\_\_\_\_ Impervious Surface: \_\_\_\_\_

Landscape Buffers: (height x width) \_\_\_\_\_ Elevation: \_\_\_\_\_

Kramer Clark Applicant Name      16439 Hwy 77 Panama City Applicant Address      850-401-9711 Phone Number

[Signature] Applicant Signature      3-26-26 Date



**GULF COUNTY E-911**  
**Official House Number Form**  
 1000 Cecil G Costin Sr Blvd Bldg. 500  
 Port St. Joe, FL 32456

Email: e911@gulfcounty-fl.gov

Voice: (850) 229-9111

http://www.gulfcounty-fl.gov/county\_government/e911 Date: 07/24/2024

Fax: (850) 665-3427

**REQUESTING A NEW ADDRESS AND VERIFICATION**

- 1) Parcel Number: 04594-030R (ex. 99999-999R)  
 Street Name: Dockside Drive  
 Location: (Please circle one)  Port St Joe  Wewahitchka  Gulf County (Unincorporated Area)
- 2) Has this parcel ever had a building with or without an address on it before today? Yes  No   
 If yes, what is/was that address? \_\_\_\_\_
- 3) Type of Structure to be built or brought in: (check all boxes that apply)  
 Commercial-What Type? \_\_\_\_\_ RV \_\_\_\_\_ Utility \_\_\_\_\_  
 Single Family \_\_\_\_\_ Mobile Home \_\_\_\_\_ Service Upgrade \_\_\_\_\_  
 Other Please Explain: \_\_\_\_\_
- 4) Name of Property Owner: St. Joe Marina Cottages LLC
- 5) Telephone: ( ) \_\_\_\_\_
- 6) Name of person requesting information if different than above: Taylor Hysmith
- 7) Telephone: ( 850 ) 639-3860 8) Email: info@southeasternce.com
- 9) Other Helpful Info: \_\_\_\_\_

**After completing the above information please follow the steps below.**

- A) Take or fax this form to Gulf County E-911 at 850-229-9115 to receive your official address  
 B) Take completed form back to the Building Department to start the permitting process.  
 C)\***MOST IMPORTANTLY!** After receiving your address, **PLEASE**  
**display it on the construction site and/or house when completed**  
**where it will be easily seen from the road.**

**SITE PLAN:**  
 Check box if site plan attached

**E-911 DEPARTMENT (located in the EOC)**

\*This Box for Official Use Only\*

Structure Type Being Addressed: Single Family

Address: 282 Dockside Drive Map # \_\_\_\_\_  
Port St Joe, Florida 32456

Approved By: Clay Kennedy Date: 07/24/2024

**COMMENTS:**

**Disclaimer-** If Gulf County E-911 finds any information supplied to be incorrect or has changed, this address could become void and a new one will be issued so it meets the Enhanced 911 rules and regulations.

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

**APPLICATION FOR BUILDING PERMIT**

DATE: 3-26-2026 Permit # \_\_\_\_\_ Permit Fee \_\_\_\_\_

OWNER'S NAME: St. Joe Marina Cottages LLC

ADDRESS: 1161 Good Morning St Suite 201

CITY, STATE & ZIP CODE: Port St. Joe FL 32456 PHONE # 850-445-8488

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

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

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

CONTRACTOR'S NAME: MaKaira Construction Group

ADDRESS: 6439 Hwy 77

CITY, STATE & ZIP CODE: Panama City FL 32409 PHONE # 850-557-0132

STATE LICENSE NUMBER: CGC 1529170 COMPETENCY CARD # \_\_\_\_\_

ADDRESS OF PROJECT: 282 Dockside Dr Port St. Joe

PROPOSED USE OF SITE: St Joe Marina Cottages Pier

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

PROPERTY PARCEL ID # 04594-030R

LEGAL DESCRIPTION OF PROPERTY: Sec 2 Twnshp 8 South Range 11 W

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

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

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

ARCHITECT'S/ENGINEER'S NAME: Southeastern Consulting Engineers

ADDRESS: P.O. Box 141 CITY, STATE & ZIP: Wewahatchee FL, 32463

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 Pier  
 Addition, Alteration or Renovation to building. \_\_\_\_\_

Distance from property lines: Front \_\_\_\_\_ Rear \_\_\_\_\_ L. Side \_\_\_\_\_  
R. Side \_\_\_\_\_  
Cost of Construction \$ 83,350      Square Footage 1,077.96  
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

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

\_\_\_\_\_  
Notary as to Owner or Agent

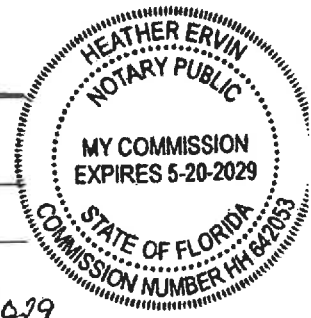
My Commission expires: \_\_\_\_\_

[Signature]  
Signature of Contractor

Date: 3-26-2026

Heather Erwin  
Notary as to Contractor

My Commission expires: 5-20-2029



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

# F.D.E.P. DREDGE AND FILL PERMIT DRAWINGS

SECTION	02	TOWNSHIP	8S	RANGE	11W
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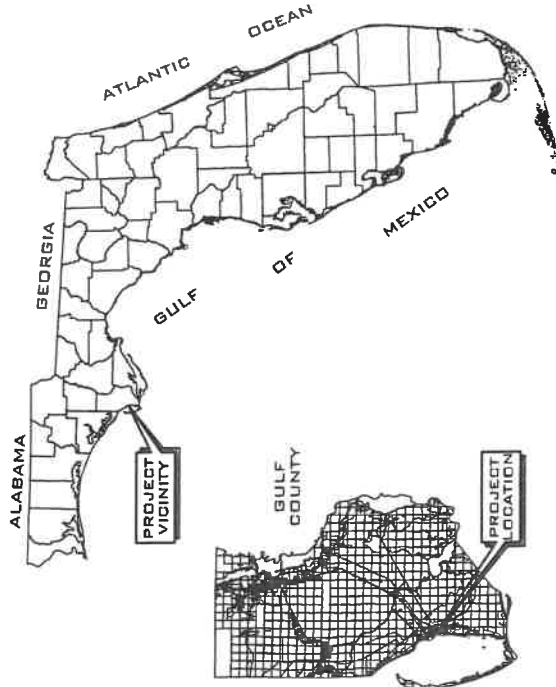
## MARINA COTTAGES BOARDWALK

FOR

ST JOE MARINA COTTAGES, LLC  
GULF COUNTY PARCEL ID: 04594-030R  
PORT ST. JOE, GULF COUNTY, FL

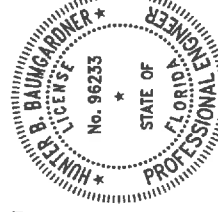
OCTOBER 06, 2025

### PROJECT VICINITY



### INDEX OF SHEETS

SHEET	SHEET NAME
CVR	COVER SHEET
G1	PROJECT LOCATION
G2	EROSION CONTROL DETAILS
C1	AERIAL OF EXISTING SITE CONDITIONS
C2	SITE PLAN
C3	DREDGE & FILL
C4	EROSION CONTROL PLAN
C5	PROPOSED WATERWAY NAVIGATION
C6	DOCK ALIGNMENT
C7	DOCK PROFILE
C8	PREEMPTION AREA
S1	BOARDWALK FRAMING PLAN
S2	PILE LAYOUT PLAN & FRAMING PLAN
S3	BOARDWALK FRAMING DETAILS
S4	TYP. TERMINAL PLATFORM SECTION



This item has been digitally signed and sealed by Hunter B Baumgardner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
2025.11.20 08:14:08 -06'00'

THE ABOVE NAMED ENGINEER SHALL BE RESPONSIBLE FOR THE SHEETS LISTED IN THE SHEET INDEX BELOW IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET TITLE

COVER SHEET

JOB NO.

23-881-01

CLIENT

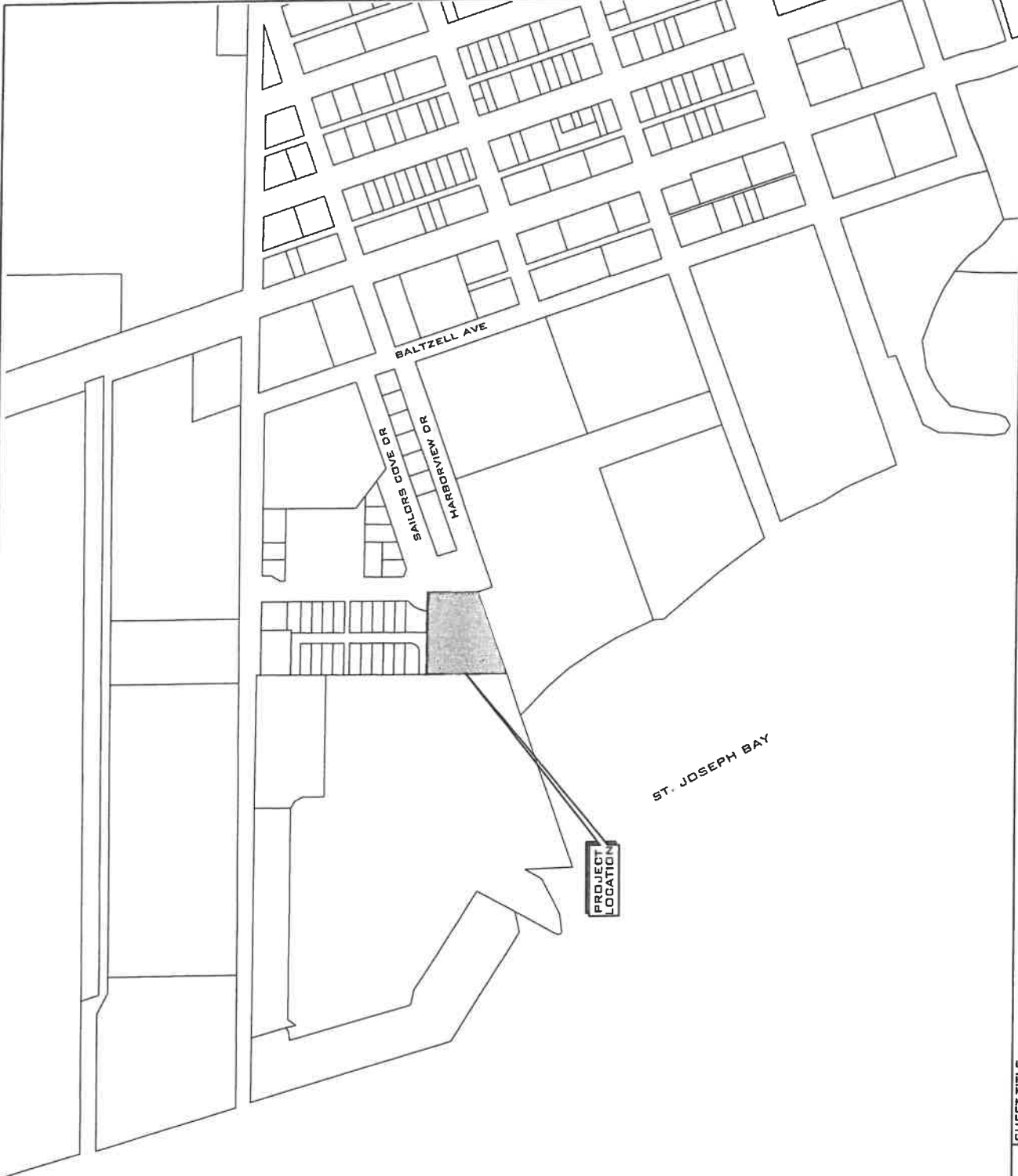
MARINA COTTAGES BOARDWALK

SHEET NO.

CVR



**SOUTHEASTERN**  
CONSULTING ENGINEERS, INC.  
P.O. BOX 141  
WEWAHITCHKA, FLORIDA 32465  
850.653.5950



JOB NO.

23-881-01

SHEET NO.

G 1

SHEET TITLE

PROJECT LOCATION

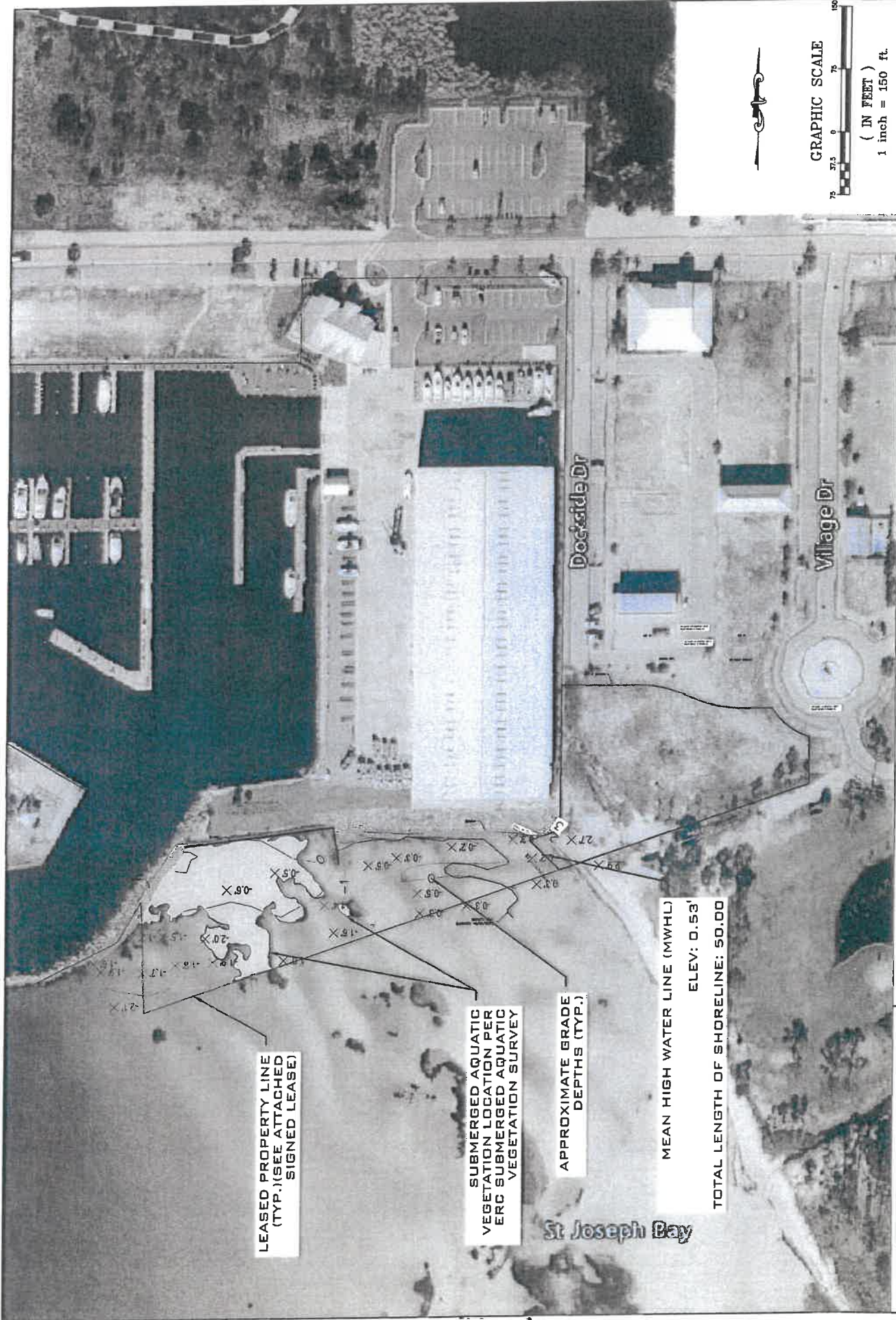
CLIENT

MARINA COTTAGES BOARDWALK



**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 P.O. BOX 141  
 WEWAHITCHKA, FLORIDA 32465  
 850.639.3860






LEASED PROPERTY LINE  
(TYP.) (SEE ATTACHED  
SIGNED LEASE)

SUBMERGED AQUATIC  
VEGETATION LOCATION PER  
ERC SUBMERGED AQUATIC  
VEGETATION SURVEY

APPROXIMATE GRADE  
DEPTHS (TYP.)

MEAN HIGH WATER LINE (MWWL)  
ELEV: 0.53'

TOTAL LENGTH OF SHORELINE: 50.00

JOB NO.	AERIAL OF EXISTING SITE CONDITIONS	23-881-01
SHEET NO.	MARINA COTTAGES BOARDWALK	C1
CLIENT	 <b>SOUTHEASTERN</b> CONSULTING ENGINEERS, INC. P.O. BOX 14 WEWANITCHKA, FLORIDA 32465 950.639.3860	

APPROXIMATE SHOREBIRD SIGNAGE LOCATION (24" X 26")

PROPOSED SEAGRASS PROTECTION SIGNAGE LOCATION

PROPOSED 4' WIDE BOARDWALK (SEE SHEET S1 & S3 FOR BOARDWALK FRAMING AND DETAILS) (SEE SHEET C7 FOR PROFILE VIEW)

PROPOSED BOARDWALK LOCATION. SEE SHEET C6 FOR DOCK ALIGNMENT. (TYP.)

SUBMERGED AQUATIC VEGETATION LOCATION PER ERC SUBMERGED AQUATIC VEGETATION SURVEY

PROPOSED 20' X 10' (MAX.) TERMINAL PLATFORM

PROPOSED MONOFILAMENT RECYCLING BIN LOCATION

TERMINAL PLATFORM LOCATION  
SCALE: 1" = 20'

LEASED PROPERTY LINE (TYP.) (SEE ATTACHED SIGNED LEASE)

MEAN HIGH WATER LINE (MHWL)  
ELEV: 0.53'  
LENGTH OF SHORELINE: 50.00'



WETLAND DELINEATION PER NATIONAL WETLAND INVENTORY

NOTE:  
TERMINAL PLATFORM SHALL BE 20' X 10' (MAX.) W/ USE OF GRATED DECKING ONLY. TERMINAL PLATFORM CONSISTING OF WOODEN PLANK DECK BOARDS SHALL BE 20' X 6' (MAX.).

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

SHEET TITLE

SITE PLAN

JOB NO.

23-881-01

CLIENT

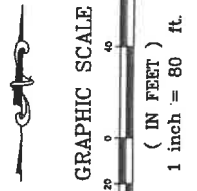
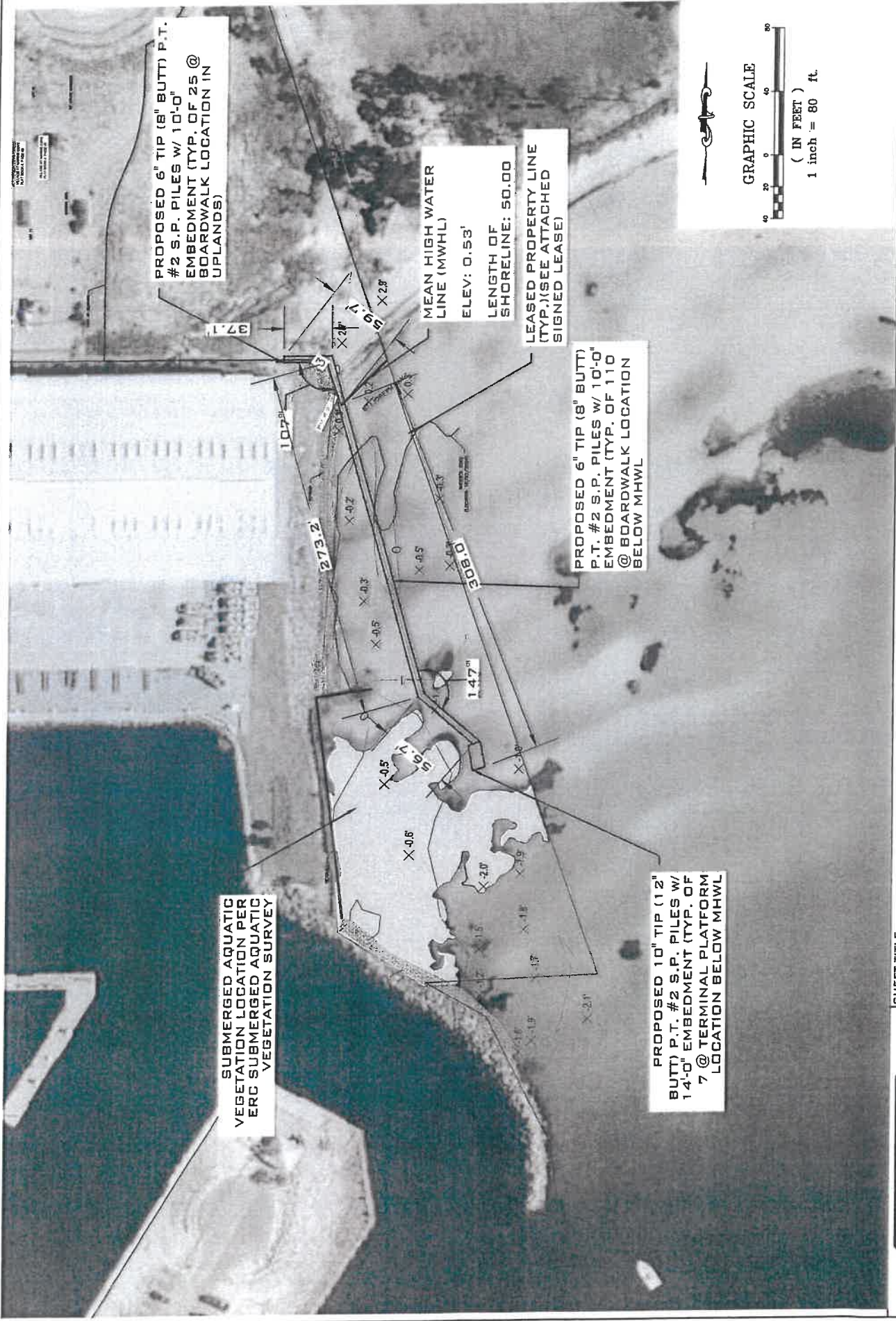
MARINA COTTAGES BOARDWALK


SHEET NO.

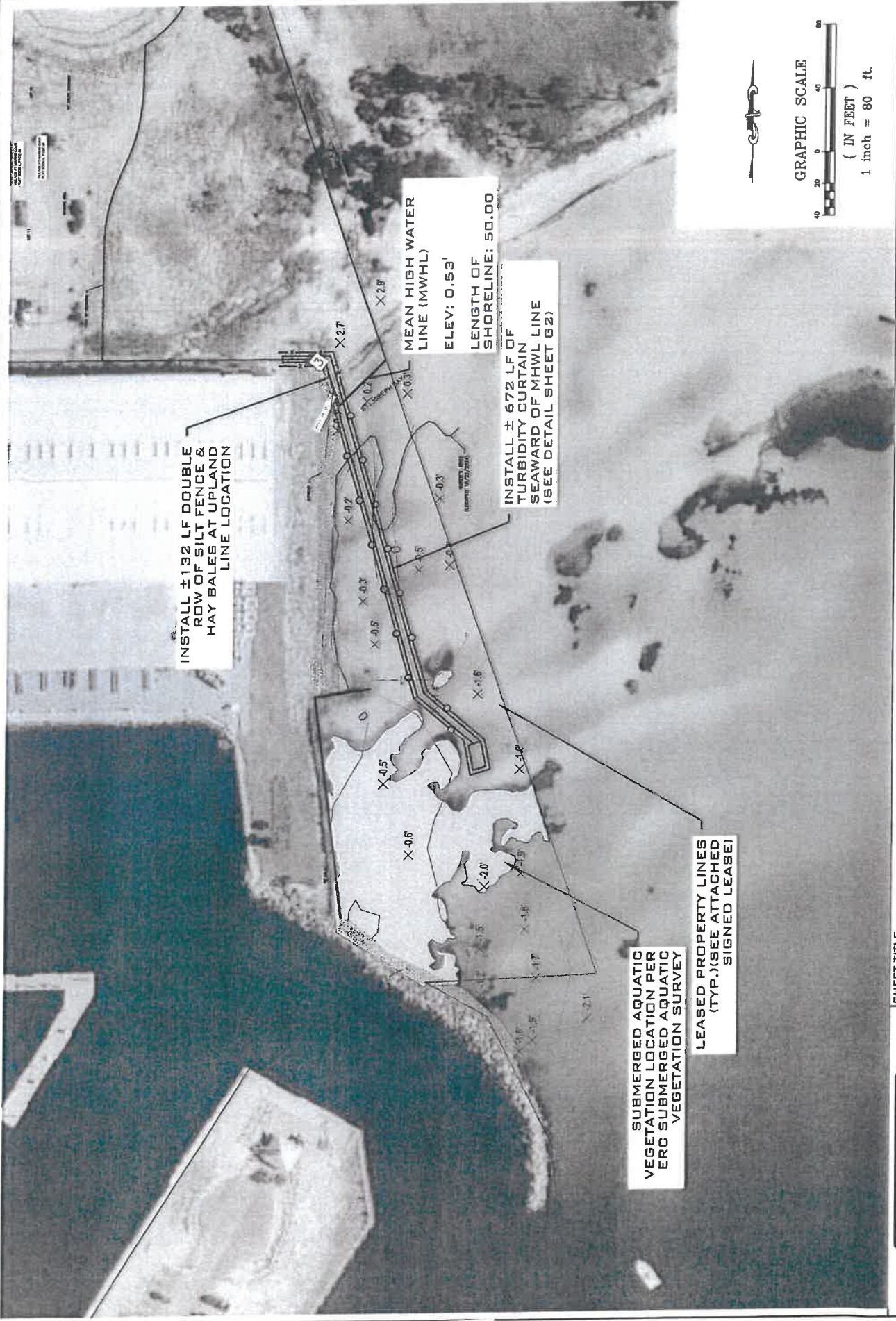
C2



**SOUTHEASTERN**  
CONSULTING ENGINEERS, INC.  
P.O. BOX 174  
WEWAHITCHKA, FLORIDA 32465  
850.635.3860



 <b>SOUTHEASTERN</b> CONSULTING ENGINEERS, INC. P.O. BOX 141 WEWAHITCHKA, FLORIDA 32465 850.639.3860	SHEET TITLE	JOB NO.
	DREDGE & FILL	23-881-01
CLIENT	MARINA COTTAGES BOARDWALK	
		SHEET NO.
		C3

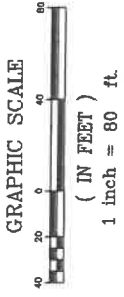


INSTALL ±132 LF DOUBLE ROW OF SILT FENCE & HAY BALES AT UPLAND LINE LOCATION

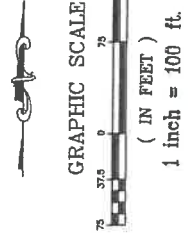
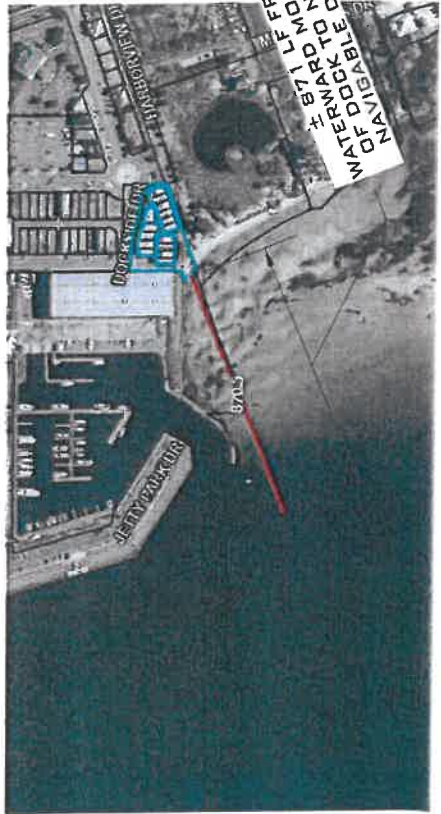
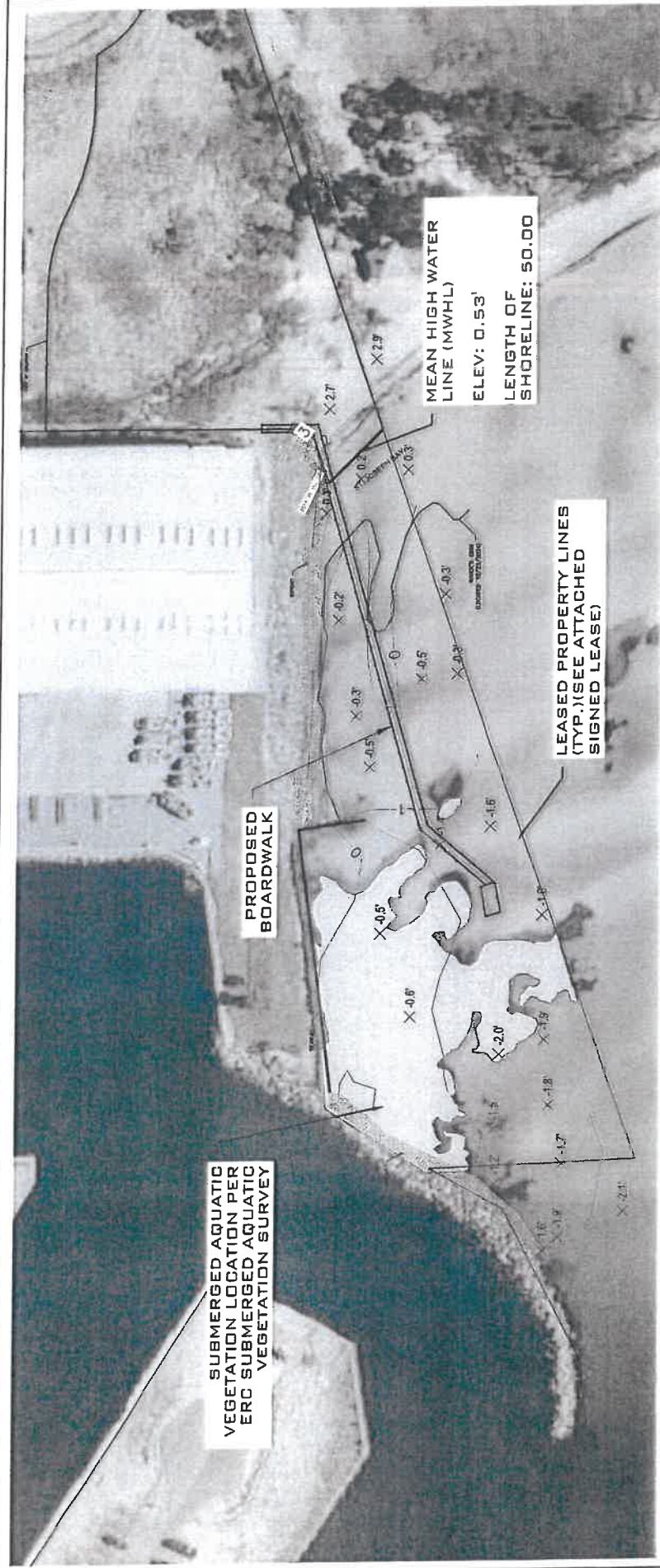
MEAN HIGH WATER LINE (MHWL)  
ELEV: 0.53'  
LENGTH OF SHORELINE: 50.00

INSTALL ± 672 LF OF TURBIDITY CURTAIN SEAWARD OF MHWL LINE (SEE DETAIL SHEET G2)

SUBMERGED AQUATIC VEGETATION LOCATION PER ERC SUBMERGED AQUATIC VEGETATION SURVEY  
LEASED PROPERTY LINES (TYP.) (SEE ATTACHED SIGNED LEASE)



<p><b>SCFE</b> SOUTHEASTERN CONSULTING ENGINEERS, INC. P.O. BOX 141 WEWAHITCHKA, FLORIDA 32465 850.639.3960</p>	<p>SHEET TITLE <b>EROSION CONTROL PLAN</b></p> <p>CLIENT <b>MARINA COTTAGES BOARDWALK</b></p>	<p>JOB NO. <b>23-881-01</b></p> <p>SHEET NO. <b>C4</b></p>
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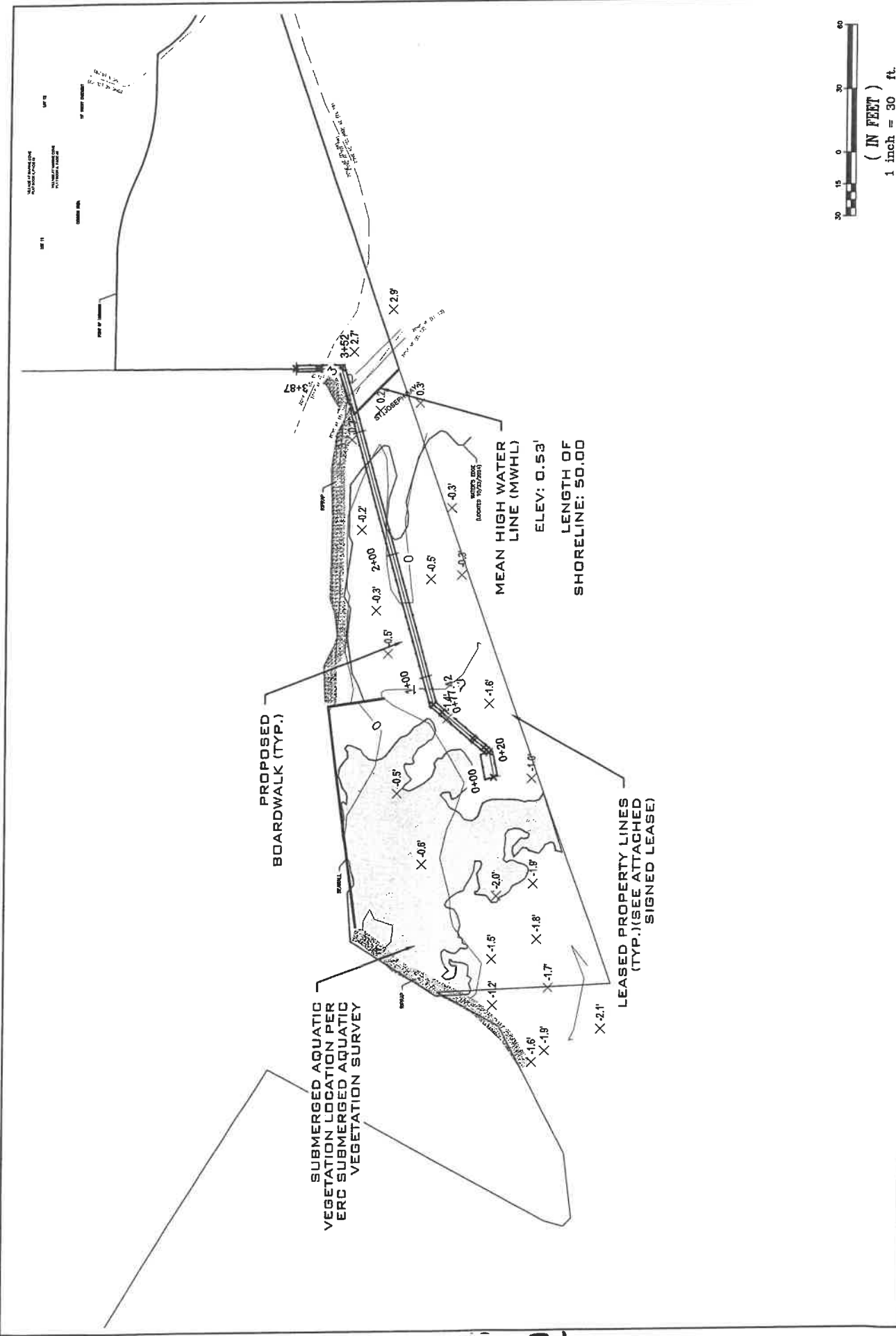
**SCE**  
**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 1000 W. UNIVERSITY BLVD.  
 WEAHATCHKA, FLORIDA 32465  
 850.635.3860


SHEET TITLE  
 CLIENT

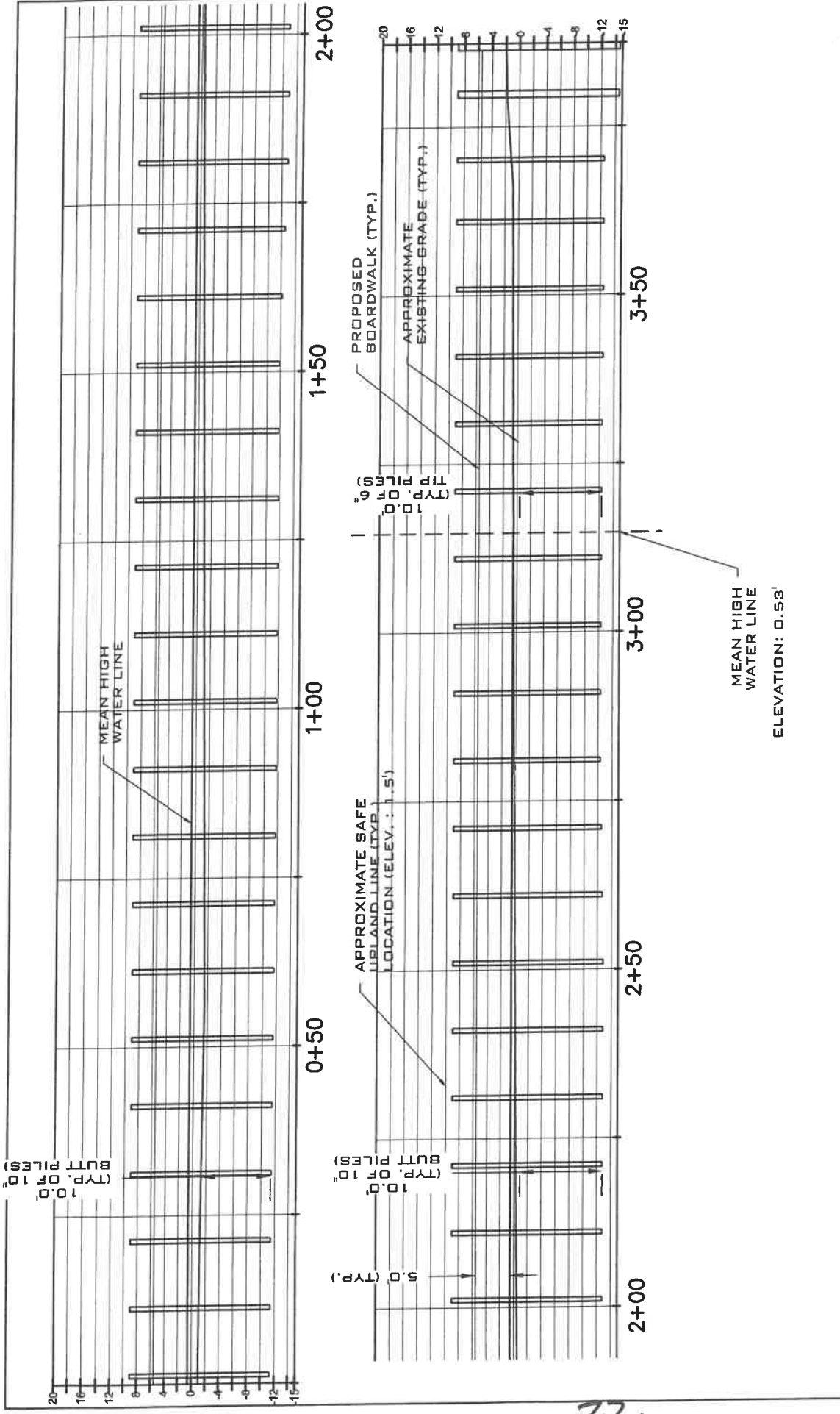
PROPOSED WATERWAY NAVIGATION  
 MARINA COTTAGES BOARDWALK

JOB NO.  
 SHEET NO.

23-881-01  
 C5



 <p><b>SOUTHEASTERN</b> CONSULTING ENGINEERS, INC. P.O. BOX 141 WEWAHITCHKA, FLORIDA 32465 930.653.3850</p>	<p>SHEET TITLE</p> <p><b>DOCK ALIGNMENT</b></p> <p>CLIENT</p> <p><b>MARINA COTTAGES BOARDWALK</b></p>	<p>JOB NO.</p> <p><b>23-881-01</b></p>
<p>SHEET NO.</p> <p><b>C6</b></p>		



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.

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**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 P.O. BOX 141  
 WEAHITCHKA, FLORIDA 32465  
 850.639.3860

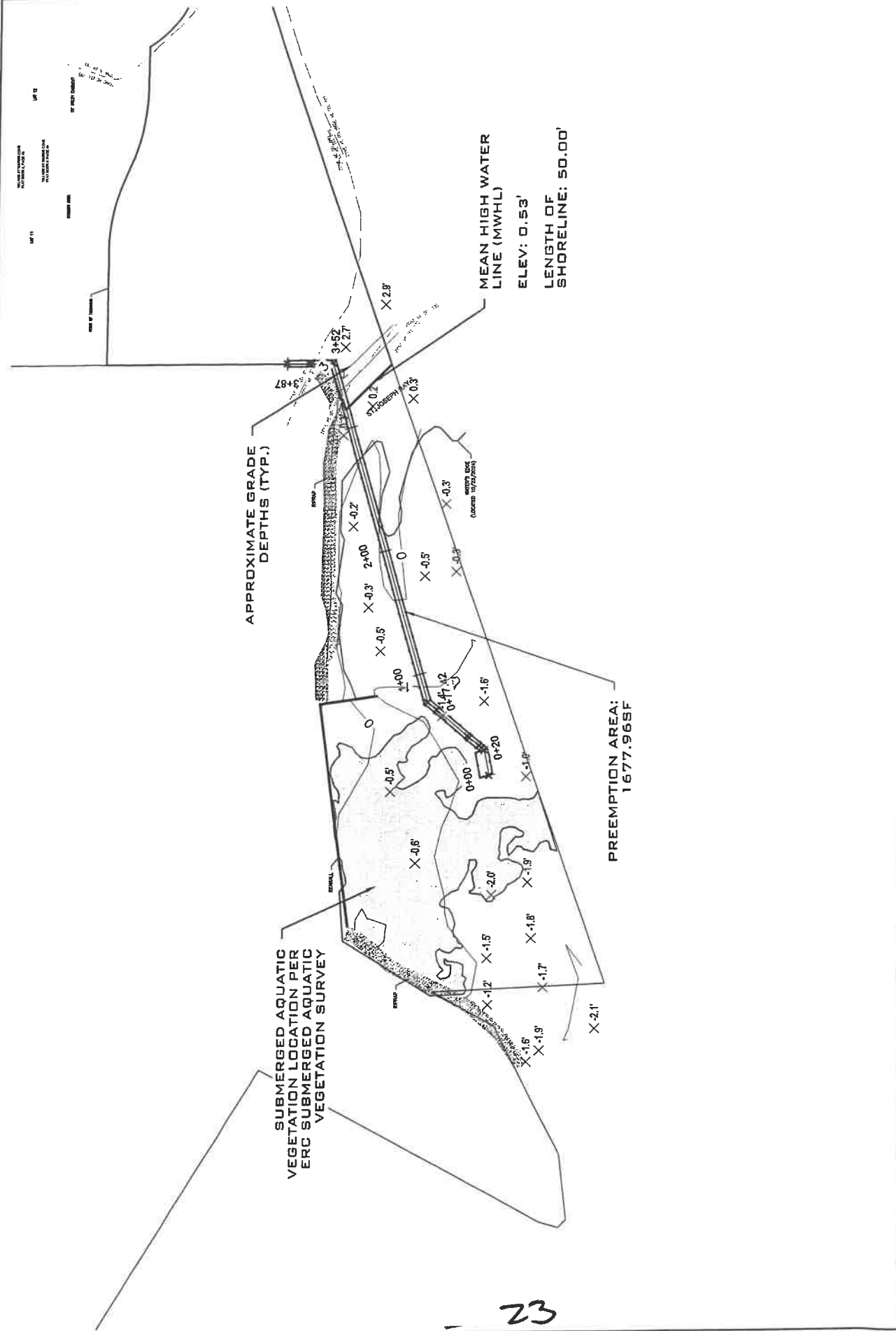
SHEET TITLE  
**DOCK PROFILE**

CLIENT  
**MARINA COTTAGES BOARDWALK**

JOB NO.  
**23-881-01**

SHEET NO.  
**C7**

22



JOB NO. 23-881-01

SHEET NO. CB

SHEET TITLE

PREEMPTION AREA

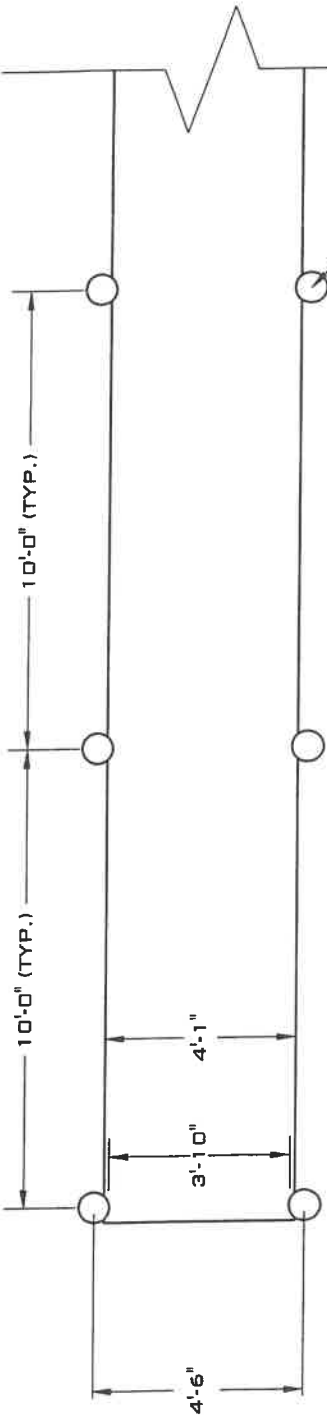
MARINA COTTAGES BOARDWALK

CLIENT

**SCE**

**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 P.O. BOX 141  
 WEAHITA, OKLA 73245  
 950.333.3390

23



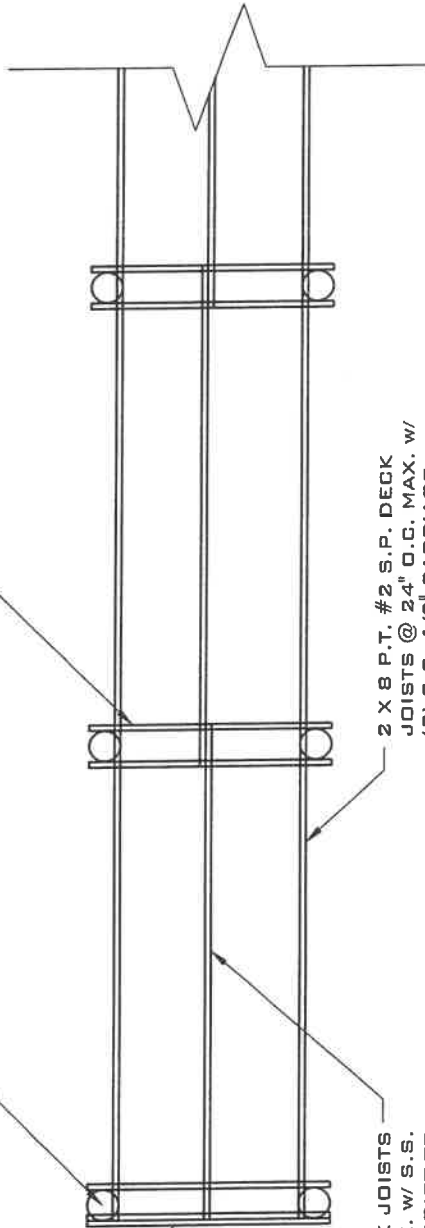
1 TYP. BOARDWALK PILING LAYOUT

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

S1

(2) 2 X 8 P.T. #2 S.P. DROP BEAM (ONE ON EACH SIDE OF PILE) W/ (2) 1/2" S.S. CARRIAGE BOLTS, NUTS & HARDWARE (TYP.)

6" TIP (8" BUTT) P.T. #2 S.P. PILES MIN. EMBED. OF 10'-0" (TYP.)



2 TYP. BOARDWALK FRAMING PLAN

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

S1

NOTE:  
 1. ALL TIMBER PILES SHALL BE 2.3 OCA TREATMENT OR BETTER.  
 2. ALL FRAMING MATERIALS SHALL BE CRITICAL STRUCTURE MCA TREATMENT OR BETTER.  
 3. ALL DECK BOARDS SHALL BE 0.15 MCA TREATMENT OR BETTER.  
 4. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED, STAINLESS STEEL IS RECOMMENDED.  
 5. ALL TIMBER SHALL BE #2 SOUTHERN PINE (MIN.)

2 X 8 P.T. #2 S.P. RIM JOIST (TYP. @ EXTERIOR)

2 X 8 P.T. #2 S.P. DECK JOISTS @ 24" O.C. MAX. W/ S.S. SIMPSON H2.5A @ JOIST TO DROP BEAM CONN. (TYP.)

2 X 8 P.T. #2 S.P. DECK JOISTS @ 24" O.C. MAX. W/ (2) S.S. 1/2" CARRIAGE BOLTS, NUTS & HARDWARE @ EACH PILE CONN. (TYP.)

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 P.O. BOX 41  
 WEAHATCHEE, FLA 32465  
 904.639.3860

SHEET TITLE

BOARDWALK FRAMING PLAN

CLIENT

MARINA COTTAGES BOARDWALK

JOB NO.

23-881-01

SHEET NO.

S1

24

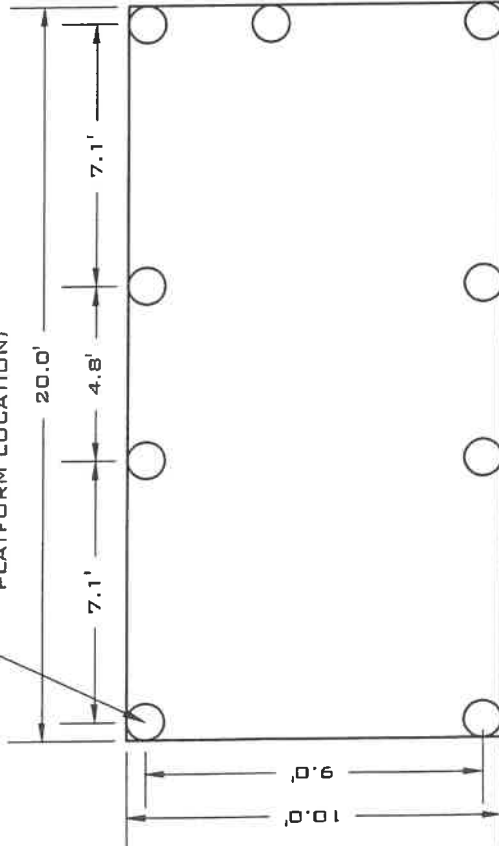
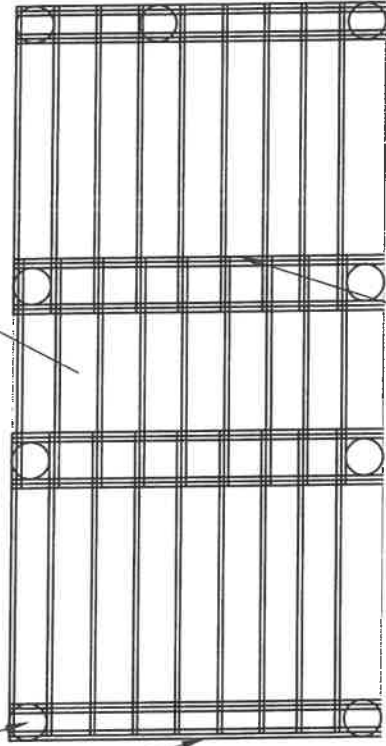
10" TIP (12" BUTT) P.T. #2 S.P. PILES MIN. EMBED OF 14'-0" (TYP. OF 8 @ TERMINAL PLATFORM LOCATION)

2 X 12 P.T. #2 S.P. RIM JOISTS W/ (3) S.S. #9 DECK SCREWS @ EACH JOIST CONN. (TYP @ EXTERIOR)

2 X 12 P.T. #2 S.P. DECK JOISTS STAGGERED @ 16" O.C. MAX. W/ S.S. SIMPSON H2.5A @ JOIST TO DROP BEAM CONN. (TYP.)

10" TIP (12" BUTT) P.T. #2 S.P. PILES MIN. EMBED OF 14'-0" (TYP. OF 8 @ TERMINAL PLATFORM LOCATION)

(4) 2 X 12 P.T. #2 S.P. DROP BEAM (2 ON EACH SIDE) W/ (2) 1/2" S.S. CARRIAGE BOLTS, NUTS & HARDWARE (TYP. @ PILE CONN.)



2 TERMINAL PLATFORM FRAMING PLAN  
SCALE: N.T.S.

1 PILE LAYOUT PLAN  
SCALE: 1/8" = 1'-0"

- NOTE:
1. ALL TIMBER PILES SHALL BE 2.3 OCA TREATMENT OR BETTER.
  2. ALL FRAMING MATERIALS SHALL BE CRITICAL STRUCTURE MCA TREATMENT OR BETTER.
  3. ALL DECK BOARDS SHALL BE 0.15 MGA TREATMENT OR BETTER.
  4. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZE, STAINLESS STEEL IS RECOMMENDED.
  5. ALL TIMBER SHALL BE #2 SOUTHERN PINE (MIN.)

TYPICAL BOARDWALK FRAMING PER DETAILS ON SHEETS S1 & S3

**SCE**  
SOUTHEASTERN  
CONSULTING ENGINEERS, INC.  
P.O. BOX 141  
WEWAHITCHKA, FLORIDA 32465  
850.532.3860

SHEET TITLE

PLATFORM PILE AND FRAMING PLAN

JOB NO.

23-881-01

CLIENT

MARINA COTTAGES BOARDWALK

SHEET NO.

S2

8" BLACK ROUND GONE PILE CAP. INSTALL PER MANUFACTURER'S SPECIFICATIONS (TYP.)

2 X 8 P.T. #2 S.P. JOISTS STAGGERED @ 24" O.C. MAX. ATTACH TO DROP BEAM W/ S.S. SIMPSON H2.5A (TYP. @ INTERIOR JOIST TO DROP BEAM CONN.) (2) 2 X 8 P.T. #2 S.P. DROP BEAM (ONE ON EACH SIDE OF PILE) ATTACH TO PILE USING (2) 1/2" S.S. CARRIAGE BOLTS, NUTS & HARDWARE @ EACH PILE CONN.

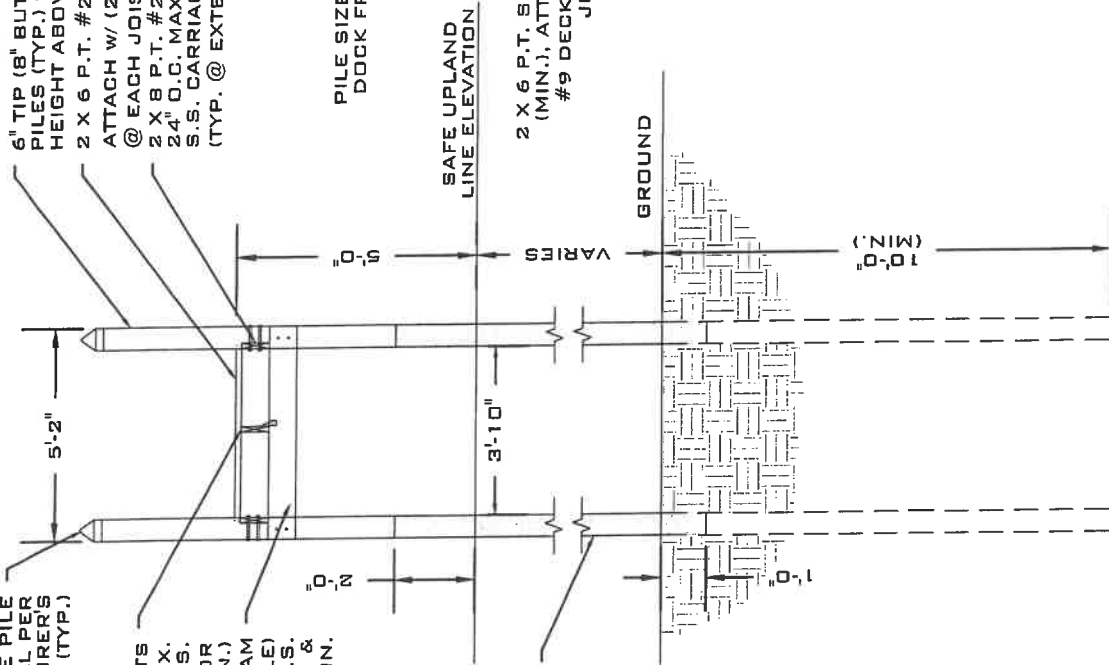
INSTALL .030" H.D.P.E. BLACK PILE WRAP THAT EXTENDS A MIN. 2'-0" ABOVE MHWL & 1'-0" BELOW MUDLINE. INSTALL WITH 1-1/4" STAINLESS STEEL RING SHANK ROOFING NAILS @ 24" O.C. ALONG SEAM. (TYP. @ ALL PILES)

6" TIP (8" BUTT) P.T. #2 S.P. PILES (TYP.) W/ 48" MIN. PILE HEIGHT ABOVE DECKING.  
2 X 6 P.T. #2 S.P. DECK BOARDS (MIN.), ATTACH W/ (2) 3" S.S. #9 DECK SCREWS @ EACH JOIST CONN. (TYP.)  
2 X 8 P.T. #2 S.P. JOISTS STAGGERED @ 24" O.C. MAX. ATTACH TO PILE W/ (2) 1/2" S.S. CARRIAGE BOLTS, NUTS & HARDWARE (TYP. @ EXTERIOR JOIST TO PILE CONN.)

PILE SIZE VARIES. SEE DOCK FRAMING PLAN.

2 X 6 P.T. S.P. DECK BOARDS (MIN.), ATTACH W/ (2) 3" S.S. #9 DECK SCREWS @ EACH JOIST CONN. (TYP.)

1/2" SPACING BETWEEN DECK BOARDS (TYP.)



1 TYP. BOARDWALK SECTION  
SCALE: N.T.S.

2 DECK BOARD DETAIL  
SCALE: N.T.S.

- NOTE:
1. ALL TIMBER PILES SHALL BE 2:3 CCA TREATMENT OR BETTER.
  2. ALL FRAMING MATERIALS SHALL BE CRITICAL STRUCTURE MCA TREATMENT OR BETTER.
  3. ALL DECK BOARDS SHALL BE 0.15 MCA TREATMENT OR BETTER.
  4. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZE, STAINLESS STEEL IS RECOMMENDED.
  5. ALL TIMBER SHALL BE #2 SOUTHERN PINE (MIN.)

SHEET TITLE

JOB NO.

BOARDWALK FRAMING DETAILS

23-881-01

CLIENT

MARINA COTTAGES BOARDWALK

SHEET NO.

S3



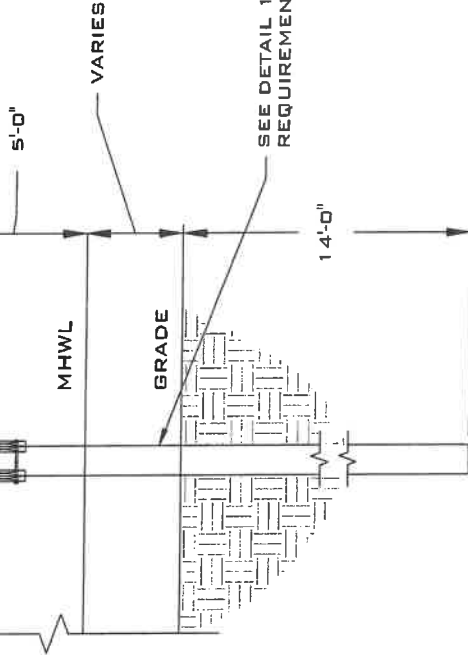
**SOUTHEASTERN**  
CONSULTING ENGINEERS, INC.  
P.O. BOX 141  
WEWAHITCHKA, FLORIDA 32465  
850.639.3860

2 X 6 P.T. #2 S.P. DECK BOARDS  
(SEE DETAIL 2-S3)

2 X 12 P.T. #2 S.P. DECK JOISTS  
@ 16" O.C. MAX. W/ S.S. SIMPSON  
H2.5A (TYP. @ INTERIOR JOIST TO  
DROP BEAM CONN.)

2 X 12 P.T. #2 S.P. RIM  
JOIST W/ (5) S.S. 3.5" #9  
DECK SCREWS @ EACH  
JOIST CONN. (TYP.)

(4) 2 X 12 P.T. #2 S.P. DROP  
BEAM (TWO ON EACH SIDE OF  
PILE) W/ (2) 5/8" S.S. CARRIAGE  
BOLTS, NUTS & HARDWARE (TYP.  
@ PILE CONN.)



SEE DETAIL 1-S3 FOR PILE WRAP  
REQUIREMENTS (TYP. @ ALL PILES)

1  
S4

**TYP. TERMINAL PLATFORM SECTION**

SCALE: N.T.S.

- NOTE:
1. ALL TIMBER PILES SHALL BE 2:3 CCA TREATMENT OR BETTER.
  2. ALL FRAMING MATERIALS SHALL BE CRITICAL STRUCTURE MCA TREATMENT OR BETTER.
  3. ALL DECK BOARDS SHALL BE 0.15 MCA TREATMENT OR BETTER.
  4. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZE, STAINLESS STEEL IS RECOMMENDED.
  5. ALL TIMBER SHALL BE #2 SOUTHERN PINE (MIN.)

SHEET TITLE

TYP. TERMINAL PLATFORM SECTION

JOB NO.

23-881-01

CLIENT

MARINA COTTAGES BOARDWALK

SHEET NO.

S4



**SOUTHEASTERN**  
CONSULTING ENGINEERS, INC.  
WEWAHITCHKA, FLORIDA 32465  
950.639.3960



# FLORIDA DEPARTMENT OF Environmental Protection

Northwest District  
160 W. Government Street, Suite 308  
Pensacola, Florida 32502-5794

Ron DeSantis  
Governor

Jay Collins  
Lt. Governor

Alexis A. Lambert  
Secretary

**Permittee/Authorized Entity:**  
St. Joe Marina Cottages, LLC  
c/o Charles Haskett, Managing Member  
161 Good Morning St, Suite 201  
Port St. Joe, FL 32456  
[chaskett@bonavic.com](mailto:chaskett@bonavic.com)

St. Joe Marina Cottages Pier

**Authorized Agent:**  
Dewberry Engineering  
Delbert Horton II, Professional Engineer  
203 Aberdeen Pkwy  
Panama City, FL 32405  
[tcampbell@ecoresource.com](mailto:tcampbell@ecoresource.com)

**Environmental Resource Permit  
State-owned Submerged Lands Authorization – Not Applicable**

**U.S. Army Corps of Engineers Authorization – Separate Corps Authorization  
Required**

Gulf County  
Permit No.: 0411396-004-EI/23

**Permit Issuance Date: March 24, 2026  
Permit Construction Phase Expiration Date: March 17, 2031**



# FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis  
Governor

Jay Collins  
Lt. Governor

Alexs A. Lambert  
Secretary

Northwest District  
160 W. Government Street, Suite 308  
Pensacola, Florida 32502-5794

## Environmental Resource Permit

Permittee: St. Joe Marina Cottages, LLC  
Permit No: 0411396-004-EI/23

### PROJECT LOCATION

The activities authorized by this permit are located at 282 Dockside Drive and 340 Marina Drive, Port St. Joe, Florida 32456, Parcel Nos. 04594-030R and 04594-012R (respectively), Section 2, Township 8 South, Range 11 West, in Gulf County, at 29°48'50.3330" North Latitude, 85°18'29.4294" West Longitude.

### PROJECT DESCRIPTION

The permittee is authorized to construct a private pier totaling 1,677.96 sq. ft. of overwater surface area within St. Joseph Bay, a Class II Florida Waterbody and Prohibited Shellfish Harvesting Area. Authorized activities are depicted on the attached exhibits.

### AUTHORIZATIONS

#### St. Joe Marina Cottages Pier Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

#### Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21, F.A.C.

#### Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit or authorization may be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management Consistent

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification Granted

This permit also constitutes a grant of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

**PERMIT CONDITIONS**

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as described.

**SPECIFIC CONDITIONS**

1. The construction phase expires at 11:59 p.m. on the date indicated on the cover page of this permit.
2. For emergencies involving a serious threat to the public health, safety, welfare, or environment, the emergency telephone contact number is (800) 320-0519 (State Warning Point). The Department telephone number for reporting nonthreatening problems or system malfunctions is (850) 595-0663, day or night.
3. The mailing address for submittal of forms for the "Construction Commencement Notice", "As-Built Certification ...", "Request for Conversion of Stormwater Management Permit Construction Phase to Operation and Maintenance Phase", or other correspondence is FDEP, SLERP, 160 W Government Street, Suite 308, Pensacola, Florida 32502.

#### **SPECIFIC CONDITIONS – PRIOR TO ANY CONSTRUCTION**

4. Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all times during construction to prevent siltation and turbid discharges in excess of State water quality standards pursuant to Rule 62-302, F.A.C. Methods shall include but not limited to the use of stacked haybales, stacked filter cloth, sodding, seeding, staged construction and the installation of turbidity screens around the immediate project site.
5. Prior to construction, the limits of impact shall be clearly marked in a way which is visible and obvious to anyone performing work on-site, including someone operating heavy equipment. Orange construction fence or tall flagged stakes along the construction limits are possible methods.
6. Prior to the initiation of any work authorized by this permit, floating turbidity curtains with weighted skirts that extend to within 1 ft. of the bottom shall be placed for the duration of the construction area of the site. The screens shall be maintained and remain in place for the duration of construction to ensure turbidity levels outside the construction area do not exceed 29 NTU's above background levels. The permittee shall be responsible for inspecting and maintaining turbidity control devices so no violations of state water quality outside of turbidity screens occur.
7. All contractors involved in this permitted activity shall be provided copies of this permit in its entirety. A copy shall remain onsite at all times during the activities.

#### **SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES**

8. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
9. Any damage to wetlands outside of the authorized impact areas as a result of construction shall be immediately reported to the Department at (850)595-8300 and repaired by reestablishing the pre-construction elevations and replanting vegetation of the same species, size, and density as that in the adjacent areas. The restoration shall be completed within 30 days

of completion of construction, and the Department shall be notified of its completion within that same 30-day period.

10. The following measures shall be taken by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 29 NTU's above background:
  - a) Immediately cease all work contributing to the water quality violation.
  - b) Modify the work procedures that were responsible for the violation, and install more turbidity containment devices and repair any non-functioning turbidity containment devices.
  - c) Notify the Department of Environmental Protection, Submerged Lands & Environmental Resources Program, Compliance and Enforcement Section, Northwest District Office, 160 W. Government Street, Pensacola, Florida, 32502-5794, in writing or by telephone at (850)595-8300 within 24 hours of time the violation was first detected.
11. There shall be no stock piling of tools, materials, (i.e. lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within the water/waters of the state.
12. All watercraft associated with the construction of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring and prop dredging.
13. All cleared vegetation, excess lumber, scrap wood, trash, garbage and any other type of debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized.
14. No dredging or filling of submerged grass beds is authorized by this permit.
15. Pilings within areas containing seagrasses shall be spaced at least ten feet apart and shall be installed by vibrating, pounding or hand-auguring them in place. Jetting of pilings within seagrass areas shall be prohibited. Sediments that accumulate on top of the adjacent seagrasses shall be removed by hand to prevent burial of the plants.
16. This permit does not authorize the construction of additional structures not illustrated on the permit drawings. Examples of additional structures, which are not authorized by this permit include but are not limited to: walkways, doors, awnings, and decking around or under the bottom of the pile-supported structures.

**SPECIFIC CONDITIONS – MANATEE**

17. The Permittee will adhere to the Standard Manatee Conditions for In-water Work (2011).

### **SPECIFIC CONDITIONS – OTHER LISTED SPECIES**

18. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to [ConservationPlanningServices@MyFWC.com](mailto:ConservationPlanningServices@MyFWC.com).

19. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.

20. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

### **SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES**

21. Overboard discharges of trash, human or animal waste, or fuel shall not occur at the pier.

22. The waterward corners of the pier shall be marked by a sufficient number of reflectors so as to be visible from the water at night by reflected light. The reflectors shall not be green or red in color.

23. All future authorized replacement pilings for support of the pier structures shall be spaced at least ten feet apart and shall be installed by vibrating, pounding or hand-auguring them in place. Jetting of pilings within seagrass areas shall be prohibited.

### **GENERAL CONDITIONS FOR INDIVIDUAL PERMITS**

The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
  - b. For all other activities – "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
  - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:

- a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
  - b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
  - b. Convey to the permittee or create in the permittee any interest in real property;
  - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
- a. Immediately if any previously submitted information is discovered to be inaccurate; and
  - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

### **NOTICE OF RIGHTS**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

#### Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition 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, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us). Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

#### Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been

duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. 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, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

#### Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

#### Mediation

Mediation is not available in this proceeding.

#### FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

#### Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (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 must be filed within 30 days from the date this action is filed with the Clerk of the Department.

#### FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

#### Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (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 must be filed within 30 days from the date this action is filed with the Clerk of the Department.

**EXECUTION AND CLERKING**

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

 For

\_\_\_\_\_  
Kim Allen  
Permitting Program Administrator

KRA:re

**Attachments:**

Standard Manatee Conditions for In-water Work, 2 pages  
Project Drawings and Design Specs., 15 pages

**CERTIFICATE OF SERVICE**

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Charles Haskett, Applicant, [chaskett@bonavic.com](mailto:chaskett@bonavic.com)  
Delbert Horton II, Consultant, [dthorton@dewberry.com](mailto:dthorton@dewberry.com)  
Todd Campbell, Consultant, [tcampbell@ecoresource.com](mailto:tcampbell@ecoresource.com)  
Richard Earle, FDEP, [Richard.Earle@FloridaDEP.gov](mailto:Richard.Earle@FloridaDEP.gov)  
Kim Allen, FDEP, [Kim.Allen@FloridaDEP.gov](mailto:Kim.Allen@FloridaDEP.gov)  
Russell Sullivan, FDEP, [Russell.Sullivan@FloridaDEP.gov](mailto:Russell.Sullivan@FloridaDEP.gov)  
Mark Sumner, FDEP, [Mark.C.Sumner@FloridaDEP.gov](mailto:Mark.C.Sumner@FloridaDEP.gov)  
Gulf County, [bocc@gulfcounty-fl.gov](mailto:bocc@gulfcounty-fl.gov)

**FILING AND ACKNOWLEDGMENT**

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.



\_\_\_\_\_  
Clerk

March 24, 2026

Date

**STANDARD MANATEE CONDITIONS FOR IN-WATER WORK**  
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Sitation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com)
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at [MyFWC.com/manatee](http://MyFWC.com/manatee). Questions concerning these signs can be sent to the email address listed above.

**CAUTION: MANATEE HABITAT**


**All project vessels**

**IDLE SPEED / NO WAKE**

When a manatee is within 50 feet of work  
all in-water activities must

**SHUT DOWN**

Report any collision with or injury to a manatee:  
**Wildlife Alert:**  
**1-888-404-FWCC(3922)**  
cell \*FWC or #FWC



# F.D.E.P. DREDGE AND FILL PERMIT DRAWINGS

SECTION	02	TOWNSHIP	8S	RANGE	11W
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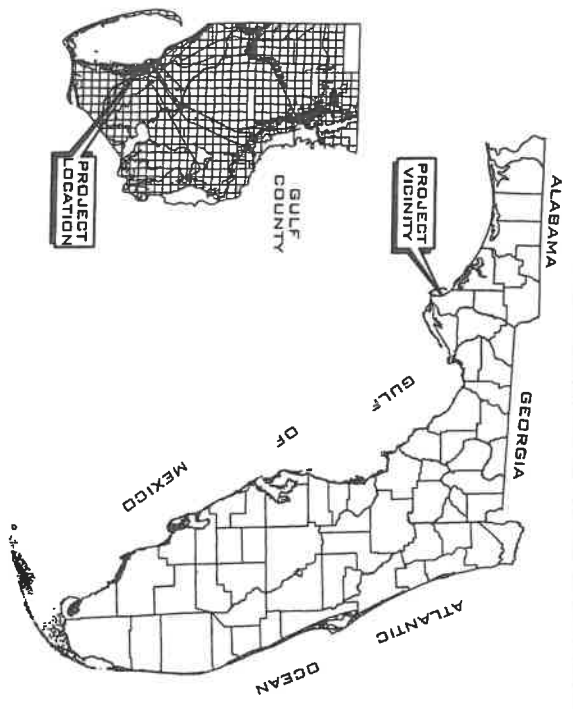
## MARINA COTTAGES BOARDWALK

FOR

**ST JOE MARINA COTTAGES, LLC**  
**GULF COUNTY PARCEL ID: 04594-030R**  
**PORT ST. JOE, GULF COUNTY, FL**

OCTOBER 06, 2025

### PROJECT VICINITY



### INDEX OF SHEETS

SHEET	SHEET NAME
CVR	COVER SHEET
G1	PROJECT LOCATION
G2	EROSION CONTROL DETAILS
C1	AERIAL OF EXISTING SITE CONDITIONS
C2	SITE PLAN
C3	DREDGE & FILL
C4	EROSION CONTROL PLAN
C5	PROPOSED WATERWAY NAVIGATION
C6	DOCK ALIGNMENT
C7	DOCK PROFILE
C8	PREEMPTION AREA
S1	BOARDWALK FRAMING PLAN
S2	PILE LAYOUT PLAN & FRAMING PLAN
S3	BOARDWALK FRAMING DETAILS
S4	TYP. TERMINAL PLATFORM SECTION

43

THE ABOVE NAMED ENGINEER SHALL BE  
 RESPONSIBLE FOR THE SHEETS LISTED IN THE  
 SHEET INDEX BELOW IN ACCORDANCE WITH  
 RULE 61G15-23.004, F.A.C.

**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 P.O. BOX 141  
 WEWAHITCHKA, FLORIDA 32465  
 950.639.3960

SHEET TITLE: **COVER SHEET**

CLIENT: **MARINA COTTAGES BOARDWALK**

JOB NO.: **23-881-01**

SHEET NO.: **CVR**

**SCCE**  
SOUTHEASTERN  
CONSULTING ENGINEERS, INC.  
P.O. BOX 141  
WEAHTCHKA, FLORIDA 33465  
850.539.3850

SHEET TITLE

PROJECT LOCATION

CLIENT

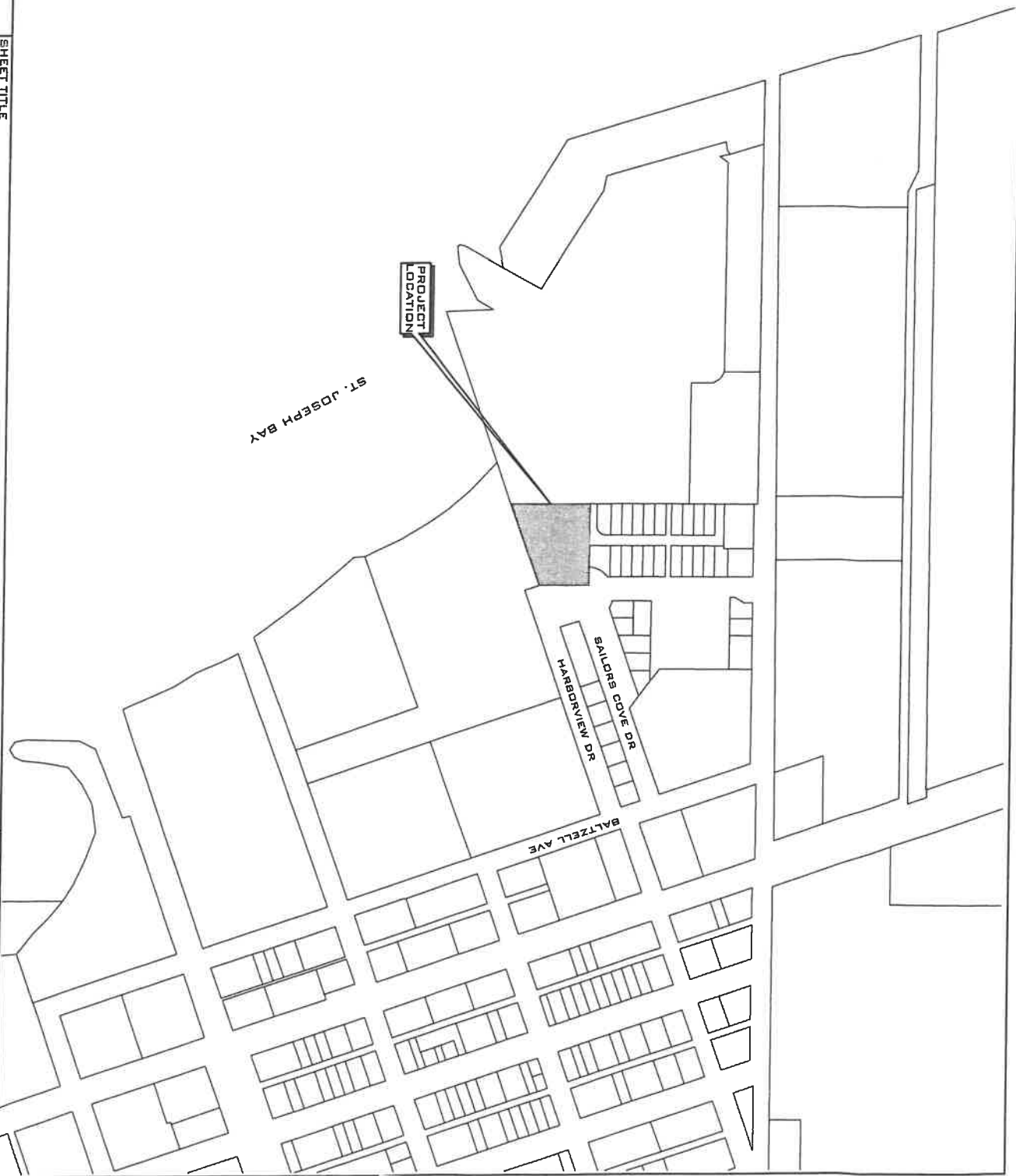
MARINA COTTAGES BOARDWALK

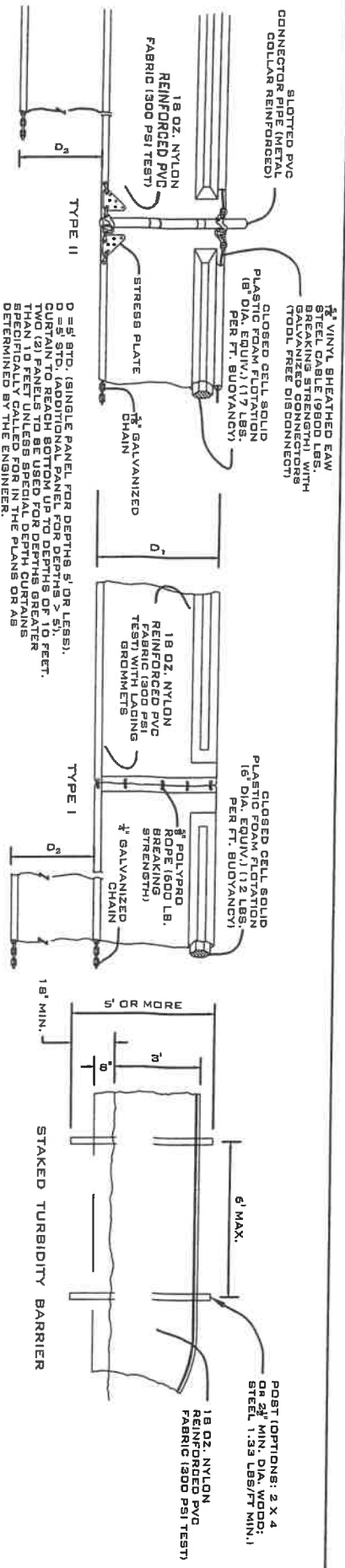
JOB NO.

23-881-01

SHEET NO.

G 1

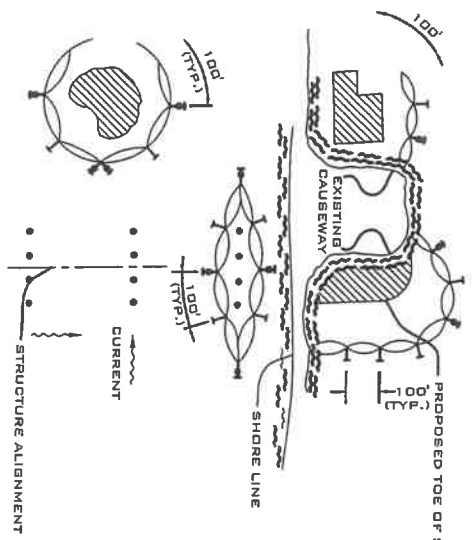




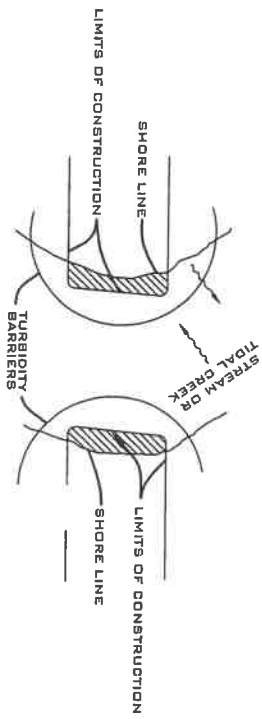
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PRODUCTS AVAILABLE FROM OTHER SUPPLIERS. IDENTIFICATION OF PRODUCTS BY THE USER SHALL BE THE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

NOTE: STAKED TURBIDITY BARRIERS ARE RECOMMENDED FOR THIS PRODUCT

FLOATING TURBIDITY BARRIERS



- LEGEND
- PILE LOCATIONS
  - ▨ DREDGE OR FILL AREA
  - MOORING BUOY WANCHOR
  - ANCHOR
  - BARRIER MOVEMENT DUE TO CURRENT ACTION

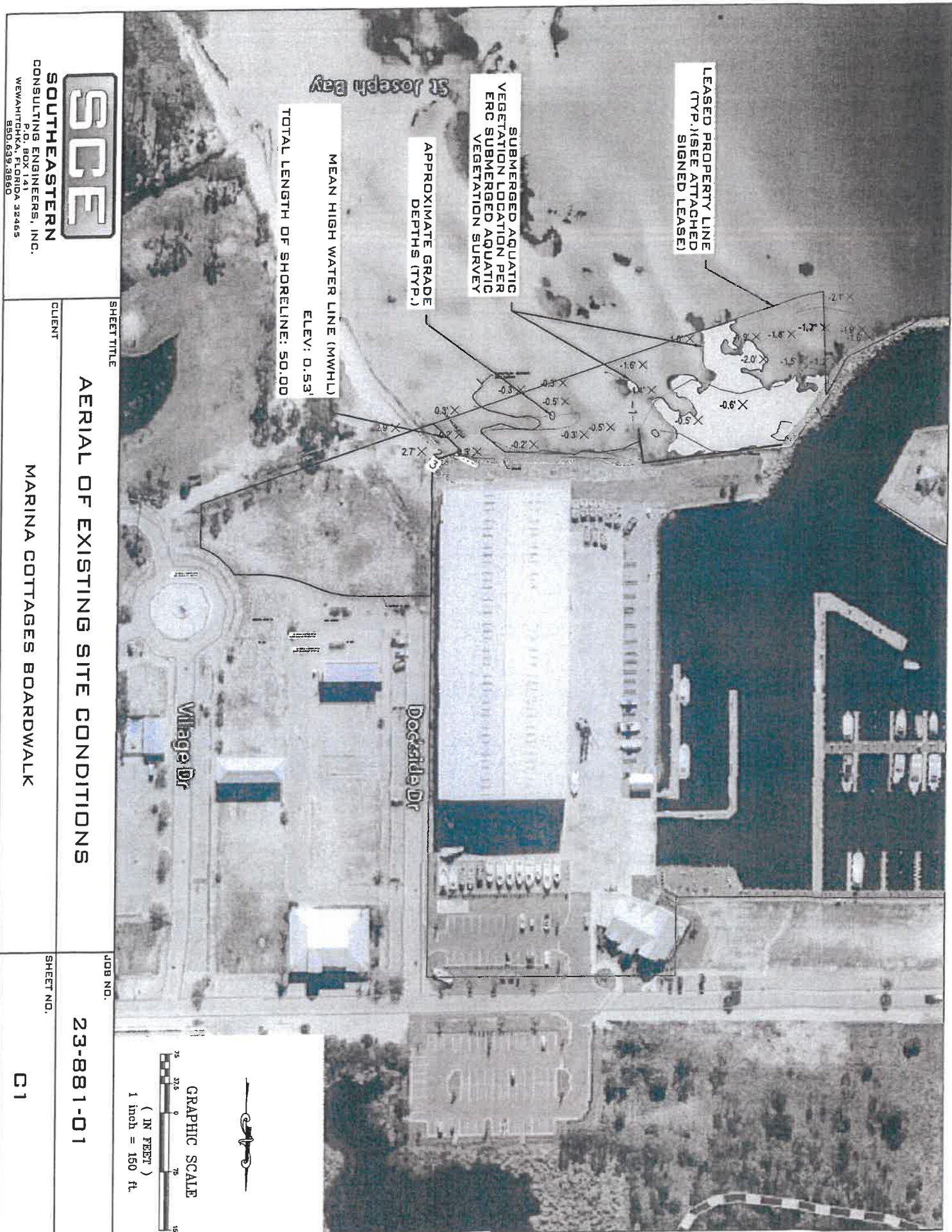


- NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
  2. NUMBER AND SPACING OF ANCHORS DEPEND ON CURRENT VELOCITIES.
  3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
  4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
  5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.

1 TURBIDITY BARRIER DETAIL  
G2 N.T.S.

<p><b>SOUTHEASTERN</b> CONSULTING ENGINEERS, INC. 2000 W. WINDY HILL RD. WESLAKE, FLORIDA 32465 930.639.3860</p>	SHEET TITLE	JOB NO.
	<p><b>EROSION CONTROL DETAILS</b></p> <p>MARINA COTTAGES BOARDWALK</p>	<p>23-881-01</p>
CLIENT	SHEET NO.	
G2		G2

45



LEASED PROPERTY LINE  
(TYP.)(SEE ATTACHED  
SIGNED LEASE)

SUBMERGED AQUATIC  
VEGETATION LOCATION PER  
ERC SUBMERGED AQUATIC  
VEGETATION SURVEY

APPROXIMATE GRADE  
DEPTHS (TYP.)

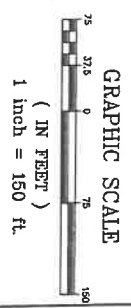
MEAN HIGH WATER LINE (MHWL)  
ELEV: 0.53'  
TOTAL LENGTH OF SHORELINE: 50.00

St Joseph Bay

Dockside Dr

Village Dr

MARINA COTTAGES BOARDWALK



**SOUTHEASTERN**  
CONSULTING ENGINEERS, INC.  
P.O. BOX 100  
WEAHTHCHKA, FLORIDA 32465  
850.639.1886

SHEET TITLE

AERIAL OF EXISTING SITE CONDITIONS

CLIENT

MARINA COTTAGES BOARDWALK

JOB NO.

23-881-01

SHEET NO.

C1

APPROXIMATE SHOREBIRD  
SIGNAGE LOCATION (24' X 26')

PROPOSED SEAGRASS  
PROTECTION  
SIGNAGE  
LOCATION

PROPOSED 4' WIDE BOARDWALK (SEE  
SHEET S1 & S3 FOR BOARDWALK  
FRAMING AND DETAILS) (SEE SHEET  
C7 FOR PROFILE VIEW)

PROPOSED BOARDWALK  
LOCATION, SEE SHEET C6  
FOR DOCK ALIGNMENT  
(TYP.)

SUBMERGED AQUATIC  
VEGETATION LOCATION PER  
ERC SUBMERGED AQUATIC  
VEGETATION SURVEY

PROPOSED 20' X 10' (MAX.)  
TERMINAL PLATFORM

PROPOSED MONOFILAMENT  
RECYCLING BIN LOCATION

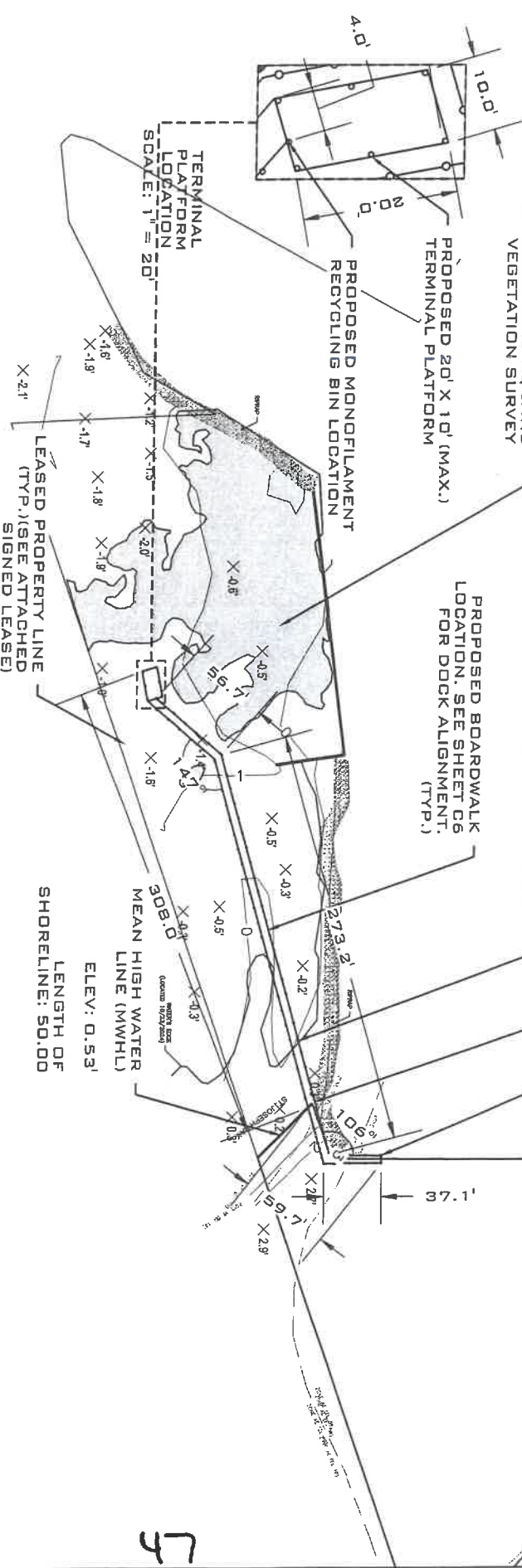
TERMINAL  
PLATFORM  
LOCATION  
SCALE: 1" = 20'

LEASED PROPERTY LINE  
(TYP.) (SEE ATTACHED  
SIGNED LEASE)

LENGTH OF  
SHORELINE: 50.00'  
ELEV: 0.53'

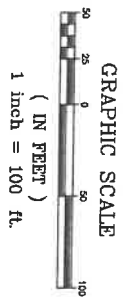
MEAN HIGH WATER  
LINE (MHWL)  
ELEV: 0.53'

308.0'



WETLAND DELINEATION PER  
NATIONAL WETLAND INVENTORY

NOTE:  
TERMINAL PLATFORM  
SHALL BE 20' X 10' (MAX.)  
W/ USE OF GRATED  
DECKING ONLY. TERMINAL  
PLATFORM CONSISTING OF  
WOODEN PLANK DECK  
BOARDS SHALL BE 20' X 6'  
(MAX.).



GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

# SITE PLAN

SHEET TITLE

JOB NO.

23-881-01

CLIENT

MARINA COTTAGES BOARDWALK

SHEET NO.

C2



SOUTHEASTERN  
CONSULTING ENGINEERS, INC.  
WEAHTCHKA, FLORIDA 32465  
850.699.3880

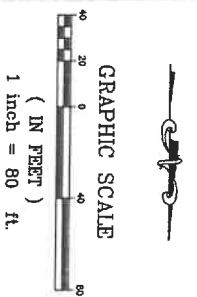
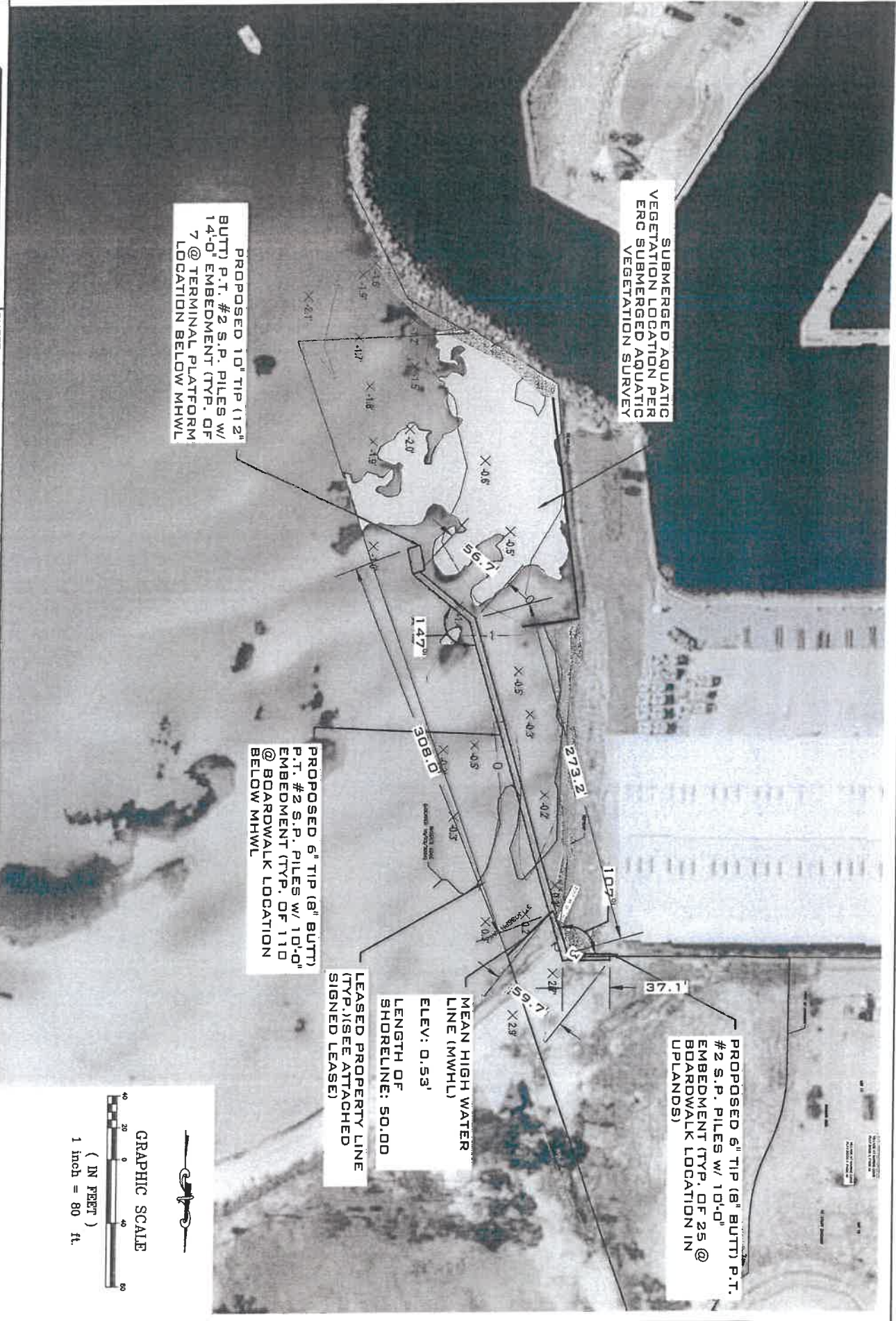
SUBMERGED AQUATIC  
VEGETATION LOCATION PER  
ERC SUBMERGED AQUATIC  
VEGETATION SURVEY

PROPOSED 10" TIP (12"  
BUTT) P.T. #2 S.P. PILES W/  
14'-0" EMBEDMENT (TYP. OF  
7 @ TERMINAL PLATFORM  
LOCATION BELOW MHWL

PROPOSED 6" TIP (8" BUTT)  
P.T. #2 S.P. PILES W/ 10'-0"  
EMBEDMENT (TYP. OF 110  
@ BOARDWALK LOCATION  
BELOW MHWL

MEAN HIGH WATER  
LINE (MHWL)  
ELEV: 0.53'  
LENGTH OF  
SHORELINE: 50.00  
LEASED PROPERTY LINE  
(TYP.) (SEE ATTACHED  
SIGNED LEASE)

PROPOSED 6" TIP (8" BUTT) P.T.  
#2 S.P. PILES W/ 10'-0"  
EMBEDMENT (TYP. OF 25 @  
BOARDWALK LOCATION IN  
UPLANDS)

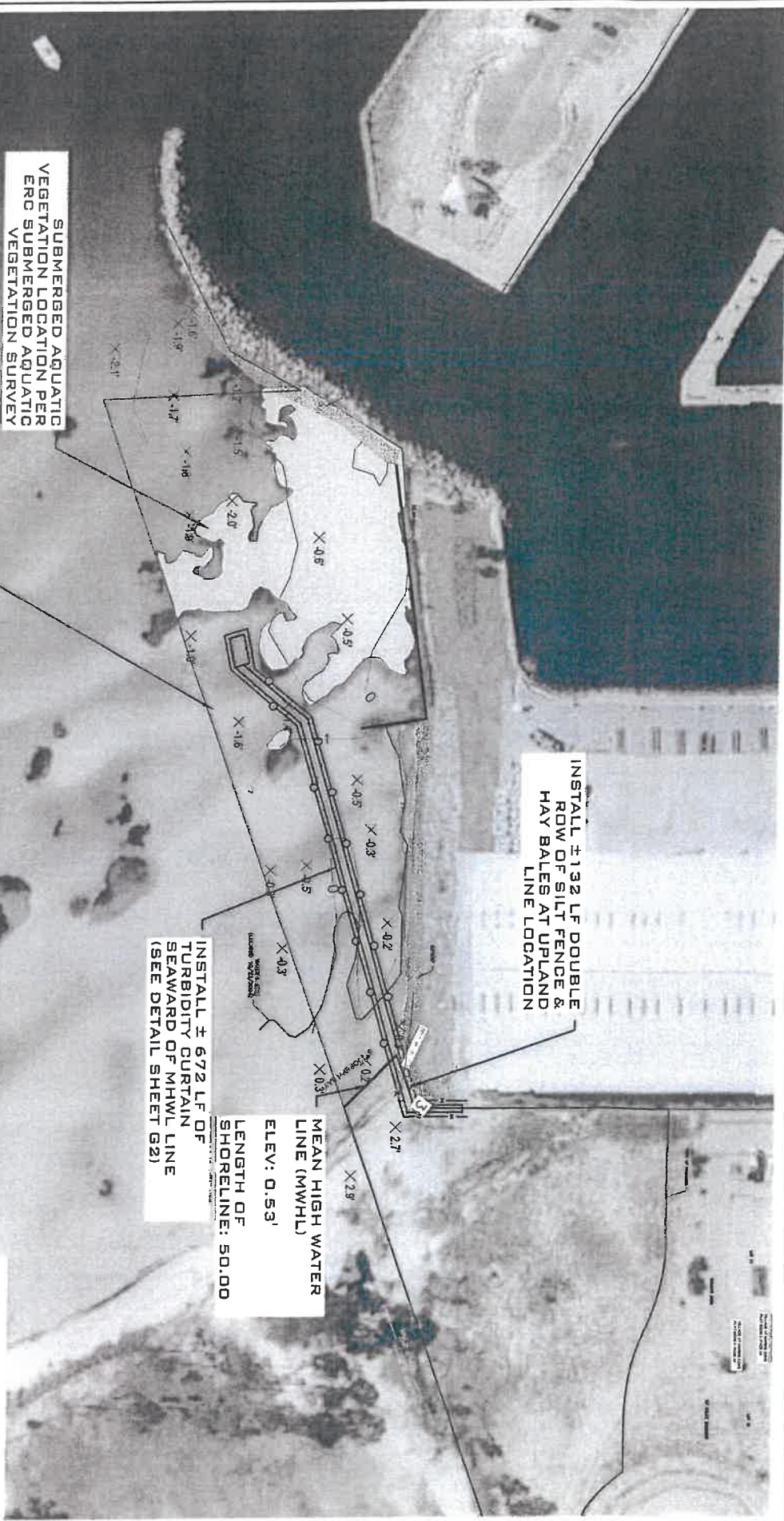


**SCCE**  
SOUTHEASTERN  
CONSULTING ENGINEERS, INC.  
P.O. BOX 141  
WEAHTONKA, FLORIDA 32465  
850.639.3860

SHEET TITLE  
CLIENT

DREDGE & FILL  
MARINA COTTAGES BOARDWALK

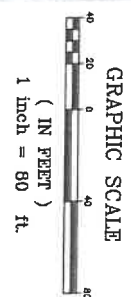
JOB NO.  
23-881-01  
SHEET NO.  
C3



**SCCE**  
**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 P.O. BOX 1141  
 WEAHATCHKA, FLORIDA 32465  
 950.639.3860

SHEET TITLE: **EROSION CONTROL PLAN**  
 CLIENT: **MARINA COTTAGES BOARDWALK**

JOB NO.: **23-881-01**  
 SHEET NO.: **C4**

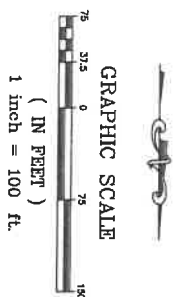
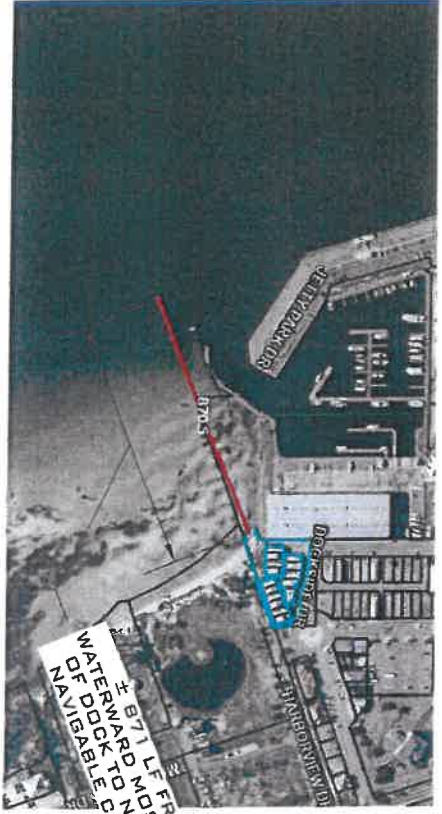
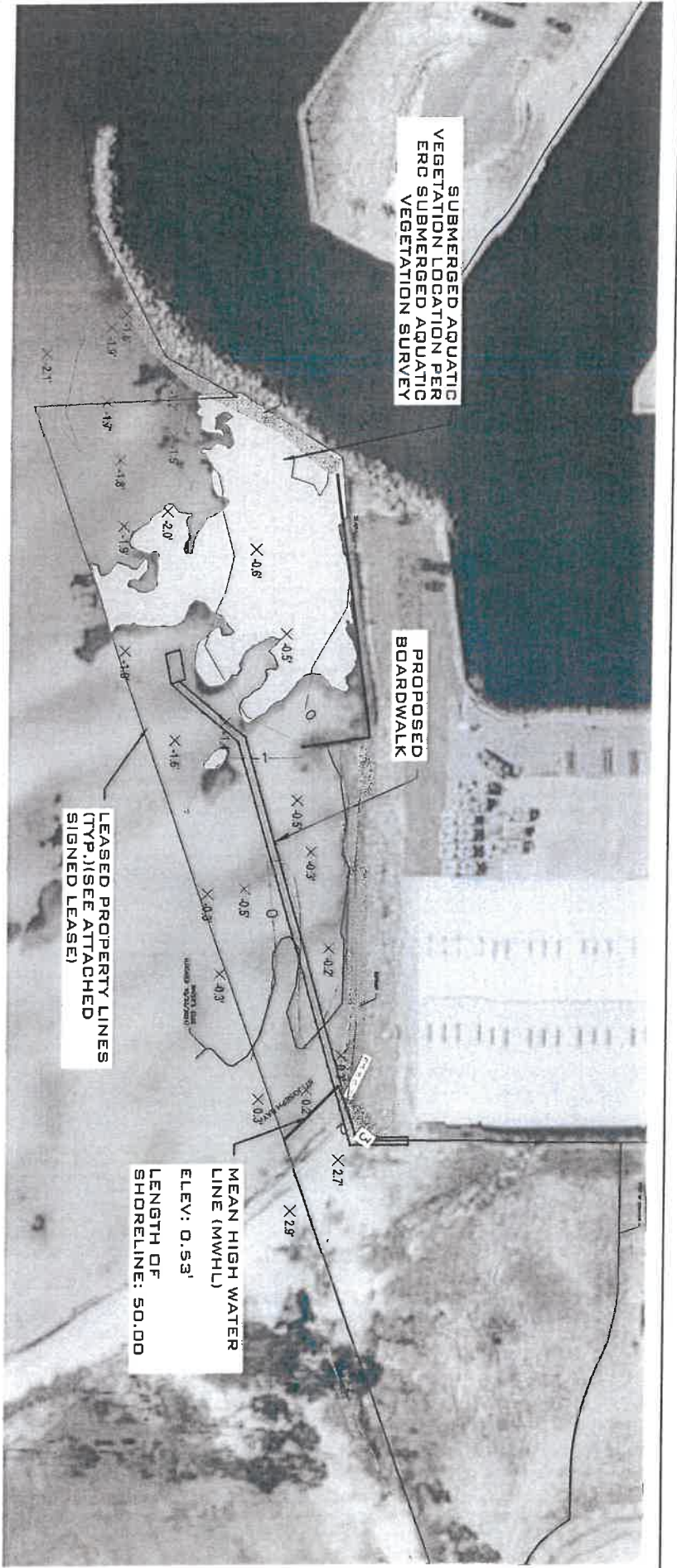


SUBMERGED AQUATIC  
VEGETATION LOCATION PER  
ERC SUBMERGED AQUATIC  
VEGETATION SURVEY

PROPOSED  
BOARDWALK

LEASED PROPERTY LINES  
(TYP.) (SEE ATTACHED  
SIGNED LEASE)

MEAN HIGH WATER  
LINE (MHWL)  
ELEV: 0.53'  
LENGTH OF  
SHORELINE: 50.00



**SOUTHEASTERN**  
CONSULTING ENGINEERS, INC.  
P.O. BOX 141  
WEAHLITZ, FLORIDA 32465  
904.533.3800

SHEET TITLE

PROPOSED WATERWAY NAVIGATION

JOB NO.

23-881-01

CLIENT

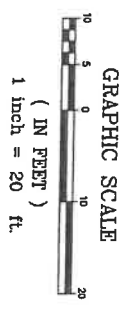
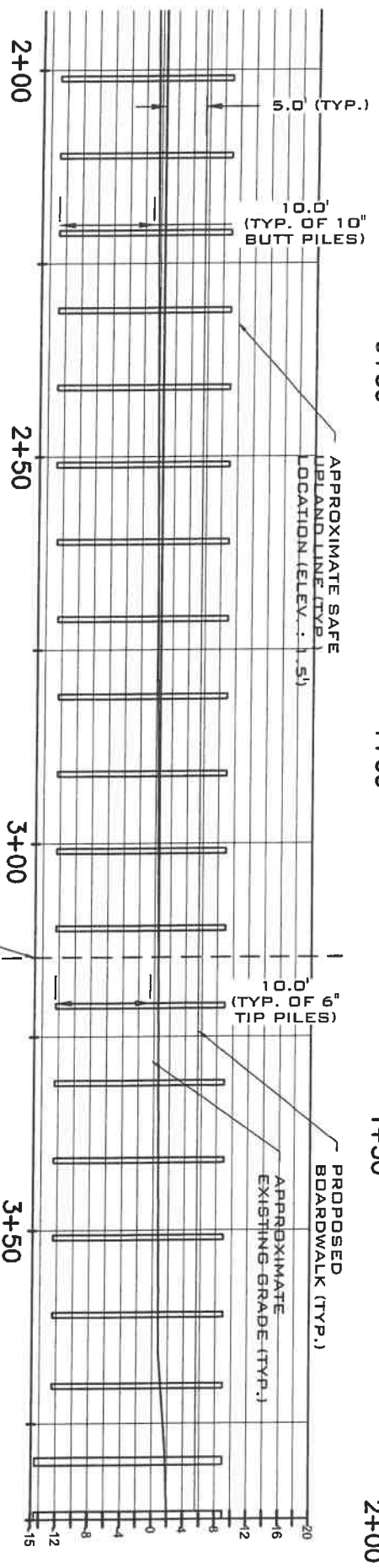
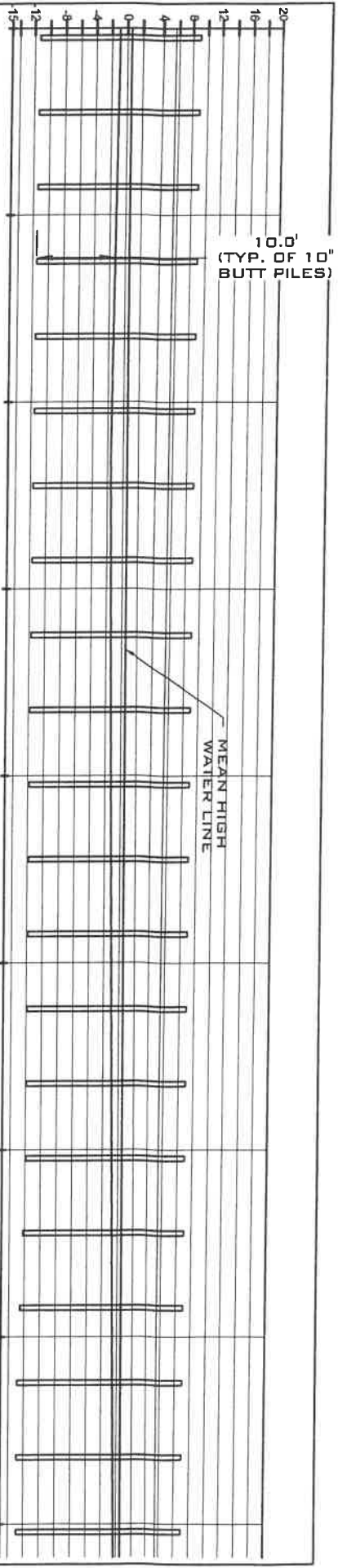
MARINA COTTAGES BOARDWALK

SHEET NO.

C5

50





**SOE**  
**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 WEAHHIT FLD, BOX 141  
 890.635.8860

SHEET TITLE: DOCK PROFILE  
 CLIENT: MARINA COTTAGES BOARDWALK

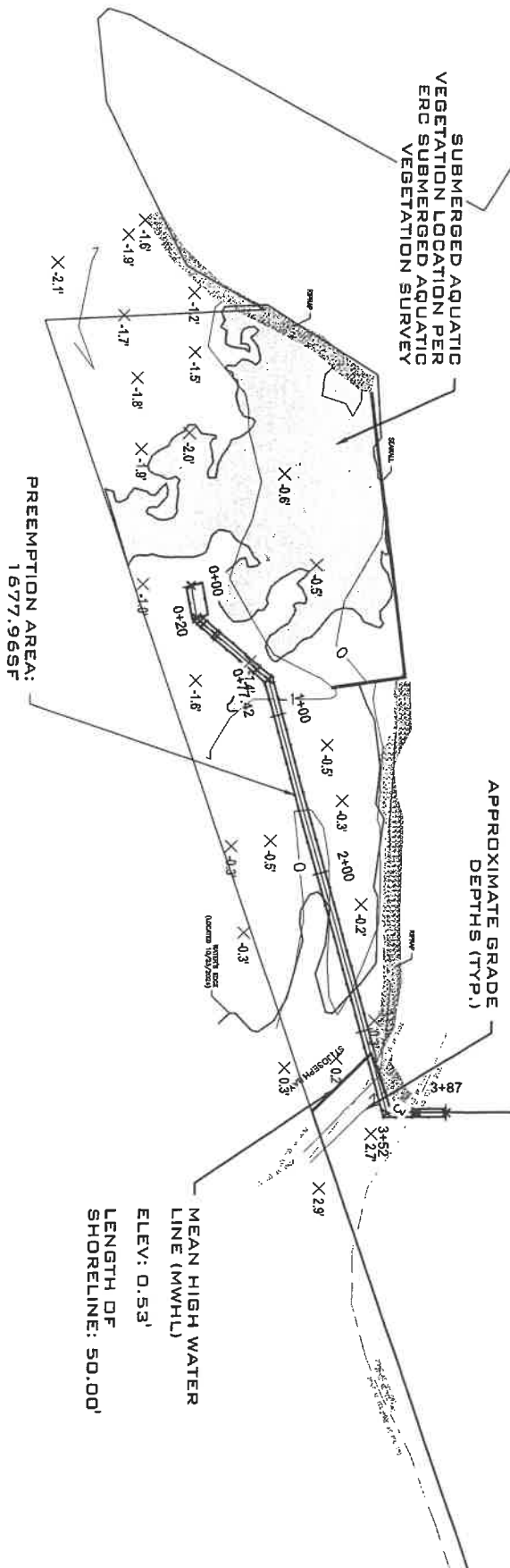
JOB NO.: 23-881-01  
 SHEET NO.: C7

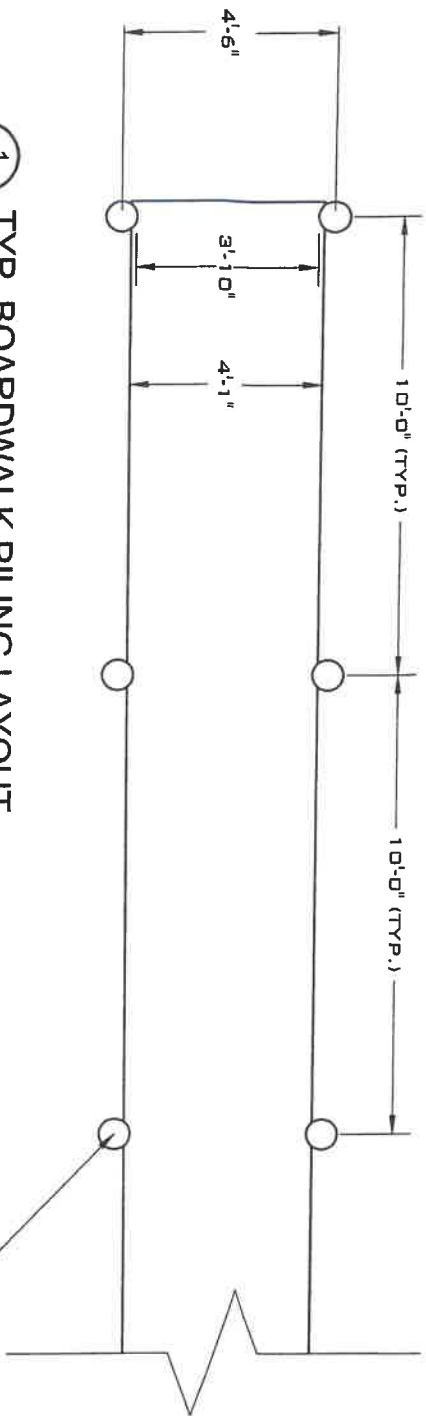
52

**SOCE**  
**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 P.O. BOX 141  
 WENAHUITE, FLORIDA 32465  
 904.852.8980

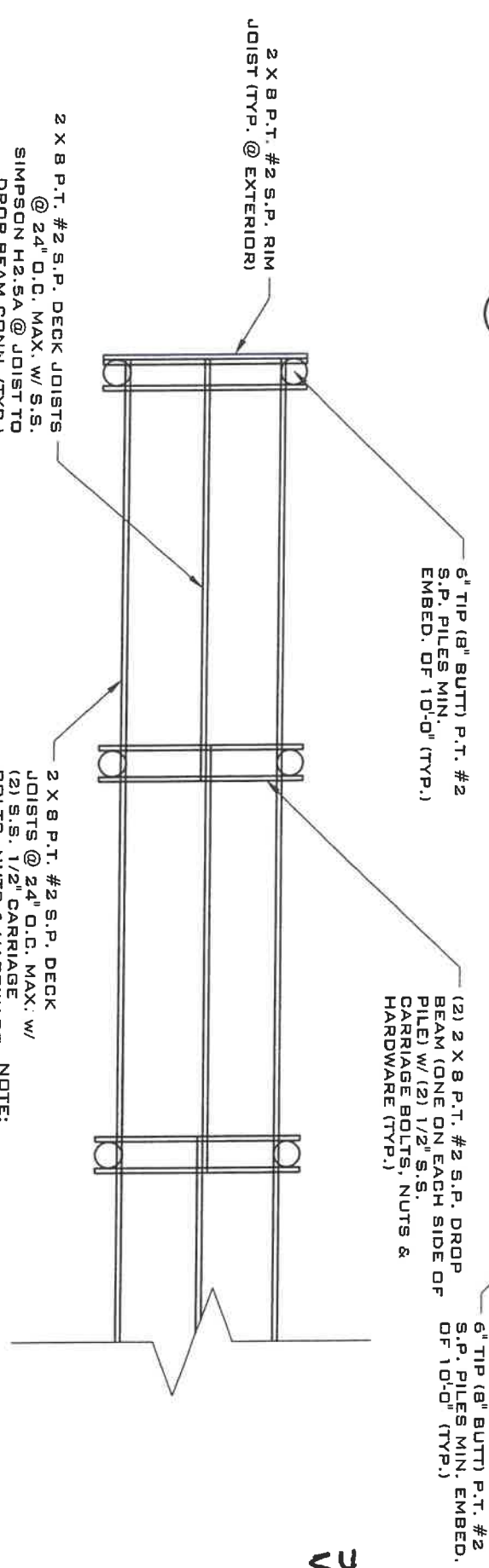
SHEET TITLE: **PREEMPTION AREA**  
 CLIENT: **MARINA COTTAGES BOARDWALK**

JOB NO.: **23-881-01**  
 SHEET NO.: **08**





1 TYP. BOARDWALK PILING LAYOUT  
S1 SCALE: 1/4" = 1'-0"



2 TYP. BOARDWALK FRAMING PLAN  
S1 SCALE: 1/4" = 1'-0"

2 X 8 P.T. #2 S.P. DECK JOISTS  
@ 24" O.C. MAX. W/ S.S.  
SIMPSON H2.5A @ JOIST TO  
DROP BEAM CONN. (TYP.)

2 X 8 P.T. #2 S.P. DECK  
JOISTS @ 24" O.C. MAX. W/  
(2) S.S. 1/2" CARRIAGE  
BOLTS, NUTS & HARDWARE  
@ EACH PILE CONN. (TYP.)

6" TIP (8" BUTT) P.T. #2  
S.P. PILES MIN. EMBED.  
OF 10'-0" (TYP.)

(2) 2 X 8 P.T. #2 S.P. DROP  
BEAM (ONE ON EACH SIDE OF  
PILE) W/ (2) 1/2" S.S.  
CARRIAGE BOLTS, NUTS &  
HARDWARE (TYP.)

6" TIP (8" BUTT) P.T. #2  
S.P. PILES MIN. EMBED.  
OF 10'-0" (TYP.)

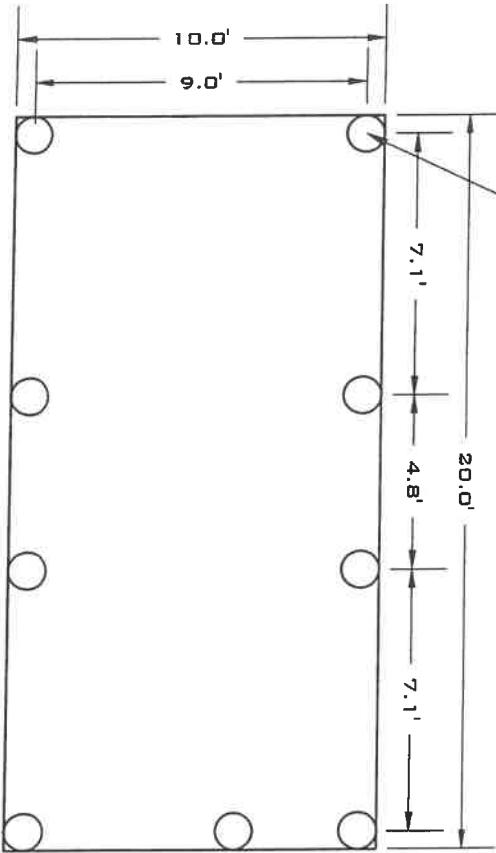
- NOTE:
1. ALL TIMBER PILES SHALL BE 2:3 CCA TREATMENT OR BETTER.
  2. ALL FRAMING MATERIALS SHALL BE CRITICAL STRUCTURE MCA TREATMENT OR BETTER.
  3. ALL DECK BOARDS SHALL BE 0.15 MCA TREATMENT OR BETTER.
  4. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZE, STAINLESS STEEL IS RECOMMENDED.
  5. ALL TIMBER SHALL BE #2 SOUTHERN PINE (MIN.)

54

10" TIP (12" BUTT) P.T. #2 S.P.  
PILES MIN. EMBED OF 14'-0"  
(TYP. OF 8 @ TERMINAL  
PLATFORM LOCATION)

2 X 12 P.T. #2 S.P. RIM  
JOISTS W/ (3) S.S. #9 DECK  
SCREWS @ EACH JOIST  
CONN. (TYP @ EXTERIOR)

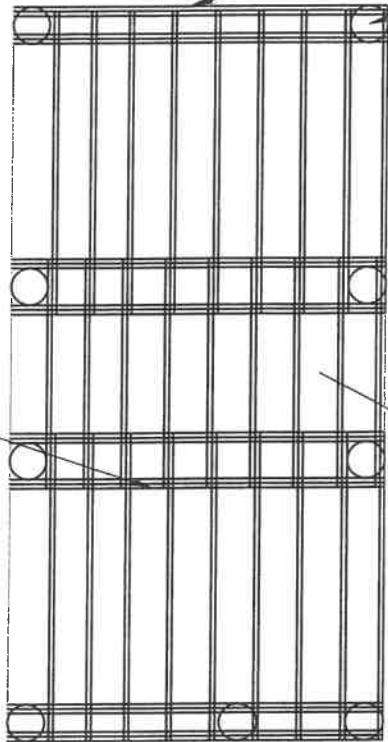
10" TIP (12" BUTT) P.T. #2 S.P.  
PILES MIN. EMBED OF 14'-0"  
(TYP. OF 8 @ TERMINAL  
PLATFORM LOCATION)



1 PILE LAYOUT PLAN  
SCALE: 1/8" = 1'-0"

2 X 12 P.T. #2 S.P. DECK  
JOISTS STAGGERED @ 16"  
O.C. MAX. W/ S.S. SIMPSON  
H2.5A @ JOIST TO DROP  
BEAM CONN. (TYP.)

(4) 2 X 12 P.T. #2 S.P. DROP  
BEAM (2 ON EACH SIDE) W/  
(2) 1/2" S.S. CARRIAGE  
BOLTS, NUTS & HARDWARE  
(TYP. @ PILE CONN.)



2 TERMINAL PLATFORM FRAMING PLAN  
SCALE: N.T.S.

TYPICAL BOARDWALK  
FRAMING PER DETAILS ON  
SHEETS S1 & S3

- NOTE:
1. ALL TIMBER PILES SHALL BE 2.3 CCA TREATMENT OR BETTER.
  2. ALL FRAMING MATERIALS SHALL BE CRITICAL STRUCTURE MCA TREATMENT OR BETTER.
  3. ALL DECK BOARDS SHALL BE 0.15 MCA TREATMENT OR BETTER.
  4. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. STAINLESS STEEL IS RECOMMENDED.
  5. ALL TIMBER SHALL BE #2 SOUTHERN PINE (MIN.)



**SOUTHEASTERN**  
CONSULTING ENGINEERS, INC.  
1000 W. WEAHITCHKA BLVD. SUITE 101  
TALLAHASSEE, FLORIDA 32310  
850.639.3900

SHEET TITLE

PLATFORM PILE AND FRAMING PLAN

CLIENT

MARINA COTTAGES BOARDWALK

JOB NO.

23-881-01

SHEET NO.

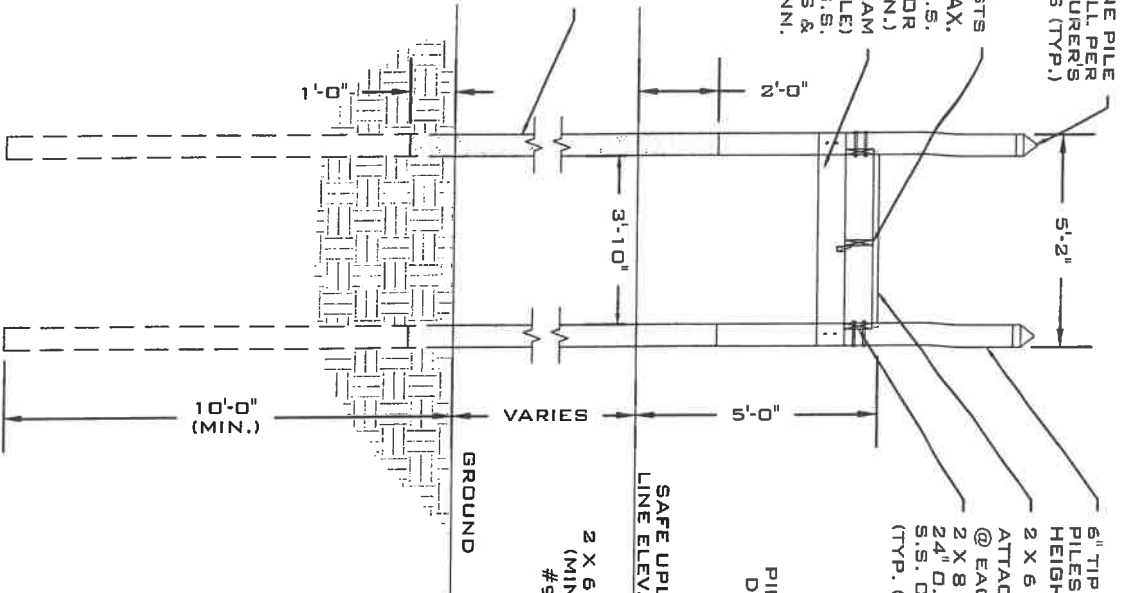
S2

SS

8" BLACK ROUND CONE PILE  
CAP, INSTALL PER  
MANUFACTURERS  
SPECIFICATIONS (TYP.)

2 X 8 P.T. #2 S.P. JOISTS  
STAGGERED @ 24" O.C. MAX.  
ATTACH TO DROP BEAM W/ S.S.  
SIMPSON H2.5A (TYP. @ INTERIOR  
JOIST TO DROP BEAM CONN.)  
(2) 2 X 8 P.T. #2 S.P. DROP BEAM  
(ONE ON EACH SIDE OF PILE)  
ATTACH TO PILE USING (2) 1/2" S.S.  
CARRIAGE BOLTS, NUTS &  
HARDWARE @ EACH PILE CONN.

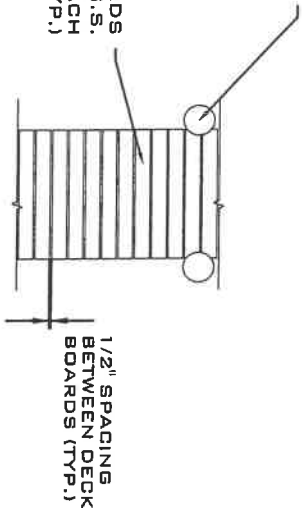
INSTALL .030" H.D.P.E. BLACK  
PILE WRAP THAT EXTENDS A MIN.  
2'-0" ABOVE MHWL & 1'-0" BELOW  
MUDLINE. INSTALL WITH 1-1/4"  
STAINLESS STEEL RING SHANK  
ROOFING NAILS @ 24" O.C.  
ALONG SEAM. (TYP. @ ALL PILES)



6" TIP (8" BUTT) P.T. #2 S.P.  
PILES (TYP.) W/ 48" MIN. PILE  
HEIGHT ABOVE DECKING.  
2 X 6 P.T. #2 S.P. DECK BOARDS (MIN.),  
ATTACH W/ (2) 3" S.S. #9 DECK SCREWS  
@ EACH JOIST CONN. (TYP.)  
2 X 8 P.T. #2 S.P. JOISTS STAGGERED @  
24" O.C. MAX. ATTACH TO PILE W/ (2) 1/2"  
S.S. CARRIAGE BOLTS, NUTS & HARDWARE  
(TYP. @ EXTERIOR JOIST TO PILE CONN.)

PILE SIZE VARIES, SEE  
DOCK FRAMING PLAN.


2 X 6 P.T. S.P. DECK BOARDS  
(MIN.), ATTACH W/ (2) 3" S.S.  
#9 DECK SCREWS @ EACH  
JOIST CONN. (TYP.)

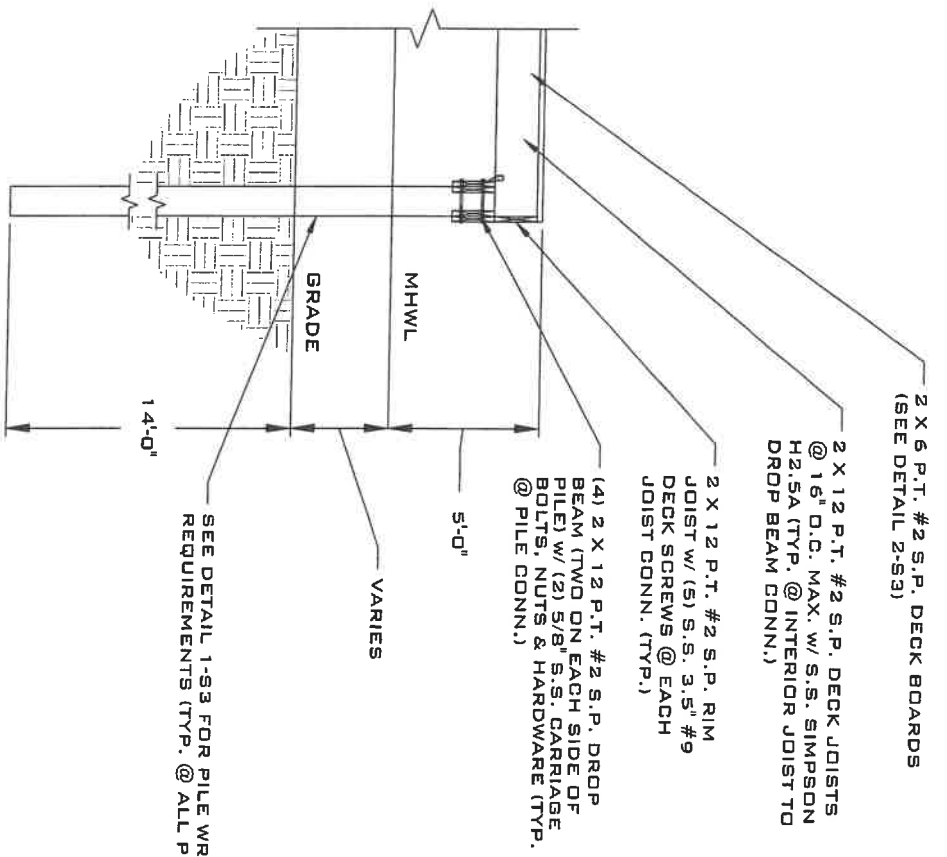


**2** DECK BOARD DETAIL  
SCALE: N.T.S.

**1** TYP. BOARDWALK SECTION  
SCALE: N.T.S.

- NOTE:
1. ALL TIMBER PILES SHALL BE 2.3 CCA TREATMENT OR BETTER.
  2. ALL FRAMING MATERIALS SHALL BE CRITICAL STRUCTURE MCA TREATMENT OR BETTER.
  3. ALL DECK BOARDS SHALL BE 0.15 MCA TREATMENT OR BETTER.
  4. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED, STAINLESS STEEL IS RECOMMENDED.
  5. ALL TIMBER SHALL BE #2 SOUTHERN PINE (MIN.)

 <b>SOUTHEASTERN</b> CONSULTING ENGINEERS, INC. 100 BOX 141 WEAHATCHITA, OKLA 72465 850.639.3980	SHEET TITLE	JOB NO.
	CLIENT	BOARDWALK FRAMING DETAILS
	MARINA COTTAGES BOARDWALK	SHEET NO.
		S3



**1** TYP. TERMINAL PLATFORM SECTION  
 SCALE: N.T.S.

- NOTE:**
1. ALL TIMBER PILES SHALL BE 2.3 CCA TREATMENT OR BETTER.
  2. ALL FRAMING MATERIALS SHALL BE CRITICAL STRUCTURE MGA TREATMENT OR BETTER.
  3. ALL DECK BOARDS SHALL BE 0.15 MGA TREATMENT OR BETTER.
  4. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZE, STAINLESS STEEL IS RECOMMENDED.
  5. ALL TIMBER SHALL BE #2 SOUTHERN PINE (MIN.)

**SCCE**  
**SOUTHEASTERN**  
 CONSULTING ENGINEERS, INC.  
 P.O. BOX 1141  
 WEAHATCHUKA, FLORIDA 32465  
 904.639.3860

SHEET TITLE	TYP. TERMINAL PLATFORM SECTION
CLIENT	MARINA COTTAGES BOARDWALK

JOB NO.	23-881-01
SHEET NO.	S4

57

**RFQ # 2026-01**  
**Engineering Services CDBG-DR Wastewater Plant Improvements**  
**March 25, 2026**  
**City Commission Conference Room**

VENDOR	
<i>Ardurra</i>	
<i>Newberry Engineering</i>	
<i>North Florida Professional Service</i>	
<i>Baserville Donovan</i>	

## Current City Projects 5/19/26

- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV work is complete and Anchor Engineering is working on the rehab/replacement plans. L& K Contractors have been awarded the Lift Station Rehab bid on 8/20/24. The Bid for the collection system rehab was awarded to Royal American on 7/1/25. Work started 11/3/25.
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff is installing taps as requested.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. Dewberry has now been tasked to handle the Civil Engineering and permitting. MLD has been tasked for the Architectural Services on 10/15/24. The Building Design is at 60% & the Site Plan is at 90%.
- 9/8/25 A Task Order was signed with Dewberry to design stormwater improvements in the alley between Bay & Harbor Street. The (2) easements are signed. The project is out for bids.
- Washington Gym Bldg. Roof- The Bid was awarded to Monolith Construction on 10/7/25.
- 20th Street Stormwater Pipe Evaluation- The Evaluation has been completed with an estimated cost of over \$200K.
- Charles & Stebel Watermain Loop – Construction is complete.
- Williams Ave. Parking Lot- The bid was awarded to CWR on 1/6/26. Under Construction.
- Downtown stormwater Improvements. City Staff is working with Dewberry to identify areas to address.
- New 10<sup>th</sup> Street Park Concession Stand & Restroom Facility- Under Construction.
- Paving of Ave C & D from Hwy 98 to MLK Blvd.- Dewberry is working on the Design to Bid of the project.
- St. Joe Beach Water Tank Replacement-The contract has been awarded to start the project.

- Bent Tree Road Sewer Line Extension- Work is set to begin in the next few weeks.
- Workforce Housing Road- SCE is working on the bid docs for the road.



## Jim Anderson

---

**From:** John Grantland  
**Sent:** Thursday, May 14, 2026 1:38 PM  
**To:** Jim Anderson  
**Subject:** FW: Howard Road and Hwy 98

**From:** Pettis, Brian <Brian.Pettis@dot.state.fl.us>  
**Sent:** Thursday, April 2, 2026 5:23 PM  
**To:** John Grantland <jgrantland@psj.fl.gov>  
**Cc:** Jake Richards <jrichards@psj.fl.gov>  
**Subject:** RE: Howard Road and Hwy 98

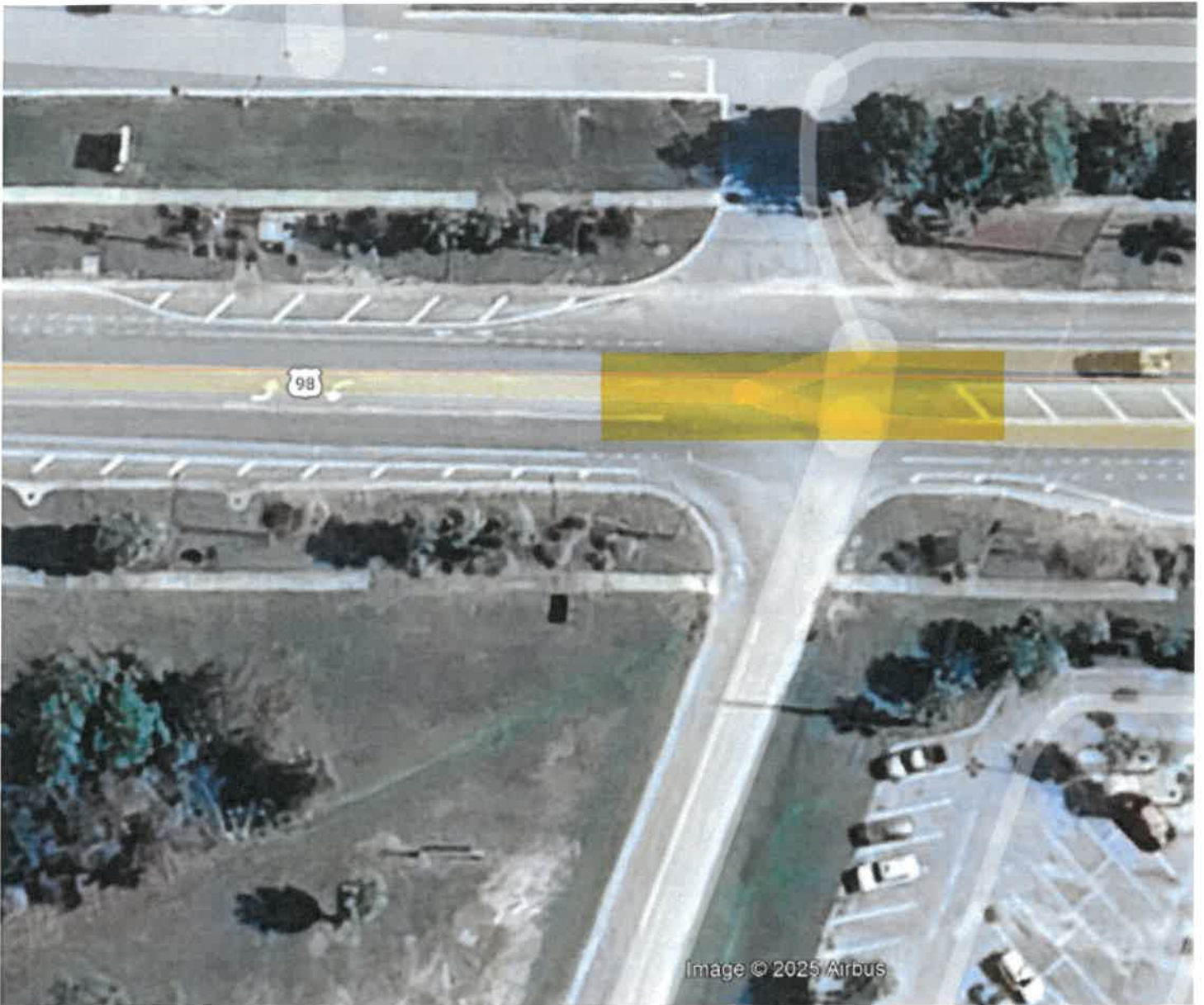
**CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.**

John,

I know we keep missing each other's calls. We reviewed the crash history and there was one or two that could have been related to traffic from Howard Road. I reached out to the study consultant that looked at this location for the pedestrian crossing request to see if he identified any concerns when he reviewed this area. There were not any items that stood out that appeared to cause a concern. Signing would be hard to constantly enforce but would be worth a try. Just not sure how to approach the owner. Something physical would be about the only way to prevent left turn movements.

There is one option that would require the city to provide a resolution in support and install thru the permit process. With this being a three-lane section at this location something physical could be installed in the median, either delineators or concrete island to restrict the left turn movements. This would prevent left turns for connections on both sides of SR 30, but it looks like there are other access points for the businesses on the west side of SR 30. If this is something you think the city would want to pursue, please feel free to contact me to discuss in detail.

Thanks,



Brian Pettis  
Traffic Operations  
Traffic Services Program Manager  
Desk (850) 330-1275  
Cell (850) 703-0871  
[brian.pettis@dot.state.fl.us](mailto:brian.pettis@dot.state.fl.us)

**From:** John Grantland <[jgrantland@psj.fl.gov](mailto:jgrantland@psj.fl.gov)>  
**Sent:** Monday, March 23, 2026 1:07 PM  
**To:** Pettis, Brian <[Brian.Pettis@dot.state.fl.us](mailto:Brian.Pettis@dot.state.fl.us)>  
**Cc:** Jake Richards <[jrichards@psj.fl.gov](mailto:jrichards@psj.fl.gov)>  
**Subject:** Howard Road and Hwy 98

**EXTERNAL SENDER:** Use caution with links and attachments.

## Jim Anderson

---

**From:** John Grantland  
**Sent:** Wednesday, May 6, 2026 6:46 AM  
**To:** Jim Anderson  
**Subject:** FW: Piggyback Annual Contracts  
**Attachments:** PSJ with Annual Pricing - 5.5.26.pdf; Okaloosa 2026.pdf; Panama City, FL (Storm Sewer) Itemized 4\_10\_24.pdf; GRU bid form.pdf

Jim – Here is the email I was expecting from Spencer regarding the piggy-back contracts and pricing for the storm system CIPP on 20<sup>th</sup> Street for you to pass on to the Commission. Let me know if you want me to do anything to help.

John

---

**From:** Spencer Tuell <stuell@gogcu.com>  
**Sent:** Tuesday, May 5, 2026 5:54 PM  
**To:** John Grantland <jgrantland@psj.fl.gov>  
**Subject:** Piggyback Annual Contracts

**CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.**

John,

Good talking to you earlier today.

As discussed and as an FYI, we do have a few annual unit price contracts that we use around the state. These were competitively bid and can be used by an entity such as PSJ to procure our services without delays in bidding. This can be handy for capital funded projects and routine maintenance. We have a lot of clients that allocate sums each year to rehab (anything from \$50K to \$7M) and use these contracts to bring us in and get work done. Have a little money in the budget at the end of the year? Using these and lining manholes can be a good use of funds.

I've attached 3 different ones - Panama City, Okaloosa and GRU (Gainesville). They are all structured a little differently, and they can be used as a "not to exceed". In other words, if I run an estimate and I can save money on the contract I can come in under the unit rate. If I run the estimate with the known scope and it's more, I can't raise the rate but I also would likely need a scope change to use this mechanism.

I ran the estimate we did for you guys for the storm drains and compared it to Panama and Okaloosa. You can see what the difference was - all somewhat close, but the quote I sent you already was the winner. Anyway, super helpful tool and worth talking to your purchasing department to see if they'd like to get set up. Panama and Okaloosa have both storm and sanitary, GRU was just sanitary.

Let me know if you have any questions or if I can help in any way.

Thank you sir!

**Spencer Tuell, PE\*, DBIA**  
President

GCU, LLC  
5655 Middle Rd Theodore, AL 36582  
<https://gogcu.com/>  
Office: 251-725-0200  
Cell: 251-472-6684

\*AL, AR, FL, GA, LA, SC, NC, TN, PR and USVI

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#	Item Description	Unit Qty	U.O.M	Unit Price	Extended Price	Tennessee		Parsons CDE	
						Unit Price	Extended Price	Unit Price	Extended Price
1	Mobilization	1	LS	\$ 46,387.25	\$ 46,387.25	514	514	3333.35	3333.35
2	CCTV and Prep/Dewatering	869	LF	\$ 25.45	\$ 22,116.05	39.36	34203.84		
3	15" x 9mm CIPP Liner	27	LF	\$ 477.45	\$ 12,891.15	110.51	2983.77	149.15	4027.05
4	18" x 9mm CIPP Liner	277	LF	\$ 104.80	\$ 29,029.60	148.03	41004.31	190.6	52796.2
5	24" x 12mm CIPP Liner	565	LF	\$ 182.40	\$ 103,056.00	243.63	137650.95	346.15	195574.75
<b>TOTAL</b>					<b>\$ 213,480.85</b>	<b>TOTAL</b>	<b>218,926.87</b>	<b>TOTAL</b>	<b>\$ 263,781.95</b>

66



**eVOQUA**

WATER TECHNOLOGIES

Quote Number : 03970815

Account ID: 0001060018

Proposal For: CITY OF PORT ST JOE  
305 CECIL G COSTIN SR BLVD  
Port Saint Joe, FL 32456-1906

Kayla Szalewski  
Evoqua Water Technologies  
N19W23993 Ridgeview Pkwy, Suite 200  
Waukesha, WI 53188  
+12625218225  
kayla.szalewski@xylem.com

## Item Pricing Summary

### Items

Item	Part No Description	Qty	Net Price	Ext Price
1	<b>W2T289768</b> GSKT,SEAL;FILTER PANEL;P10.0001	250 EA	\$32.00	\$8,000.00
2	<b>W3T314853</b> SS SCREEN FILTER PANEL OTM2	500 EA	\$178.00	\$89,000.00

Currency: USD

### Quote Totals

Item(s) Subtotal:	\$ 97,000.00
Freight:	\$ 1,000.00
<b>Total Net Price:</b>	<b>\$ 98,000.00</b>

### Proposal Notes

**Current Lead Time: 8-10 Weeks ARO.**

Our Manufacturing Rep in your area is:

Representative: Lance Clark  
Company: HEYWARD FLORIDA INC  
Address: 415 COUNTRY CLUB DR  
Winter Park, FL, 32789-2903  
Phone: 2292247453

**AUTHORIZATION FOR DEMOLITION  
AND REMOVAL OF STRUCTURE  
AND HOLD HARMLESS AGREEMENT**

I the undersigned am the legal owner of the real property described herein, and as such have the authority to sign this document.

The real property described as:

Parcel #04885-000R

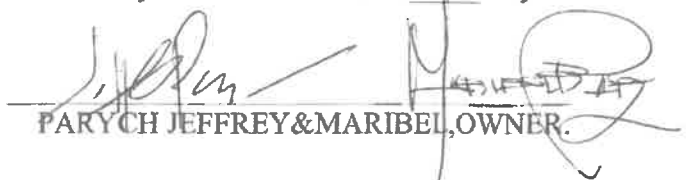
CITY OF PORT ST JOE LOT 26 ORB 192/302 FR LOGUE MAP 50A BLK 36 ORB 447/869 FR JOHNSON.SINGLE FAMILY (0100).

I hereby authorize the City of Port St. Joe, Florida to perform, or cause to be performed by outside contract, the demolition and/or removal of any structures and improvements on the real property described herein.

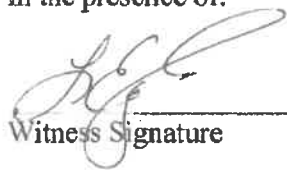
I further understand that I will be solely responsible to pay all costs associated with the demolition and/or removal of all structures and improvements on the above-described real property and that if not promptly paid, a lien will be recorded on the said real property which will remain until paid in full.

Upon the consideration of the City of Port St. Joe overseeing the relocation, the undersigned does hereby agree to indemnify, hold harmless and defend the City of Port St. Joe from any and all actions or causes of actions, which may result from the demolition and/or removal of any and all structures and improvements on the real property described herein.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 11<sup>th</sup> day of MAY, 2026.

  
\_\_\_\_\_  
PARYCH JEFFREY & MARIBEL, OWNER.

Signed, sealed and delivered  
In the presence of:

  
\_\_\_\_\_  
Witness Signature

Lesley Eagle  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Witness Signature

Jaii Laquene  
\_\_\_\_\_  
Printed Name of Witness

State of Florida  
County of ~~Colf~~ LEON

I hereby certify that on this day, before me, an officer duly authorized to administer oaths, and take acknowledgments, personally appeared Rei Pittman, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named person: ( ) Personally known to me; (  ) Florida ID/Driver License number

FLDL P418-7168-71-000-0

FLDL P622-542-66-690-0

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of May, 2026.

Cynthia P. Jackson  
Notary Public



## 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 04885-000R  
 Location Address 316 6TH ST  
 PORT ST JOE  
 Brief Tax Description CITY OF PORT ST JOE LOT 26 ORB 192/302 FR LOGUE MAP 50A BLK 36 ORB 447/869 FR JOHNSON  
 (Note: Not to be used on legal documents.)  
 Property Use Code SINGLE FAMILY (0100)  
 Sec/Twp/Rng 1-8S-11W  
 Tax District Port St. Joe City (5)  
 Millage Rate 14.5341  
 Acreage 0.195  
 Homestead N

[View Map](#)

### Owner Information

Primary Owner  
PARZYCH JEFFREY & MARIBEL  
 233 CHAPEL DR  
 TALLAHASSEE, FL 32304

### Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500020 - PSJ-1STBLK(RZ)	1	LT	50	170

### Building Information

Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	1,044	Air Conditioning	CENTRAL
Heated Area	972	Bathrooms	1
Exterior Walls	CORG ASB	Bedrooms	2
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	MINIMUM	Actual Year Built	1900
Frame Type	WOOD FRAME	Effective Year Built	2010
Floor Cover	HARDWOOD		

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

**Extra Features**

Code	Description	Length x Width	Area	Year Built
0399	STORAGE BLDG	10 x 8 x	80	1996

**Sales**

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/10/2007	\$165,000	WD	<u>0447/0869</u>	Qualified	Improved	JOHNSON JOHN & PATRICIA	PARZYCH JEFFREY & MARIBEL
N	7/16/1996	\$24,000	WD	<u>0192/0502</u>	Qualified	Improved	LOGUE FREDDIE RAY & DOROTHY	JOHNSON
N	9/1/1983	\$19,000	N/A	<u>0095/0882</u>	Qualified	Improved		

**Valuation**

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$11,610	\$15,756	\$13,417	\$33,756
Extra Features Value	\$206	\$206	\$206	\$0
Land Value	\$125,000	\$80,000	\$80,000	\$80,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$125,000	\$80,000	\$80,000	\$80,000
Just (Market) Value	\$136,816	\$95,962	\$93,623	\$113,756
Assessed Value	\$84,717	\$77,015	\$70,014	\$63,462
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$84,717	\$77,015	\$70,014	\$63,462
Maximum Save Our Homes Portability	\$52,099	\$18,947	\$23,609	\$50,294

"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**

**AUTHORIZATION FOR DEMOLITION  
AND REMOVAL OF STRUCTURE  
AND HOLD HARMLESS AGREEMENT**

I the undersigned am the legal owner of the real property described herein, and as such have the authority to sign this document.

The real property described as:

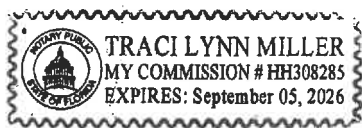
215 10<sup>TH</sup> STREET PORT ST. JOE PARCEL ID 05088-000R

I hereby authorize the City of Port St. Joe, Florida to perform, or cause to be performed by outside contract, the demolition and/or removal of any structures and improvements on the real property described herein.

I further understand that I will be solely responsible to pay all costs associated with the demolition and/or removal of all structures and improvements on the above-described real property and that if not promptly paid, a lien will be recorded on the said real property which will remain until paid in full.

Upon the consideration of the City of Port St. Joe overseeing the relocation, the undersigned does hereby agree to indemnify, hold harmless and defend the City of Port St. Joe from any and all actions or causes of actions, which may result from the demolition and/or removal of any and all structures and improvements on the real property described herein.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 1 day of May, 2026.



Michael Tillman  
Michael Tillman, Owner

Signed, sealed and delivered  
In the presence of:

Traci L Miller  
Witness Signature

Valeria R Kennington  
Witness Signature

Traci L. Miller  
Printed Name of Witness

Valeria R Kennington  
Printed Name of Witness

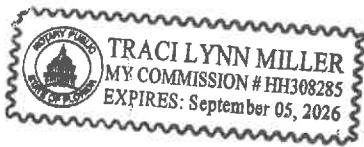
State of Florida  
County of Gulf

I hereby certify that on this day, before me, an officer duly authorized to administer oaths, and take acknowledgments, personally appeared Rei Pittman, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named person: ( ) Personally known to me; (  ) Florida ID/Driver License number

AL# 7240122 Michael Terry Tillman  
500 A Smith Rd  
Huntsville AL 35811

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of May, 2026.

Traci Lynn Miller  
Notary Public



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## Parcel Summary

Parcel ID 05088-000R  
 Location Address 215 10TH ST  
 PORT ST JOE  
 Brief Tax Description CITY OF PORT ST JOE LOT 15 BLK 51 ORB 51/498 FR PARKER ORB 869/821 WD FR FRASER MAP 50A  
 (Note: Not to be used on legal documents.)  
 Property Use Code SINGLE FAMILY (0100)  
 Sec/Twp/Rng 1-85-11W  
 Tax District Port St. Joe City (5)  
 Millage Rate 14.5341  
 Acreage 0.195  
 Homestead N

[View Map](#)

## Owner Information

Primary Owner  
TILLMAN MICHAEL  
 500 A SMITH RD  
 HUNTSVILLE, AL 35811

## Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500020 - PSJ-1STBLK(RZ)	1	LT	50	170

## Building Information

Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	1,089	Air Conditioning	CENTRAL
Heated Area	847	Bathrooms	1
Exterior Walls	CORGASB	Bedrooms	3
Roof Cover	METAL ROOF	Stories	1
Interior Walls	WALL BD/WD	Actual Year Built	1945
Frame Type	WOOD FRAME	Effective Year Built	2010
Floor Cover	PINE WOOD		

\*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

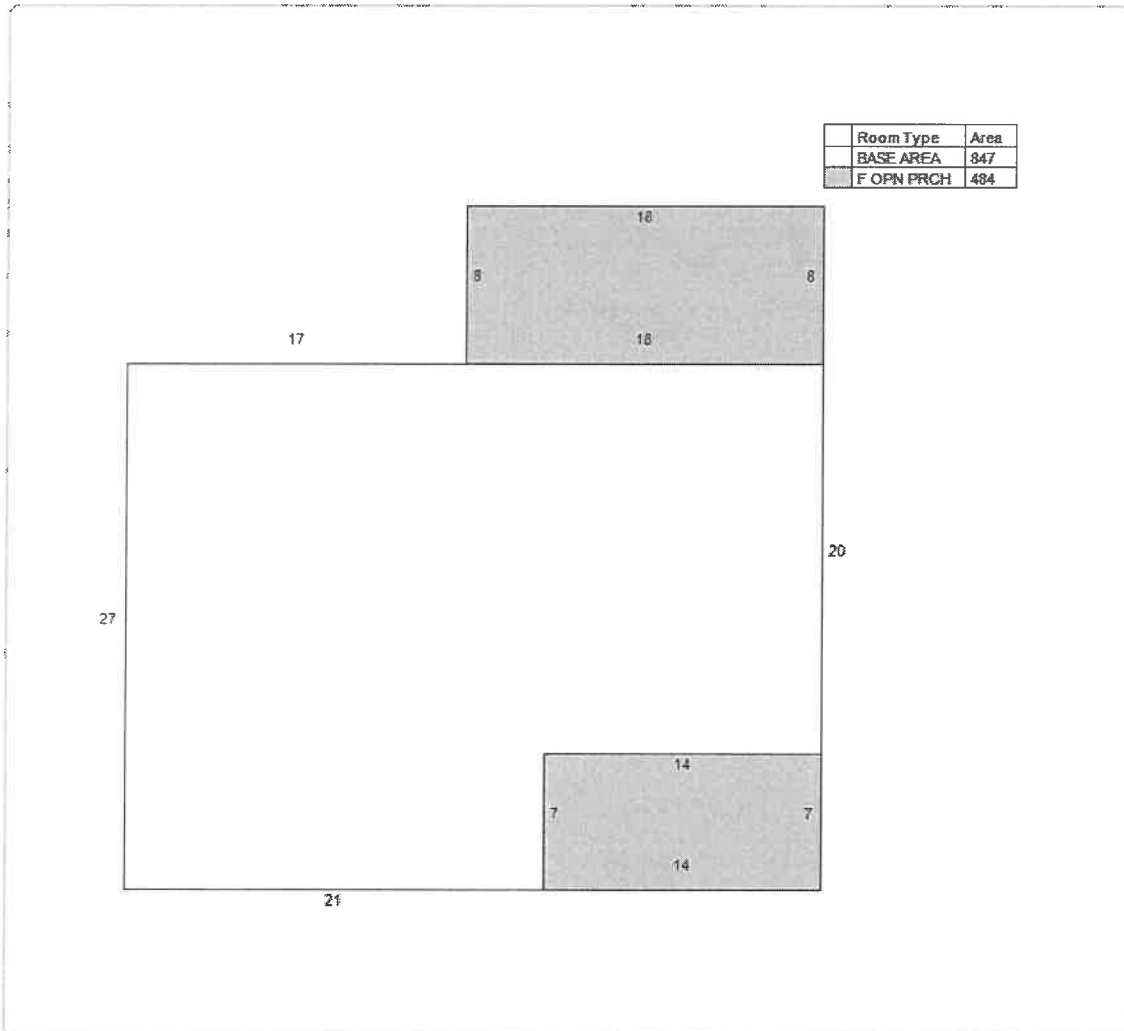
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/14/2025	\$160,000	WD	869/821	Unqualified	Improved	FRASER GORDON & LYNNE A	TILLMAN MICHAEL
N	9/20/2021	\$139,000	WD	0742/0391	Qualified	Improved	GMH INVESTMENT PROPERTIES LLC	FRASER GORDON & LYNNE A J
N	8/28/2020	\$50,000	PR	0701/0773	Unqualified	Improved	FRANKS NATALIE & JAMES PADGETT	GMH INVESTMENT PROPERTIES LLC
N	7/24/2020	\$0	OR	0701/0031	Unqualified	Improved	PROBATE COURT	FRANKS NATALIE & JAMES A PADGETT III(CO-REPS)

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$102,474	\$73,398	\$74,611	\$41,169
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$125,000	\$80,000	\$80,000	\$80,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$125,000	\$80,000	\$80,000	\$80,000
Just (Market) Value	\$227,474	\$153,398	\$154,611	\$121,169
Assessed Value	\$161,277	\$146,615	\$133,286	\$121,169
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$161,277	\$146,615	\$133,286	\$121,169
Maximum Save Our Homes Portability	\$66,197	\$6,783	\$21,325	\$0

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

Sketches



## Grants Updated- 5/19/26

Title	Amount	Status
FDEM 4399-162-R	Grant \$771,481.50 City Match \$257,160.50	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match. Approved 12/16/22. Under Construction.
FEMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23. The project is complete and we have requested reimbursement.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded. The project is complete and we have requested reimbursement.
CDBG-DR M0023	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. Under Construction.
National Park System/Hurricane Michael	\$83,000	Washington Gym Rehabilitation. Submitted by UF. Approved and will be administered thru the State of Florida Division of Historical Resources.
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. The project has been re-bid. Approval has been given for the amended scope of work by the State. The project is complete and we have requested reimbursement.
FDEP Water Protection Funds WG063	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds WG043	\$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21. The collection system and lift station is constructed. City Staff is making taps.
FDEP/SRF DW230160	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23. The project is complete and we have requested reimbursement.
Fl Commerce LS2507	\$300,000	Core Park Restrooms. The grants were approved effective 7/1/25.
CDBG 26DB-C01	\$1,780,790	MLK Blvd. Revitalization- Approved 8/25. Waiting on approval of the Engineering Services Agreement.
Dept. of Financial Services #1 FM918	\$500,000	Fire/Police Public Safety Facility. Approved. Dewberry is working the Engineering & MLD is Working on the Design.
Dept. of Financial Services #2	\$1,900,000	Fire/Police Public Safety Facility. Approved

FDEP/SRF WW23019	\$19,166,503	Wastewater Plant Improvements. Approved 11/12/25 50% Loan/50% Grant
USDA	\$25,000,000	Wastewater Plant Improvements. Submitted 8/29/25. Proposed terms were 4.7% for 40 yrs with no grant funds.
Fl. Commerce CDBG-DR MS028	\$25M \$2M Match	Wastewater Plant Improvements. Approved 1/7/26
FDLE JAG Residual Funding	\$65,000	Patrol Vehicle. Approved 10/17/25
Fl. Commerce G0157	2,250,709.00	Workforce House Road. Approved March 2026. Currently working on the grant agreement.
Legislative Request 2026	\$5,000,000	Fire/Police Public Safety Bldg. (Reduced to \$1,000,000) Senate Bill
FDOT SCOP	\$578,666.15	Clifford Sims, Bay, & Royal Street Paving. Application submitted 3/26.
FWC Boating Improvement	\$527,500	Frank Pate Park Boat Basin Dredging. Application submitted 4/10/26

**Legend**

Approved Grants

Work Completed – Waiting for Reimbursement

Grant Applications Submitted

Grants not Approved