

**City of Port St. Joe  
Planning, Development, and Review Board Regular Meeting  
March 1, 2022 at 4:00 P.M.**

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

**Hal Keels  
Travis Burge  
Letha Mathews**

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**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL OF THE BOARD**

**CONSENT AGENDA:**

**January 4, 2022, Regular Meeting Minutes**

**Pages 1-4**

**BUSINESS ITEMS**

- **Special Exception Request**
  - **Michael & Jana McCormack**  
**1401 Constitution Drive**
- **Development Order Request**
  - **Palmetto Bluff Subdivision 90 Units**  
**Long Avenue Partners LLC**

**Pages 5-22**

**Pages 23-63**

**\*You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**



City of Port St. Joe  
Regular Meeting  
Planning, Development & Review Board  
January 4, 2022

**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

<b>Present</b>		<b>Absent</b>	
<b>Board</b>	<b>Staff</b>	<b>Board</b>	<b>Staff</b>
Jay Rish	Jim Anderson	Phil Earley	Bo Creel
Travis Burge	Charlotte Pierce	Rawlis Leslie	
Hal Keels	Mike Lacour		
Minnie Likely	Clinton McCahill		
Letha Mathews @ 4:10 P.M.			

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M. Mr. Earley had emailed that he was out of town and would be unable to attend the meeting today. Mrs. Mathews joined the meeting at 4:10 P.M.

**Consent Agenda**

A Motion was made by Travis Burge, second by Minnie Likely, to approve the Minutes of the December 7, 2021, Meeting. All in favor; Motion carried 4-0.

**Business Items**

*Plat Approval – Long Avenue Partners LLC Lakeview at Palmetto Bluff*

Chairman Rish stated that he had a conflict of interest on this item, that he would not be voting, and passed the Chair to Travis Burge.

Caleb Brown represented Long Avenue Partners LLC at Palmetto Bluff.

A Motion was made by Minnie Likely, second by Hall Keels, to recommend a conditional approval to the City Commission upon completion of Section 8.03D of the City's LDR. Motion carried 3-0 with Chairman Rish abstaining. Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers is attached as completed by Chairman Rish.

The Chair was returned to Chairman Rish.

*Special Exception Request – Johnny and Nicole Martin, 1406 Palm Blvd.*

Nicole Martin spoke on behalf of her Special Exception Request to encroach 2 ½' into the left side setback of 10'. No written objections were received by EPCI on this request.

Cliff Calhoun, a neighbor of the Martin's, shared his concerns about water running from the Martin Property on to his property if another Pole Barn was allowed.

Mrs. Martin stated that this construction would be on the opposite side of Mr. Calhoun's property and would not be a problem.

Letha Mathews joined the meeting at 4:10 P.M.



A Motion was made by Travis Burge, second by Hal Keels, to approve the Special Exception Request of 2.5' into the left 10' setback for Mr. and Mrs. Martin. All in favor; Motion carried 5-0.

There was no other business to come before the PDRB and Chairman Rish adjourned the Meeting at 4:15 P.M.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Rick J. Johnson Joseph</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Port St. Joe Planning, Development, and Review Board	
MAILING ADDRESS <i>Box 9</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Port St. Joe FL</i>	COUNTY <i>Gulf</i>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>1-4-22</i>		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

**PRIOR TO THE VOTE BEING TAKEN** by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

**WITHIN 15 DAYS AFTER THE VOTE OCCURS** by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)



### APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

### DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William J. Ral, Jr, hereby disclose that on 1-4, 2022

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☐ inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

1-6-22  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



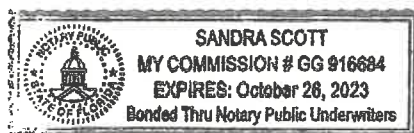
CITY OF PORT ST. JOE  
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 1401 Constitution Zoning: R-1  
Property Owner: Michael + Jana McCormack Phone: 615-485-2525  
Mailing Address: 316 Reid Ave. Ste. A. City, State, and Zip: Port St. Joe, FL 32456  
Parcel Number: 05527-000R Applicant if different: \_\_\_\_\_

Jana McCormack  
Owner signature

Swore to and subscribed before me this 19<sup>th</sup> day of January 2022. Personally known or  
produced identification Personally Known.

Sandra Scott  
Signature of Notary Public



**PUBLIC NOTICE**

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

**APPLICATION REQUIREMENTS:**

Application Fee - \$300 paid ck # 9471

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

- ✓ Legal Description of Property
- ✓ Copy of the Deed
- ✓ Copy of the Survey
- ✓ Site plan of the proposed improvements

Jana McCormack  
Owner Signature

1-19-22  
Date



Port St. Joe Plan Review

Review Date: 1/20/2022 Reviewed By: Erika McNair

Owner: Michael & Jana McComack Contractor: \_\_\_\_\_

Address: 1401 Constitution Dr Parcel ID: 05527-000R

Residential: X Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Project Description: Corner lot 2 fronts Left side (14th St) =25' for all buildings  
Review for Carriage Only

Type of Development Order:

Flood Zone: AE10 Elevation First Finished Floor: \_\_\_\_\_

Stormwater Permit if required: \_\_\_\_\_

Zoning: R1 Zoning Density: \_\_\_\_\_

Acreage: \_\_\_\_\_ Density Units Allowed: \_\_\_\_\_ Proposed Density Units: \_\_\_\_\_

Lot Size: 0.700=30492 Square Footage Minimum: 12196.8

House H/C: \_\_\_\_\_ House Footprint: 3976 Garage: \_\_\_\_\_

Porches: \_\_\_\_\_ Deck/patio: 800 Shed: \_\_\_\_\_

Pool/Decking: 2950 Driveway: \_\_\_\_\_ Other: 1258

\_\_\_\_\_ Height Allowed: \_\_\_\_\_ Height

Proposed: \_\_\_\_\_

Covered Area Sq. Ft.: Existing: \_\_\_\_\_ New: \_\_\_\_\_ Total: 8984

Lot Size Sq. Ft: \_\_\_\_\_

Impervious Surface Allowed: 40% Existing: \_\_\_\_\_ New: \_\_\_\_\_ Total: 29%

Setbacks required: Front: 25' Rear: 5" Left: 25' Right: 15'

Setbacks proposed: Front: 57' Rear: 16' Left: 16' Right: \_\_\_\_\_



January 20, 2022

To Whom it May Concern,

RE: 1401 Constitution Dr.  
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Jana & Michael McCormack, intent to file for a Special Exception in reference to a Carriage within front setbacks for the property located at 1401 Constitution Dr. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, March 1, 2022, at 4:00 PM EST, at the Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave. Port St. Joe, FL 32456. The reason for the request is per section 3.03 (9) n. of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Erika McNair  
EPCI Code Administration Services  
City of Port St. Joe Building Department



**Primary Owner**

Morris Michael L & Stephanie  
100 Ocean Trail Way  
Unit 403  
Jupiter, FL 33477

Stephan David Craig & Pamela W  
102 Churchhill Dr  
Crawfordville, FL 32327

Burrows Matthew J & Kerri L  
112 LA Carnada Dr  
Del Rio, TX 78840



U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

0771  
 JUSTICE FL 33477

**ORIGINAL USE**

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$ \$0.00  
☐ Return Receipt (electronic) \$ \$0.00  
☐ Certified Mail Restricted Delivery \$ \$0.00  
☐ Adult Signature Required \$ \$0.00  
☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Mr. Michael E. Stephanie  
 110 Ocean Trailway Wilt  
 403  
 Dover FL 33477

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service<sup>TM</sup>  
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0771  
 DELAWARE

**ORIGINAL USE**

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)  
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☐ Return Receipt (electronic) \$ \$0.00  
☐ Certified Mail Restricted Delivery \$ \$0.00  
☐ Adult Signature Required \$ \$0.00  
☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Matthew & Ken  
 117 LA Carag da Dr.  
 78940

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service<sup>TM</sup>  
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0771  
 JUSTICE FL 33477

**ORIGINAL USE**

Certified Mail Fee \$3.75

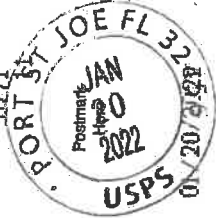
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☐ Return Receipt (hardcopy) \$ \$0.00  
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☐ Certified Mail Restricted Delivery \$ \$0.00  
☐ Adult Signature Required \$ \$0.00  
☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Stephen David Craig & Pamela  
 62 Churchhill Drive  
 33337

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



0771

11



701A 3090 0001 0306 8800

701A 3090 0001 0306 8800





PORT SAINT JOE  
502 GARRISON AVE  
PORT SAINT JOE, FL 32436-9998  
(800) 275-8777

01/20/2022 11:09 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.58
--------------------------	---	--	--------

Del Rio, TX 78840  
Weight: 0 lb 0.90 oz  
Estimated Delivery Date  
Mon 01/24/2022

Certified Mail®			\$3.75
-----------------	--	--	--------

Tracking #: 70183090000103068300

Return Receipt			\$3.05
----------------	--	--	--------

Tracking #: 9590 9403 0440 5153 4438 18

Total			\$7.38
-------	--	--	--------

First-Class Mail® Letter	1		\$0.58
--------------------------	---	--	--------

Jupiter, FL 33477  
Weight: 0 lb 0.90 oz  
Estimated Delivery Date  
Mon 01/24/2022

Certified Mail®			\$3.75
-----------------	--	--	--------

Tracking #: 70183090000103068787

Return Receipt			\$3.05
----------------	--	--	--------

Tracking #: 9590 9403 0440 5153 4438 12

Total			\$7.38
-------	--	--	--------

First-Class Mail® Letter	1		\$0.58
--------------------------	---	--	--------

Crawfordville, FL 32327  
Weight: 0 lb 0.90 oz  
Estimated Delivery Date  
Mon 01/24/2022

Certified Mail®			\$3.75
-----------------	--	--	--------

Tracking #: 70183090000103068794

Return Receipt			\$3.05
----------------	--	--	--------

Tracking #: 9590 9403 0440 5153 4438 15

Total			\$7.38
-------	--	--	--------

Grand Total:			\$22.14
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Credit Card Remitted			\$22.14
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Card Name: VISA  
Account #: XXXXXXXXXXXXXXX46  
Approval #: 05744G  
Transaction #: 723  
AID: A000000003010 Chip  
AL: VISA CREDIT  
PIN: Not Required CAPITAL ONE VISA



## **PUBLIC NOTICE**

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception** on **March 1, 2022, at 4:00 P.M. EST**. The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for **Kenneth & Tenecia Monette** located at **114 Harbor St., Parcel #06027-009R**. The reason for the request is **Per Section 3.03.(9) of the Land Development Regulations referencing side setback requirements**. 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 and furnish proof of publication.**



# **Special Exception Request**

**Applicant: Michael & Jana McCormak**

**Property Address: 1401 Constitution Dr.**

**A Public Hearing will be held Tuesday, March 1, 2022 at the City Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave, at 4:00pm EST to consider a request to grant a Special Exception in reference to setbacks to extend into set backs per section 3.03 (9) of the Land Development Regulations.**

**Contact EPCI at 850-229-1093 with any questions.**



corner  
lots 2  
fronts

(10) The maximum intensity shall be no more than 40 percent of lot coverage.

**Sec. 3.03. Same-District R-1.**

40% impervious surfaces

The following uses and regulations shall apply in R-1 residential districts:

- (1) Single-family dwellings. *if lot is large enough you can have several dwellings but can't rent*
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.

(5) Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.

(6) Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3) hereof. *to the eave (does not include house)*

(7) Building site area required: A minimum frontage at the building line of at least 75 feet. If a lot has less area or width than herein required and was of record at the time of the effective date of any ordinance with this requirement, such lot may be occupied by a single-family dwelling, provided, however, that the minimum side, front and rear yard requirements are conformed with as set out in this section.

(8) Front yard required: There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. *Where interior lots have a double frontage, the required front yard shall be provided on both streets.*

(9) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet. On lots of record as of October 3, 1995 having widths of more than 50 and less than 100 feet, the side yard on each side of the building shall be no less than ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the building shall be no less than seven feet.

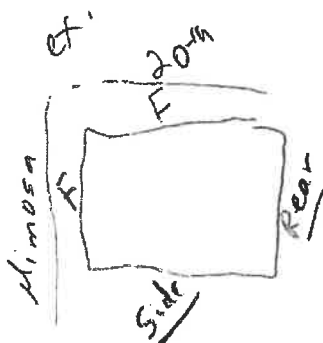
(10) Rear yard required: There shall be a rear yard for the main building having a depth of not less than 25 feet.

(11) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.

(12) The density allowed in district R-1 shall be no more than five (5) dwelling units per acre. *8,712 sf/unit*

(13) Home occupations shall not be allowed in district R-1.

(14) The maximum intensity shall be no more than 40 percent of lot coverage.



Rear yard  
when 2 fronts  
is most  
narrow  
Rear yard  
def.

Back →

Harbor Street



### ARTICLE III. LAND USE: TYPE, DENSITY, INTENSITY

#### Sec. 3.00. Specific districts.

The following list of land uses are allowable under this Code pursuant to the city zoning map:

Residential (VLR)  
Residential (R1)  
Residential (R2)  
Residential (R3)  
Residential (R4)  
Commercial  
Industrial  
Public use  
Recreation  
Open Space  
Conservation  
Mixed Use (MU)  
Planned Unit Development (PUD)

Each district described in this Code shall be as shown on the city zoning map which is incorporated herein by this reference.

#### Sec. 3.01. Uses allowed in land use districts.

This part of the Code defines and prescribes the specific uses allowed within each land use district described in this Code.

(1) Except as hereinafter provided:

a. No building shall be erected, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all the district regulations established by this Code for the district in which the building or land is located.

b. The minimum yards and other open spaces including the "intensity of use" provisions contained in this Code for each and every building hereinafter erected or structurally altered, shall not be encroached upon or considered as yard or open space requirements or "intensity of use" requirements for any other building.

c. In single-family zones every building hereafter erected or structurally altered shall be located on one or more lots as herein defined and in no case shall there be more than the principal building and the customary accessory buildings on one lot or parcel of land.

d. Where front yards have been established or may be established on each of the two intersecting streets, there shall be a front yard on each street side of a corner lot; provided, however, the buildable width of such lot shall not be reduced to less than 30 feet; provided, further, no accessory building on a corner lot shall project beyond the front yard line on either street.

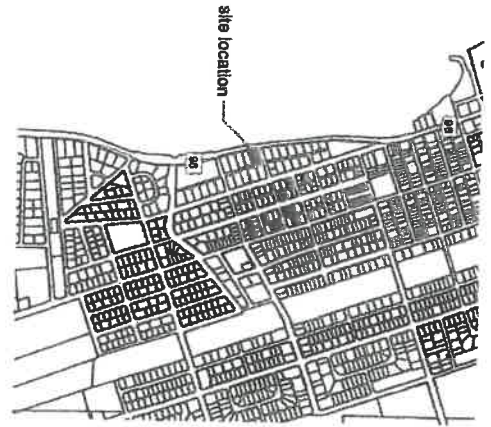
*no height  
requirements  
except for  
zoning \*  
requirements*

*Accessory  
structures*





⑥ Neighb Map  
N.T.S.



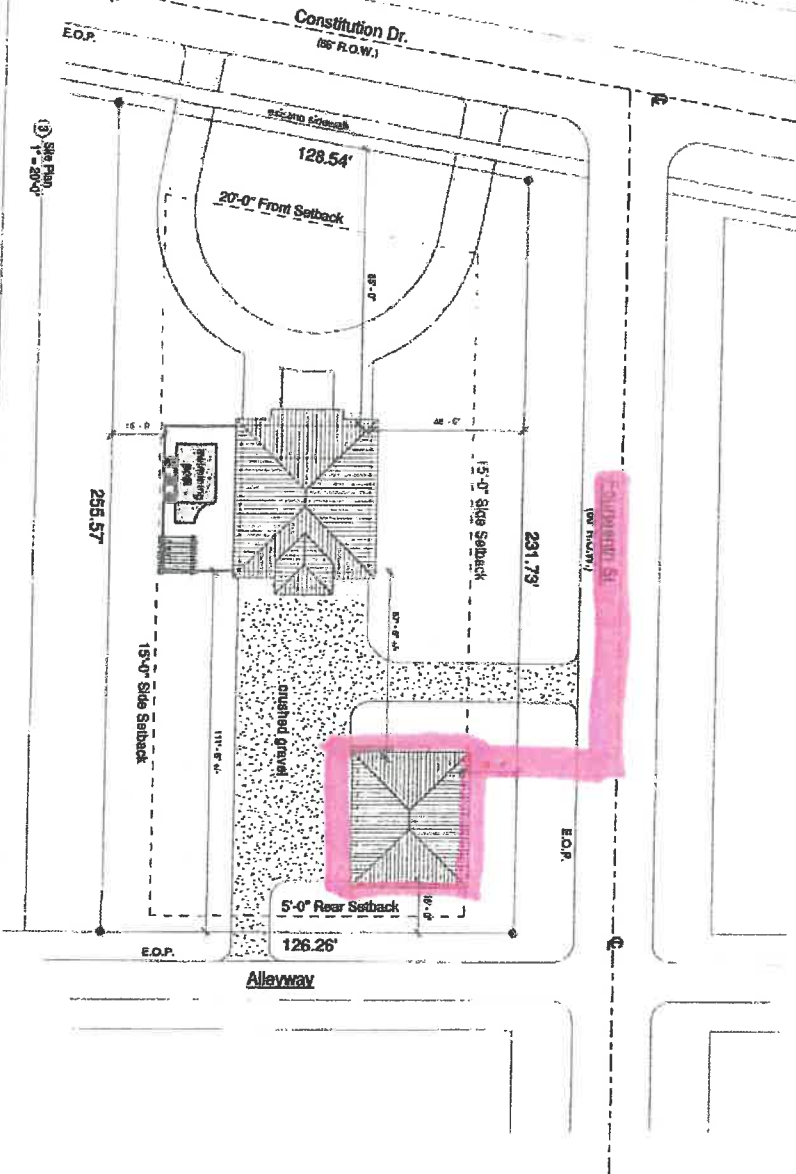
# A NEW RESIDENCE FOR JANA & MIKE MCCORMACK

1401 CONSTITUTION DR.  
PORT ST. JOE, FL 32456

## Index of Drawings:

- |                 |                                    |
|-----------------|------------------------------------|
| <b>CVR/SITE</b> | - Cover / Site                     |
| A-1             | - Ground Level Floor Plan          |
| A-2             | - 1st Level Floor Plan             |
| A-3             | - 2nd Level Floor Plan / Roof Plan |
| A-4             | - Exterior Elevations              |
| MEP-1           | - Ground Level Electrical Plan     |
| MEP-2           | - 1st & 2nd Level Electrical Plans |

AREA DATA (IN SQUARE FT.)	
Ground Level	238 S.F.
1st Level	1,470 S.F.
2nd Level	1,470 S.F.
Total A.C.	3,178 S.F.
Ground Level	N/A S.F.
1st Level Deck	400 S.F.
2nd Level Deck	400 S.F.
Total Non A.C.	800 S.F.
Total House Square Feet	3,978 S.F.
LIMITED DATA:	
House Footprint / Pool Deck	2,950 S.F.
Ceiling House	1,259 S.F.
Total Impervious Area	4,209 S.F.
Lot Area	30,734 +/- S.F.
Lot Coverage = (4,209 S.F.)	13.7 %



**PLANNING SET ONLY!  
NOT FOR CONSTRUCTION!**

**A NEW RESIDENCE FOR  
JANA & MIKE MCCORMACK**  
1401 CONSTITUTION DR.  
PORT ST. JOE, FL 32456

H/C SQUARE FEET: 3,178  
NON H/C SQUARE FEET: 800  
TOTAL SQUARE FEET: 3,978

SETH CAMPBELL  
LEED Green Associate  
391 Highway Park Cir. E.  
Tallahassee, FL 32301  
904.527.6678  
scampbell@sethcampbell.com



ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE DESIGNER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

**CVR  
SITE**  
DATE: 1/22/21  
BY: S.C.  
SCALE: N.T.S.







January 18, 2022

To: City of Port St. Joe

From: Michael and Jana McCormack

Re: 1401 Constitution Drive Special Exception Request

To Whom It May Concern:

We have house plans in the works for the lot listed above. The exception we are asking for is contained in Section 3.01 of the codes as shown below and pertains to the setbacks:

(4) Accessory buildings and uses incidental to each single family dwelling, where not used or operated commercially, including private garages for the accommodation of automobiles, sheds for the housing of pets, children's playhouses, greenhouses, tool sheds, workshops, and servant's quarters shall be permitted in residential districts. Side lot set back lines which apply to the primary residential structure on any lot shall apply to such accessory buildings. Rear set back lines shall be five feet where an alley is adjacent to the property and ten feet where there is no alley.

We are building an accessory structure that will be a carriage house. Per the site plan developed by our architect, we are requesting a special exception of the setback on 14<sup>th</sup> street from 25 feet to 15 feet. The accessory structure will face Constitution Drive. It will be a carriage house that will share the driveway off 14<sup>th</sup> Street. The side of the carriage house will be along 14<sup>th</sup> Street. Because of the way the site plan has been configured, and the space needed for a turnaround drive-through to the alley, we are requesting an exception to this part of the codes. Our plan would be to be 16 feet off 14<sup>th</sup> and 16 feet off the alleyway per the provided site plan, which would allow for any error in measurements when we put pilings in the ground.

We would not be blocking any line of sight down 14<sup>th</sup> Street, so we are requesting the ability to have the setback off 14<sup>th</sup> at 15 feet.

Thank you very much for your consideration.

Best regards,

Handwritten signatures of Jana McCormack and Michael McCormack in blue ink.

Jana and Michael McCormack

615-485-2525





## IMPORTANT NOTICE

The Gulf County Property Appraisers Office is currently transitioning to a new assessment system. During this time transactions; such as ownership changes, etc. may experience a temporary delay in being reported to the website. We are working with our vendors to get this corrected as soon as possible and we apologize for any inconvenience this may cause. If you need this information please contact our office by phone.

### Parcel Summary

**Parcel ID** 05527-000R  
**Location Address** 1401 CONSTITUTION DR  
 PORT ST JOE 32456  
**Brief Tax Description\*** ST. JOSEPH ADDN UNIT NO 4 LOT 4 ORB 726/305 FR CAPE LIGHTHOUSE BLK 96 MAP 50D  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** VACANT (000000)  
**Sec/Twp/Rng** 12-8S-11W  
**Tax District** City of Port St Joe (District 5)  
**Millage Rate** 16.9855  
**Acreage** 0.700  
**Homestead** N

[View Map](#)

### Owner Information

**Primary Owner**  
 Mc Cormack Michael G & Jana M  
 316 Reid Ave  
 Ste A  
 Port St Joe, FL 32456

### Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
500015	ST JOSEPH ADD 4 BV	1.00	LT	0	0



**Sales**

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	05/03/2021	\$100	QC	726	305	Unqualified (U)	Vacant	CAPE LIGHTHOUSE LLC	MC CORMACK MICHAEL G & JANA M
N	04/13/2021	\$100	QC	724	132	Unqualified (U)	Vacant	CAPE LIGHTHOUSE LLC	MC CORMACK MICHAEL G & JANA M
N	03/27/2019	\$260,000	WD	662	384	Qualified (Q)	Vacant	JOHNSON ROBERT L & TRACEY J	CAPE LIGHTHOUSE LLC
N	07/20/2016	\$230,000	WD	599	59	Qualified (Q)	Vacant	RISH JESSICA S	JOHNSON ROBERT L & TRACEY J
N	01/08/2016	\$200,000	WD	588	37	Qualified (Q)	Vacant	TAYLOR FREDERICK W JR & LIBIA G	RISH JESSICA S
N	06/30/2000	\$125,000	WD	244	278	Unqualified (U)	Improved	TISON	TAYLOR
N	08/19/1993	\$75,000	TD	163	281	Qualified (Q)	Improved	FLA NATL BANK	TISON

**Valuation**

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$260,000	\$200,000	\$195,000	\$195,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$260,000	\$200,000	\$195,000	\$195,000
Assessed Value	\$220,000	\$200,000	\$195,000	\$195,000
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$220,000	\$200,000	\$195,000	\$195,000
Maximum Save Our Homes Portability	\$40,000	\$0	\$0	\$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.

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

The Property Appraiser has made every effort to produce the most accurate information possible. No warranty is made as to the accuracy of the information provided for the data in this report. The appraiser assumes no liability for the last certified value. All other data is subject to change. This website is not to be used for financing purposes. INSURANCE PURPOSES: ADULTOR - PURSUE PERIOD ADULTOR you are not insured by this report. The Emergency Flood Hazard Reduction Act of 1993 (42 U.S.C. 1980a-10).

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 1/13/2022 6:15:16 PM

Developed by  
 Schneider  
 GEOSPATIAL



THIS INSTRUMENT PREPARED BY:  
CHARLES A. COSTIN, ESQUIRE  
POST OFFICE BOX 98 (32457)  
413 WILLIAMS AVENUE (32456)  
PORT ST. JOE FLORIDA

Parcel ID#05527-000R

**PREPARED WITHOUT THE BENEFIT  
OF TITLE SEARCH AND SIGNED  
OUTSIDE OFFICE**

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 3<sup>rd</sup> day of <sup>May</sup>~~April~~, 2021, by

**CAPE LIGHTHOUSE, LLC, a Florida Limited  
Liability Company  
316 Reid Avenue, STE A  
Port St. Joe, FL 32456**

first party, to

**MICHAEL G. MCCORMACK and  
wife, JANA M. MCCORMACK  
316 Reid Avenue, STE A  
Port St. Joe, FL 32456**

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Gulf, State of Florida, to-wit:

**Lot Four (4), Block Ninety-Six (96) of Unit No. 4, of St. Joseph's Addition to the City of Port St. Joe, according to the official map thereof on file in the office of the Clerk of Court, Gulf County, Florida in Plat Book 1, Page 40.**

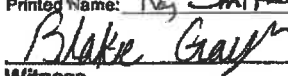
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed the presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

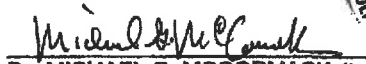
  
Witness

Printed Name: Ray Smith

  
Witness

Printed Name: Blake Gay

CAPE LIGHTHOUSE, LLC

  
By: MICHAEL G. MCCORMACK, its  
Manager

  
By: JANA M. MCCORMACK, its  
Manager





FLORIDA  
STATE OF ~~TENNESSEE~~  
COUNTY OF GULF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **MICHAEL G. MCCORMACK** and **JANA M. MCCORMACK**, managers and sole members of **CAPE LIGHTHOUSE, LLC** who produced the following identification: Florida Driver License to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3<sup>rd</sup> day of May, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-2023





## **PUBLIC NOTICE**

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a **Special Exception** on **March 1, 2022, at 4:00 P.M. EST**. The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for **James Patterson** located at **609 10<sup>th</sup> St., Parcel # 05527-000R**. The reason for the request is **Per Section 3.03. (9) of the Land Development Regulations referencing front yard setback (Corner Lot 2 Fronts) requirements**. 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 and furnish proof of publication.**



**CITY OF Port St Joe PLANNING DEPARTMENT**  
**Development Order Application Packet**

**INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED**  
(The Building Department requires separate forms and fees to obtain building permits)

**NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.**

1. X Two complete sets of plans, drawn to scale.

Including: A site plan with square feet of living, total square feet, impervious surface, and setbacks.

**\*\*Setbacks are measured from the closest overhang to property line\*\***

A site plan showing any protected trees which will be removed from the property. (Protected trees are any trees other than pine larger than 8" in diameter measured 54" from the base of the tree).

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

2. X Development Order and/or Requirements
3. N/A New address application
4. N/A Complete City water meter impact form
5. N/A Complete driveway permit application

Ralph Rish

Applicant

850-227-5137

Telephone Number

Long Avenue (Parcel ID: 06076-015R)

Project Address

1/14/2022

Date

(Do not write below this line)

Elevation _____	Land Use District _____	Flood Zone _____	Total Square Feet _____
Connection fees _____	Set Meter fee _____	Account Deposit fee _____	C.A. fee _____
Driveway Permit fee _____	Total Impact fees _____	Water _____	Sewer _____
First Check _____	Second Check _____		
Reviewed by _____	Date _____		



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

**DESCRIPTION**

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

Lot Square Footage: Project Area =  $\pm$  29 ac. Dwelling Square Footage: N/A

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

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

Setbacks: Front: 15' Left Side: 5'

Rear: 10' Right Side: 5'

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

Building Height in Feet: N/A Impervious Surface: Project Area =  $\pm$  29 ac

Landscape Buffers: (height x width) N/A

Elevation: N/A.



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

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

From Rear Property Line: 10'

From Primary Structure: N/A

Are trees to be removed from the said property?

Y

☒

(If yes, attach a tree location map)

Is a Conservation Easement required? (For DEP jurisdictional lands)

Y

☒

Are there any yard encroachments?

Y

☒

Are any of the following located on the said property?

Protected habitat

Y

☒

Archaeological site

Y

☒

Historical site

Y

☒

Wetlands

☒

☒

Protected species

Y

☒

Conservation site

Y

☒

Flood zone classification other than X-(Other will require elevation certificate)

Y

☒

Which of the following will be placed, conducted or located in this property:

Waterwells

Y

☒

Radio, Television antenna or satellite dish

Y

☒

Home business

Y

☒

Swimming Pool

Y

☒

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



Applicant's Signature

1/14/2022

Date



# CIVIL CONSTRUCTION PLANS FOR: PALMETTO BLUFF SUBDIVISION



PREPARED FOR:

**RALPH RISH**

PROJECT NUMBER: 50140529

FEBRUARY 2022

PREPARED BY:

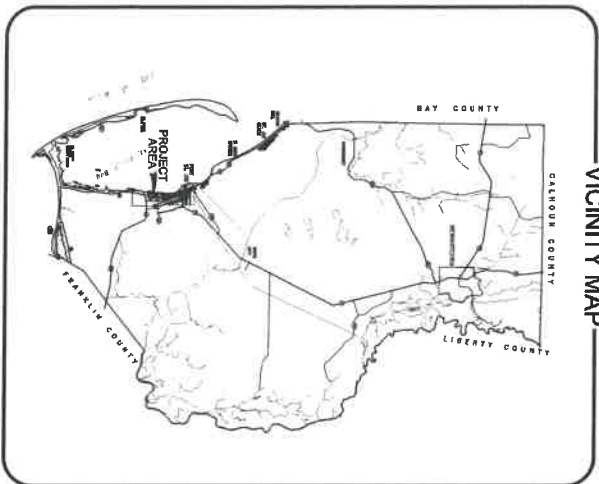


324 Marina Drive  
Port St. Joe, FL 32456  
850.227.7200

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	PREPARED BY	DATE

VICINITY MAP



LOCATION MAP



DRAWING INDEX

TITLE	NO.
GENERAL NOTES	C1
SWPPP	C2
EROSION CONTROL PLAN	C3
SITE PLAN	C4-C8
UTILITY PLANS	C9-C14
GRAVING AND DRAINAGE PLAN	C15
ROADWAY TYPICAL SECTIONS	C16
DETAILS	D1

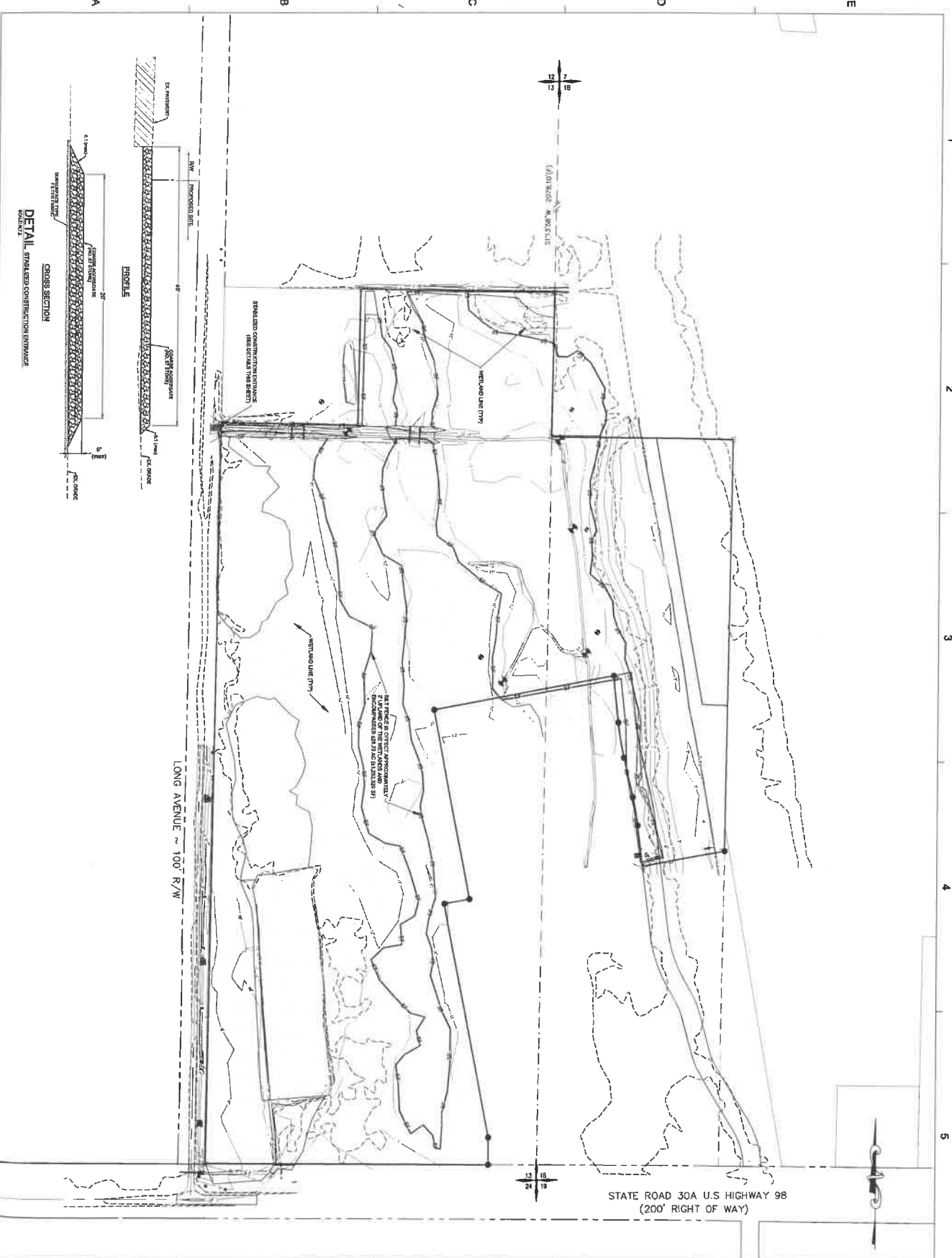












STATE ROAD 30A U.S. HIGHWAY 98  
(200' RIGHT OF WAY)

PALMETTO BLUFF  
SUBDIVISION

PORT ST JOE  
GULF COUNTY, FLORIDA

203 Aberdeen Parkway  
Panama City, FL 32405  
850.522.0644


**Dewberry**

SEAL

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

JOSHUA BRYAN BAILEY, P.E. 67829  
EB 00067794

EB 000078

1

SOCAL



## REVISIONS

[illegible]

DRAWN BY CMB  
APPROVED BY JBB

DATE FEBRUARY 2022

TITLE
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## EROSION CONTROL PLAN

PROJECT NO.	50140529
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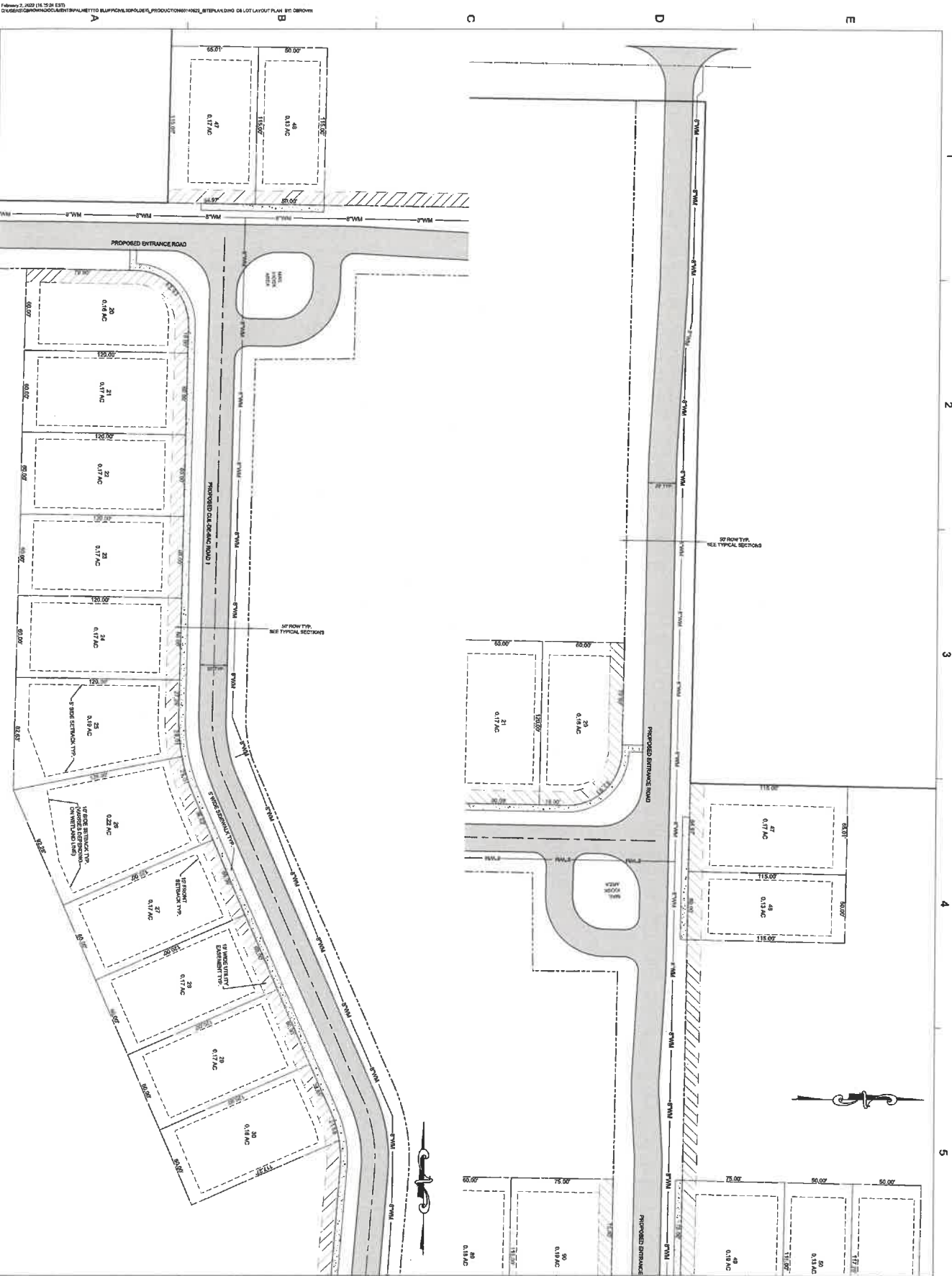


SHEET NO.








**Dewberry**

203 Aberdeen Parkway  
Panama City, FL 32405  
850.522.0644

**PALMETTO BLUFF  
SUBDIVISION**

**PORT ST JOE  
GULF COUNTY, FLORIDA**

31

JOSHUA BRYAN BADLEY, P.E. 67829  
EB 0008794

RYAN RAOUL  
EB 00087P

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

SCALE



### PREVISIONS

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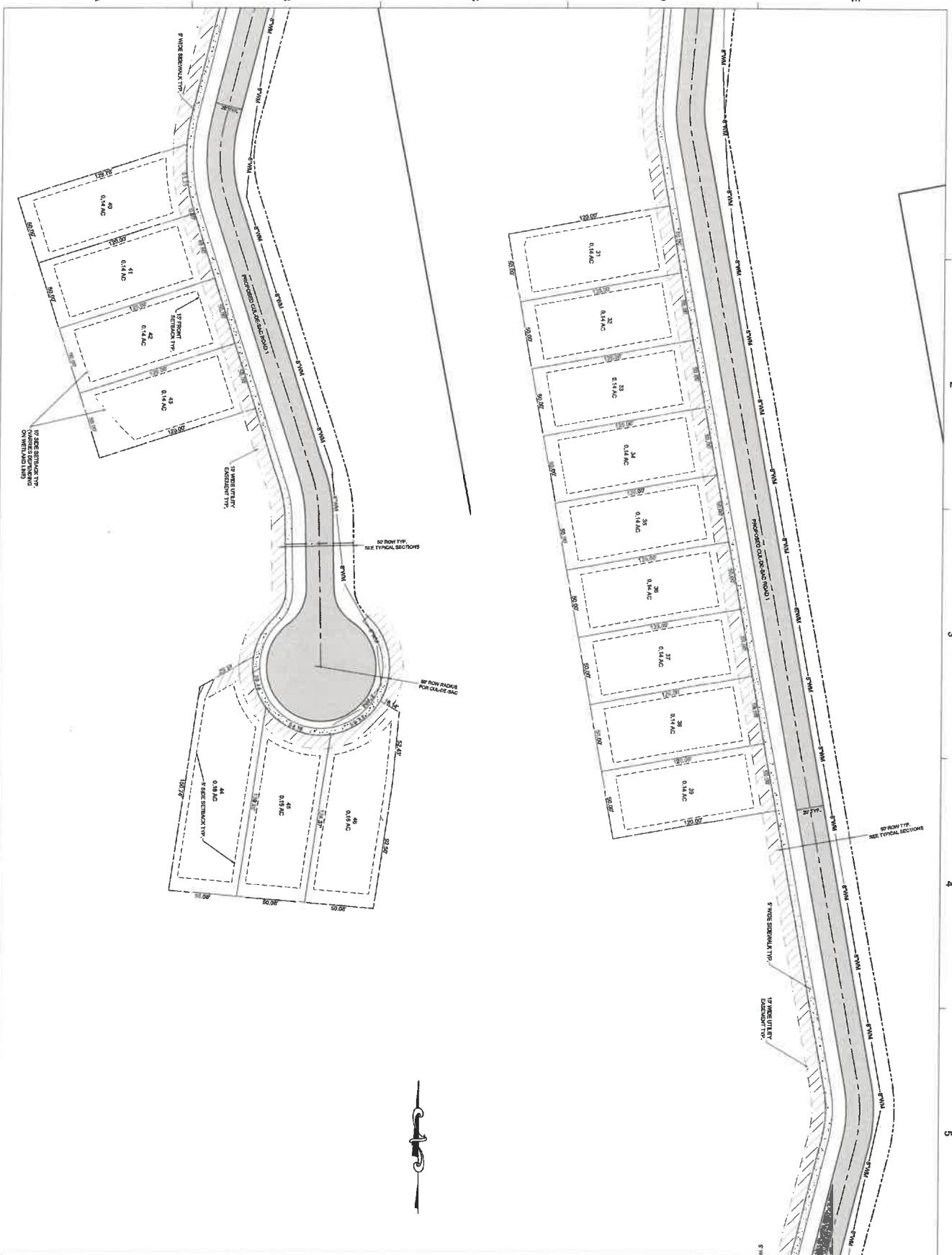
DRAWN BY	CWB
APPROVED BY	JBB
CHECKED BY	CWB
DATE	FEBRUARY 2022
TITLE	

LOT LAYOUT  
PLAN

PROJECT NO.	60140628
-------------	----------

SHEET NO.





203 Aberdeen Parkway  
Panama City, FL 32405  
850.522.0644

**PALMETTO BLUFF  
SUBDIVISION**

**PORT ST JOE  
GULF COUNTY, FLORIDA**

SHUA BRYAN BAXLEY, P.E. 678224  
EA 0008794

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

0 15 30 60  
SCALE: 1" = 30'

[illegible]

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APPROVED BY	JBS
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DATE	FEBRUARY 2022
TITLE	

# LOT LAYOUT PLAN

PROJECT NO. 60140629

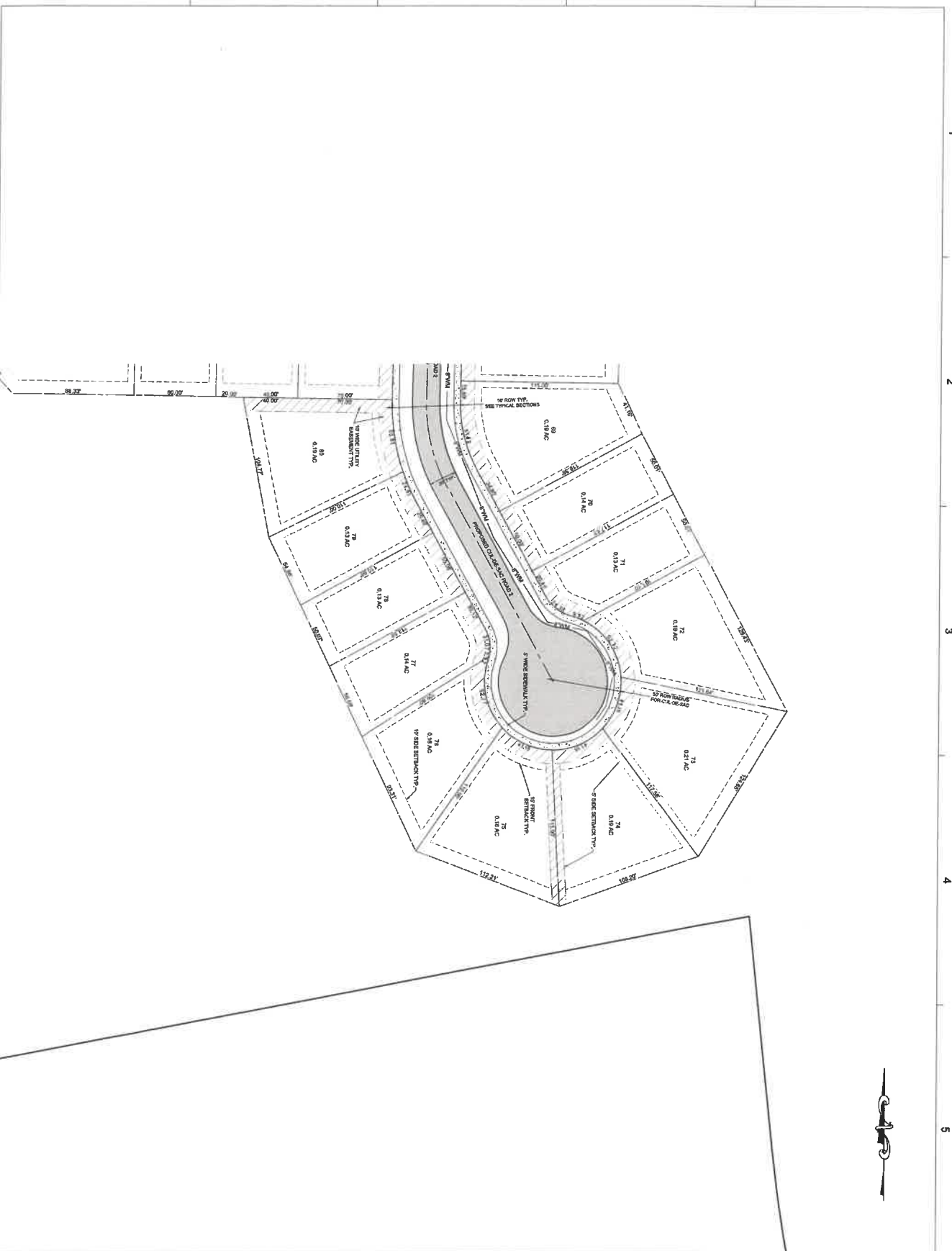
96

SHEET NO.









203 Aberdeen Parkway  
Panama City, FL 32405  
850.522.0844



**Dewberry**

PALMETTO BLUFF  
SUBDIVISION  
  
PORT ST JOE  
GULF COUNTY, FLORIDA

34

JOSHUA BRYAN BAILEY, P.E. 07529

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

BCA

[illegible]

DRAWN BY	CM
APPROVED BY	JR
CHECKED BY	CM
DATE	FEBRUARY 200
TITLE	

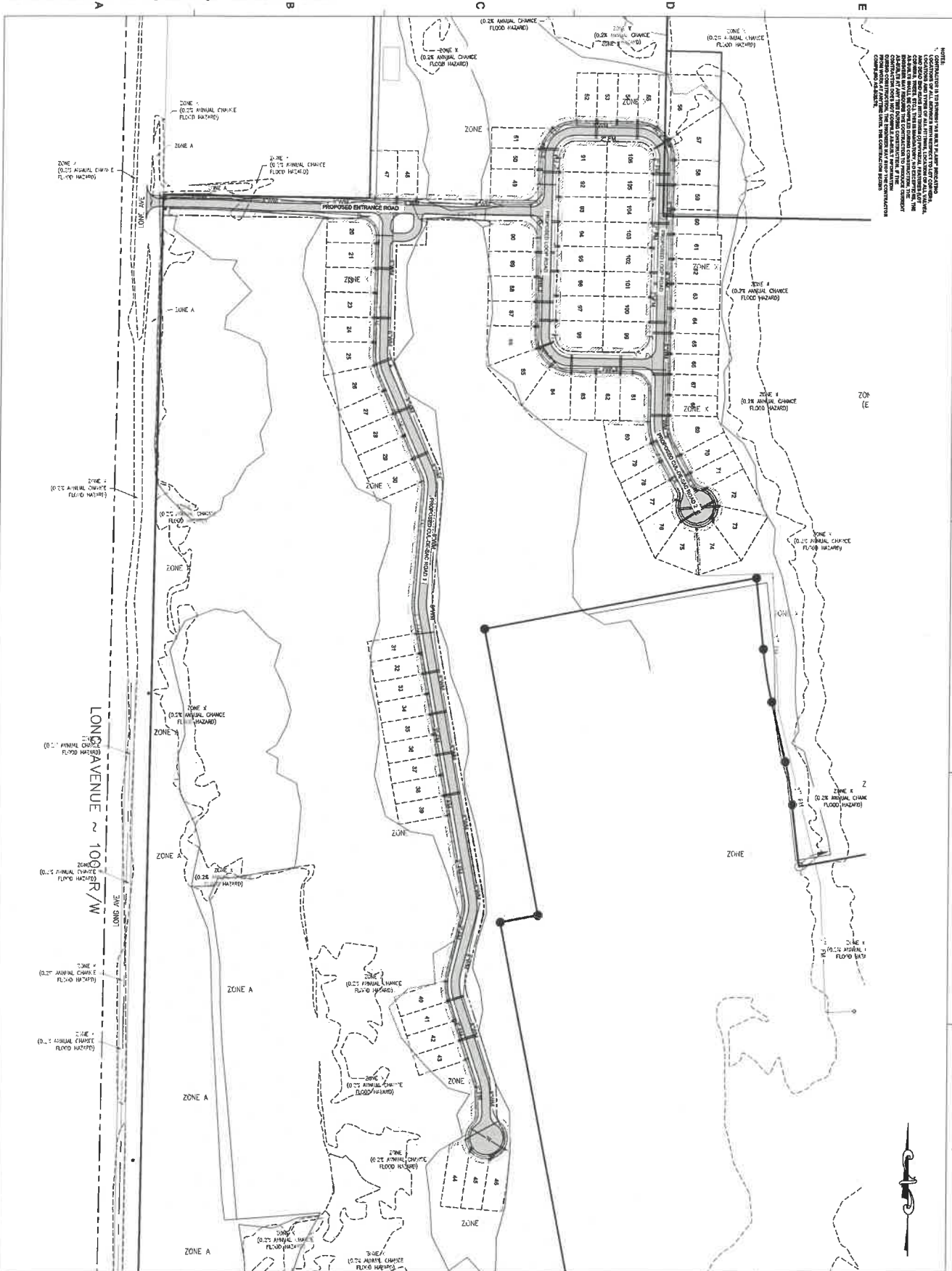
# LOT LAYOUT PLAN

PROJECT NO. 50140529



SHEET NO.





203 Aberdeen Parkway  
Panama City, FL 32409  
850.622.0844


**Dewberry**

PALMETTO BLUFF  
SUBDIVISION  
PORT ST JOE  
GULF COUNTY, FLORIDA

**JOSHUA BRYAN BAILEY, P.E.**, 67328

EB 0000875

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

35

SCALE



## REVISIONS

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APPROVED BY	JBB
CHECKED BY	CMB
DATE	FEBRUARY 2022
TITLE	

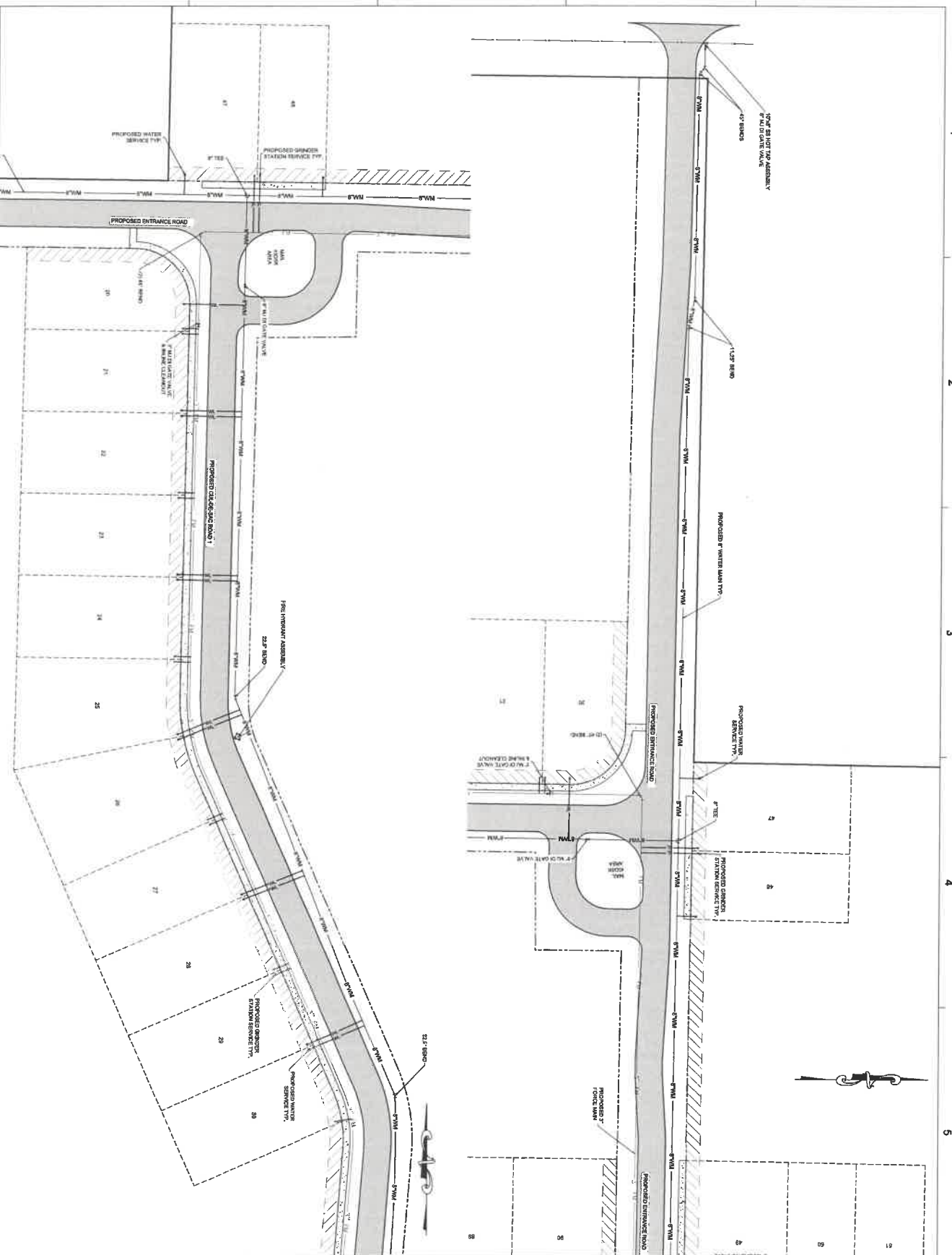
## OVERALL UTILITY PLAN

PROJECT NO. 50140528

99

SHEET NO.





**Dewberry**

201 American Parkway  
Palm Bay, FL 32909  
888.822.0444

**PALMETTO BLUFF  
SUBDIVISION**  
  
PORT ST JOE  
GULF COUNTY, FLORIDA

BSL

JOSHUA BRYAN BAILEY, P.E. 6702  
E1 000794

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

SCALE

0' 10' 20' 40'  
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE
1	DESCRIPTION	DATE
2	DESCRIPTION	DATE
3	DESCRIPTION	DATE
4	DESCRIPTION	DATE
5	DESCRIPTION	DATE
6	DESCRIPTION	DATE
7	DESCRIPTION	DATE
8	DESCRIPTION	DATE
9	DESCRIPTION	DATE
10	DESCRIPTION	DATE

DRAWN BY: CRO  
APPROVED BY: JCB  
CHECKED BY: CMB  
DATE: FEBRUARY 2022

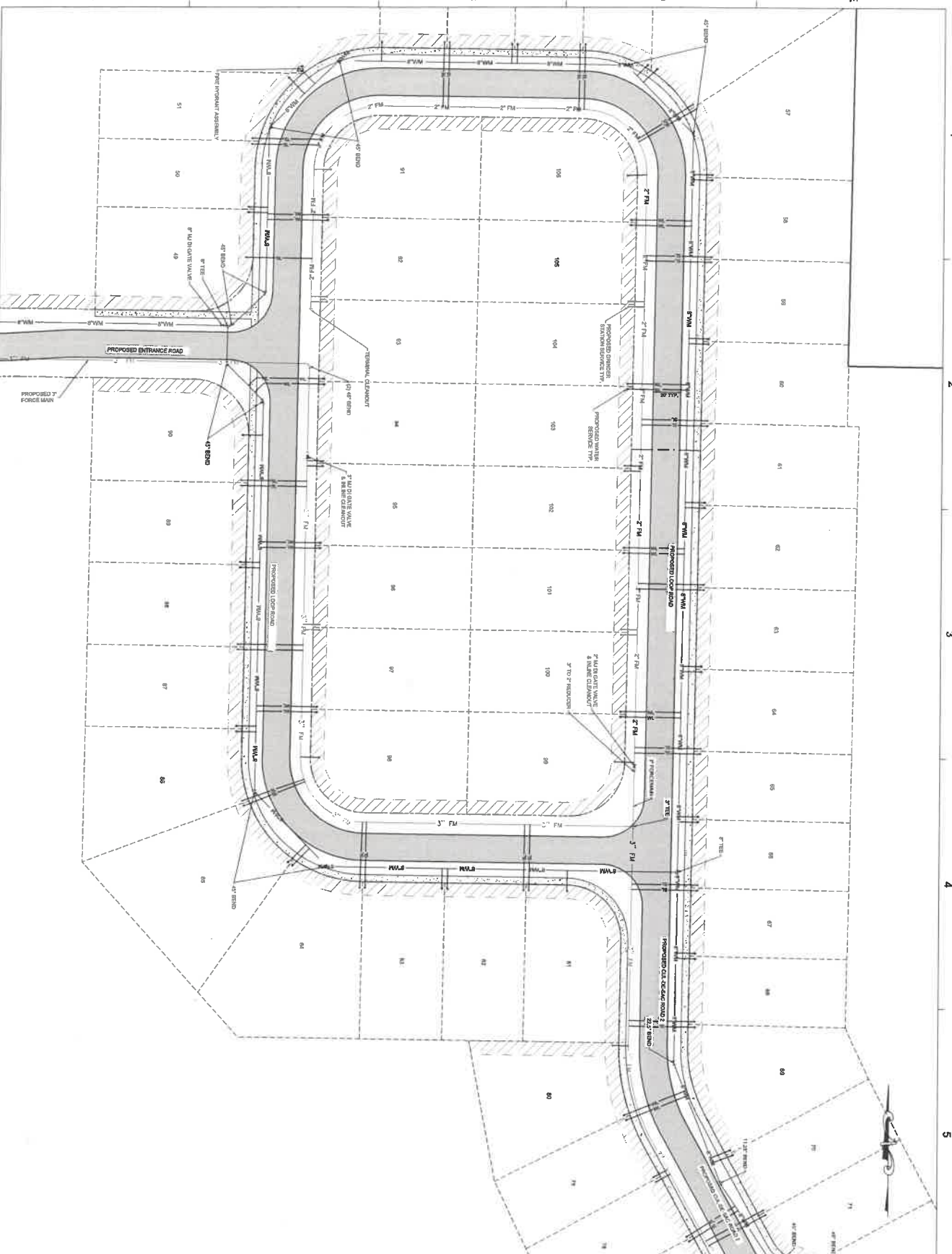
**UTILITY PLAN**

PROJECT NO.: 5044000

**C10**

SHEET NO.




**Dewberry**

203 Aberdeen Parkway  
Panama City, FL 32405  
850.522.0644

**PALMETTO BLUFF  
SUBDIVISION**

**PORT ST JOE  
GULF COUNTY, FLORIDA**

SEAL

37

JOSHUA BRYAN BAILEY, P.E. 67629  
EB 0008794

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

SCAL



## REVISIONS

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APPROVED BY	JRB
CHECKED BY	CWB
DATE	FEBRUARY 2022
TITLE	

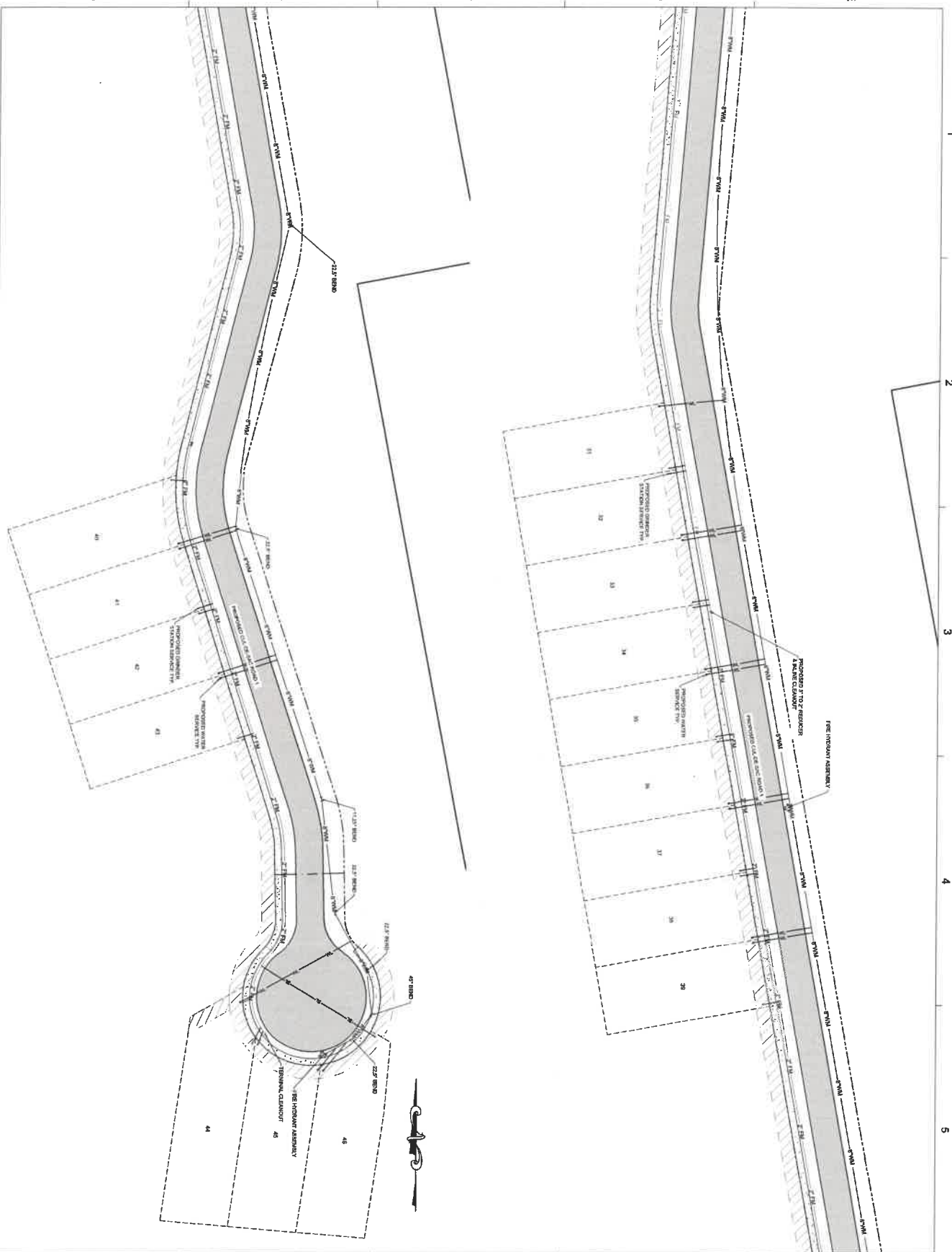
## UTILITY PLAN

PROJECT NO. 50140521

C11

SHEET NO.





**Dewberry**

203 Aberdeen Parkway  
Panama City, FL 32405  
850.522.0644

**PALMETTO BLUFF  
SUBDIVISION**

**PORT ST JOE  
GULF COUNTY, FLORIDA**

8EAL

**JOSHUA BRYAN BAILEY, P.E.** 67628

EB 000376-

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

38

SCAL



## REVISIONS

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TITLE

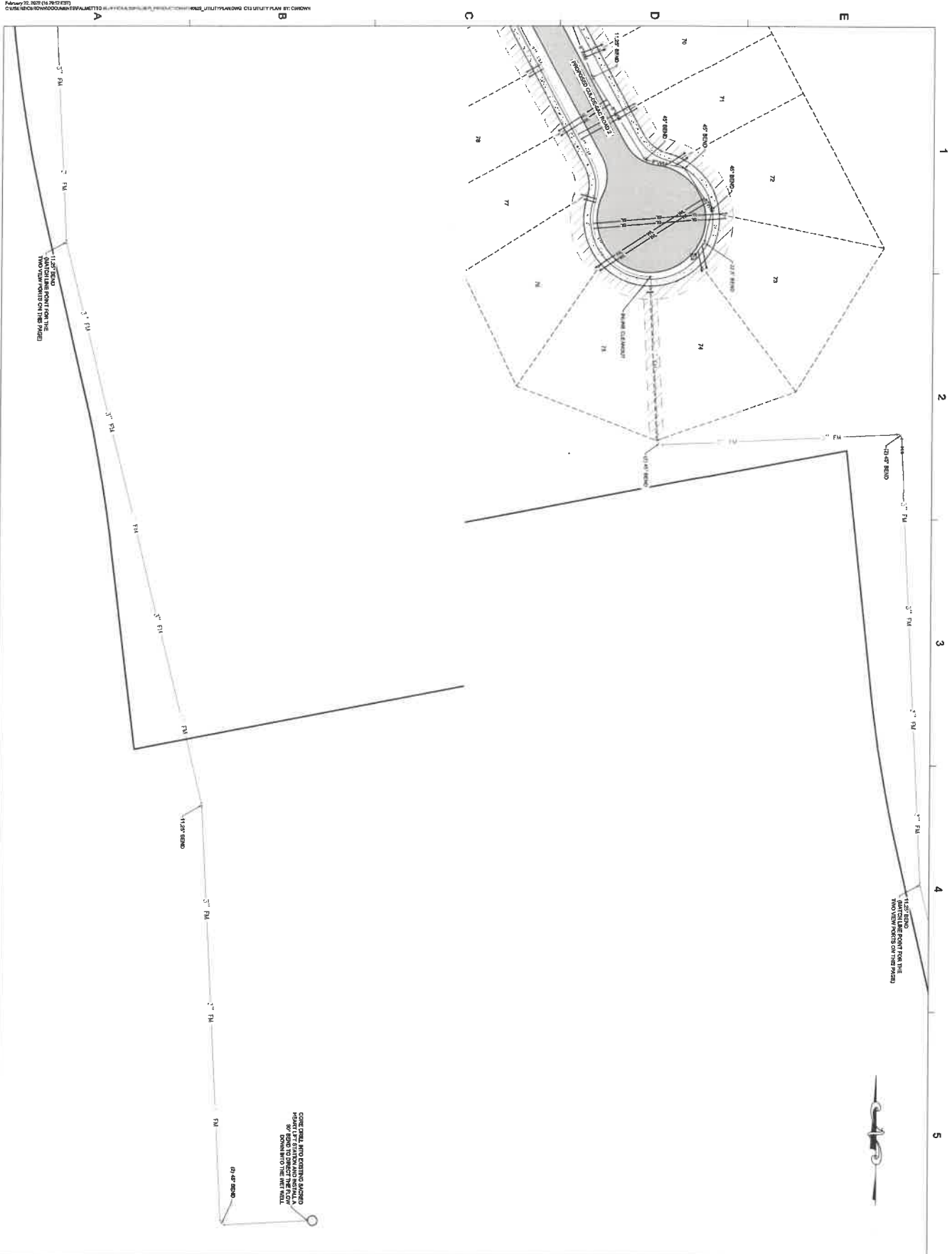
## UTILITY PLAN

PROJECT NO.	60140628
-------------	----------

C12

SHEET NO.





UTILITY PLAN

PROJECT NO. 2010022

C13

303 American Parkway  
Palm Beach, FL 33406  
888.522.0444

**PALMETTO BLUFF  
SUBDIVISION**

PORT ST JOE  
GULF COUNTY, FLORIDA

39

**REVISIONS**

NO.	DESCRIPTION	DATE
1	DESIGN	02/01/2022
2	DESIGN	02/01/2022
3	DESIGN	02/01/2022
4	DESIGN	02/01/2022
5	DESIGN	02/01/2022

**SCALE**

0 10 20 40  
SCALE 1" = 20'

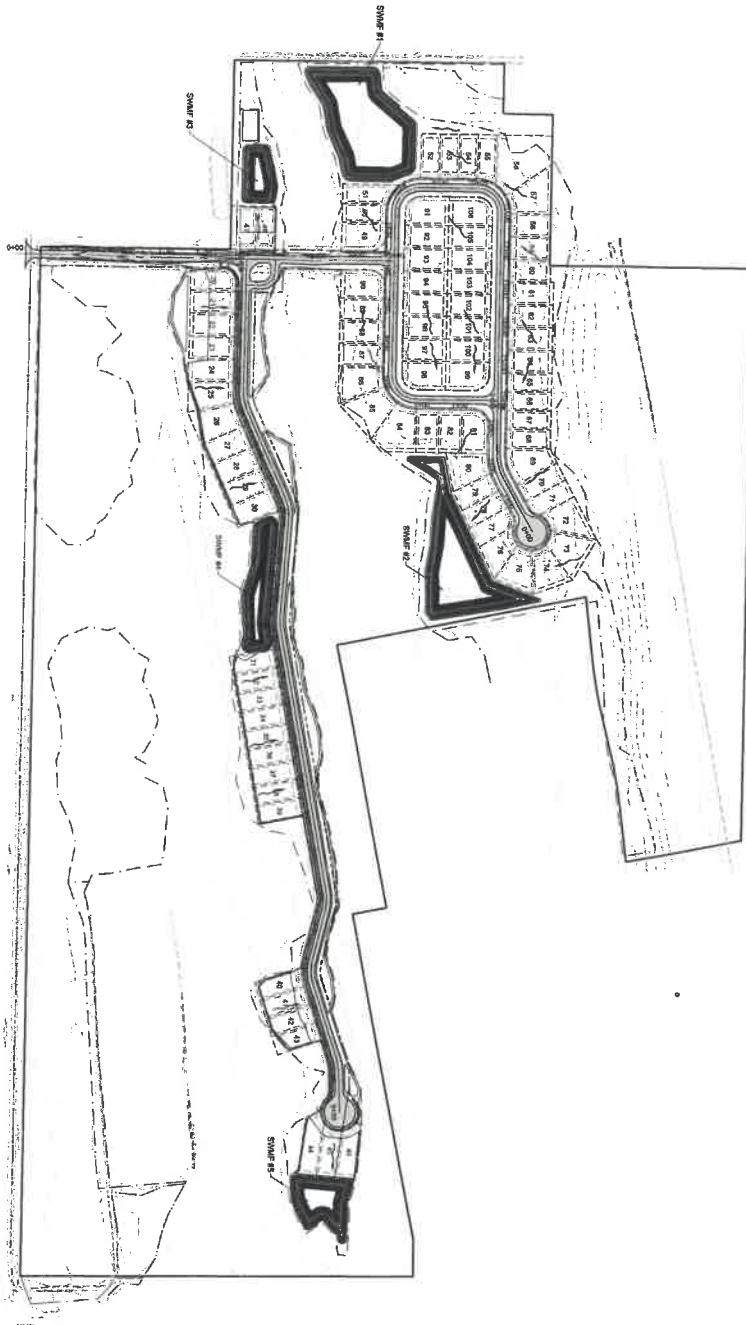
**PREPARED BY**  
JOSHUA BRYAN BAKER, P.E. JCSB  
E8 0008794

**APPROVED BY**  
JCSB

**CHECKED BY**  
CMB

**DATE**  
FEBRUARY 2022




**Dewberry**

203 Aberdeen Parkway  
Panama City, FL 32405  
850.522.0644

**PALMETTO BLUFF  
SUBDIVISION**

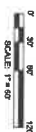
**PORT ST JOE  
GULF COUNTY, FLORIDA**

SEAL.

**JOSHUA BRYAN BAILEY, P.E. 67529**  
**EB 0008794**

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

SCALE



## REVISIONS

[illegible]

**DRAWN BY**                      **CMB**

APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_

DATE                      FEBRUARY 2022

male

## GRADING AND DRAINAGE PLAN

PROJECT NO.	60140328
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C14

SHEET NO.



1

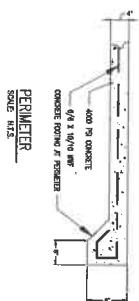
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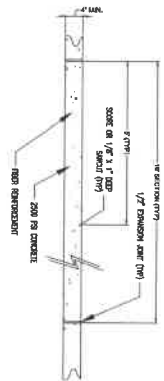
5. ALL PROPOSED FILL MATERIAL PLACED IN THE FRONT OF WAY SHALL BE IN ACCORDANCE WITH FDO PAGES 500 AND 501.

SHEET NO.

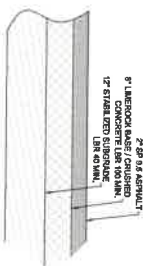




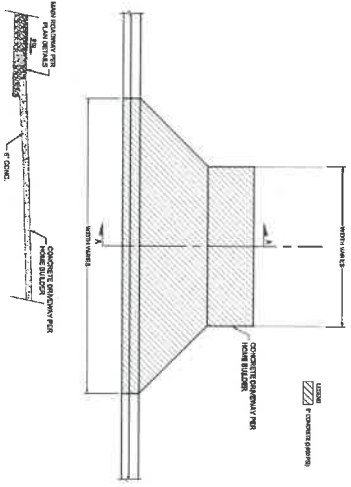
PERIMETE  
SCALE: M.T.S.



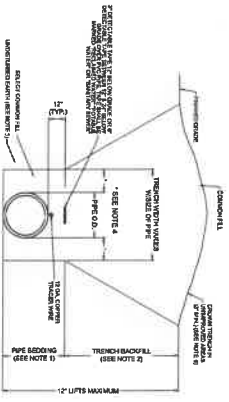
**DETAIL** CONCRETE SIDEWALK  
SCALE N.T.S.

SECTION HEAVY DUTY CONCRETE SIDEWALK  
SCALE 1/4" = 1'-0"

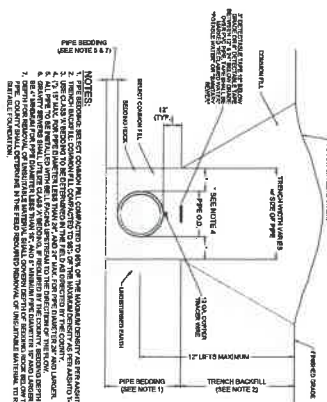
**DETAIL ASPHALT SECTION**  
**SCALE 1/8" = 1'-0"**



**DETAIL** CONCRETE DRIVEWAY  
SCALE 1/2"=1'-0"



### CLASS 'B' BEDDING AND TRENCHING



**CLASS 'A' BEDDING AND TRENCHING**

TYPICAL FORCE MAIN REUSE AND WATER MAIN BEDDING



SCALE

JOSHUA BRYAN BOXLEY, P.E. CREW  
ES 0000794

SCALE

AS SHOWN

REVISIONS

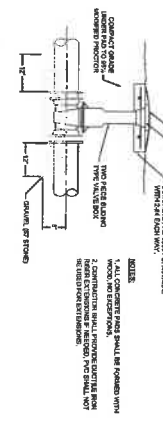
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2	CHECKED BY CMB	
3	DATE FEBRUARY 2022	

**DETAILS**

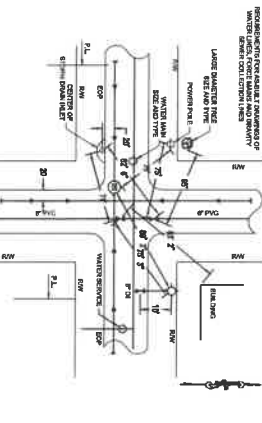
PROJECT NO. 59410528

**D2**

SHEET NO.



**TYPICAL WAVE AND BOX DETAIL**



**TYPICAL WAVE AND BOX DETAIL**

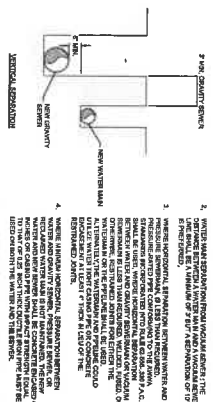
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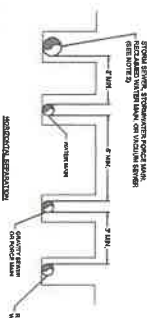
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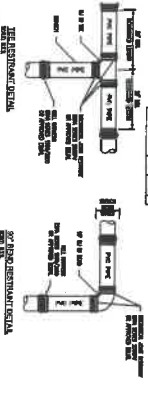
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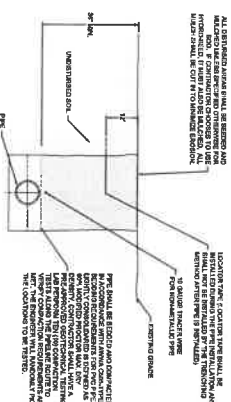
**TYPICAL WAVE AND BOX DETAIL**



**TYPICAL WAVE AND BOX DETAIL**



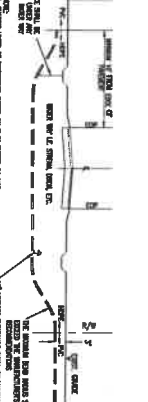
**TYPICAL WAVE AND BOX DETAIL**



**TYPICAL WAVE AND BOX DETAIL**

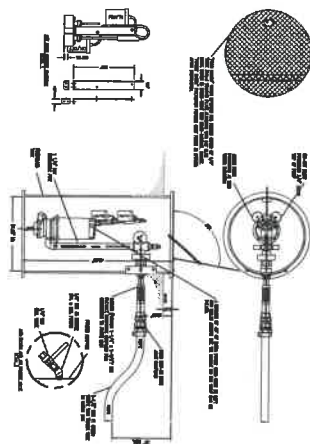


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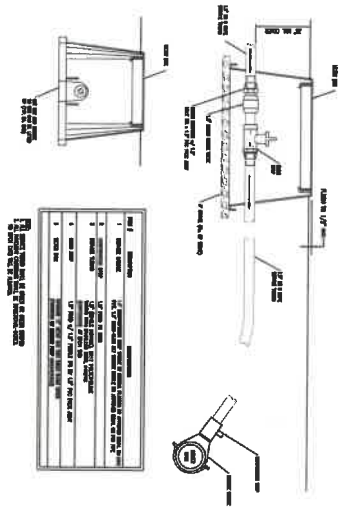


**TYPICAL WAVE AND BOX DETAIL**

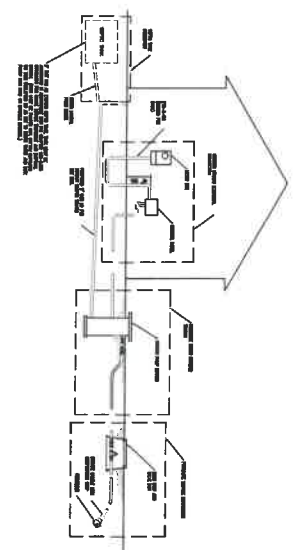




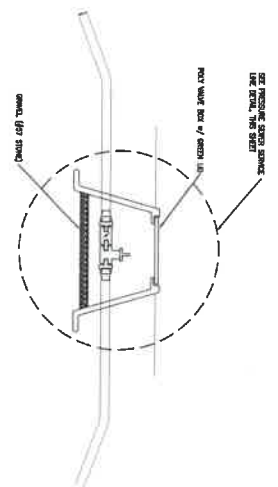
**DETAIL PRESSURE SEWER GRINDER STATION**  
SHEET 8.3



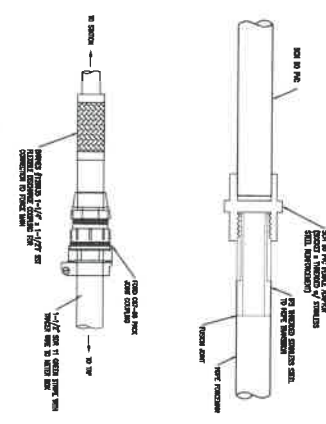
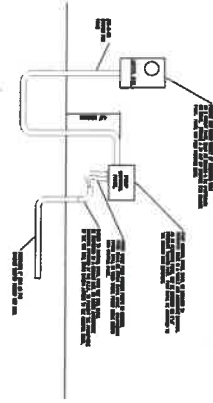
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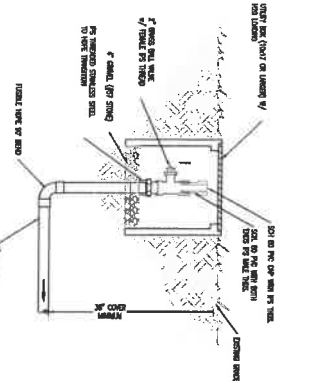
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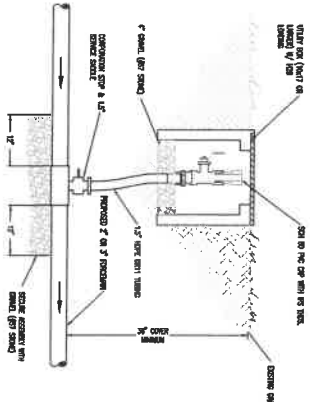
**DETAIL - GRINDER STATION ELECTRICAL CONNECTION**  
PAGE 611



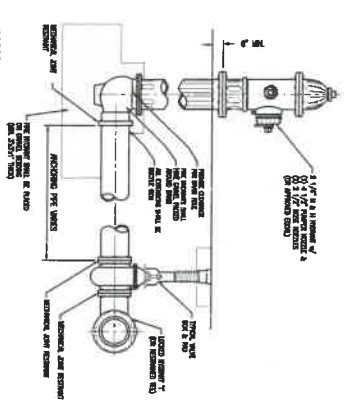
3" DIAMETER AND SMALLER



### DETAIL-TYPICAL TERMINAL CLEANOUT



### DETAIL - TYPICAL IN-LINE CLEANOUT



### **DETAIL - STANDARD FIRE HYDRANT ASSEMBLY**





# Florida Department of Environmental Protection

## NOTIFICATION/APPLICATION FOR CONSTRUCTING A DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEM

### PART I - GENERAL

#### Subpart A: Permit Application Type

Permit Application Type (mark one only)	EDUs Served	Application Fee*	"X"
Are you applying for an individual permit for a domestic wastewater collection/transmission system? Note: an EDU is equal to 3.5 persons. Criteria for an individual permit are contained in Rule 62-604.600(7), F.A.C.	$\geq 10$	\$500	X
	$< 10$	\$300	
Is this a Notice of Intent to use the general permit for wastewater collection/transmission systems? Criteria for qualifying for a general permit are contained in Rule 62-604.600(6), F.A.C. Projects not meeting the criteria in Rule 62-604.600(6), F.A.C., must apply for an individual permit.	N/A	\$250	

\*Note: Each non-contiguous project (i.e., projects that are not interconnected or are not located on adjacent streets or in the same neighborhood) requires a separate application and fee.

#### Subpart B: Instructions

- (1) This form shall be completed for all domestic wastewater collection/transmission system construction projects as follows:
  - If this is a Notice of Intent to use the general permit, this notification shall be submitted to the Department at least 30 days prior to initiating construction.
  - If this is an application for an individual permit, the permit must be obtained prior to initiating construction.
- (2) One copy of the completed form shall be submitted to the appropriate DEP district office or delegated local program along with the appropriate fee, and one copy of the following supporting documents. Checks should be made payable to the Florida Department of Environmental Protection, or the name of the appropriate delegated local program.
  - If this is a Notice of Intent to use the general permit, attach a site plan or sketch showing the size and approximate location of new or altered gravity sewers, pump stations and force mains; showing the approximate location of manholes and isolation valves; and showing how the proposed project ties into the existing or proposed wastewater facilities. The site plan or sketch shall be signed and sealed by a professional engineer registered in Florida.
  - If this is an application for an individual permit, one set of plans and specifications shall be submitted with this application, or alternatively, an engineering report shall be submitted. Plans and specifications and engineering reports shall be prepared in accordance with the applicable provisions of Chapters 10 and 20 of *Recommended Standards for Wastewater Facilities*. The plans and specifications or engineering report shall be signed and sealed by a Professional Engineer registered in Florida.
- (3) All information shall be typed or printed in ink. Where attached sheets (or other technical documentation) are utilized in lieu of the blank spaces provided, indicate appropriate cross-references on the form. For Items (1) through (4) of Part II of this application form, if an item is not applicable to your project, indicate "NA" in the appropriate space provided.



## PART II – PROJECT DOCUMENTATION

### (1) Collection/Transmission System Permittee

Name Ralph Rish Title Agent  
 Company Name Long Avenue Partners, LLC  
 Address 1887 SR 30-A  
 City Port St Joe State FL Zip 32456  
 Telephone 850-571-1216 Fax \_\_\_\_\_ Email rrish@Dewberry.com

### (2) General Project Information

Project Name Palmetto Bluff Subdivision  
 Location: County Gulf City Port St Joe Section 11 Township 7S Range 10W  
 Project Description and Purpose (including pipe length, range of pipe diameter, total number of manholes, and total number of pump stations):  
 The system will consist of a series of 2" and 3" force mains, (90) 2" service connections, and associated appurtenances that will connect to an existing lift station and provide sewer service to 90 single family lots. The systems hydraulic analysis is attached. The City of Port St. Joe will be the central management entity.  
 Estimated date for: Start of construction March 2022 Completion of construction April 2022  
 Connections to existing system or treatment plant \_\_\_\_\_

### (3) Project Capacity

A = Type of Unit	B = Number of Units	C = Population Per Unit	D = Total Population (Columns B x C)	E = Per Capita Flow	F = Total Average Daily Flow (Columns D x E)	G = Peak hour flow
Single-Family Home	90	3	270	100 GPD	27000 GPD	75 GPM
Mobile Home						
Apartment						
Commercial, Institutional, or Industrial Facility*						
Total			270		27000 GPD	75 GPM

\* Description of commercial, institutional, and industrial facilities and explanation of method used to estimate per capita flow for these facilities:

Peak flow factor = 4.0

Values from 64E-6.008 F.A.C.

### (4) Pump Station Data (attached additional sheets as necessary) **See Attached Calculations**

Location	Type	Estimated Flow to the Station (GPD)			Operating Conditions [GPM @ FT (TDH)]
		Maximum	Average	Minimum	

### (5) Collection/Transmission System Design Information

- A. This information must be completed for all projects by the applicant's professional engineer, and if applicable, those professional engineers in other disciplines who assisted with the design of the project.

If this project has been designed to comply with the standards and criteria listed below, the engineer shall initial in ink before the standards or criteria. If any of the standards or criteria do not apply to this project or if this project has not been designed to comply with the standards or criteria, mark "X" before the appropriate standard or criteria and provide an explanation, including any applicable rule references, in (5)B. below.



Note, if the project has not been designed in accordance with the standards and criteria set forth in Rules 62-604.400(1) and (2), F.A.C., an application for an individual permit shall be submitted. However, if Rules 62-604.400(1) and (2), F.A.C., specifically allow for another alternative that will result in an equivalent level of reliability and public health protection, the project can be constructed using the general permit.

#### General Requirements

- ☐ 1. The project is designed based on an average daily flow of 100 gallons per capita plus wastewater flow from industrial plants and major institutional and commercial facilities unless water use data or other justification is used to better estimate the flow. The design includes an appropriate peaking factor, which covers I/I contributions and non-wastewater connections to those service lines. [RSWF 11.243]
- ☒ 2. Procedures are specified for operation of the collection/transmission system during construction. [RSWF 20.15]
- ☐ 3. The project is designed to be located on public right-of-ways, land owned by the permittee, or easements and to be located no closer than 100 feet from a public drinking water supply well and no closer than 75 feet from a private drinking water supply well; or documentation is provided in Part II.(5)B., showing that another alternative will result in an equivalent level of reliability and public health protection. [62-604.400(1)(b) and (c), F.A.C.]
- ☐ 4. The project is designed with no physical connections between a public or private potable water supply system and a sewer or force main and with no water pipes passing through or coming into contact with any part of a sewer manhole. [RSFW 38.1 and 48.5]
- ☐ 5. The project is designed to preclude the deliberate introduction of storm water, surface water, groundwater, roof runoff, subsurface drainage, swimming pool drainage, air conditioning system condensate water, non-contact cooling water except as provided by Rule 62-610.668(1), F.A.C., and sources of uncontaminated wastewater, except to augment the supply of reclaimed water in accordance with Rule 62-610.472(3)(c), F.A.C. [62-604.400(1)(d), F.A.C.]
- ☐ 6. The project is designed so that all new or relocated, buried sewers and force mains, are located in accordance with the separation requirements from water mains and reclaimed water lines of Rules 62-604.400(2)(g)(h) and (i) and (3), F.A.C. Note, if the criteria of Rules 62-604.400(2)(g) 4. or (2)(i) 3., F.A.C., are used, describe in Part II.(5)B.C. alternative construction features that will be provided to afford a similar level of reliability and public health protection. [62-604.400(2)(g), (h), and (i) and (3), F.A.C.]

#### Gravity Sewers

- ☒ 7. The project is designed with no public gravity sewer conveying raw wastewater less than 8 inches in diameter. [RSWF 33.1]
- ☒ 8. The design considers buoyancy of sewers, and appropriate construction techniques are specified to prevent flotation of the pipe where high groundwater conditions are anticipated. [RSWF 33.3]
- ☒ 9. All sewers are designed with slopes to give mean velocities, when flowing full, of not less than 2.0 feet per second, based on Manning's formula using an "n" value of 0.013; or if it is not practicable to maintain these minimum slopes and the depth of flow will be 0.3 of the diameter or greater for design average flow, the owner of the system has been notified that additional sewer maintenance will be required. The pipe diameter and slope are selected to obtain the greatest practical velocities to minimize solids deposition problems. Oversized sewers are not specified to justify flatter slopes. [RSWF 33.41, 33.42, and 33.43]
- ☒ 10. Sewers are designed with uniform slope between manholes. [RWSF 33.44]
- ☒ 11. Where velocities greater than 15 fps are designed, provisions to protect against displacement by erosion and impact are specified. [RSWF 33.45]
- ☒ 12. Sewers on 20% slopes or greater are designed to be anchored securely with concrete, or equal, anchors spaced as follows: not over 36 feet center to center on grades 20% and up to 35%; not over 24 feet center to center on grades 35% and up to 50%; and not over 16 feet center to center on grades 50% and over. [RSWF 33.46]



- X 13. Sewers 24 inches or less are designed with straight alignment between manholes. Where curvilinear sewers are proposed for sewers greater than 24 inches, the design specifies compression joints; ASTM or specific pipe manufacturer's maximum allowable pipe joint deflection limits are not exceeded; and curvilinear sewers are limited to simple curves which start and end at manholes. [RSWF 33.5]
- X 14. Suitable couplings complying with ASTM specifications are required for joining dissimilar materials. [RSWF 33.7]
- X 15. Sewers are designed to prevent damage from superimposed loads. [RSWF 33.7]
- X 16. Appropriate specifications for the pipe and methods of bedding and backfilling are provided so as not to damage the pipe or its joints, impede cleaning operations and future tapping, nor create excessive side fill pressures and ovalation of the pipe, nor seriously impair flow capacity. [RSWF 33.81]
- X 17. Appropriate deflection tests are specified for all flexible pipe. Testing is required after the final backfill has been in place at least 30 days to permit stabilization of the soil-pipe system. Testing requirements specify: 1) no pipe shall exceed a deflection of 5%; 2) using a rigid ball or mandrel for the deflection test with a diameter not less than 95% of the base inside diameter or average inside diameter of the pipe, depending on which is specified in the ASTM specification, including the appendix, to which the pipe is manufactured; and 3) performing the test without mechanical pulling devices. [RSWF 33.85]
- X 18. Leakage tests are specified requiring that: 1) the leakage exfiltration or infiltration does not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the system; 2) exfiltration or infiltration tests be performed with a minimum positive head of 2 feet; and 3) air tests, as a minimum, conform to the test procedure described in ASTM C-828 for clay pipe, ASTM C 924 for concrete pipe, ASTM F-1417 for plastic pipe, and for other materials appropriate test procedures. [RSWF 33.93, 33.94, and 33.95]
- X 19. If an inverted siphon is proposed, documentation of its need is provided in Part II.(5)BC. Inverted siphons are designed with: 1) at least two barrels; 2) a minimum pipe size of 6 inches; 3) necessary appurtenances for maintenance, convenient flushing, and cleaning equipment; and 4) inlet and discharge structures having adequate clearances for cleaning equipment, inspection, and flushing. Design provides sufficient head and appropriate pipe sizes to secure velocities of at least 3.0 fps for design average flows. The inlet and outlet are designed so that the design average flow may be diverted to one barrel, and that either barrel may be cut out of service for cleaning. [RSWF 35]

#### Manholes

- X 20. The project is designed with manholes at the end of each line; at all changes in grade, size, or alignment; at all intersections; and at distances not greater than 400 feet for sewers 15 inches or less and 500 feet for sewers 18 inches to 30 inches, except in the case where adequate modern cleaning equipment is available at distances not greater than 600 feet. [RSWF 34.1]
- X 21. Design requires drop pipes to be provided for sewers entering manholes at elevations of 24 inches or more above the manhole invert. Where the difference in elevation between the incoming sewer and the manhole invert is less than 24 inches, the invert is designed with a fillet to prevent solids deposition. Inside drop connections (when necessary) are designed to be secured to the interior wall of the manhole and provide access for cleaning. Design requires the entire outside drop connection be encased in concrete. [RSWF 34.2]
- X 22. Manholes are designed with a minimum diameter of 48 inches and a minimum access diameter of 22 inches. [RSWF 34.3]
- X 23. Design requires that a bench be provided on each side of any manhole channel when the pipe diameter(s) are less than the manhole diameter and that no lateral sewer, service connection, or drop manhole pipe discharges onto the surface of the bench. [RSWF 34.5]
- X 24. Design requires: 1) manhole lift holes and grade adjustment rings be sealed with non-shrinking mortar or other appropriate material; 2) inlet and outlet pipes be joined to the manhole with a gasketed flexible watertight connection or another watertight connection arrangement that allows differential settlement of the pipe and manhole wall; and 3) watertight manhole covers be used wherever the manhole tops may be flooded by street runoff or high water. [RSWF 34.6]
- X 25. Manhole inspection and testing for watertightness or damage prior to placing into service are specified. Air testing, if specified for concrete sewer manholes, conforms to the test procedures described in ASTM C-1244. [RSWF 34.7]
- X 26. Electrical equipment specified for use in manholes is consistent with Item 46 of this checklist. [RSWF 34.9]



### Stream Crossings

- X 27. Sewers and force mains entering or crossing streams are designed to be constructed of ductile iron pipe with mechanical joints or so they will remain watertight and free from changes in alignment or grade. Appropriate materials which will not readily erode, cause siltation, damage pipe during placement, or corrode the pipe are specified to backfill the trench. [RSWF 36.21 and 48.5]
- X 28. Stream crossings are designed to incorporate valves or other flow regulating devices (which may include pump stations) on the shoreline or at such distances from ~~form~~ the shoreline to prevent discharge in the event the line is damaged. [62-604.400(2)(k)5., F.A.C.]
- X 29. Sewers and force mains entering or crossing streams are designed at a sufficient depth below the natural bottom of the stream bed to protect the line. At a minimum, the project is designed with subaqueous lines to be buried at least three feet below the design or actual bottom, whichever is deeper, of a canal and other dredged waterway or the natural bottom of streams, rivers, estuaries, bays, and other natural water bodies; or if it is not practicable to design the project with less than three-foot minimum cover, alternative construction features (e.g. a concrete cap, sleeve, or some other properly engineered device to insure adequate protection of the line) are described in Part II.C. [62-604.400(2)(k)1., F.A.C., and RSWF 36.11]
- X 30. Specifications require permanent warning signs be placed on the banks of canals, streams, and rivers clearly identifying the nature and location (including depths below design or natural bottom) of subaqueous crossings and suitably fixed signs be placed at the shore, for subaqueous crossings of lakes, bays, and other large bodies of water, and in any area where anchoring is normally expected. [62-604.400(2)(k)2., F.A.C.]
- X 31. Provisions for testing the integrity of subaqueous lines are specified. [62-604.400(2)(k)4., F.A.C.]
- X 32. Supports are designed for all joints in pipes utilized for aerial crossings and to prevent overturning and settlement. Expansion jointing is specified between above ground and below ground sewers and force mains. The design considers the impact of floodwaters and debris. [RSWF 37 and 48.5]
- X 33. Aerial crossings are designed to maintain existing or required navigational capabilities within the waterway and to reserve riparian rights of adjacent property owners. [62-604.400(2)(k)3., F.A.C.]

### Pump Stations

- 34. In areas with high water tables, pump stations are designed to withstand flotation forces when empty. When siting the pump station, the design considers the potential for damage or interruption of operation because of flooding. Pump station structures and electrical and mechanical equipment are designed to be protected from physical damage by the 100-year flood. Pump stations are designed to remain fully operational and accessible during the 25-year flood unless lesser flood levels are appropriate based on local considerations, but not less than the 10-year flood. [62-604.400(2)(e), F.A.C.]
- 35. Pump stations are designed to be readily accessible by maintenance vehicles during all weather conditions. [RSWF 41.2]
- 36. Wet well and pump station piping is designed to avoid operational problems from the accumulation of grit. [RSWF 41.3]
- X 37. Dry wells, including their superstructure, are designed to be completely separated from the wet well. Common walls are designed to be gas tight. [RSWF 42.21]
- 38. The design includes provisions to facilitate removing pumps, motors, and other mechanical and electrical equipment. [RSWF 42.22]



- X 39. The design includes provisions for: 1) suitable and safe means of access for persons wearing self-contained breathing apparatus are provided to dry wells, and to wet wells; 2) stairway access to wet wells more than 4 feet deep containing either bar screens or mechanical equipment requiring inspection or maintenance; 3) for built-in-place pump stations, a stairway to the dry well with rest landings at vertical intervals not to exceed 12 feet; 4) for factory-built pump stations over 15 feet deep, a rigidly fixed landing at vertical intervals not to exceed 10 feet unless a manlift or elevator is provided; and 5) where a landing is used, a suitable and rigidly fixed barrier to prevent an individual from falling past the intermediate landing to a lower level. If a manlift or elevator is provided, emergency access is included in the design. [RSWF 42.23]
40. Specified construction materials are appropriate under conditions of exposure to hydrogen sulfide and other corrosive gases, greases, oils, and other constituents frequently present in wastewater. [RSWF 42.25]
- X 41. Except for low-pressure grinder or STEP systems, multiple pumps are specified, and each pump has an individual intake. Where only two units are specified, they are of the same size. Specified units have capacity such that, with any unit out of service, the remaining units will have capacity to handle the design peak hourly flow. [RSWF 42.31 and 42.36]
- X 42. Bar racks are specified for pumps handling wastewater from 30 inch or larger diameter sewers. Where a bar rack is specified, a mechanical hoist is also provided. The design includes provisions for appropriate protection from clogging for small pump stations. [RSWF 42.322]
- X 43. Pumps handling raw wastewater are designed to pass spheres of at least 3 inches in diameter. Pump suction and discharge openings are designed to be at least 4 inches in diameter. [RSWF 42.33] (Note, this provision is not applicable to grinder pumps.)
44. The design requires pumps be placed such that under normal operating conditions they will operate under a positive suction head, unless pumps are suction-lift pumps. [RSWF 42.34]
- X 45. The design requires: 1) pump stations be protected from lightning and transient voltage surges; and 2) pump stations be equipped with lightning arrestors, surge capacitors, or other similar protection devices and phase protection. Note, pump stations serving a single building are not required to provide surge protection devices if not necessary to protect the pump station. [62-604.400(2)(b), F.A.C.]
46. The design requires 1) electrical systems and components (e.g., motors, lights, cables, conduits, switch boxes, control circuits, etc.) in raw wastewater wet wells, or in enclosed or partially enclosed spaces where hazardous concentrations of flammable gases or vapors may be present, comply with the National Electrical Code requirements for Class I Group D, Division 1 locations; 2) electrical equipment located in wet wells be suitable for use under corrosive conditions; 3) each flexible cable be provided with a watertight seal and separate strain relief; 4) a fused disconnect switch located above ground be provided for the main power feed for all pump stations; 5) electrical equipment exposed to weather to meet the requirements of weatherproof equipment NEMA 3R or 4; 6) a 110 volt power receptacle to facilitate maintenance be provided inside the control panel for pump stations that have control panels outdoors; and 7) ground fault interruption protection be provided for all outdoor outlets. [RSWF 42.35]
- X 47. The design requires a sump pump equipped with dual check valves be provided in dry wells to remove leakage or drainage with discharge above the maximum high water level of the wet well. [RSWF 42.37]
48. Pump station design capacities are based on the peak hourly flow and are adequate to maintain a minimum velocity of 2 feet per second in the force main. [RSWF 42.38]
- X 49. The design includes provisions to automatically alternate the pumps in use. [RSWF 42.4]
50. The design requires: 1) suitable shutoff valves be placed on the suction line of dry pit pumps; 2) suitable shutoff and check valves be placed on the discharge line of each pump (except on screw pumps); 3) a check valve be located between the shutoff valve and the pump; 4) check valves be suitable for the material being handled; 5) check valves be placed on the horizontal portion of discharge piping (except for ball checks, which may be placed in the vertical run); 6) all valves be capable of withstanding normal pressure and water hammer; and 7) all shutoff and check valves be operable from the floor level and accessible for maintenance. [RSWF 42.5]
51. The effective volume of wet wells is based on design average flows and a filling time not to exceed 30 minutes unless the facility is designed to provide flow equalization. The pump manufacturer's duty cycle recommendations were utilized in selecting the minimum cycle time. [RSWF 42.62]
52. The design requires wet well floors have a minimum slope of 1 to 1 to the hopper bottom and the horizontal area of hopper bottoms be no greater than necessary for proper installation and function of the inlet. [RSWF 42.63]



- \_\_\_\_\_ 53. For covered wet wells, the design provides for air displacement to the atmosphere, such as an inverted "j" tube or other means. [RSWF 42.64]
- X \_\_\_\_\_ 54. The design provides for adequate ventilation all pump stations; mechanical ventilation where the dry well is below the ground surface; permanently installed ventilation if screens or mechanical equipment requiring maintenance or inspection are located in the wet well. Pump stations are designed with no interconnection between the wet well and dry well ventilation systems. [RSWF 42.71]
- X \_\_\_\_\_ 55. The design requires all intermittently operated ventilation equipment to be interconnected with the respective pit lighting system and the manual lighting/ventilation switch to override the automatic controls. [RSWF 42.73]
- X \_\_\_\_\_ 56. The design requires the fan wheels of ventilation systems be fabricated from non-sparking material and automatic heating and dehumidification equipment be provided in all dry wells. [RSWF 42.74]
- X \_\_\_\_\_ 57. If wet well ventilation is continuous, design provides for at least 12 complete 100% fresh air changes per hour; if wet well ventilation is intermittent, design provides for at least 30 complete 100% fresh air changes per hour; and design requires air to be forced into wet wells by mechanical means rather than solely exhausted from the wet well. [RSWF 42.75]
- X \_\_\_\_\_ 58. If dry well ventilation is continuous, design provides at least 6 complete 100% fresh air changes per hour; and dry well ventilation is intermittent, design provides for at least 30 complete 100% fresh air changes per hour, unless a system of two speed ventilation with an initial ventilation rate of 30 changes per hour for 10 minutes and automatic switch over to 6 changes per hour is used to conserve heat. [RSWF 42.76]
- \_\_\_\_\_ 59. Pump stations are designed and located on the site to minimize adverse effects from odors, noise, and lighting. [62-604.400(2)(c), F.A.C.]
- X \_\_\_\_\_ 60. The design requires pump stations be enclosed with a fence or otherwise designed with appropriate features to discourage the entry of animals and unauthorized persons. Posting of an unobstructed sign made of durable weather resistant material at a location visible to the public with a telephone number for a point of contact in case of emergency is specified. [62-604.400(2)(d), F.A.C.]
- X \_\_\_\_\_ 61. The design requires suitable devices for measuring wastewater flow at all pump stations. Indicating, totalizing, and recording flow measurement are specified for pump stations with a 1200 gpm or greater design peak flow. [RSWF 42.8]
- \_\_\_\_\_ 62. The project is designed with no physical connections between any potable water supplies and pump stations. If a potable water supply is brought to a station, reduced-pressure principle backflow-prevention assemblies are specified. [RSWF 42.9 and 62-555.30(4), F.A.C.]

Additional Items to be Completed for Suction-Lift Pump Stations

- X \_\_\_\_\_ 63. The design requires all suction-lift pumps to be either self-priming or vacuum-priming and the combined total of dynamic suction-lift at the "pump off" elevation and required net positive suction head at design operating conditions not to exceed 22 feet. For self-priming pumps, the design requires: 1) pumps be capable of rapid priming and repriming at the "lead pump on" elevation with self-priming and repriming accomplished automatically under design operating conditions; 2) suction piping not to exceed the size of the pump suction or 25 feet in total length; and 3) priming lift at the "lead pump on" elevation to include a safety factor of at least 4 feet from the maximum allowable priming lift for the specific equipment at design operating conditions. For vacuum-priming pump stations, the design requires dual vacuum pumps capable of automatically and completely removing air from the suction-lift pumps and the vacuum pumps be adequately protected from damage due to wastewater. [RSWF 43.1]
- X \_\_\_\_\_ 64. The design requires: 1) suction-lift pump equipment compartments to be above grade or offset and to be effectively isolated from the wet well to prevent a hazardous and corrosive sewer atmosphere from entering the equipment compartment; 2) wet well access not to be through the equipment compartment and to be at least 24 inches in diameter; 3) gasketed replacement plates be provided to cover the opening to the wet well for pump units to be remove for service; and 4) no valving be located in the wet well. [RSWF 43.2]



Additional Items to be Completed for Submersible Pump Stations

- \_\_\_\_\_ 65. Submersible pumps and motors are designed specifically for raw wastewater use, including totally submerged operation during a portion of each pump cycle and to meet the requirements of the National Electrical Code for such units. Provisions for detecting shaft seal failure or potential seal failure are included in the design. [RSWF 44.1]
- \_\_\_\_\_ 66. The design requires submersible pumps be readily removable and replaceable without dewatering the wet well or disconnecting any piping in the wet well. [RSWF 44.2]
- \_\_\_\_\_ 67. In submersible pump stations, electrical supply, control, and alarm circuits are designed to provide strain relief; to allow disconnection from outside the wet well; and to protect terminals and connectors from corrosion by location outside the wet well or through use of watertight seals. [RSWF 44.31]
- \_\_\_\_\_ 68. In submersible pump stations, the design requires the motor control center to be located outside the wet well, readily accessible, and protected by a conduit seal or other appropriate measures meeting the requirements of the National Electrical Code, to prevent the atmosphere of the wet well from gaining access to the control center. If a seal is specified, the motor can be removed and electrically disconnected without disturbing the seal. The design requires control equipment exposed to weather to meet the requirements of weatherproof equipment NEMA 3R or 4. [RSWF 44.32]
- \_\_\_\_\_ 69. In submersible pump stations, the design requires: 1) pump motor power cords be flexible and serviceable under conditions of extra hard usage and to meet the requirements of the National Electrical Code standards for flexible cords in wastewater pump stations; 2) ground fault interruption protection be used to de-energize the circuit in the event of any failure in the electrical integrity of the cable; and 3) power cord terminal fittings be corrosion-resistant and constructed in a manner to prevent the entry of moisture into the cable, provided with strain relief appurtenances, and designed to facilitate field connecting. [RSWF 44.33]
- X \_\_\_\_\_ 70. In submersible pump stations, the design requires all shut-off and check valves be located in a separate valve pit. Provisions to remove or drain accumulated water from the valve pit are included in the design. [RSWF 44.4]

Emergency Operations for Pump Stations

- X \_\_\_\_\_ 71. Pump stations are designed with an alarm system which activates in cases of power failure, sump pump failure, pump failure, unauthorized entry, or any cause of pump station malfunction. Pump station alarms are designed to be telemetered to a facility that is manned 24 hours a day. If such a facility is not available and a 24-hour holding capacity is not provided, the alarm is designed to be telemetered to utility offices during normal working hours and to the home of the responsible person(s) in charge of the lift station during off-duty hours. Note, if an audio-visual alarm system with a self-contained power supply is provided in lieu of a telemetered system, documentation is provided in Part II.(5)BC, showing an equivalent level of reliability and public health protection. [RSWF 45]
- X \_\_\_\_\_ 72. The design requires emergency pumping capability be provided for all pump stations. For pump stations that receive flow from one or more pump stations through a force main or pump stations discharging through pipes 12 inches or larger, the design requires uninterrupted pumping capability be provided, including an in-place emergency generator. Where portable pumping and/or generating equipment or manual transfer is used, the design includes sufficient storage capacity with an alarm system to allow time for detection of pump station failure and transportation and connection of emergency equipment. [62-604.400(2)(a)1. and 2., F.A.C., and RSWF 46.423 and 46.433]
- X \_\_\_\_\_ 73. The design requires: 1) emergency standby systems to have sufficient capacity to start up and maintain the total rated running capacity of the station, including lighting, ventilation, and other auxiliary equipment necessary for safety and proper operation; 2) special sequencing controls be provided to start pump motors unless the generating equipment has capacity to start all pumps simultaneously with auxiliary equipment operating; 3) a riser from the force main with rapid connection capabilities and appropriate valving be provided for all pump stations to hook up portable pumps; and 4) all pump station reliability design features be compatible with the available temporary service power generating and pumping equipment of the authority responsible for operation and maintenance of the collection/transmission system. [62-604.400(2)(a)3., F.A.C., and RSWF 46.431]
- X \_\_\_\_\_ 74. The design provides for emergency equipment to be protected from operation conditions that would result in damage to the equipment and from damage at the restoration of regular electrical power. [RSWF 46.411, 46.417, and 46.432]



- X 75. For permanently-installed internal combustion engines, underground fuel storage and piping facilities are designed in accordance with applicable state and federal regulations; and the design requires engines to be located above grade with adequate ventilation of fuel vapors and exhaust gases. [RSWF 46.414 and 46.415]
- X 76. For permanently-installed or portable engine-driven pumps are used, the design includes provisions for manual start-up. [RSWF 46.422]
- X 77. Where independent substations are used for emergency power, each separate substation and its associated transmission lines is designed to be capable of starting and operating the pump station at its rated capacity. [RSWF 46.44]

#### Force Mains

- \_\_\_\_\_ 78. Force mains are designed to maintain, at design pumping rates, a cleansing velocity of at least 2 feet per second. The minimum force main diameter specified for raw wastewater is not less than 4 inches. [RSWF 48.1]
- \_\_\_\_\_ 79. The design requires: 1) branches of intersecting force mains be provided with appropriate valves such that one branch may be shut down for maintenance and repair without interrupting the flow of other branches; and 2) stubouts on force mains, placed in anticipation of future connections, be equipped with a valve to allow such connection without interruption of service. [62-604.400(2)(f), F.A.C.]
- \_\_\_\_\_ 80. The design requires air relief valves be placed at high points in the force main to prevent air locking. [RSWF 48.2]
- \_\_\_\_\_ 81. Specified force main pipe and joints are equal to water main strength materials suitable for design conditions. The force main, reaction blocking, and station piping are designed to withstand water hammer pressures and stresses associated with the cycling of wastewater pump stations. [RSWF 48.4]
- \_\_\_\_\_ 82. When the Hazen and Williams formula is used to calculate friction losses through force mains, the value for "C" is 100 for unlined iron or steel pipe for design. For other smooth pipe materials, such as PVC, polyethylene, lined ductile iron, the value for C does not exceed 120 for design. [RSWF 48.61]
- \_\_\_\_\_ 83. Where force mains are constructed of material, which might cause the force main to be confused with potable water mains, specifications require the force main to be clearly identified. [RSWF 48.7]
- \_\_\_\_\_ 84. Leakage tests for force mains are specified including testing methods and leakage limits. [RSWF 48.8]

\*RSWF = *Recommended Standards for Wastewater Facilities* (1997) as adopted by rule 62-604.300(5)(g), F.A.C.

B. Explanation for Requirements or Standards Marked "X" in II(5)A. Above (Attach additional sheets if necessary):

2: The system will not be in operation during construction.

7-33: No gravity sewer, manholes, or stream crossing are proposed in this design

37, 39, 41-43, 45, 47, 49, 54-58, 60, 61, 63, 64, 70-77: Does not pertain to grinder pump/low pressure design

### PART III - CERTIFICATIONS

#### (1) Collection/Transmission System Permittee

I, the undersigned owner or authorized representative\* of Long Avenue Partners, LLC  
am fully aware that the statements made in this application for a construction permit are true, correct and complete to the best of my knowledge and belief. I agree to retain the design engineer or another professional engineer registered in Florida, to conduct on-site observation of construction, to prepare a certification of completion of construction, and to review record drawings for adequacy. Further, I agree to provide an appropriate operation and maintenance manual for the facilities pursuant to Rule 62-604.500(4), F.A.C., and to retain a professional engineer registered in Florida to examine (or to prepare if desired) the manual. I am fully aware that Department approval must be obtained before this project is placed into service for any purpose other than testing for leaks and testing equipment operation.

Signed

Name Ralph Rish

Date

Title Agent

\*Attach a letter of authorization.



(2) Owner of Collection/Transmission System

I, the undersigned owner or authorized representative\* of City of Port St. Joe certify that we will be the Owner of this project after it is placed into service. I agree that we will operate and maintain this project in a manner that will comply with applicable Department rules. Also I agree that we will promptly notify the Department if we sell or legally transfer ownership of this project.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Name Jim Anderson Title City Manager  
Company Name City of Port St. Joe  
Address P.O. Box 278  
City Port St. Joe State FL Zip 32457  
Telephone 850-229-8261 Fax \_\_\_\_\_ Email janderson@psj.fl.gov

\* Attach a letter of authorization.

(3) Wastewater Facility Serving Collection/Transmission System\*\*

If this is a Notice of Intent to use a general permit, check here:

☐ The undersigned owner or authorized representative\* of the \_\_\_\_\_ wastewater facility hereby certifies that the above referenced facility has the capacity to receive the wastewater generated by the proposed collection system; is in compliance with the capacity analysis report requirements of Rule 62-600.405, F.A.C.; is not under a Department order associated with effluent violations or the ability to treat wastewater adequately; and will provide the necessary treatment and disposal as required by Chapter 403, F.S., and applicable Department rules.

If this is an application for an individual permit, check one:

☒ The undersigned owner or authorized representative\* of the City of Port St Joe wastewater facility hereby certifies that the above referenced facility has and will have adequate reserve capacity to accept the flow from this project and will provide the necessary treatment and disposal as required by Chapter 403, F.S., and applicable Department rules.

☐ The undersigned owner or authorized representative\* of the \_\_\_\_\_ wastewater facility hereby certifies that the above referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project and will provide the necessary treatment and disposal as required by Chapter 403, F.S., and applicable Department rules.

Name of Treatment Plant Serving Project City of Port St Joe WWTF  
County Gulf City Port St Joe  
DEP permit number FL A020206 Expiration Date \_\_\_\_\_  
Maximum monthly average daily flow over the last 12 month period \_\_\_\_\_ MGD Month(s) used \_\_\_\_\_  
Maximum three-month average daily flow over the last 12 month period \_\_\_\_\_ MGD Month(s) used \_\_\_\_\_  
Current permitted capacity \_\_\_\_\_ MGD ☒ AADF ☐ MADF ☐ TMADF  
Current outstanding flow commitments (including this project) against treatment plant capacity: \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Name Kevin Pettis Title Wastewater Plant Manager  
Address PO Box 278  
City Port St Joe State FL Zip 32456  
Telephone (850) 229-6395 Fax (850) 229-6371 Email kpettis @psj.fl.gov

\* Attach a letter of authorization.

\*\* If there is an intermediate collection system, a letter shall be attached certifying that the intermediate downstream collection system has adequate reserve capacity to accept the flow from this project.



(4) Professional Engineer Registered in Florida

I, the undersigned professional engineer registered in Florida, certify that I am in responsible charge of the preparation and production of engineering documents for this project; that plans and specifications for this project have been completed; that I have expertise in the design of wastewater collection/transmission systems; and that, to the best of my knowledge and belief, the engineering design for this project complies with the requirements of Chapter 62-604, F.A.C.

((Affix Seal))

Signed \_\_\_\_\_  
Date \_\_\_\_\_

Name Josh Baxley, P.E. Florida Registration No. 67529  
Company Name Dewberry Engineers Inc.  
Address 324 Marina Drive  
City Port St. Joe State FL Zip 32456  
Telephone (850) 354-5 Fax \_\_\_\_\_ Email jbaxley@dewberry.com  
Portion of Project for Which Responsible Design of sewer system

((Affix Seal))

Signed \_\_\_\_\_  
Date \_\_\_\_\_

Name \_\_\_\_\_ Florida Registration No. \_\_\_\_\_  
Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
Portion of Project for Which Responsible \_\_\_\_\_

((Affix Seal))

Signed \_\_\_\_\_  
Date \_\_\_\_\_

Name \_\_\_\_\_ Florida Registration No. \_\_\_\_\_  
Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
Portion of Project for Which Responsible \_\_\_\_\_





## NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

**INSTRUCTIONS:** This notice shall be completed and submitted by persons proposing to construct projects permitted under the "General Permit for Construction of Water Main Extensions for Public Water Systems" in Rule 62-555.405, F.A.C. AT LEAST 30 DAYS BEFORE BEGINNING CONSTRUCTION OF A WATER MAIN EXTENSION PROJECT, complete and submit one copy of this notice to the appropriate Department of Environmental Protection (DEP) District Office or Approved County Health Department (ACHD) along with payment of the proper permit processing fee. (When completed, Part II of this notice serves as the preliminary design report for a water main extension project, and thus, it is unnecessary to submit a separate preliminary design report or drawings, specifications, and design data with this notice.) All information provided in this notice shall be typed or printed in ink. The DEP permit processing fee for projects requiring the services of a professional engineer during design is \$650, and the DEP permit processing fee for projects not requiring the services of a professional engineer during design is \$500.\* Some ACHDs charge a county permit processing fee in addition to the DEP permit processing fee. Checks for permit processing fees shall be made payable to the Department of Environmental Protection or the appropriate ACHD. NOTE THAT A SEPARATE NOTIFICATION AND A SEPARATE PERMIT PROCESSING FEE ARE REQUIRED FOR EACH NON-CONTIGUOUS PROJECT.†

\* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers licensed in Florida.

† Non-contiguous projects are projects that are neither interconnected nor located nearby one another (i.e., on the same site, on adjacent streets, or in the same neighborhood).

### I. General Project Information

A. Name of Project: **Palmetto Bluff Subdivision**

B. Description of Project and Its Purpose:

The system will consist of a 8" water main and associated appurtenances that will provide water to 87 proposed single family lots. The existing 10" water main will be tapped with a 10"x8" SS hot tap assembly and a new 8" water main will be constructed for approximately 5500 LF.

C. Location of Project

1. County Where Project Located: Gulf County

2. Description of Project Location:

approximately 2,800 linear feet North of the Long Avenue and US 98 intersection in Port St. Joe.

D. Estimate of Cost to Construct Project: \$200,000.00

E. Estimate of Dates for Starting and Completing Construction of Project:

April 2022 to May 2022

F. Permittee

PWS/Company Name: Long Avenue Partners, LLC		PWS Identification No.:*		
PWS Type:*	<input type="checkbox"/> Community	<input type="checkbox"/> Non-Transient Non-Community	<input type="checkbox"/> Transient Non-Community	<input type="checkbox"/> Consecutive
Contact Person: Ralph Rish		Contact Person's Title:		
Contact Person's Mailing Address: 1887 SR 30-A				
City: Port St Joe		State: FL	Zip Code: 32456	
Contact Person's Telephone Number: 850-571-1216		Contact Person's Fax Number:		
Contact Person's E-Mail Address: rris@Dewberry.com				

\* This information is required only if the permittee is a public water system (PWS).

G. Public Water System (PWS) Supplying Water to Project

PWS Name: City of Port St. Joe		PWS Identification No.: 1230545		
PWS Type:	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> Non-Transient Non-Community	<input type="checkbox"/> Transient Non-Community	<input type="checkbox"/> Consecutive
PWS Owner: City of Port St. Joe		Contact Person's Title: Water Plant Manager		
Contact Person: Larry McClamma		Contact Person's Title: Water Plant Manager		
Contact Person's Mailing Address: P.O Box 278				
City: Port St. Joe		State: FL	Zip Code: 32457	
Contact Person's Telephone Number: (850) 229-1421		Contact Person's Fax Number:		
Contact Person's E-Mail Address: lmcclamma@psj.fl.gov				



# NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Palmetto Bluff Subdivision	Permittee: Long Avenue Partners, LLC
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## H. Public Water System (PWS) that Will Own Project After It Is Placed into Permanent Operation

PWS Name: City of Port St. Joe		PWS Identification No.: * 1230545	
PWS Type: * <input checked="" type="checkbox"/> Community <input type="checkbox"/> Non-Transient Non-Community <input type="checkbox"/> Transient Non-Community <input type="checkbox"/> Consecutive			
PWS Owner: City of Port St. Joe			
Contact Person: Jim Anderson		Contact Person's Title: City Manager	
Contact Person's Mailing Address: P.O Box 278			
City: Port St. Joe		State: FL	Zip Code: 32457
Contact Person's Telephone Number: (850) 229-8261		Contact Person's Fax Number:	
Contact Person's E-Mail Address: janderson@psj.fl.gov			

\* This information is required only if the owner/operator is an existing PWS.

## I. Professional Engineer(s) or Other Person(s) in Responsible Charge of Designing Project\*

Company Name: Dewberry		
Designer(s): Josh Baxley		Title(s) of Designer(s): Branch Manager, P.E.
Qualifications of Designer(s):		
<input checked="" type="checkbox"/> Professional Engineer(s) Licensed in Florida – License Number(s): 67529		
<input type="checkbox"/> Public Officer(s) Employed by State, County, Municipal, or Other Governmental Unit of State†		
<input type="checkbox"/> Plumbing Contractor(s) Licensed in Florida – License Number(s): ^		
Mailing Address of Designer(s): 324 Marina Drive		
City: Port St Joe	State: FL	Zip Code: 32456
Telephone Number of Designer(s): (850) 693-2181		Fax Number of Designer(s):
E-Mail Address(es) of Designer(s): jlbaxley@Dewberry.com		

\* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers licensed in Florida.

† Attach a detailed construction cost estimate showing that the cost to construct this project is \$10,000 or less.

^ Attach documentation showing that this project will be installed by the plumbing contractor(s) designing this project, documentation showing that this project involves a public water system serving a single property and fewer than 250 fixture units, and a detailed construction cost estimate showing that the cost to construct this project is \$50,000 or less.

## II. Preliminary Design Report for Project\*

### A. Service Area, Water Use, and Service Pressure Information

1. Design Type and Number of Service Connections, and Average Daily Water Demands and Maximum-Day Water Demands, in the Entire Area to Be Served by the Water Mains Being Constructed Under this Project:

A = Type of Service Connection	B = Number of Service Connections	C = Average Daily Water Demand Per Service Connection, gpd	D = Total Average Daily Water Demand <sup>a</sup> , gpd (Columns BxC for Residential Service Connections)	E = Total Maximum-Day Water Demand <sup>b</sup> , gpd
Single-Family Home	87	300	26100	65250
Mobile Home			0	
Apartment			0	
Commercial, Institutional, or Industrial Facility <sup>a</sup>				
<b>Total</b>	<b>87</b>		<b>26100</b>	<b>65250</b>

- a. Description of Commercial, Institutional, or Industrial Facilities and Explanation of Method(s) Used to Estimate Average Daily Water Demand for These Facilities:

Development of 87 single family residences at 300 GPD per residence.

- b. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Maximum-Day Water Demand:

Maximum daily demand was estimated using a factor of 2.5.



# NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Palmetto Bluff Subdivision

Permittee: Long Avenue Partners, LLC

2. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Design Peak-Hour Water Demand and, for Small Water Systems that Use Hydropneumatic Tanks or that Are Not Designed to Provide Fire Protection, Peak Instantaneous Water Demand:

A peaking factor of 4.0 has been used to determine peak hour demand. This results in a peak hour demand of 4350 GPH.

3. Design Fire-Flow Rate and Duration:

NA

4. Design Service Pressure Range:

45-50 PSI

## B. Project Site Information

1. ATTACH A SITE PLAN OR SKETCH SHOWING THE SIZE AND APPROXIMATE LOCATION OF NEW OR ALTERED WATER MAINS, SHOWING THE APPROXIMATE LOCATION OF HYDRANTS, VALVES, METERS, AND BLOW-OFFS IN SAID MAINS, AND SHOWING HOW SAID MAINS CONNECT TO THE PUBLIC WATER SYSTEM SUPPLYING WATER FOR THE PROJECT.
2. Description of Any Areas Where New or Altered Water Mains Will Cross Above or Under Surface Water or Be Located in Soil that Is Known to Be Aggressive:

NA

## C. Information About Compliance with Design and Construction Requirements

1. If this project is being designed to comply with the following requirements, initial in ink before the requirements. If any of the following requirements do not apply to this project or if this project includes exceptions to any of the following requirements as allowed by rule, mark "X" before the requirements and complete Part II.C.2 below. *RSWW* = *Recommended Standards for Water Works* as incorporated into Rule 62-555.330, F.A.C.

- \_\_\_\_\_ a. This project is being designed to keep existing water mains and service lines in operation during construction or to minimize interruption of water service during construction. [*RSWW* 1.3.a; exceptions allowed under FAC 62-555.330]
- \_\_\_\_\_ b. All pipe, pipe fittings, pipe joint packing and jointing materials, valves, fire hydrants, and meters installed under this project will conform to applicable American Water Works Association (AWWA) standards. [FAC 62-555.320(21)(b), *RSWW* 8.0, and AWWA standards as incorporated into FAC 62-555.330; exceptions allowed under FAC 62-555.320(21)(c)]
- \_\_\_\_\_ c. All public water system components, excluding fire hydrants, that will be installed under this project and that will come into contact with drinking water will conform to NSF International Standard 61 as adopted in Rule 62-555.335, F.A.C., or other applicable standards, regulations, or requirements referenced in paragraph 62-555.320(3)(b), F.A.C. [FAC 62-555.320(3)(b); exceptions allowed under FAC 62-555.320(3)(d)]
- \_\_\_\_\_ d. All pipe and pipe fittings installed under this project will contain no more than 8.0% lead, and any solder or flux used in this project will contain no more than 0.2% lead. [FAC 62-555.322]
- \_\_\_\_\_ e. All pipe and pipe fittings installed under this project will be color coded or marked in accordance with subparagraph 62-555.320(21)(b)3, F.A.C., using blue as a predominant color. (Underground plastic pipe will be solid-wall blue pipe, will have a co-extruded blue external skin, or will be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe will have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe will have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint will be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipe with an internal diameter of 24 inches or greater, tape or paint will be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe will be painted blue or will be color coded or marked like underground pipe.) [FAC 62-555.320(21)(b)3]
- \_\_\_\_\_ f. All new or altered water mains included in this project are sized after a hydraulic analysis based on flow demands and pressure requirements. ATTACH A HYDRAULIC ANALYSIS JUSTIFYING THE SIZE OF ANY NEW OR ALTERED WATER MAINS WITH AN INSIDE DIAMETER OF LESS THAN THREE INCHES. [FAC 62-555.320(21)(b) and *RSWW* 8.1]



# NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Palmetto Bluff Subdivision

Permittee: Long Avenue Partners, LLC

- \_\_\_\_\_ g. The inside diameter of new or altered water mains that are included in this project and that are being designed to provide fire protection and serve fire hydrants will be at least six inches. [FAC 62-555.320(21)(b) and *RSWW* 8.1.2]
- \_\_\_\_\_ h. New or altered water mains that are included in this project and that are not being designed to carry fire flows do not have fire hydrants connected to them. [FAC 62-555.320(21)(b) and *RSWW* 8.1.5]
- \_\_\_\_\_ i. This project is being designed to minimize dead-end water mains by making appropriate tie-ins where practical. [FAC 62-555.320(21)(b) and *RSWW* 8.1.6.a]
- \_\_\_\_\_ j. New or altered dead-end water mains included in this project will be provided with a fire or flushing hydrant or blow-off for flushing purposes. [FAC 62-555.320(21)(b) and *RSWW* 8.1.6.b]
- \_\_\_\_\_ k. Sufficient valves will be provided on new or altered water mains included in this project so that inconvenience and sanitary hazards will be minimized during repairs. [FAC 62-555.320(21)(b) and *RSWW* 8.2]
- \_\_\_\_\_ l. New or altered fire hydrant leads included in this project will have an inside diameter of at least six inches and will include an auxiliary valve. [FAC 62-555.320(21)(b) and *RSWW* 8.3.3]
- \_\_\_\_\_ m. All fire hydrants that will be installed under this project and that will have unplugged, underground drains will be located at least three feet from any existing or proposed storm sewer, stormwater force main, pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., or vacuum-type sanitary sewer; at least six feet from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-10, F.A.C.; and at least ten feet from any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(4)]
- \_\_\_\_\_ n. At high points where air can accumulate in new or altered water mains included in this project, provisions will be made to remove the air by means of air relief valves, and automatic air relief valves will not be used in situations where flooding of the valve manhole or chamber may occur. [FAC 62-555.320(21)(b) and *RSWW* 8.4.1]
- \_\_\_\_\_ o. The open end of the air relief pipe from all automatic air relief valves installed under this project will be extended to at least one foot above grade and will be provided with a screened, downward-facing elbow. [FAC 62-555.320(21)(b) and *RSWW* 8.4.2]
- \_\_\_\_\_ p. New or altered chambers, pits, or manholes that contain valves, blow-offs, meters, or other such water distribution system appurtenances and that are included in this project will not be connected directly to any sanitary or storm sewer, and blow-offs or air relief valves installed under this project will not be connected directly to any sanitary or storm sewer. [FAC 62-555.320(21)(b) and *RSWW* 8.4.3]
- \_\_\_\_\_ q. New or altered water mains included in this project will be installed in accordance with applicable AWWA standards or in accordance with manufacturers' recommended procedures. [FAC 62-555.320(21)(b), *RSWW* 8.5.1, and AWWA standards as incorporated into FAC 62-555.330]
- \_\_\_\_\_ r. A continuous and uniform bedding will be provided in trenches for underground pipe installed under this project; backfill material will be tamped in layers around underground pipe installed under this project and to a sufficient height above the pipe to adequately support and protect the pipe; and unsuitably sized stones (as described in applicable AWWA standards or manufacturers' recommended installation procedures) found in trenches will be removed for a depth of at least six inches below the bottom of underground pipe installed under this project. [FAC 62-555.320(21)(b), *RSWW* 8.5.2]
- \_\_\_\_\_ s. All water main tees, bends, plugs, and hydrants installed under this project will be provided with thrust blocks or restrained joints to prevent movement. [FAC 62-555.320(21)(b) and *RSWW* 8.5.4]
- \_\_\_\_\_ t. New or altered water mains that are included in this project and that will be constructed of asbestos-cement or polyvinyl chloride pipe will be pressure and leakage tested in accordance with AWWA Standard C603 or C605, respectively, as incorporated into Rule 62-555.330, F.A.C., and all other new or altered water mains included in this project will be pressure and leakage tested in accordance with AWWA Standard C600 as incorporated into Rule 62-555.330. [FAC 62-555.320(21)(b)1 and AWWA standards as incorporated into FAC 62-555.330]
- \_\_\_\_\_ u. New or altered water mains, including fire hydrant leads and including service lines that will be under the control of a public water system and that have an inside diameter of three inches or greater, will be disinfected and bacteriologically evaluated in accordance with Rule 62-555.340, F.A.C. [FAC 62-555.320(21)(b)2 and FAC 62-555.340]
- x \_\_\_\_\_ v. New or altered water mains that are included in this project and that will be installed in areas where there are known aggressive soil conditions will be protected through use of corrosion-resistant water main materials, through encasement of the water mains in polyethylene, or through provision of cathodic protection. [FAC 62-555.320(21)(b) and *RSWW* 8.5.7.d]



# NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSSs

Project Name: Palmetto Bluff Subdivision

Permittee: Long Avenue Partners, LLC

- \_\_\_\_\_ w. New or relocated, underground water mains included in this project will be laid to provide a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary sewer, storm sewer, stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer (or a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer if the bottom of the water main will be laid at least six inches above the top of the sewer); a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and a horizontal distance of at least ten feet between the outside of the water main and all parts of any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(1); exceptions allowed under FAC 62-555.314(5)]
- \_\_\_\_\_ x. New or relocated, underground water mains that are included in this project and that will cross any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer will be laid so the outside of the water main is at least six inches above the other pipeline or at least 12 inches below the other pipeline; and new or relocated, underground water mains that are included in this project and that will cross any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water will be laid so the outside of the water main is at least 12 inches above or below the other pipeline. [FAC 62-555.314(2); exceptions allowed under FAC 62-555.314(5)]
- \_\_\_\_\_ y. At the utility crossings described in Part II.C.1.w above, one full length of water main pipe will be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline or the pipes will be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, storm sewers, stormwater force mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. [FAC 62-555.314(2); exceptions allowed under FAC 62-555.314(5)]
- x \_\_\_\_\_ z. New or altered water mains that are included in this project and that will cross above surface water will be adequately supported and anchored, protected from damage and freezing, and accessible for repair or replacement. [FAC 62-555.320(21)(b) and *RSWW* 8.7.1]
- x \_\_\_\_\_ aa. New or altered water mains that are included in this project and that will cross under surface water will have a minimum cover of two feet. [FAC 62-555.320(21)(b) and *RSWW* 8.7.2]
- x \_\_\_\_\_ bb. New or altered water mains that are included in this project and that will cross under surface water courses greater than 15 feet in width will have flexible or restrained, watertight pipe joints and will include valves at both ends of the water crossing so the underwater main can be isolated for testing and repair; the aforementioned isolation valves will be easily accessible and will not be subject to flooding; the isolation valve closest to the water supply source will be in a manhole; and permanent taps will be provided on each side of the isolation valve within the manhole to allow for insertion of a small meter to determine leakage from the underwater main and to allow for sampling of water from the underwater main. [FAC 62-555.320(21)(b) and *RSWW* 8.7.2]
- \_\_\_\_\_ cc. This project is being designed to include proper backflow protection at those new or altered service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in *Recommended Practice for Backflow Prevention and Cross-Connection Control*, AWWA Manual M14, as incorporated into Rule 62-555.330, F.A.C.; or the public water system that will own this project after it is placed into operation has a cross-connection control program requiring water customers to install proper backflow protection at those service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in AWWA Manual M14. [FAC 62-555.360 and AWWA Manual M14 as incorporated into FAC 62-555.330]
- \_\_\_\_\_ dd. Neither steam condensate, cooling water from engine jackets, nor water used in conjunction with heat exchangers will be returned to the new or altered water mains included in this project. [FAC 62-555.320(21)(b) and *RSWW* 8.8.2]



# NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Lakeview at Palmetto Bluff Subdivision	Permittee: Long Avenue Partners, LLC
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2. Explanation for Requirements Marked "X" in Part II.C.1 Above, Including Justification, Documentation, Assurances, and/or Alternatives as Required by Rule for Exceptions to Requirements in Part II.C.1:

v: There are no known aggressive soils in the area.

z-bb: no surface waters will be crossed with the proposed mains.

I completed Part II of this notice, and the information provided in Part II and on the attachment(s) to Part II is true and accurate to the best of my knowledge and belief.

Signature, Seal, and Date of Professional Engineer (PE) or  
Signature and Date of Other Person in Responsible Charge of  
Designing Project:\*

Printed/Typed Name: Joshua Bryan Baxley

License Number of PE or License Number or Title of Other  
Person in Responsible Charge of Designing Project:\*

Portion of Preliminary Design Report for Which Responsible:  
Water Main Extension

Signature, Seal, and Date of Professional Engineer (PE) or  
Signature and Date of Other Person in Responsible Charge of  
Designing Project:\*

Printed/Typed Name:

License Number of PE or License Number or Title of Other  
Person in Responsible Charge of Designing Project:\*

Portion of Preliminary Design Report for Which Responsible:

\* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more PEs licensed in Florida. If this project is being designed under the responsible charge of one or more PEs licensed in Florida, Part II of this notice shall be completed, signed, sealed, and dated by the PE(s) in responsible charge. If this project is not being designed under the responsible charge of one or more PEs licensed in Florida, Part II shall be completed, signed, and dated by the person(s) in responsible charge of designing this project.



# NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Palmetto Bluff Subdivision

Permittee: Long Avenue Partners, LLC

## III. Certifications

### A. Certification by Permittee

I am duly authorized to sign this notice on behalf of the permittee identified in Part I.F of this notice. I certify that, to the best of my knowledge and belief, this project complies with Chapter 62-555, F.A.C. I also certify that construction of this project has not begun yet and that, to the best of my knowledge and belief, this project does not include any of the following construction work:

- construction of water mains conveying raw or partially treated drinking water;
- construction of drinking water treatment, pumping, or storage facilities or conflict manholes;
- construction of water mains in areas contaminated by low-molecular-weight petroleum products or organic solvents;
- construction of an interconnection between previously separate public water systems or construction of water mains that create a "new system" as described under subsection 62-555.525(1), F.A.C.; or
- construction of water mains that will remain dry following completion of construction.

(A specific construction permit is required for each project involving any of the above listed construction work.)

I understand that, if this project is designed under the responsible charge of one or more professional engineers (PEs) licensed in Florida, the permittee must retain a Florida-licensed PE to take responsible charge of inspecting construction of this project for the purpose of determining in general if the construction proceeds in compliance with the Department of Environmental Protection construction permit, including the approved preliminary design report, for this project. I understand that the permittee must have complete record drawings prepared for this project. I also understand that the permittee must submit a certification of construction completion to the Department and obtain written approval, or clearance, from the Department before the permittee places this project into operation for any purpose other than disinfection or testing for leaks.

Ralph Rish

Agent

Signature and Date

Printed or Typed Name

Title

### B. Certification by PWS Supplying Water to Project

I am duly authorized to sign this notice on behalf of the PWS identified in Part I.G of this notice. I certify that said PWS will supply the water necessary to meet the design water demands for this project. As indicated below, the water treatment plant(s) to which this project will be connected has(have) the capacity necessary to meet the design water demands for this project, and I certify that all other PWS components affected by this project also have the capacity necessary to meet the design water demands for this project. I certify that said PWS is in compliance with applicable planning requirements in Rule 62-555.348, F.A.C.; applicable cross-connection control requirements in Rule 62-555.360, F.A.C.; and to the best of my knowledge and belief, all other applicable rules in Chapters 62-550, 62-555, and 62-699, F.A.C.; furthermore, I certify that, to the best of my knowledge and belief, said PWS's connection to this project will not cause said PWS to be in noncompliance with Chapter 62-550 or 62-555, F.A.C. I also certify that said PWS has reviewed the preliminary design report for this project and that said PWS considers the connection(s) between this project and said PWS acceptable as designed.

- Name(s) of Water Treatment Plant(s) to Which this Project Will Be Connected:

City of Port St. Joe Surface Water Treatment Plant

- Total Permitted Maximum Day Operating Capacity of Plant(s), gpd: 3,000,000
- Total Maximum Day Flow at Plant(s) as Recorded on Monthly Operating Reports During Past 12 Months, gpd: 1,000,000

Larry McClamma

Water Plant Manager

Signature and Date

Printed or Typed Name

Title

### C. Certification by PWS that Will Own Project After It Is Placed into Permanent Operation

I am duly authorized to sign this notice on behalf of the PWS identified in Part I.H of this notice. I certify that said PWS will own this project after it is placed into permanent operation. I also certify that said PWS has reviewed the preliminary design report for this project and that said PWS considers this project acceptable as designed.

Jim Anderson

City Manager

Signature and Date

Printed or Typed Name

Title



# NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Palmetto Bluff Subdivision

Permittee: Long Avenue Partners, LLC

## D. Certification by Professional Engineer(s) in Responsible Charge of Designing Project\*

I, the undersigned professional engineer licensed in Florida, am in responsible charge of designing this project. I certify that, to the best of my knowledge and belief, the design of this project complies with Chapter 62-555, F.A.C. I also certify that, to the best of my knowledge and belief, this project is not being designed to include any of the following construction work:

- construction of water mains conveying raw or partially treated drinking water;
- construction of drinking water treatment, pumping, or storage facilities or conflict manholes;
- construction of water mains in areas contaminated by low-molecular-weight petroleum products or organic solvents;
- construction of an interconnection between previously separate public water systems or construction of water mains that create a "new system" as described under subsection 62-555.525(1), F.A.C.; or
- construction of water mains that will remain dry following completion of construction.

(A specific construction permit is required for each project involving any of the above listed construction work.)

Signature, Seal, and Date:

Signature, Seal, and Date:

Printed/Typed Name: Joshua Bryan Baxley

License Number: 67528

Portion of Preliminary Design Report for Which Responsible:  
Water Mains

Printed/Typed Name:

License Number:

Portion of Preliminary Design Report for Which Responsible:

\* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers (PEs) licensed in Florida. If this project is being designed under the responsible charge of one or more PEs licensed in Florida, Part III.D of this notice shall be completed by the PE(s) in responsible charge. If this project is not being designed under the responsible charge of one or more PEs licensed in Florida, Part III.D does not have to be completed.