City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
August 3, 2021 at 4:00 P.M.
****Continued until August 10, 2021 at 4:00 P.M.****

Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley

Hal Keels
Travis Burge
Letha Mathews

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

June 1, 2021, Regular Meeting Minutes — **Page 1**

BUSINESS ITEMS

- **Windmark North Phase I- 105 Lots** — **Pages 2-12**
  - **Final Plat Approval**
- **1105 Constitution Drive- Special Exception Request** — **Pages 13-18**
- **Lakeview at Palmetto Bluff- Lots 11-20** — **Pages 19-31**
  - **Development Order Request**

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

City of Port St. Joe
Regular Meeting
Planning Development & Review Board
June 1, 2021

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Vice Chairman Earley called the Meeting to Order at 4:00 P.M.

Consent Agenda

A Motion was made by Minnie Likely, second by Letha Mathews, to approve the Regular Meeting Minutes of May 4, 2021. All in favor; Motion carried 5-0.

Business Items

Ordinance 589 Mobile Home on Avenue E

Zone R-2B does not allow for mobile homes. Willie Mae Williams and Andrew Gainer asked about the status of her home. The home is a manufactured home, not a modular, and they are trying to put a 48' trailer on a 50' lot.

Letha Mathews made a Motion to take out item #4, of the Sunset Provision. The Motion died for the lack of a second.

A Motion was made by Minnie Likely, second by Letha Mathews, that the aesthetics portion and the architectural design be adhered to and remove the Sunset provision from the Ordinance. All in favor; Motion carried 5-0.

There was no other busines to come before the Board and a Motion was made by Hal Keels, second by Travis Burge, to adjourn the meeting at 4:35 P.M. All in favor; Motion carried 5-0.

_____ _____
Charlotte M. Pierce, City Clerk Date

_____ _____
Phil Earley, Vice Chairman Date

Thank you for placing your order with us.

legals@nevespublishing.com <legals@nevespublishing.com>

Thu 7/8/2021 11:08 AM

To: epcipsj@outlook.com <epcipsj@outlook.com>
Cc: gbrannan@nevespublishing.com <gbrannan@nevespublishing.com>

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:	W0010438
Classification:	Legals
Package:	Legal Display
Order Cost:	$84.00

Account Details

Kelly Simpson
1002 10th Street
Port St Joe, FL 32456
850-229-1093
epcipsj@outlook.com
City Of Port St Joe Bldg Dept

Schedule for ad number W00104380

Thu Jul 15, 2021

Port St. Joe Star Legals *All Zones*

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 August 3rd, 2021, 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 Sherrie Swindle located at 1105 Constitution Dr., Parcel # 05533-000R. The reason for the request is Per Section 3.03 (14) of the Land Development Regulations referencing impervious surface limits to allow an addition. The proposed plans can be reviewed at the Building Department located at 1002 10th 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 Date July 15, 2021

Reference : Impervious increase request

(1105 Constitution Dr.)

Exceed the allowable 40% impervious by an additional 2.73% in order to construct an addition to the rear of the existing residence. The total proposal impervious percentage is 42.73%.

Please see the attached site plan.

Thanks, Sherrie Swindle

CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 1105 Constitution Dr Zoning: R-1

Property Owner: Sherriel Swindle Phone: 850-272-3839

Mailing Address: 1066 Hwy 73 Marianna FL City, State, and Zip: 32448

Parcel Number: # 05533-000R Applicant if different: _____

Owner signature

Swore to and subscribed before me this 29 day of June 2021. Personally known or produced identification Driver's License.

Signature of Notary Public

KELLY DIANNE SIMPSON
MY COMMISSION EXPIRES
MARCH 4, 2023
#GG 304634
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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 #1919
- ✓ 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

Owner Signature _____ Date _____

Applicant Signature _____ Date _____

This instrument prepared under
The direction of:
SHERRIE L. SWINDLE
1066 HIGHWAY 73
MARIANNA, FLORIDA 32448

Inst:201523004545 Date:9/4/2015 Time:1:23 PM
Doc Stamp-Deed:0.70
DC,Rebecca L. Norris,Gulf County B:581 P:575

This Warranty Deed, Made this 13TH day of APRIL, 2015, Between **RODNEY E. SWINDLE AND WIFE, SHERRIE L. SWINDLE hereinafter called the Grantors, to: SHERRIE L. SWINDLE, ALYSHA S. EDENFIELD, AND KIMBERLY S. BARBER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose post office address is: **1066 HIGHWAY 73, MARIANNA, FLORIDA 32448** hereinafter called the Grantees,

(Wherever used herein the terms "Grantor" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the successors and assigns of Corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantors, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all that certain land, situate in Gulf County, State of Florida, viz:

Lot 6, Block 97, St. Joseph's Addition of the City of Port St. Joe, Florida, Unit Number Four, according to the plat thereof recorded in Plat Book 1, Page 38, of the Public Records of Gulf County, Florida.

HAVING A PARCEL ID#05533-000R

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantors hereby covenants with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature
Printed Name: Lisa M. Yoder
Second Witness Signature
Printed Name: Lisa M Yoder
Terri G Waldron

Rodney E. Swindle (SEAL)
RODNEY E. SWINDLE
ADDRESS: 2 HIGHWAY 73 SOUTH
MARIANNA, FLORIDA 32448

Sherrie L. Swindle (SEAL)
SHERRIE L. SWINDLE
ADDRESS: 1066 HIGHWAY 73
MARIANNA, FLORIDA 32448

CIRCUIT COURT SUUM CUIQUE GULF COUNTY, FLORIDA

State of FLORIDA)
County of Calhoun)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RODNEY E. SWINDLE AND WIFE, SHERRIE L. SWINDLE, known to me to be the persons who executed the foregoing instrument and who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☐ Said person (s) is/are personally known to me. ☐ Said person (s) provided the following type of identification: _____

[Notary Seal] 5 Witness my hand and official seal in the County and State last aforesaid this

qPublic.net™ Gulf County, FL

Parcel Summary

Parcel ID	05533-000R
Location Address	1105 CONSTITUTION DR PORT ST JOE 32456
Brief Tax Description*	ST JOSEPH ADDN UNIT NO 4 LOT 6 ORB 581/575 FR SWINDLE BLK 97 MAP 50D *The Description above is not to be used on legal documents
Property Use Code	SINGLE FAM (000100)
Sec/Twp/Rng	12-8S-11W
Tax District	City of Port St Joe (District 5)
Millage Rate	16.9855
Acreage	0.470
Homestead	N

View Map

Owner Information

Primary Owner
Swindle Sherrie L Et Al
1066 Highway 73
Marianna, FL 32448

Land Information

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

Residential Buildings

Building 1

Type	SFR
Total Area	4,641
Heated Area	2,750
Exterior Walls	F-C SIDING
Roof Cover	METAL ROOF
Interior Walls	DRYWALL
Frame Type	WOOD FRAME
Floor Cover	HARDWOOD; CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	3
Bedrooms	3
Stories	2
Effective Year Built	2012

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

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0058	CARPORT (*)	1	34 x 26 x 0	884	SF	2010

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	05/13/2015	$100	WD	581	575	Unqualified (U)	Improved	SWINDLE RODNEY E & SHERRIE L	SWINDLE SHERRIE L ET AL (JT W/ROS)
N	04/08/2009	$425,000	SW	473	336	Qualified (Q)	Improved	BAYSIDE SAVINGS BANK	SWINDLE RODNEY E & SHERRIE L
N	02/02/2005	$482,000	WD	366	884	Qualified (Q)	Improved	HANSON KATHLEEN ANNE	HADDOCK MARK & KAYE

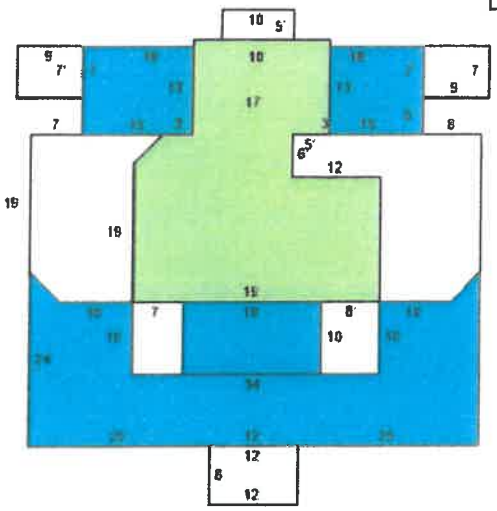
Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	$187,847	$187,847	$301,264
Extra Features Value	$6,953	$6,953	$7,822
Land Value	$145,000	$145,000	$145,000
Land Agricultural Value	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0
Just (Market) Value	$339,800	$339,800	$454,086
Assessed Value	$339,800	$339,800	$407,988
Exempt Value	$0	$0	$0
Taxable Value	$339,800	$339,800	$407,988
Maximum Save Our Homes Portability	$0	$0	$46,098

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

Sketches

	FUS	F UP STORY	949	2007
	DCK	DECK	272	2007
	FOP	F OPN PRCH	1619	2007
	BAS	BASE AREA	1601	2007



No data available for the following modules: Commercial Buildings.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES AND/OR ADDRESS VERIFICATION. For address verification contact the Emergency Management Addressing office at 850 229 9110.
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Version 2.3.52.

SOUTHEASTERN
CONSULTING ENGINEERS, INC.

1105 CONSTITUTION DRIVE SITE PLAN DRAWINGS

SECTION	12	TOWNSHIP	8S	RANGE	11W

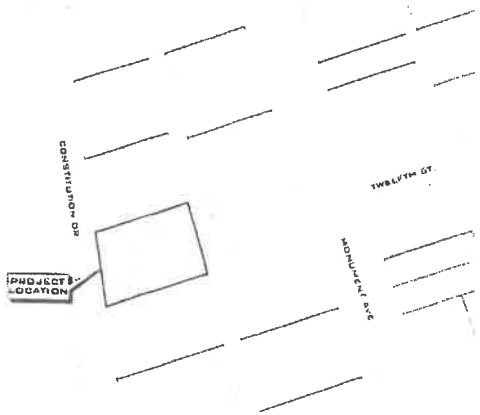
1105 CONSTITUTION DRIVE
PORT ST. JOE, FLORIDA 32456
GULF COUNTY PARCEL ID: 05533-000R

FOR

SHERRIE L. SWINDLE, ALYSHA S. EDENFIELD & KIMBERLY S. BARBER

PROJECT VICINITY

LOCATION MAP



SHEET INDEX

SHEET	SHEET NAME
CVR	COVER SHEET
C1	PROPOSED SITE PLAN

NOTE:

1. ALL SCALES HEREIN SHALL BE CONSIDERED APPROPRIATE FOR 24X36 SIZE PLOTS ONLY.
2. DUE TO REPRODUCTION, THE SCALES SHOWN ON THIS PLAN SET MAY HAVE BEEN COMPROMISED.

SOUTHEASTERN CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. 9291
1000 MONUMENTAL AVE.
PANAMA CITY, FL. 32401
(850) 785-3200 (850) 785-3201
FAX (850) 785-3207
COA #2084

COVER SHEET

1105 CONSTITUTION DRIVE
PORT ST. JOE, FLORIDA 32456
GULF COUNTY PARCEL ID: 05533-000R

PROJECT NUMBER: 21-1309-01 REVISIONS:

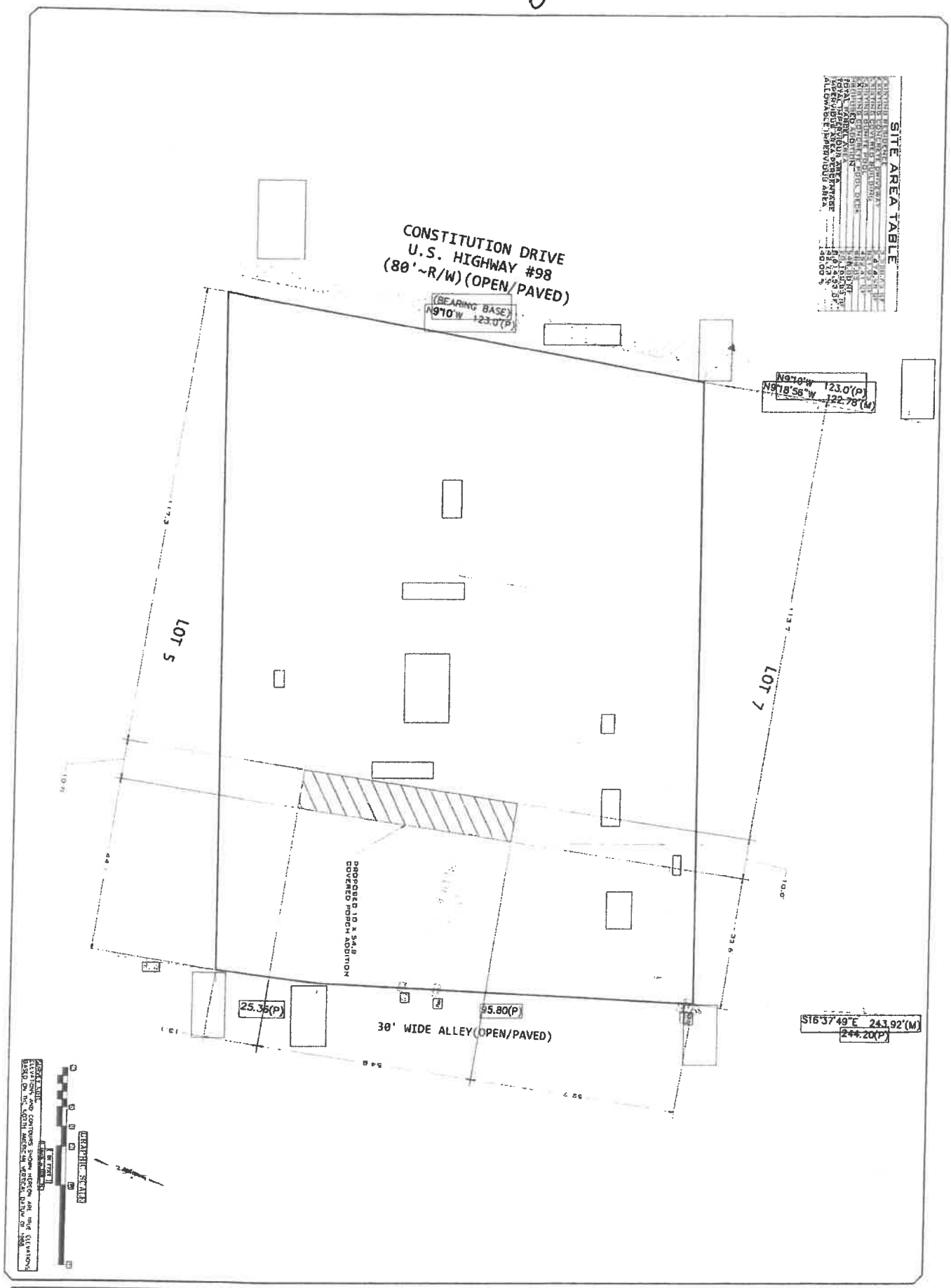
ITEM	QTY.	DATE	CHECKED BY:	DRAWN BY:	DESIGNED BY:
			T.HARSH	T.ADKISON	L.WATSON

PDA: SHERRIE L. SWINDLE, ALYSHA S. EDENFIELD & KIMBERLY S. BARBER
1066 HWY 73
MARIANNA, FLORIDA 32448

DATE: 08/19/21
SHEET NO.
CVR

8

6



PROJECT NUMBER: 21-1309-01 REVISIONS:

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	BY	ITEM
L.WATSON	T.ADKISON	T.MARSH			

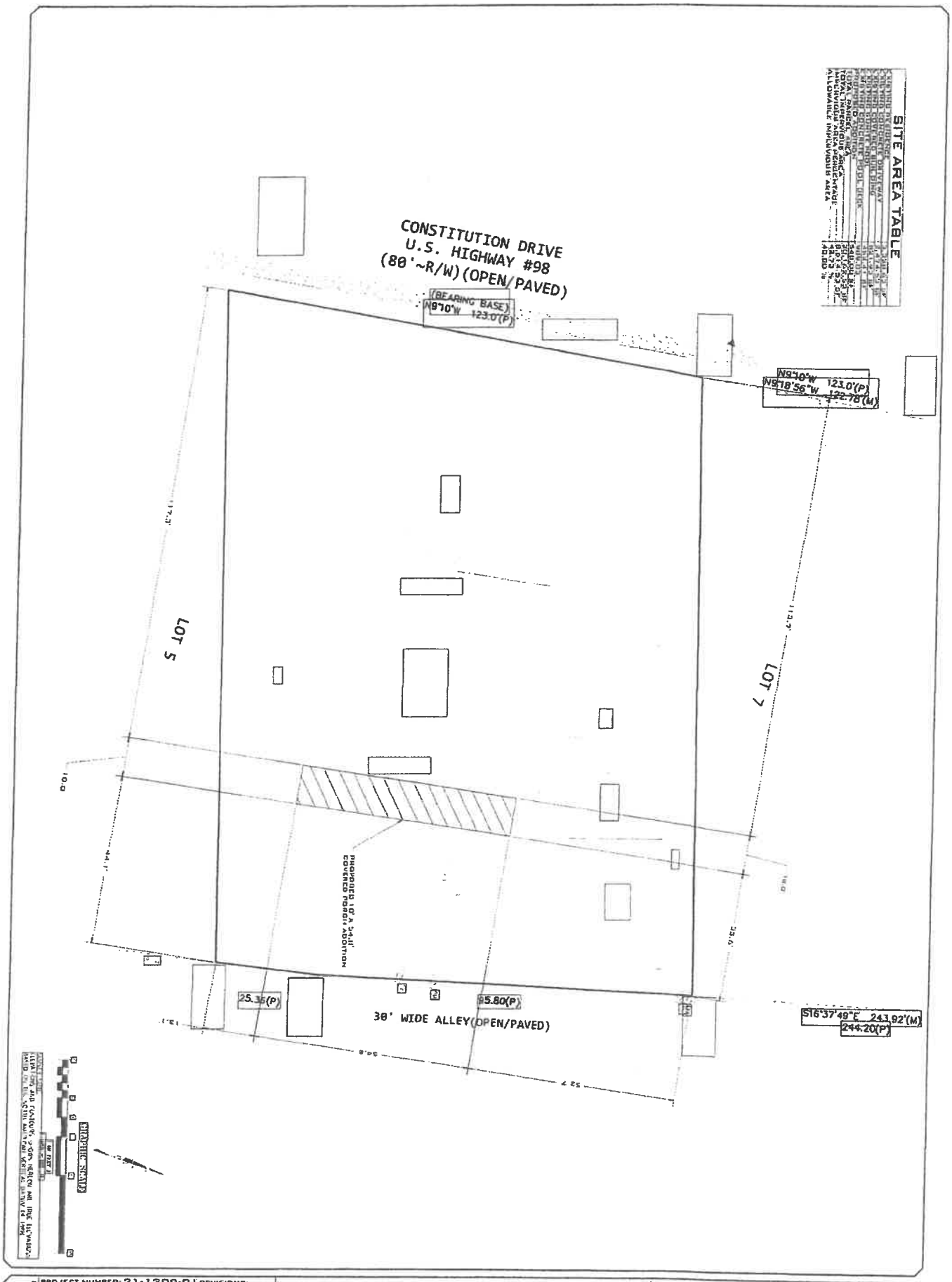
FOR: SHERRIE L. SWINDLE,
ALYSHA S. EDENFIELD &
KIMBERLY S. BARBER
1066 HWY 73
MARIANNA, FLORIDA 32448

DATE: 06/15/21
SHEET NO. C1

PROPOSED SITE PLAN

1105 CONSTITUTION DRIVE
PORT ST. JOE, FLORIDA 32456
GULF COUNTY PARCEL ID: 05533-000R

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.



PROJECT NUMBER: 21-1309-01	REVISIONS:			
DESIGNED BY	DRAWN BY:	CHECKED BY:	DATE:	BY	ITEM
L.WATSON	T.ADKISON	T.MARSH			

FOR: SHERRIE L. SWINDLE,
ALYSHA S. EDENFIELD &
KIMBERLY S. BARBER
1066 HWY 92
MARIANNA, FLORIDA 32448

DATE: 06/15/21
SHEET NO. 01

PROPOSED SITE PLAN

1105 CONSTITUTION DRIVE
PORT ST. JOE, FLORIDA 32456
GULF COUNTY PARCEL ID: 05533-000R

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141 MEXICO BEACH, FL 32456 (850) 639-2060
P.O. BOX 951 PORT ST. JOE, FL 32457 (850) 227-1207

July 6, 2021

To Whom it May Concern,

RE: 1105 Constitution Dr.
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Sherrie Swindle, intent to file for a Special Exception in reference to impervious surface limits to allow an addition located at 1105 Constitution Dr. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, August 3rd, 2021, 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 (14) 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,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

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

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

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

(1) Single-family dwellings.

(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.

(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.

(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.

PLAT BOOK	PAGE

SHEET 1 OF 5

WINDMARK NORTH PHASE I

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 5, 6, 11, 12 & 13, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA

GULF COUNTY, FLORIDA

JULY 2021

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WMCC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, PLATTED AS "WINDMARK NORTH PHASE I", DO HEREBY DEDICATE IN PERPETUITY, ACCESS TO WATER AND SEWER UTILITIES TOGETHER WITH THE IMPROVEMENTS THEREON TO THE CITY OF PORT ST. JOE, FLORIDA.

OWNER HEREBY DEDICATES AND LEASES, THE CITY THAT IS DEED IN FEE SIMPLE TO THE CITY OF PORT ST. JOE.

ALL DRAINAGE RIGHTS-OF-WAY, HIGH MARSH AREAS AND STORMWATER MANAGEMENT AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO WINDMARK BEACH COMMUNITY ASSOCIATION, INC. (WBCA) IN FEE SIMPLE IN ACCORDANCE WITH FLORIDA STATUTE 177.085(4), AS RECORDED IN OFFICIAL RECORD BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA. EXCEPT AS SPECIFICALLY STATED HEREIN, THIS DEDICATION SHALL NOT CREATE ANY ADDITIONAL RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT, AND ALL OTHER AREAS ARE DEDICATED TO THE PUBLIC BY NEAT, OF THE PLAT SHEET PROVIDED SET FORTH HEREIN.

OWNER HEREBY DEDICATES A NON-EXCLUSIVE EASEMENT OVER ALL ROADS, STREETS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INGRESS AND EGRESS, INSTALLATION, REPAIR, MAINTENANCE AND OPERATION OF UTILITIES WHICH SERVICE WINDMARK NORTH PHASE I.

WITNESS: _____ WMCC, LLC A FLORIDA LIMITED LIABILITY COMPANY

PRINTED NAME _____ BY: _____

BRIDGET PRECISE, VICE PRESIDENT

WITNESS: _____

PRINTED NAME _____ DATE SIGNED _____

ACKNOWLEDGMENT

STATE OF FLORIDA / COUNTY OF GULF

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BY PHYSICAL PRESENCE, BRIDGET PRECISE, VICE PRESIDENT OF WMCC, LLC, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVER'S LICENSE AS IDENTIFICATION, AND WHO FURTHER ACKNOWLEDGED EXECUTION OF THIS DEDICATION OF THIS PLAT OF "WINDMARK NORTH PHASE I", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021

_____

NOTARY PUBLIC - STATE OF _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 5, 6, 11, 12 AND 13, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, (ALSO BEING THE SOUTHEAST CORNER OF SUNSET VILLAGE SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 10 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA) AND BEARING NORTH 00 DEGREES 22 MINUTES 43 SECONDS WEST, FOR A DISTANCE OF 2,672.72 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (RIGHT OF WAY VARIES); THENCE SOUTH 66 DEGREES 27 MINUTES 14 SECONDS EAST, ALONG SAID POINT OF WAY LINE, FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 27 MINUTES 14 SECONDS EAST, ALONG SAID POINT OF WAY LINE, FOR A DISTANCE OF 1,311.11 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE PROCEED SOUTH 03 DEGREES 32 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 2,104.18 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3,839.71 FEET, THENCE IN A SOUTHERLY DIRECTION, ALONG SAID CURVE FOR AN ARC DISTANCE OF 1,013.55 FEET, CHORD BEARING AND DISTANCE E = SOUTH 01 DEGREES 02 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 1,010.71 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 3,000 FEET, THROUGH A CENTRAL ANGLE OF 114 DEGREES 30 MINUTES 22 SECONDS, THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 4,747.71 FEET, CHORD BEARING AND DISTANCE = SOUTH 02 DEGREES 11 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 4,000.00 FEET; THENCE SOUTH 19 DEGREES 55 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 2,000.00 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 1,000.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 12 MINUTES 46 SECONDS, THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 31.58 FEET, CHORD BEARING AND DISTANCE = SOUTH 26 DEGREES 15 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 28.43 FEET; THENCE SOUTH 71 DEGREES 21 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 1,000.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,025.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 33 MINUTES 32 SECONDS, THENCE PROCEED SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 403.51 FEET, CHORD BEARING AND DISTANCE = SOUTH 32 DEGREES 22 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 400.91 FEET; 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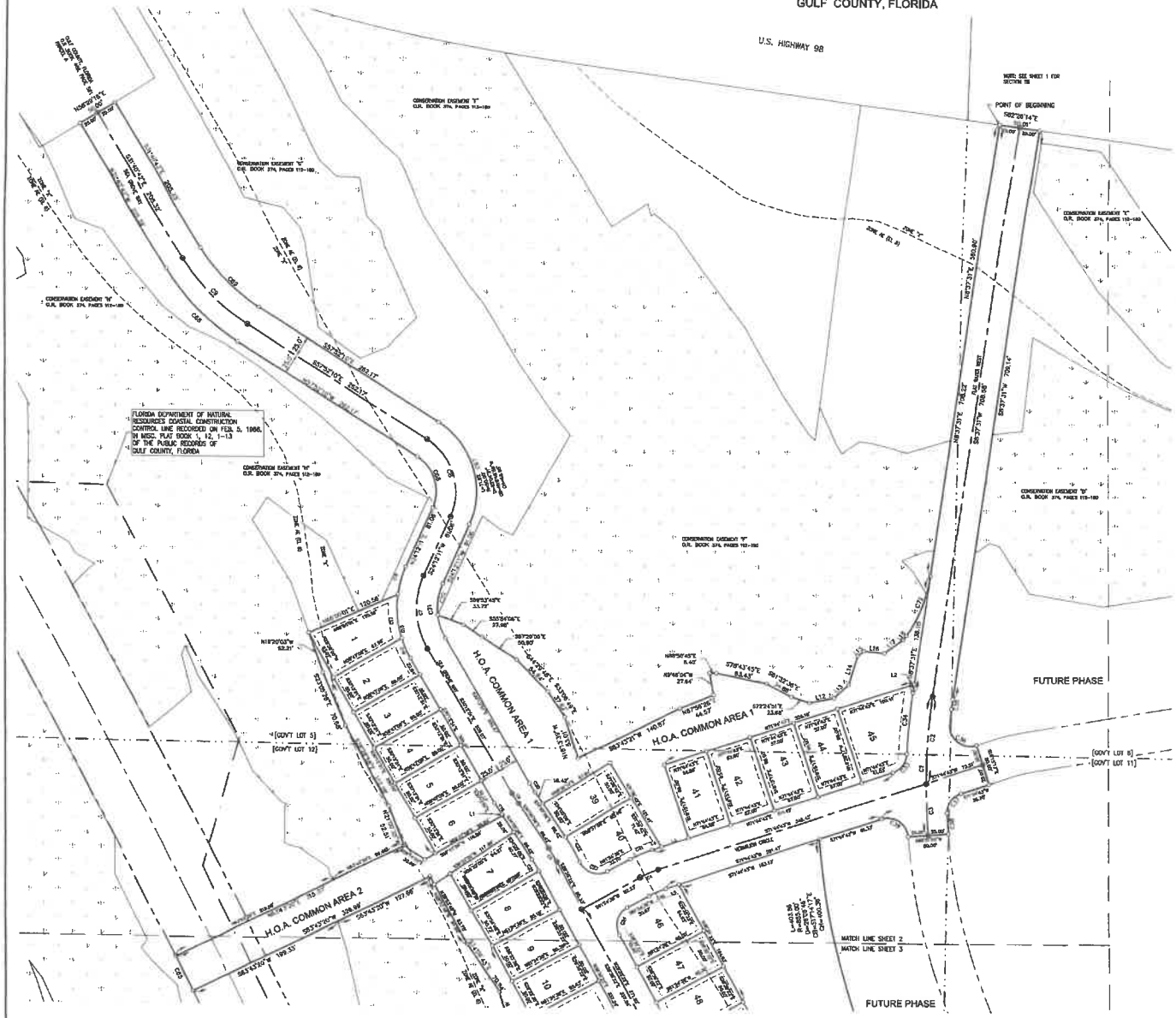
WINDMARK NORTH PHASE I

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 5, 6, 11, 12 & 13, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
GULF COUNTY, FLORIDA

PLAT BOOK	PAGE

SHEET 2 OF 5


U.S. HIGHWAY 98
POINT OF BEGINNING
S82°29'14"E
CONSERVATION EASEMENT "B"
O.R. BOOK 374, PAGES 113-160
FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION CONTROL LINE RECORDED ON FEB. 5, 1986, IN MISC. PLAT BOOK 1, 12, 1-13 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA
H.O.A. COMMON AREA 1
H.O.A. COMMON AREA 2
FUTURE PHASE
[GOV'T LOT 5]
[GOV'T LOT 12]
[GOV'T LOT 8]
[GOV'T LOT 11]
MATCH LINE SHEET 2
MATCH LINE SHEET 3
N18°20'02"W 62.31'
S82°29'14"E 1320.06'
S87°32'31"W 1320.06'
N87°32'31"E 1320.06'
S87°32'31"W 1320.06'
S82°29'14"E 1320.06'
S87°32'31"W 1320.06'
S87°32'31"W 1320.06'
S87°32'31"W

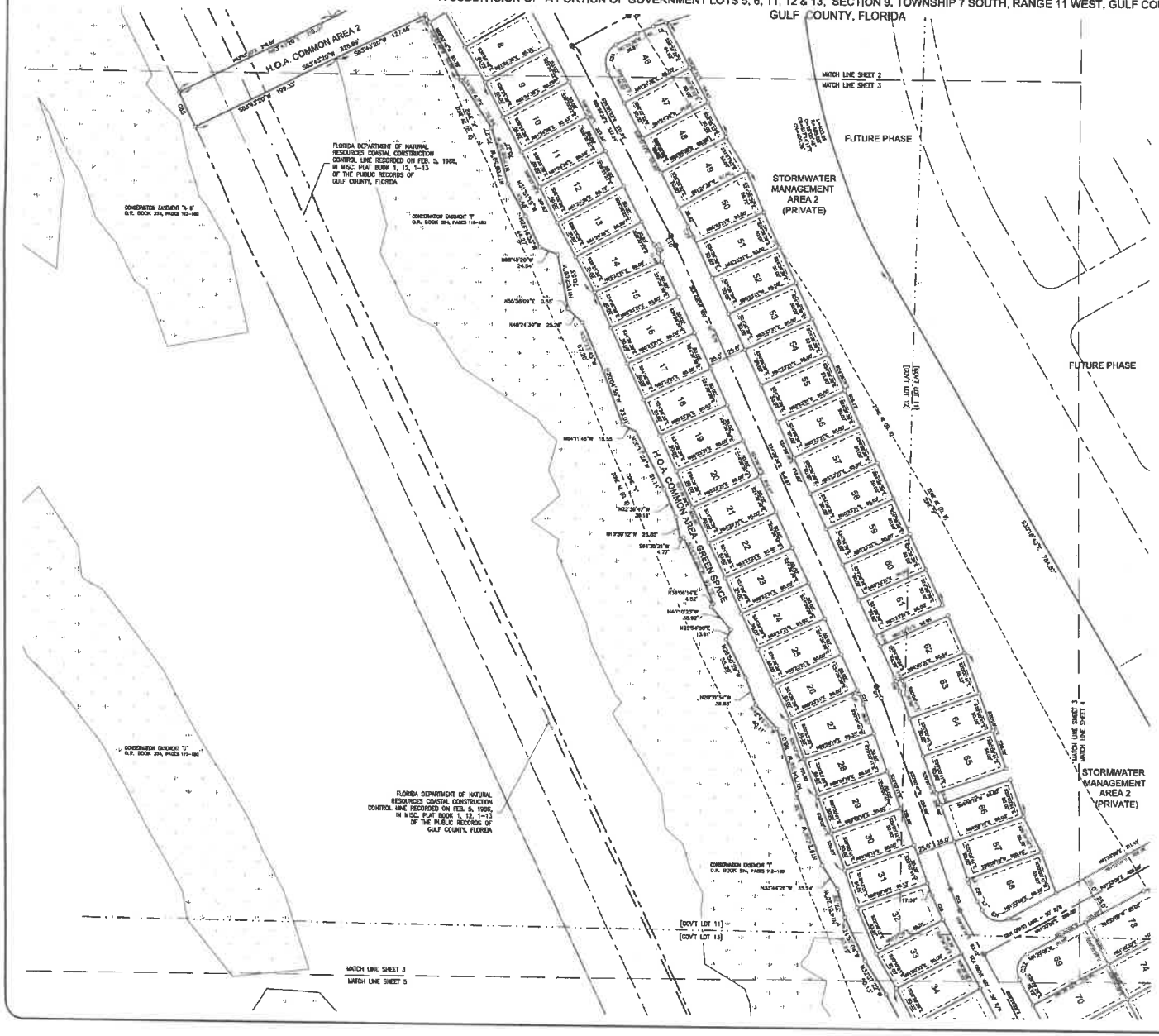
WINDMARK NORTH PHASE I

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 5, 6, 11, 12 & 13, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA

GULF COUNTY, FLORIDA

PLAT BOOK	PAGE

SHEET 3 OF 5



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C10	13.77	200.00	3°56'12"	N[illegible]°30'06"W	13.76
[illegible]	1.05	200.00	[illegible]	N[illegible]°18'40"W	1.05
C12	15.00	200.00	4°28'49"	S[illegible]°15'04"E	14.[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]°21'25"W	35.79
C15	11.15	175.00	3°55'41"	[illegible]°00'E	11.15
C16	15.82	225.00	3°23'47"	N[illegible]°00'W	15.82
C17	14.05	175.00	4°[illegible]	[illegible]°43'E	14.04
[illegible]	13.96	225.00	4°[illegible]	N[illegible]°40'W	13.96
C19	[illegible]	225.00	2°28'47"	[illegible]°48'E	[illegible]
C20	35.00	175.00	11°[illegible]	[illegible]°04'E	34.[illegible]
[illegible]	[illegible]	25.00	[illegible]	[illegible]°E	[illegible]
C[illegible]	[illegible]	[illegible]	[illegible]	[illegible]°W	[illegible]
C30	[illegible]	175.00	10°09'[illegible]	[illegible]	[illegible]
[illegible]	23.56	150.00	[illegible]	[illegible]°E	23.[illegible]
C[illegible]	5.35	[illegible]	[illegible]	[illegible]°W	[illegible]
C[illegible]	13.01	[illegible]	2°16'42"	N[illegible]°40'W	13.01

Line Table		
Line #	Bearing	Length
L5	S[illegible]°44'45"W	[illegible]
L6	N[illegible]°44'45"W	4.[illegible]
L7	S[illegible]°E	13.4[illegible]

1 INCH = 60 FEET

SYMBOLS & ABBREVIATIONS:

R/W = RIGHT OF WAY
L = ARC LENGTH
R = RADIUS
Δ = DELTA ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
○ = SET 5/8" CAPPED IRON ROD L.B. #8011
● = SET NAIL AND DISK L.B. #8011
L.E. = LATE EASEMENT

Dewberry

DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

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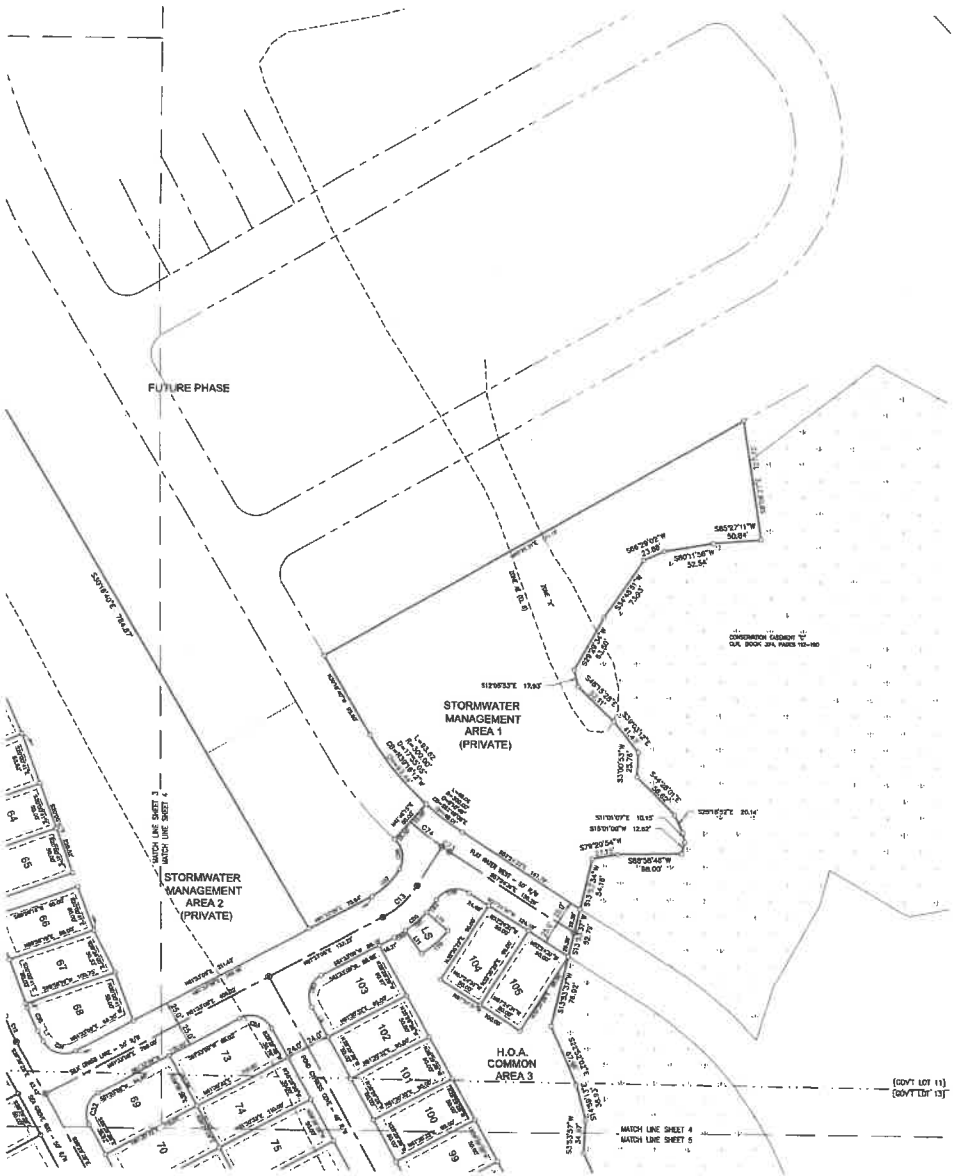
WINDMARK NORTH PHASE I

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 5, 6, 11, 12 & 13, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
GULF COUNTY, FLORIDA

PLAT BOOK	PAGE

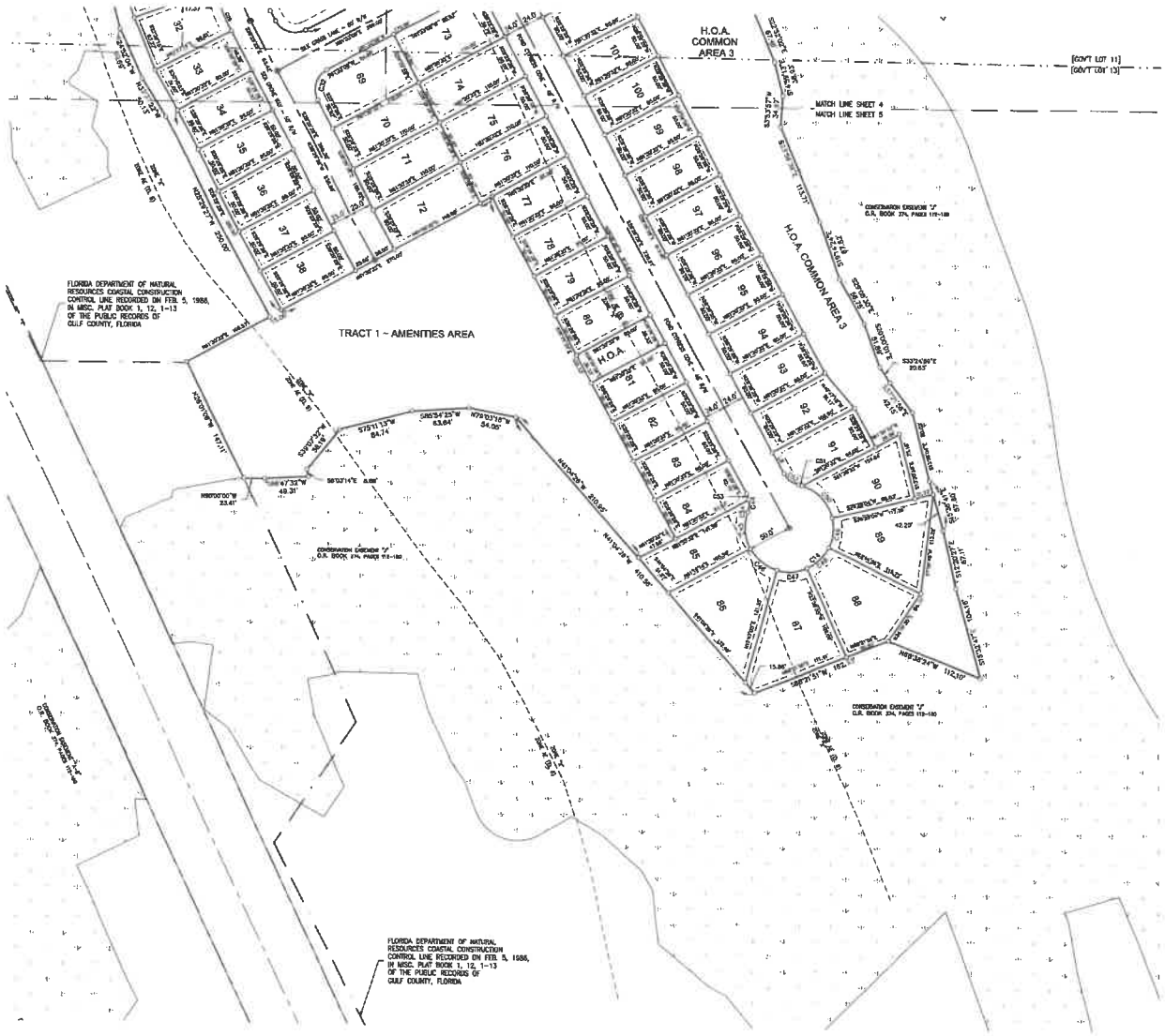
SHEET 4 OF 5


FUTURE PHASE
STORMWATER MANAGEMENT AREA 1 (PRIVATE)
STORMWATER MANAGEMENT AREA 2 (PRIVATE)
H.O.A. COMMON AREA 3
MATCH LINE SHEET 3
MATCH LINE SHEET 4
MATCH LINE SHEET 4
MATCH LINE SHEET 5
(GOVT LOT 11)
(GOVT LOT 13)
S01°04'E 764.87'
S65°27'11"W 50.84'
S66°29'05"W 27.98'
S80°11'36"W 32.54'
S12°05'53"E 17.05'
S33°03'34"W 25.76'
S32°18'53"E 20.14'
S31°01'09"E 10.15'
S31°01'08"W 12.52'
S79°20'04"W 31.32'
S82°36'48"W 38.00'
S13°13'34"E 34.18'
S13°13'34"E 30.47'
S13°13'34"E 24.00'
S13°13'34"E 24.00'
S13°13'34"E 24.00

WINDMARK NORTH PHASE I

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 5, 6, 11, 12 & 13, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
GULF COUNTY, FLORIDA

PLAT BOOK | PAGE



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C12	[illegible]	[illegible]	[illegible]	[illegible]	23.57
C13	50.52	140.00	[illegible]	[illegible]	50.01
C14	242.[illegible]	50.00	[illegible]	[illegible]	55.33
[illegible]	27.30	355.00	[illegible]	[illegible]	27.27
C30	[illegible]	175.00	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	25.24
C32	29.22	25.00	[illegible]	[illegible]	26.37
C44	21.47	[illegible]	[illegible]	[illegible]	20.62
C45	43.11	[illegible]	[illegible]	[illegible]	41.[illegible]
C46	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C47	[illegible]	[illegible]	[illegible]	[illegible]	
C48	[illegible]	[illegible]	[illegible]	[illegible]	24.02
C49	24.24	[illegible]	[illegible]	[illegible]	24.04
C50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C51	4.37	30.00	[illegible]	[illegible]	4.37
C52	21.47	25.00	[illegible]	[illegible]	20.82
C53	7.3[illegible]	25.00	[illegible]	[illegible]	7.33
C54	[illegible]	25.00	[illegible]	[illegible]	[illegible]

Line Table		
Line #	Bearing	Length
L7	[illegible]	13.46
L8	N38°[illegible]'08"W	[illegible]

1 INCH = 60 FEET

SYMBOLS & ABBREVIATIONS:

R/W = RIGHT OF WAY
L = ARC LENGTH
R = RADIUS
Δ = DELTA ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
○ = SET 5/8" CAPPED IRON F.D.L.B. #2011
● = SET NAIL AND DISK L.B. #2011
LS = LIFT STATION

Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

Thank you for placing your order with us.

legals@nevespublishing.com <legals@nevespublishing.com>

Thu 7/8/2021 10:33 AM

To: epcipsj@outlook.com <epcipsj@outlook.com>
Cc: gbrannan@nevespublishing.com <gbrannan@nevespublishing.com>

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:	W0010437
Classification:	Legals
Package:	Legal Display
Order Cost:	$112.00

Account Details

Kelly Simpson
1002 10th Street
Port St Joe, FL 32456
850-229-1093
epcipsj@outlook.com
City Of Port St Joe Bldg Dept

Schedule for ad number W00104370

Thu Jul 15, 2021
Port St. Joe Star Legals *All Zones*

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, Tuesday, August 3rd, 2021, at 4:00 P.M. EST and at the Regular City Commission Meeting on Tuesday, August 17th, 2021, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:

FINAL PLAT APPROVAL OF WINDMARK NORTH PH 1

A Subdivision of a Portion of Government Lots 5, 6, 11, 12, & 13, Section 9, Township 7 South, Range 11 West, City of Port St. Joe, Gulf County, FL

Parcel: 04229-003R

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

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

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

7/1/2021
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 1500 LF North of US 98 & Long Ave intersection

Lot Square Footage: Project Area = 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: 4000 SF of impervious per lot

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

Landscape Buffers: (height x width) N/A

Elevation: N/A.

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

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

From Rear Property Line: 10' From Primary Structure: N/A

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

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

Applicant's Signature

7/1/2021
Date

Dewberry

Dewberry Engineers Inc.
324 Marina Drive
Port Saint Joe, FL 32456

850 227 7200
850 227 7215 fax
www.dewberry.com

Date: July 27, 2021

To: City of Port St. Joe Building Department
EPCIPSJ@outlook.com

From: Dewberry (DEI)

Re: Lakeview At Palmetto Bluff

Dear Kelly,

Please accept this letter as a response to comments for the Planters Cove Low Pressure Sewer Application.

Comment 1: Plans state "preliminary documents not for construction". Since this is a DO through a PUD, approval of the DO is permission to begin construction, provide a construction set of plans.

Response 1: The plans have been revised as requested. See attached plan set.

Comment 2: Provide the following permits: NWFWMD/FDEP Stormwater, FDEP Water, FDEP Wastewater, FDEP/ACOE Dredge and Fill

Response 2: FDEP water and sewer permits have been submitted. All other required permits (including stormwater) has been submitted to the proper entities by Garlick Environmental Associates. We will provide the permits as they become available.

Comment 3: Revise stormwater calculations to include 60% impervious area from lots as allowed by PUD.

Response 3: With a large portion of each lot lying within wetlands that will not be disturbed, stormwater was calculated assuming 60% of the lots upland buildable area. The Site Data table has been revised to clarify this.

Comment 4: Revise plans to include a sidewalk detail.

Response 4: The plans have been revised as requested. See attached plan set.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Caleb Brown, P.E.
Engineer
Dewberry
324 Marina Drive
Port St Joe, FL 32456
850.320.2513 cell

LAKEVIEW AT PALMETTO BLUFF

A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 11 WEST,
CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA
AUGUST 2021

PLAT BOOK	PAGE

SHEET 1 OF 1

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT LONG AVENUE PARTNERS LLC, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, PLATTED AS "LAKEVIEW AT PALMETTO BLUFF" AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
A PARCEL OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 11 WEST GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND PROCEED
SOUTH 01 DEGREE 13 MINUTES 38 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 13, FOR A DISTANCE OF 2078.10 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE PROCEED NORTH 88 DEGREES 30 MINUTES 42 SECONDS WEST, FOR A DISTANCE OF 712.21 FEET TO THE NORTHEAST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 191, PAGE 865 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE SOUTH 01 DEGREE 15 MINUTES 28 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 499.40 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 88 DEGREES 43 MINUTES 19 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 500.09 FEET TO THE EAST RIGHT OF WAY LINE OF LONG AVENUE (100' RIGHT OF WAY); THENCE SOUTH 01 DEGREE 15 MINUTES 47 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 970.57 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT OF WAY LINE PROCEED SOUTH 88 DEGREES 43 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 385.00 FEET; THENCE SOUTH 01 DEGREE 15 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 711.40 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 385.00 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF LONG AVENUE; THENCE NORTH 01 DEGREE 15 MINUTES 47 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 711.40 FEET TO THE POINT OF BEGINNING.

HAS CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, ON THIS __ DAY OF _____ 2021.

WITNESS _____

LONG AVENUE PARTNERS LLC
BY: _____
RALPH P. RISH
ITS MANAGING MEMBER

WITNESS _____

ACKNOWLEDGMENT
STATE OF FLORIDA / COUNTY OF GULF

BEFORE ME THE UNDERSIGNED AUTHORITY, BY PHYSICAL PRESENCE RALPH P. RISH, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS DEDICATION OF THIS PLAT OF "LAKEVIEW AT PALMETTO BLUFF", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2021

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

NOTICE:

SITE SURVEY AND TESTING IS ADVISED BEFORE ANY DESIGN OF FOUNDATION DUE TO SOIL TYPES THAT ARE UNFAVORABLE FOR BUILDING.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND UNDER NO CIRCUMSTANCES SHALL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM ON THE PLAT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GULF COUNTY.

GULF COUNTY, FLORIDA AND THE CITY OF PORT ST. JOE, FLORIDA HAVE MADE NO INVESTIGATION OF AND ACCEPTS NO RESPONSIBILITY FOR DAMAGES OR LOSS SUSTAINED BY REASON OF ANY CAVE, SINKHOLE, SURFACE OR SUBSURFACE FORMATION, OR SUSCEPTIBILITY TO FLOODING OR DRAINAGE PROBLEMS, ON ANY OF THE LANDS SHOWN HEREON.

TITLE OPINION:

THIS IS TO CERTIFY THAT I HAVE PERSONALLY EXAMINED THE TITLE TO THE LANDS PLATTED HEREIN AND FIND THAT FEE SIMPLE TITLE IS VESTED IN LONG AVENUE PARTNERS LLC. THIS CERTIFICATION IS BASED UPON THE BEST OF MY KNOWLEDGE AND BELIEF, THIS _____ DAY OF _____ 2021.

NOVAK LAW GROUP

BY: _____
JEREMY NOVAK
ATTORNEY AT LAW
BAR NO.44688

CITY COMMISSIONERS' APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THE BOARD OF CITY COMMISSIONERS, CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA IN REGULAR SESSION AND DULY APPROVED BY A MAJORITY VOTE OF THE BOARD. IT IS HEREBY ORDERED FILED FOR PERMANENT RECORD THIS___DAY OF _____ 2021.

_____ MAYOR

_____ CITY CLERK

CLERK'S APPROVAL

ACCEPTED FOR FILING AND RECORDED THIS ___DAY OF _____ 2021. IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA

_____
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA

MORTGAGEE JOINDER IN DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE CENTENNIAL BANK, THROUGH ITS LOAN OFFICER, A MORTGAGEE OF THE LANDS PLATTED HEREIN, HEREBY AUTHORIZES AND JOINS IN THE PLAT AND DEDICATION OF "LAKEVIEW AT PALMETTO BLUFF".

SIGNED ON THIS _____ DAY OF _____ 2021

WITNESS _____

WITNESS _____

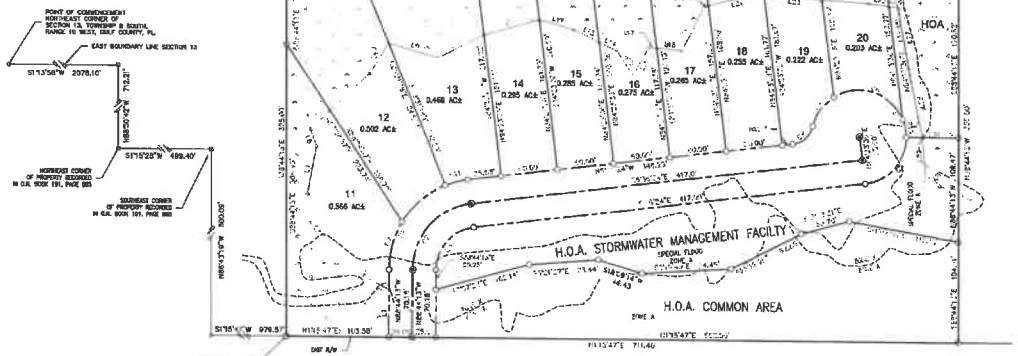
BY: _____
KELLI COMBS
LOAN OFFICER
CENTENNIAL BANK

ACKNOWLEDGMENT

BEFORE ME THE UNDERSIGNED AUTHORITY, BY PHYSICAL PRESENCE KELLI COMBS, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS JOINDER IN DEDICATION OF THIS PLAT OF "LAKEVIEW AT PALMETTO BLUFF", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2021

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: _____



SYMBOLS & ABBREVIATIONS:

- O.R. = OFFICIAL RECORDS
- R/W = RIGHT OF WAY
- L.B. = LICENSED BUSINESS
- ○ = SET 5/8" CAPPED IRON ROD L.B. #8011
- ⊡ = FOUND CONCRETE MONUMENT (S.J.P.C.)
- S.J.P.C. = ST. JOE PAPER COMPANY
- = EXISTING LOW QUALITY WETLANDS (SEE NOTE 5)
- T = TOWNSHIP
- R = RANGE
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- = LINE NOT TO SCALE
- ● = SET NAIL AND DISK L.B. #8011

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). BEARING BEING N01°15'47"W ON THE EAST RIGHT OF WAY OF LONG AVENUE.
4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X AND SPECIAL FLOOD ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR THE CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120089 0341 G, WHICH BEARS A REVISED DATE OF MARCH 09, 2021. PLEASE REFER TO FIRM PANEL 120089 0341 G FOR INFORMATION REGARDING SPECIAL FLOOD ZONE X.
3. SOURCE OF INFORMATION: SURVEY PREFORMED BY DEWBERRY ENGINEERS INC.
4. BUILDING SETBACKS: 25' FRONT AND REAR, 5' SIDE.
5. WETLAND AREAS AND ASSOCIATED CLASSIFICATIONS SHOWN HEREON REFLECT INFORMATION PROVIDED BY CARLTON ENVIRONMENTAL ASSOCIATES. THE UNDERSIGNED MAKES NO PRESUMPTION AS TO THE ACCURACY OF THE INFORMATION. THE INFORMATION IS BEING SHOWN FOR REFERENCE ONLY. FURTHER, WETLAND SETBACKS AND/OR BUFFERS HAVE NOT BEEN DETERMINED AND ARE NOT SHOWN HEREON.

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	137.64	95.00	83°07'49"	N47°15'18"W	126.06
C2	101.56	70.00	83°07'49"	N47°15'18"W	92.89
C3	65.29	45.00	83°07'49"	N47°15'18"W	59.71
C4	216.83	50.00	250°31'42"	N49°03'45"E	81.85
C5	72.54	50.00	83°07'49"	S47°15'18"E	66.35
C6	67.29	50.00	100°01'19"	N16°36'24"E	78.62
C7	39.35	50.00	45°05'31"	N53°35'11"W	38.35
C8	30.77	25.00	70°31'42"	S40°52'15"E	28.87
C9	52.13	95.00	31°26'30"	N73°00'58"W	51.46
C10	61.04	95.00	36°49'01"	N38°53'13"W	60.00
C11	24.56	95.00	14°52'16"	N15°02'33"W	24.39
C12	19.44	50.00	22°16'44"	N30°07'23"E	19.32

Line Table

Line #	Bearing	Length
L1	S88°41'13"E	49.34
L2	N27°33'07"E	51.94
L3	N68°08'31"E	78.13
L4	S77°51'57"E	50.53
L5	N70°36'36"E	16.42
L6	S42°37'48"E	29.13
L7	S42°37'48"E	57.32
L8	S58°10'18"E	38.84
L9	S17°42'26"W	54.46
L10	S39°22'10"E	56.12

Line Table

Line #	Bearing	Length
L11	S14°57'39"E	60.78
L12	S16°44'33"W	37.99
L13	S28°01'10"W	28.86
L14	S28°01'10"W	21.20
L15	S57°39'01"W	30.31
L16	S60°00'53"E	34.69
L17	S8°20'27"W	9.08
L18	S8°20'27"W	28.19
L19	S62°02'38"E	53.94
L20	S11°42'29"E	4.58

Line Table

Line #	Bearing	Length
L21	S11°42'29"E	53.43
L22	S9°05'36"W	7.00
L23	S5°05'58"W	51.06
L24	S3°05'58"W	50.16
L25	S8°09'25"W	21.06
L26	S9°09'25"W	10.34
L27	S82°19'07"W	65.46
L28	S79°31'49"W	76.00
L29	S87°03'26"W	45.46
L30	S24°07'55"W	15.64
L31	S1°15'47"W	59.23

RESTRICTIVE COVENANTS:

RESTRICTIVE COVENANTS FOR THIS PLAT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "LAKEVIEW AT PALMETTO BLUFF", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET AFTER COMPLETION OF CONSTRUCTION.

SIGNED ON THIS THE _____ DAY OF _____ 2021.

BY: _____
DAVID JON BARTLETT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 4015

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft

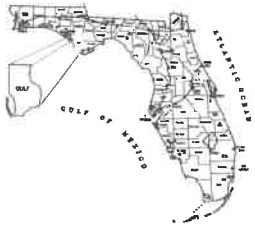
CERTIFICATE OF CITY SURVEYOR

THIS PLAT "LAKEVIEW AT PALMETTO BLUFF" HAS BEEN REVIEWED AND CONFORMS TO CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS _____ DAY OF _____, 2021.

WADE GLENN BROWN, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 5959

SURVEYOR'S SEAL

Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1811
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011



CONSTRUCTION DRAWINGS FOR THE

LAKEVIEW AT PALMETTO BLUFF

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

JOSHUA BRYAN BAXLEY, P.E. 67529
EB 0008794

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA BRYAN BAXLEY, PE. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PREPARED FOR:

RALPH RISH

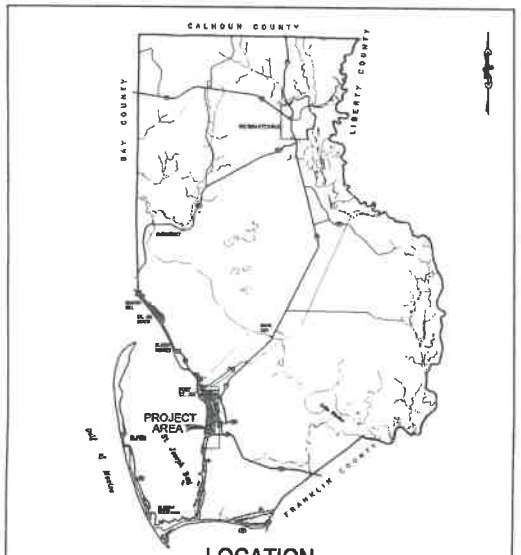
PROJECT NUMBER: 50139305

July 2021

PREPARED BY:

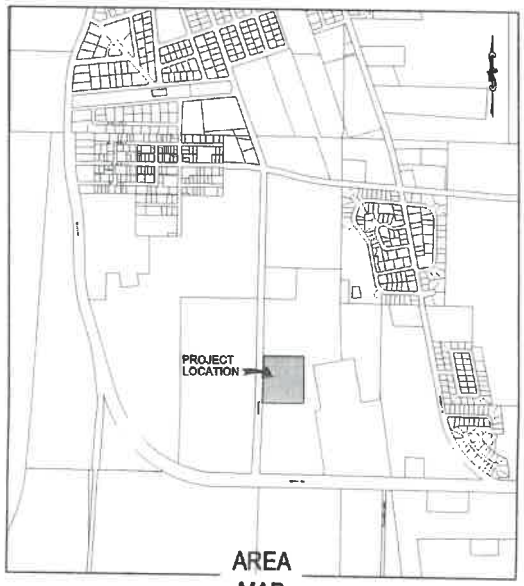
Dewberry®

324 Marina Drive
Port St. Joe, FL 32456
(850) 227-7200



LOCATION MAP

SHEET	DESCRIPTION:
C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS AND EROSION CONTROL PLAN
C4	SITE PLAN
C5	PLAN AND PROFILE WITH GRADING
C6	UTILITY PLAN
D1 - D2	DETAILS



AREA MAP

ERRORS AND OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.

GENERAL CONTRACTOR TO THOROUGHLY INSPECT EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS SHALL BE NOTED AT ONCE AND CALLED TO THE ENGINEER'S ATTENTION PRIOR TO SUBMITTING BIDS.

ALL CORRESPONDENCE IN REGARDS TO THESE CONSTRUCTION/BID DOCUMENTS SHALL BE DIRECTED TO JOSH BAXLEY AT DEWBERRY ENGINEERS INC. , 324 MARINA DRIVE, PORT ST. JOE, FLORIDA 32456, (850) 227-7200.

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GENERAL NOTES

1. THE EXACT LOCATION AND ELEVATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING SHALL BE PHYSICALLY VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THESE DRAWINGS DO NOT INTEND TO SHOW OR COMPLETE DETAIL ALL EXISTING STRUCTURES, UTILITIES, OR PIPING. THE CONTRACTOR SHALL EXAMINE ALL AVAILABLE RECORDS AND MAKE ALL EXPLORATIONS AND EXCAVATIONS AS REQUIRED TO DETERMINE THE LOCATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING. WHENEVER NECESSARY, THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF LINES TO AVOID CONFLICT WITH EXISTING STRUCTURES, UTILITIES OR PIPING.
   THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
2. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF WORK CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEARN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE NECESSARY AGENCIES OF CONSTRUCTION COMMENCEMENT.
5. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST ISSUE AND SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS THOUGH INCLUDED.
6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES. NO STREET SHALL REMAIN CLOSED TO TRAFFIC OVERNIGHT. IN ADDITION, THE CONTRACTOR SHALL COOPERATE WITH LOCAL RESIDENTS IN GAINING ACCESS TO THEIR HOMES AND BUSINESSES DURING WORKING HOURS AND SHALL ASSIST AT ALL TIMES WHEN VEHICLES EXPERIENCE TROUBLE DUE TO CONSTRUCTION ACTIVITIES.
7. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL INSTALL ANY REQUIRED SILT FENCING OR BALED HAY BARRIERS (EPDM INDEX 100) FOR SOIL/EROSION CONTROL. THERE WILL BE NO DIRECT PAYMENT FOR THIS WORK. COST SHALL BE INCLUDED IN OTHER ITEMS OF WORK. LOCATION SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED IN THE FIELD.
8. THE CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL.
9. WHERE IT BECOMES NECESSARY TO TEMPORARILY REMOVE, REPOSITION, OR SUPPORT EXISTING FACILITIES, UTILITY POLES, ETC. THIS WORK SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER OF THE EXISTING FACILITY, UTILITY POLE, ETC. THE CONTRACTOR SHALL GIVE PROPER NOTICE TO THE UTILITIES. THE CONTRACTOR SHALL PHYSICALLY EXAMINE THE ENTIRE PROJECT SITE AND INFORM HIMSELF FULLY IN REGARD TO ALL CONDITIONS PERTAINING TO THE PLACE WHERE THE WORK IS TO BE PERFORMED FOR THE PURPOSE OF DETERMINING THE COST TO PERFORM THE WORK. THE CONTRACTOR SHOULD PAY SPECIAL ATTENTION TO AREAS, INCLUDING CLEARING AND GRUBBING, EXISTING FACILITIES, REMOVAL AND REPLACEMENT, SUPPORT OR RELOCATION, AND WORK INVOLVED IN WETLAND AREAS.
10. WORK ALONG STREETS MAY REQUIRE THE REMOVAL AND REPLACEMENT OF EXISTING DRAINAGE PIPE, STRUCTURES, HEADWALLS, ETC., THE COST OF THIS WORK SHALL BE INCLUDED IN THE BID PRICE.
11. ANY DISTURBED SIGNS MUST BE REINSTALLED TO EXISTING OR ACCEPTABLE CONDITION BY THE OWNER, AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS IN POSSESSION AT ALL TIMES DURING CONSTRUCTION.
13. CONTRACTOR SHALL TRIM, RAKE AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE PROPOSED PAVEMENT ABUTS.
14. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE CONTAINED WITHIN THESE PLANS. SELECTION AND CONTRACTING WITH THE TESTING FIRMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
15. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE THE ACTIVITIES OF THE UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO TV, TELEPHONE, GAS, POWER, ETC., AND PROVIDE IN ACCORDANCE WITH THE UTILITY COMPANY AND NECESSARY CONDUITS FOR CROSSINGS UNDER PAVEMENT. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR THIS SERVICE. ANY DAMAGE CAUSED BY THE UTILITY COMPANY TO THE IMPROVEMENTS OF THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT REPAIRS ARE PERFORMED, EITHER BY THE CONTRACTOR OR THE UTILITY COMPANY AT NO COST TO THE OWNER.
17. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED BY THEIR OWNER OR DEWBERRY ENGINEERS INC.
18. ALL CONSTRUCTION STAKING SHALL BE DONE AT CONTRACTORS EXPENSE.
19. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS NECESSARY TO AVOID TRESPASSING AND DAMAGING PRIVATE PROPERTY.
20. ALL SPOIL MATERIAL FROM EXCAVATION SHALL BE PLACED ON THE UPLAND SIDE OF ANY SLOPED CONSTRUCTION AREA.
21. THE CONTRACTOR SHALL TAKE WHATEVER STEPS NECESSARY TO PREVENT EROSION INTO NEARBY WETLANDS. WHICH INCLUDES TURBIDITY CURTAINS, HAY BALES, AND ALL OTHER METHODS TO CONTROL EROSION AT NO ADDITIONAL COST TO OWNER AND MAY BE DIRECTED TO DO SO BY THE ENGINEER.

SPECIAL NOTES

1. CONTRACTOR SHALL MAINTAIN CONTINUOUS VEHICULAR ACCESS TO ALL RESIDENCES (FOR EMERGENCY ACCESS) DURING CONSTRUCTION WITH NO EXCEPTIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH DUKE ENERGY TO STABILIZE POWER POLES AS THEY ARE ENCOUNTERED THROUGHOUT THE ENTIRE PROJECT.
3. REMOVAL AND REPLACEMENT OF EXISTING DRIVEWAYS AND DRIVEWAY CULVERTS SHALL BE INCLUDED IN THE BID PRICE.
4. REMOVAL AND REPLACEMENT OF EXISTING SIGNS, MAILBOXES, LANDSCAPING, STRUCTURES, ETC. SHALL BE INCLUDED IN THE BID PRICE.
5. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING WATER METERS AND COORDINATE THE EXACT LOCATION OF SERVICE TAPS WITH THE ENGINEER.
   CONTRACTOR IS RESPONSIBLE FOR ALL DE-WATERING NECESSARY FOR CONSTRUCTING IMPROVEMENTS AND SHALL BE INCLUDED IN THE BID PRICE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT AND MAINTAINING THE SILT FENCE, INLET PROTECTION, AND ANY OTHER EROSION CONTROL NEEDS AND IN THE NPDES PERMIT GUIDELINES.
8. FINAL GRADING SHALL MATCH PRE-EXISTING ELEVATIONS.
9. UTILITY CONTACTS

CITY OF PORT ST JOE JOHN CRAWFORD (850) 227-2421	CONSOLIDATED COMMUNICATIONS TRAVIS BRIDGE (850) 229-7229	GULF POWER DONNIE BUTLER (850) [illegible]-5501
GULF COUNTY WATER DEPARTMENT MATTHEW POPE (813) 340-0118	MEDIACOM PAUL PITTS (845) 913-8489	UNITY FIBER LLC JOHN HALLER (251) 751-8615

10. A 2.5' STRIP OF SOD SHALL BE INSTALLED ALONG THE EDGE OF ALL PROPOSED ASPHALT PAVEMENT, DRIVEWAYS, CURB AND VALVE PANS.
11. ALL NEW SERVICE LINES UNDER STATE ROADS SHALL BE DIRECTIONAL BORED.
12. ALL WATER AND SEWER SERVICES ADJACENT TO WETLANDS SHALL BE BORED.

LEGEND

- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING ELECTRICAL PEDESTAL
- EXISTING GUYWIRE
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ROW
- EXISTING CONTOURS
- EXISTING FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER
- EXISTING GRAVITY SEWER
- EXISTING GAS LINE
- EXISTING FLUSHING HYDRANT
- EXISTING VALVE
- EXISTING DIRT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING BRICK
- EXISTING CLEANOUT
- PROPOSED VALVE
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED FLUSHING HYDRANT ASSEMBLY
- PROPOSED TAPPING SLEEVE
- PROPOSED DIRECTIONAL BORE
- PROPOSED WATER METER RELOCATION
- PROPOSED WATERMAIN
- REMOVAL AND REPLACEMENT OF ASPHALT PAVEMENT, BASE, AND SUBGRADE
- LIMITS OF MILLING
- PROPOSED ASPHALT

TESTING SCHEDULE

ITEM	TEST	TEST IDENTIFICATION	TEST REQUIREMENT	TEST FREQUENCY
UTILITY TRENCH FILL & BACKFILL	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY COMPACTION	AASHTO T-180 ASTM D-1557 AASHTO T-191/D-2167 ASTM D-1556, D-2167 AASHTO T-99	100% 95% OF MAXIMUM DENSITY (95% PROCTOR NO. 2000)	PER SOIL TYPE ONE PER 500 LF HORIZONTAL OR ONE PER 200 CY WITH A MINIMUM OF 3 TESTS, ALTERNATION DEPTHS ONE PER SOIL TYPE
FILL & BACKFILL UNDER PAVEMENTS AND STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY COMPACTION	AASHTO T-180 ASTM D-1557 AASHTO T-191, D-2167 ASTM D-1556, D-2167, D-2922 AASHTO T-99	100% 95% OF MAXIMUM DENSITY (95% PROCTOR NO. 2000)	PER SOIL TYPE ONE PER 500 LF HORIZONTAL OR ONE PER 200 CY WITH A MINIMUM OF 3 TESTS, ALTERNATION DEPTHS ONE PER SOIL TYPE
TRENCHLESS	DEPTHS VALVES	LOW-POINT	NO (NONE)	ONE PER SIZE OR 40 MATERIAL CHANGES
	MAXIMUM DENSITY OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & COMPACTION	AASHTO T-191, T-238 ASTM D-1556, D-2922	95% OF MAXIMUM DENSITY MODIFIED PROCTOR	ONE PER 250 LF HORIZONTAL OR ONE PER 200 CY WITH A MINIMUM OF 3 TESTS
WATERLINE	DEPTHS VALVES	LOW-POINT	100 (NONE)	ONE PER SIZE OR 40 MATERIAL CHANGES
	MAXIMUM DENSITY OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	ONE PER SIZE OR 40 MATERIAL CHANGES
	FIELD DENSITY	AASHTO T-191, T-238, T-238 ASTM D-1556, D-2922, D-2922	95% OF MAXIMUM DENSITY MODIFIED PROCTOR	ONE PER 250 LF HORIZONTAL OR ONE PER 200 CY WITH A MINIMUM OF 3 TESTS
ASPHALT	MATERIALS SAMPLED BETWEEN SUPPLIER AND CONTRACTOR	AASHTO T-168, D-979	PER SPEC. [illegible] 331, [illegible] PER SPEC. 331, 334, 336	PER SPEC. 331, 334 ONE PER EA. FOR COMPACTION
	FIELD DENSITY & COMPACTION	ASTM D-2950	98% OF LAB DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 200 CY WITH A MINIMUM OF 3 TESTS
	ALIGNMENT & GRADE CONTROL	N/A	PER SPEC. [illegible]	ONE PER TEMPLATE
	MATERIALS TEMPERATURE & DENSITY	ASTM D-1556	PER SPEC. 331, 334	ONE PER EA.
CONCRETE (PIPE, SITE WORK)	FORMS TESTS	AASHTO T-119 ASTM D-143	3" OR 3"	AS REQUIRED BY SPEC OR INDEX OR ONE PER 100 CY OR ONE PER SET OF CYLINDERS
	COMPRESSIVE STRENGTH	AASHTO T-23 ASTM C-31	2500 PSI	ONE SET OF 3 CYLINDERS PER 50 CY PER EA.
	AIR CONTENT	AASHTO T-152	3% TO 6%	ONE PER SET OF CYLINDERS

NOTE: EXAMPLES FOR SITE WORK INCLUDES BUT IS NOT LIMITED TO CURB, CURB & GUTTER, SIDEWALK, ETC. EXCEPT CONCRETE PAVEMENT

Dewberry

Dewberry Engineers Inc.
324 Marina Drive
Port St. Joe, FL 32456
850.227.7200

LAKEVIEW AT PALMETTO BLUFF
LONG AVENUE PARTNERS LLC
GULF COUNTY, FLORIDA

SEAL: NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE

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JOSHUA BRYAN BAXLEY
#67529
EB # 8791

CONSTRUCTION DOCUMENTS

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: RAJ
APPROVED BY: JBB
CHECKED BY: ACA
DATE: JULY 2021

TITLE: GENERAL NOTES

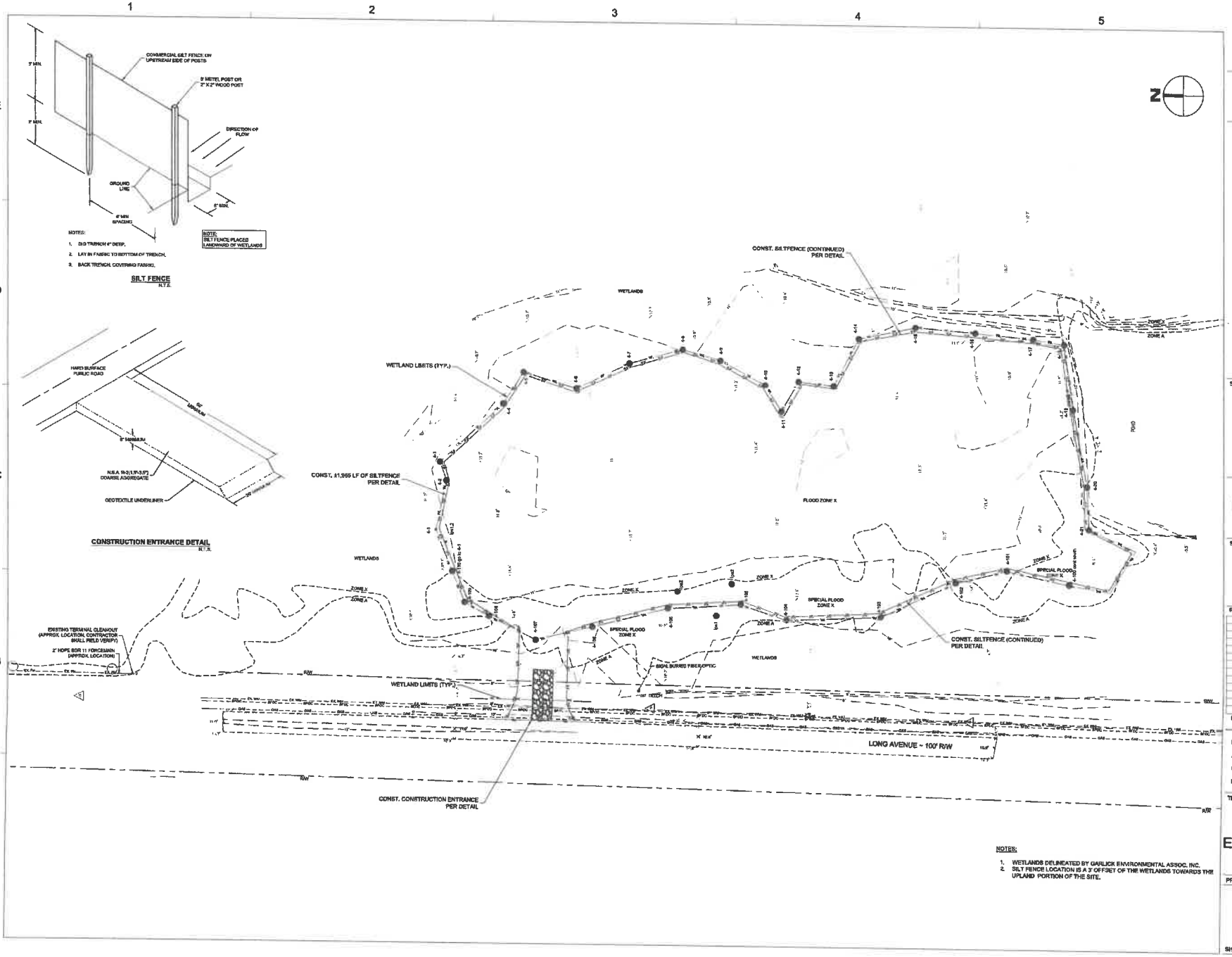
PROJECT NO. 50139305

C2

SHEET NO.

THE CONTENTS OF THIS PLAN SHALL NOT BE REPRODUCED, REPRESENTED, DISTRIBUTED OR USED WITHOUT WRITTEN PERMISSION OF DEWBERRY

25



NOTES:

1. WETLANDS DELINEATED BY GARLICK ENVIRONMENTAL ASSOC. INC.
2. SILT FENCE LOCATION IS A 3' OFFSET OF THE WETLANDS TOWARDS THE UPLAND PORTION OF THE SITE.

Dewberry

Dewberry Engineers Inc.
324 Marina Drive
Port St. Joe, FL 32456
850.227.7200

LAKEVIEW AT PALMETTO BLUFF

LONG AVENUE PARTNERS LLC
GULF COUNTY, FLORIDA

SEAL

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JOSHUA BRYAN BAWLEY
#67529
EB # 8704

CONSTRUCTION DOCUMENTS

SCALE

0' 20' 40' 80'
SCALE: 1" = 40'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	RAJ
APPROVED BY	JBB
CHECKED BY	ADA
DATE	JULY 2021

TITLE

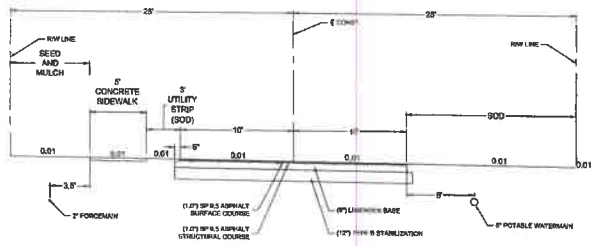
EXISTING CONDITIONS AND EROSION CONTROL PLAN

PROJECT NO. 50138305

C3

SHEET NO.

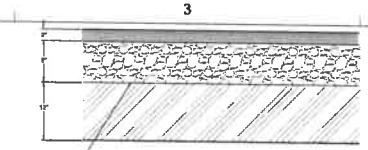
26



ASPHALT COURSE
THE FIRST LAYER SHALL BE 1.0" TYPE SP 9.5 IMMEDIATELY AFTER THE BASE COURSE. THE SECOND LAYER SHALL BE 1.0" TYPE SP-9.5 AND SHALL BE PLACED AFTER ALL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING UNDERGROUND UTILITY INSTALLATION.

IF POOR SUBGRADE IS ENCOUNTERED, THE PROPOSED DESIGN SOLUTION MUST BE REVIEWED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PROGRESSION OF THE PROJECT.

TYPICAL ROAD SECTION
N.T.S.



SURFACE COURSE: TYPE SP 9.5 ASPHALTIC CONCRETE (1" MIN. COMPACTED THICKNESS)

STRUCT. COURSE: TYPE SP 9.5 ASPHALTIC CONCRETE (1" MIN. COMPACTED THICKNESS)

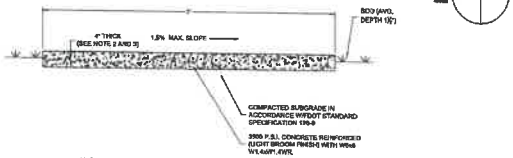
BASE COURSE: LIMEROCK (8" MIN. COMPACTED THICKNESS WITH PRIME COAT), OR OTHER OPTIONAL BASE GROUP 4 MATERIAL (LBR = 100) MIN. 98% MODIFIED PROCTOR

SUBGRADE: MIN. 98% MODIFIED PROCTOR FOR 12" MIN. DEPTH (LBR = 40)

THE STRUCTURAL LAYER SHALL BE PLACED IMMEDIATELY AFTER COMPLETION OF THE BASE COURSE. THE SURFACE LAYER SHALL BE PLACED AT THE COMPLETION OF THE PROJECT AND SHALL MEET ALL REQUIREMENTS (INCLUDING MIXING AND PLACING REQUIREMENTS) AS SET FORTH BY F.D.O.T. FOR AN ASPHALTIC CONCRETE SURFACE COURSE TYPE SP 9.5.

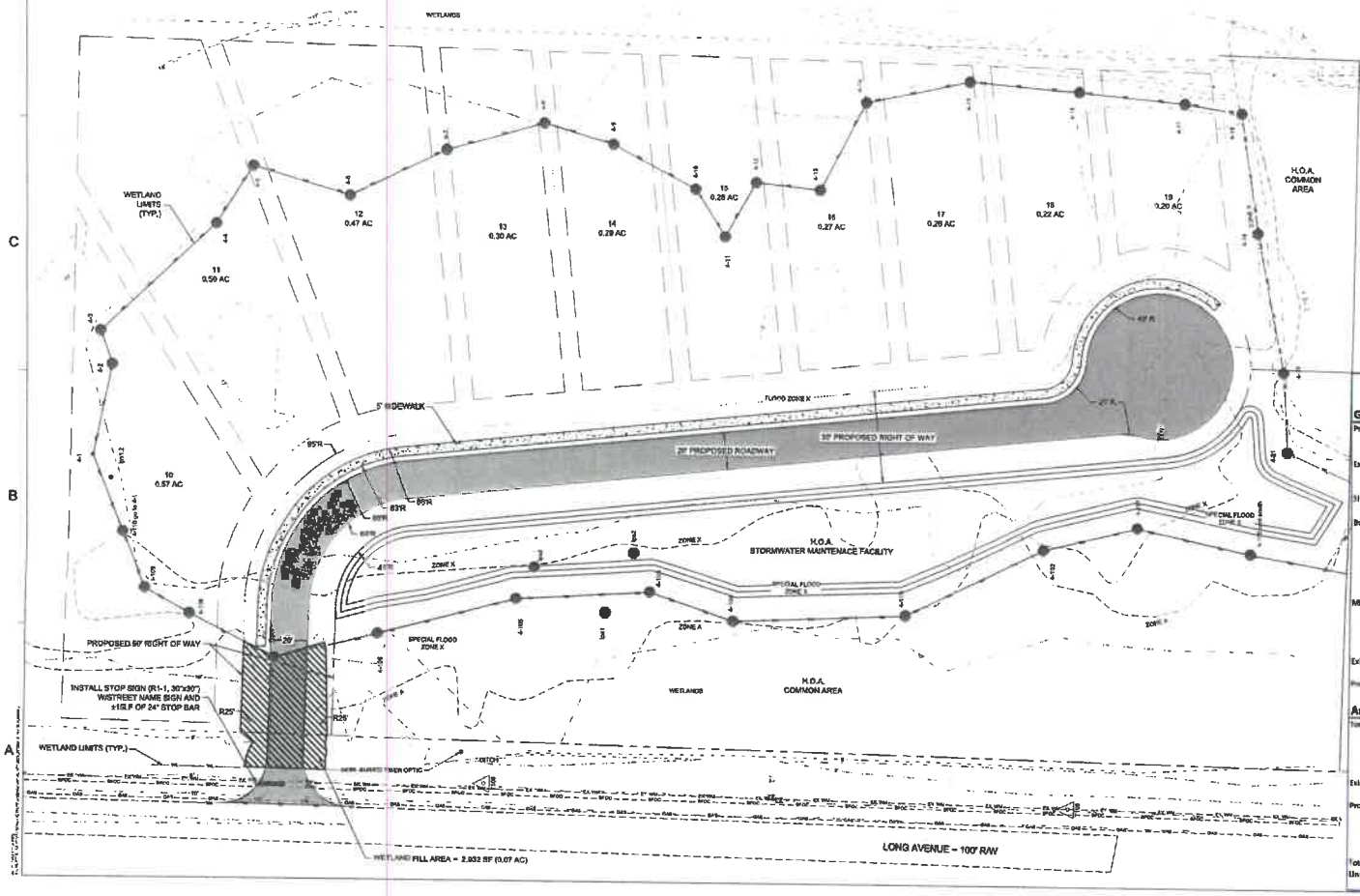
PROVIDE BITUMINOUS TACK COAT BETWEEN ASPHALT COURSES.

TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.



NOTE:
1. REFER TO FDOT STANDARD INDEX 522-001 FOR EXPANSION JOINTS.
2. 4" THICK SIDEWALK, 6 TYPICAL
3. 6" THICK SIDEWALK, AT DRIVEWAY LOCATIONS.
4. SIDEWALK SHALL MEET ADA STANDARDS.

TYPICAL CONCRETE SIDEWALK DETAIL
N.T.S.



PROJECT SITE DATA

General Information

Property Tax ID #(s):	06076-015R S: 13, T: 05, R: 11W	
Existing Zoning:	PUD Low Density R-1	
Site Density	2.75	dwelling units/acre (PROPOSED)
Building Setbacks:		Required
Front:		15 FT
Rear:		10 FT
Side:		5 FT
Minimum Lot:		
Lot Area (min.)		2,000 SF
Lot Width (min.)		40 FT
Lot Depth (min.)		N/A FT
Existing Use(s)		Vacant
Proposed Use(s)		Single Family Residential

Area Data

Total Site Area (Developable Area) (SF):	158,422 SF	3.64 Ac
Lots (upland area only)	89,827	2.06
Right-Of-Way	35,402	0.81
Common Area & S.W.M.F.	33,193	0.76
Existing Impervious Area (SF):	SF	0.00 %
Proposed Impervious Area (SF):	60,146.15 SF	37.97 %
60% Lot area (Buildable upland area)	40,422 SF	25.52 %
Asphalt:	16,831 SF	10.31 %
Concrete sidewalk:	3,393 SF	2.14 %
Total Number of Lots	10	
Linear Feet of Streets	636.00 LF	

Dewberry

Dewberry Engineers Inc.
324 Marina Drive
Port St. Joe, FL 32456
850.227.7200

LAKEVIEW
AT PALMETTO BLUFF
LONG AVENUE PARTNERS LLC
GULF COUNTY, FLORIDA

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JOSHUA BRYAN BAXLEY
#67529
EB # 8794

CONSTRUCTION DOCUMENTS

SCALE
0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	RAJ
APPROVED BY	JBB
CHECKED BY	AOA
DATE	JULY 2021

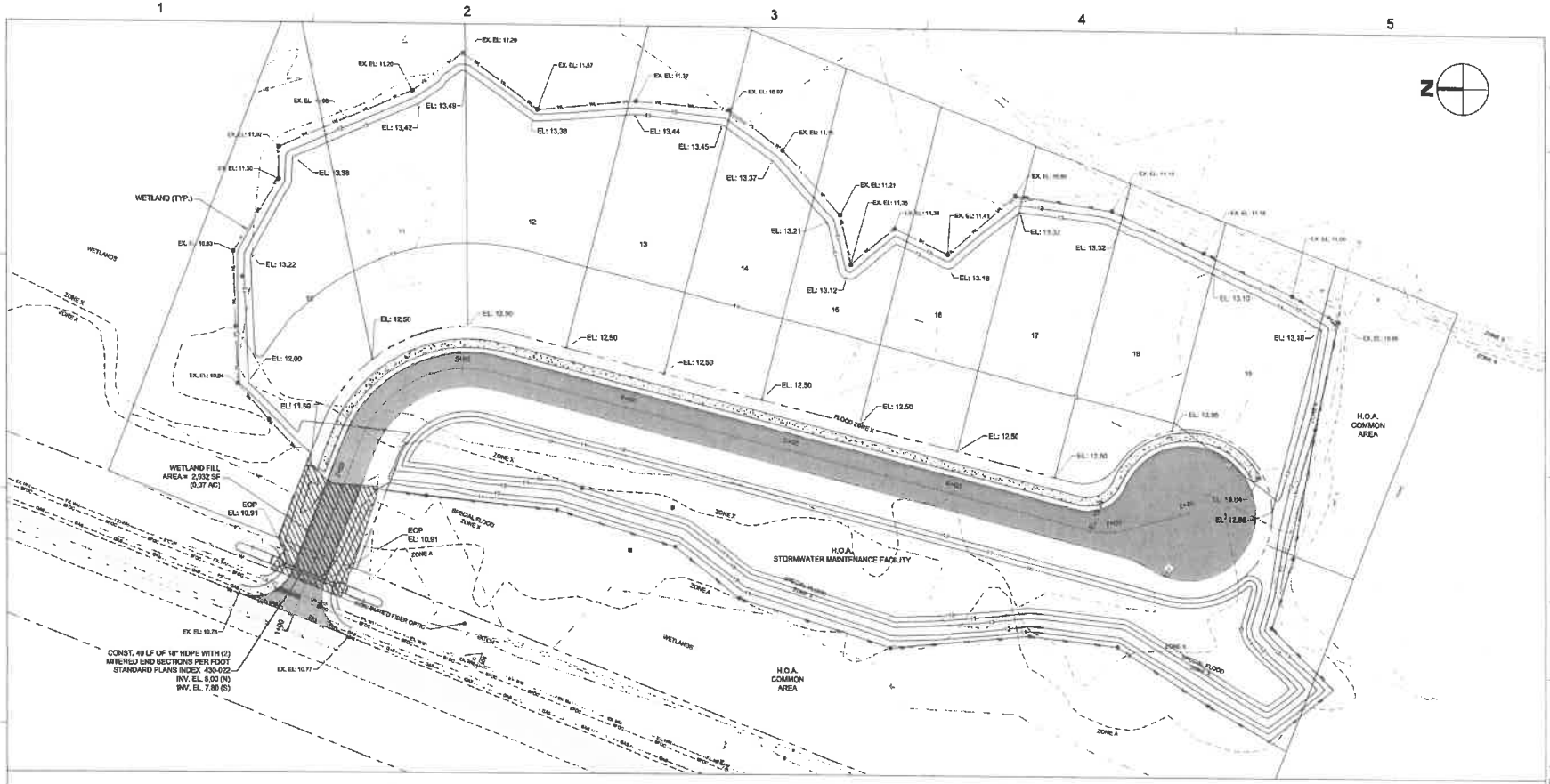
TITLE
SITE PLAN

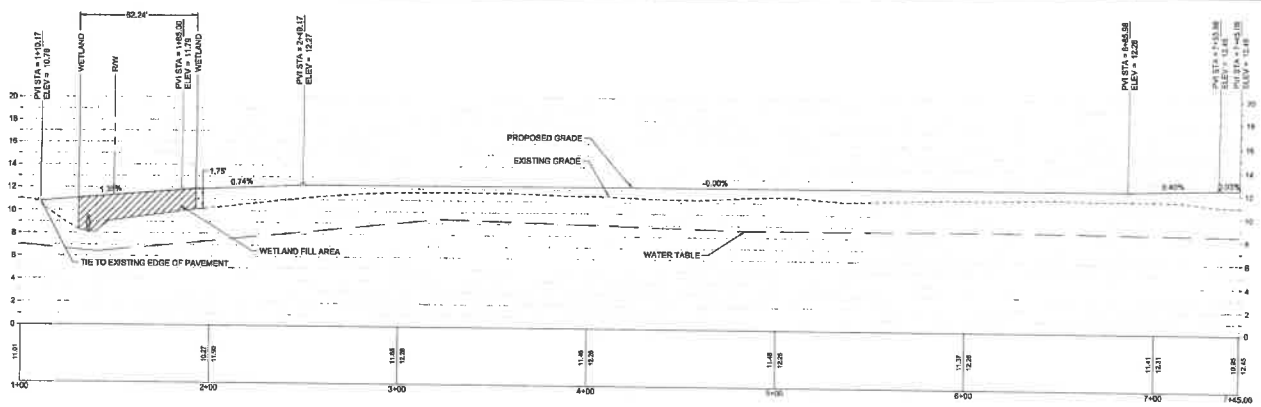
PROJECT NO. S0139305

C4

SHEET NO.

27





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850.227.7200

LAKEVIEW AT PALMETTO BLUFF

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GULF COUNTY, FLORIDA

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JOSHUA BRYAN BAXLEY
#67529
EB # 8794

CONSTRUCTION DOCUMENTS

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	RAJ
APPROVED BY	JBB
CHECKED BY	AOA
DATE	JULY 2021

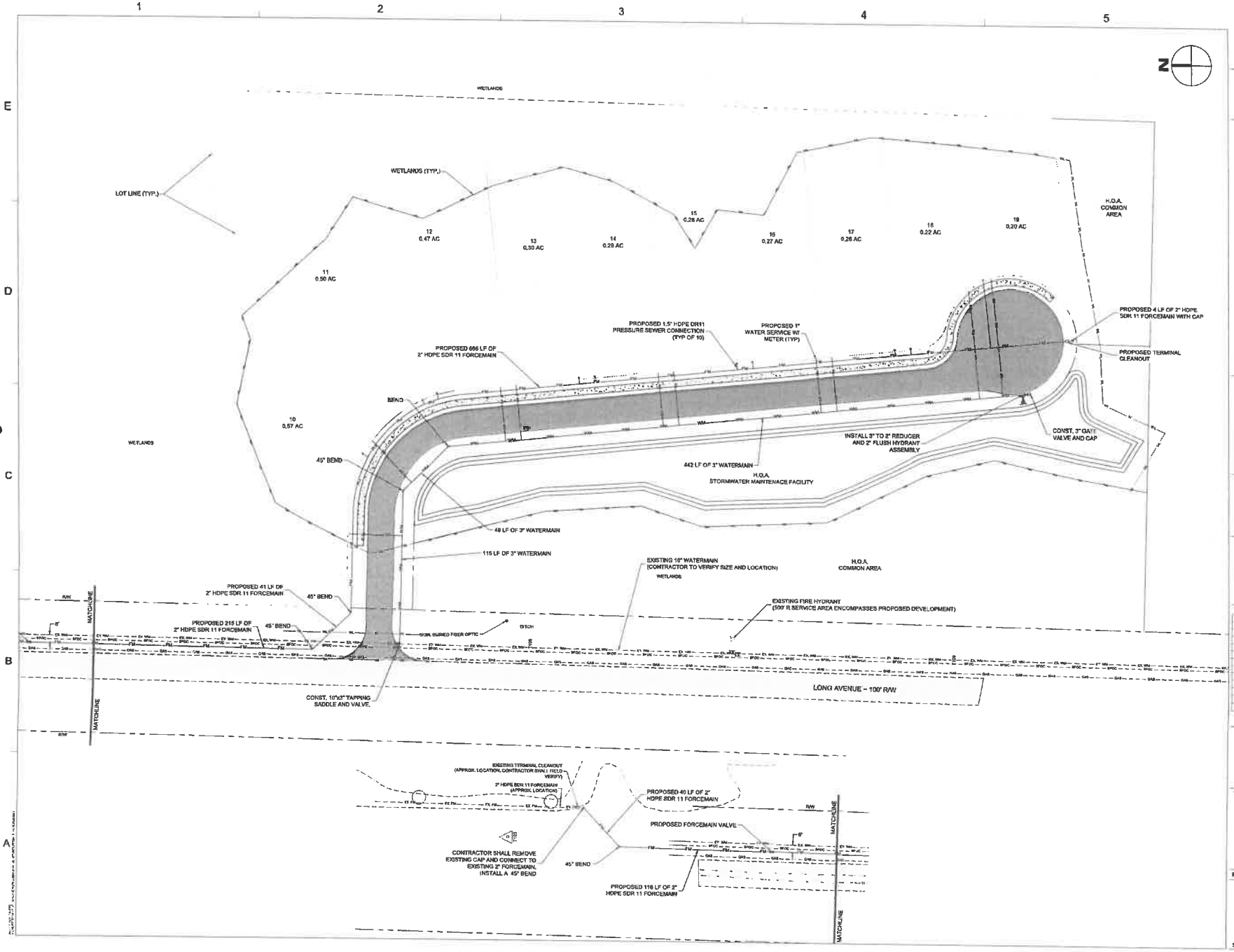
TITLE

PLAN AND PROFILE WITH GRADING

PROJECT NO. 50139305

C5

SHEET NO.



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Port St. Joe, FL 32456
850.227.7200

LAKEVIEW AT PALMETTO BLUFF

LONG AVENUE PARTNERS LLC
GULF COUNTY, FLORIDA

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JOSHUA BRYAN BAXLEY
#67529
EB # 8794

CONSTRUCTION DOCUMENTS

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	RAJ
APPROVED BY	JBB
CHECKED BY	AOA
DATE	JULY 2021

TITLE

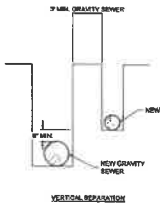
UTILITY PLAN

PROJECT NO. 50139305

C6

SHEET NO.

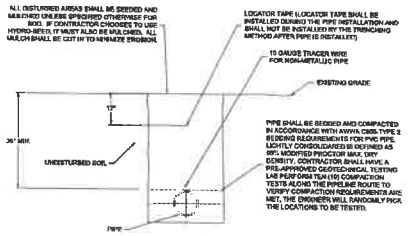
29



NOTES:

1. WHERE 6' PARALLEL SEPARATION CANNOT BE MAINTAINED BETWEEN A NEW WATER MAIN AND A GRAVITY SEWER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AT LEAST 6" ABOVE THE TOP OF THE GRAVITY SEWER MAIN. THE HORIZONTAL SEPARATION SHALL BE NO LESS THAN 3 FEET BETWEEN WATER MAIN AND GRAVITY SEWER AND NO LESS THAN 6 FEET BETWEEN WATER MAIN AND SANITARY SEWER FORCEMAIN.
2. WATER MAIN SEPARATION FROM VACUUM SEWER : THE DISTANCE BETWEEN A WATER MAIN AND A VACUUM SEWER LINE SHALL BE A MINIMUM OF 3' BUT A SEPARATION OF 12' IS PREFERRED.
3. WHERE HORIZONTAL SEPARATION BETWEEN WATER AND PRESSURE SEWERMAIN, IS LESS THAN REQUIRED, PRESSURE-RATED PIPE CONFORMING TO THE AWWA STANDARDS INCORPORATED INTO RULE 62-555, 320 F.A.C. SHALL BE USED, WHERE HORIZONTAL SEPARATION BETWEEN WATER AND GRAVITY SEWERMAIN OR VACUUM SEWERMAIN IS LESS THAN REQUIRED, WELDED, FUSED, OR OTHERWISE, RESTRAINED JOINTS FOR EITHER THE WATERMAIN OR THE PIPELINE SHALL BE USED. ALTERNATELY, THE WATERMAIN AND PIPELINE COULD UTILIZE WATER TIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK IN LIEU OF THE RESTRAINED JOINTS.
4. WHERE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND GRAVITY SEWER, PRESSURE SEWER, OR RECLAIMED WATER MAIN IS NOT MAINTAINED, THE NEW WATER AND NEW SEWER SHALL BE CONCRETE ENCASED 4 INCHES OR CASING PIPE WITH IMPACT STRENGTH EQUAL TO THAT OF 0.25 INCH THICK DUCTILE IRON PIPE MUST BE USED ON BOTH THE WATER AND THE SEWER.
5. PER THE REQUIREMENTS OF RULE 62-555.314(1)(b) AND (3) F.A.C. 6" MINIMUM HORIZONTAL SEPARATION IS NOT MAINTAINED, A TECHNICAL OR ECONOMIC JUSTIFICATION MUST BE PROVIDED TO FDEP.

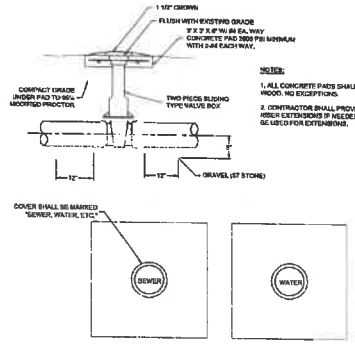
EXCEPTION TO WATER / SEWER HORIZONTAL SEPARATION DETAIL
N.T.S.



NOTES:

1. NO TRASH, RUBBISH, ROCKS OR DEBRIS WILL BE ALLOWED IN TRENCHES.
2. ALL PIPE SHALL BE INSTALLED IN DRY TRENCHES.
3. CONTRACTOR MAY BE REQUIRED BY THE ENGINEER TO DEWATER PIPE TRENCH, IF NECESSARY.
4. AT THE ENGINEERS DISCRETION, THE CONTRACTOR SHALL SUBSTITUTE SELECT BACKFILL IN LIEU OF NATIVE SOILS FOR A UNIT PRICE SPECIFIED IN THE CONTRACTORS BID FORM.
5. THE CONTRACTOR WILL BE COMPENSATED FOR SELECT BACKFILL ONLY IF DIRECTED BY THE ENGINEER IN WRITING. THE ENGINEER MAY ISSUE A FIELD ORDER WITH WRITTEN CONFIRMATION WITHIN 24 HOURS.

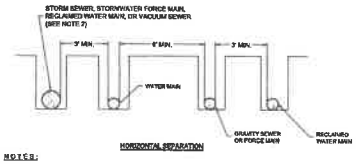
TYPICAL PRESSURE PIPE BEDDING DETAIL
N.T.S.



NOTES:

1. ALL CONCRETE PADS SHALL BE FORMED WITH WOOD. NO EXCEPTIONS.
2. CONTRACTOR SHALL PROVIDE DUCTILE IRON RISER EXTENSIONS (IF NEEDED). PVC SHALL NOT BE USED FOR EXTENSIONS.

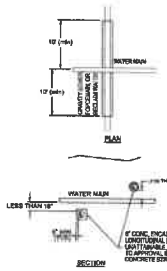
TYPICAL VALVE AND BOX DETAIL
N.T.S.



NOTES:

1. WATER MAIN SEPARATION FROM GRAVITY SEWER MAINS AND FORCEMAINS : THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE OUTSIDE OF A WATERMAIN AND SEWER MAIN SHALL BE 6 FEET, WHILE 10 FEET IS PREFERRED.
2. THE MINIMUM HORIZONTAL DISTANCE BETWEEN OUTSIDE OF A WATER MAIN AND STORMWATER, RECLAIMED WATER, OR VACUUM SEWER SHALL BE 3 FEET, FOR SEPARATION BETWEEN WATER MAIN AND VACUUM SEWER 10 FEET IS PREFERRED.
3. THE MINIMUM SEPARATION DISTANCE BETWEEN OUTSIDE OF A RECLAIMED WATER MAIN AND GRAVITY SEWER OR FORCEMAIN SHALL BE 3 FEET.

WATER / SEWER STANDARD HORIZONTAL SEPARATION DETAIL
N.T.S.



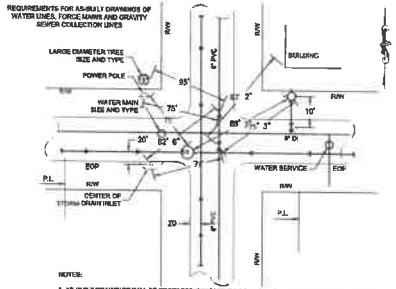
NOTES:

1.) WHERE AN 18" VERTICAL SEPARATION DISTANCE CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A GRAVITY SEWER, FORCEMAIN, OR RECLAIMED WATER MAIN, THEN THE GRAVITY SEWER, FORCEMAIN, OR RECLAIMED WATER MAIN SHALL BE CONCRETE ENCASED 4" AND PASS UNDER THE WATER MAIN.

2.) THE PIPE JOINTS SHALL BE ARRANGED SO THAT ALL PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN FEET BETWEEN ANY TWO JOINTS. ALTERNATELY, CROSSING SHALL BE ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE TEN FOOT SEPARATION BETWEEN JOINTS.

4" CONC. ENCASEMENT =40 FOR PIPES @ 24" & 54 LONGITUDINAL BARS @ EA. CORNER. WHERE 12" CLEARANCES CANT BE MAINTAINED, CONC ENCASEMENT IS TO BE USED, SUBJECT TO APPROVAL BY FDEP, AND THE CITY PUBLIC WORKS. CONCRETE STRENGTH SHALL BE 2500 P.S.I. (MIN)

WATER / SEWER MAIN CROSSING/SEPARATION DETAIL
N.T.S.



NOTES:

1. AS-BUILT DRAWINGS WILL BE PREPARED INDICATING LOCATIONS OF ALL SERVICES, LOCATIONS AND TYPES OF ALL FITTINGS, WITH RESPECT TO LOT CORNERS, LOCATIONS OF ALL VALVE AND DEAD END RUNS WITH THREE (3) TIES TO PHYSICAL FEATURES (BUILDING CORNERS, MANHOLES, EXISTING STRUCTURES, POWER POLES, STORM DRAIN INLETS, CENTER OF FIRE HYDRANTS, FACE OF LARGE DIAMETER TREES > 18").
2. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE A LETTER OF ACCEPTANCE WILL BE ISSUED OR THE FDEP CLEARANCE FORM IS EXECUTED.
3. ALL UTILITIES SHALL BE LOCATED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND IN DIGITAL FORMAT (DWG ACAD 2000, IN STATE PLANE COORDINATES).

AS-BUILT REQUIREMENTS
N.T.S.

Dewberry

Dewberry Engineers Inc.
324 Marina Drive
Port St. Joe, FL 32456
850.227.7200

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GULF COUNTY, FLORIDA

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JOSHUA BRYAN BAXLEY
#67529
EB # 6704

CONSTRUCTION DOCUMENTS

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	RAJ
APPROVED BY	JBB
CHECKED BY	AOA
DATE	JULY 2021

TITLE

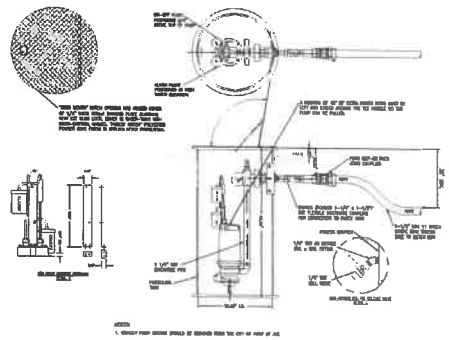
DETAILS

PROJECT NO. 50139305

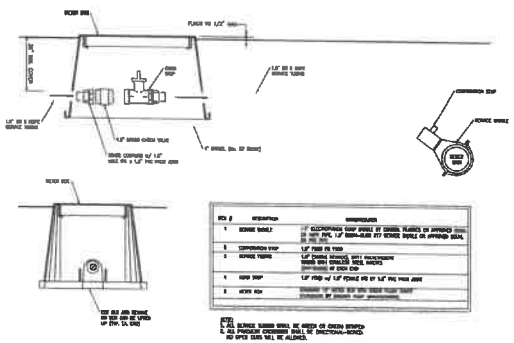
D1

SHEET NO.

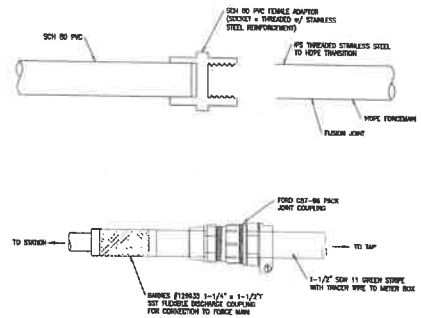
30



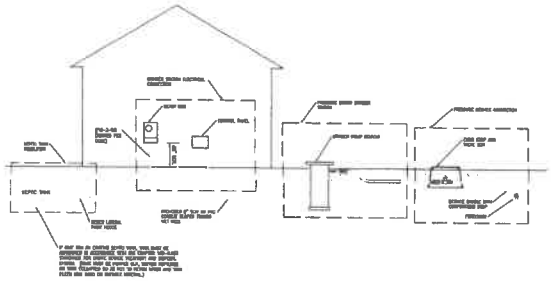
DETAIL PRESSURE SEWER GRINDER STATION



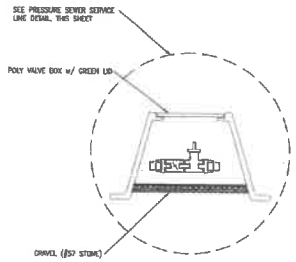
DETAIL - PRESSURE SEWER SERVICE LINE

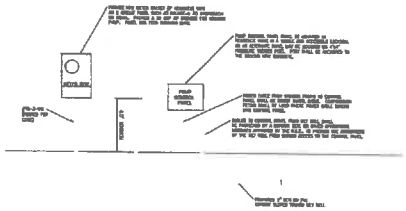


DETAIL - HDPE TO PVC TRANSITION
(3" DIAMETER AND SMALLER)

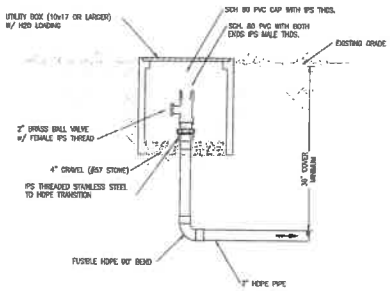


DETAIL - TYPICAL GRINDER STATION SINGLE UNIT INSTALLATION



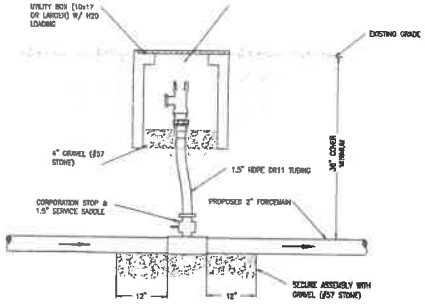


DETAIL - GRINDER STATION ELECTRICAL CONNECTION

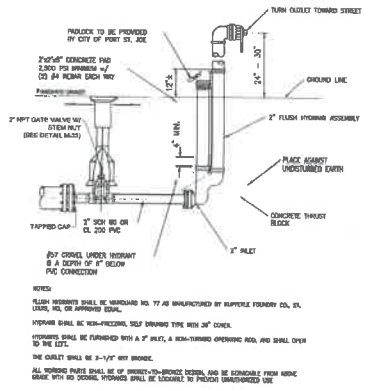


NOTE: PROVIDE 3" X 2" HDPE REDUCER AS NEEDED

DETAIL - TYPICAL TERMINAL CLEANOUT



DETAIL - TYPICAL IN-LINE CLEANOUT



NOTES:

FLUSH HYDRANTS SHALL BE MANUFACTURED BY MUELLER FOUNDRY CO., ST. LOUIS, MO, OR APPROVED EQUAL.

HYDRANT SHALL BE NON-FREEZING, SELF DRAINING TYPE WITH 36" DEPTH.

HYDRANTS SHALL BE FURNISHED WITH A 2" INLET, A NON-TURNED OPERATING ROD, AND SHALL OPEN TO THE LEFT.

THE OUTLET SHALL BE 2-1/2" NST BRONZE.

ALL WORKING PARTS SHALL BE OF BRONZE-TO-BRONZE DESIGN, AND BE SUITABLE FROM MARINE GRADE WITH NO DESIRE. HYDRANTS SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE

DETAIL - STANDARD FLUSH HYDRANT ASSEMBLY

Dewberry

Dewberry Engineers Inc.
324 Marina Drive
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850.227.7200

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#67529
EB # 6794

CONSTRUCTION DOCUMENTS

SCALE

NO.	DESCRIPTION	DATE

DRAWN BY	RAJ
APPROVED BY	JBB
CHECKED BY	AOA
DATE	JULY 2021

TITLE

DETAILS

PROJECT NO. 50130005

D2

SHEET NO.

31

PLANNING DEVELOPMENT AND REVIEW BOARD MEETING

August 3, 2021

Ward Ridge Building

2775 Garrison Avenue

Please print

	NAME- Please print	ADDRESS
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