

ORDINANCE NO. 610

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBER 03040-002R FROM COMMERCIAL TO RESIDENTIAL R-3, PROVIDING FOR AN AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE CHANGING FROM C-1 TO R-3; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to small scale developments; and

WHEREAS, on September 3, 2024, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and Zoning Map of the City; and

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Commercial land use to Residential R-3 and the Zoning from C-1 to R-3. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the approval of the amendment is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of Residential R-3.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as R-3.

SECTION 6. REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon adoption as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 1st day of October, 2024.

THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

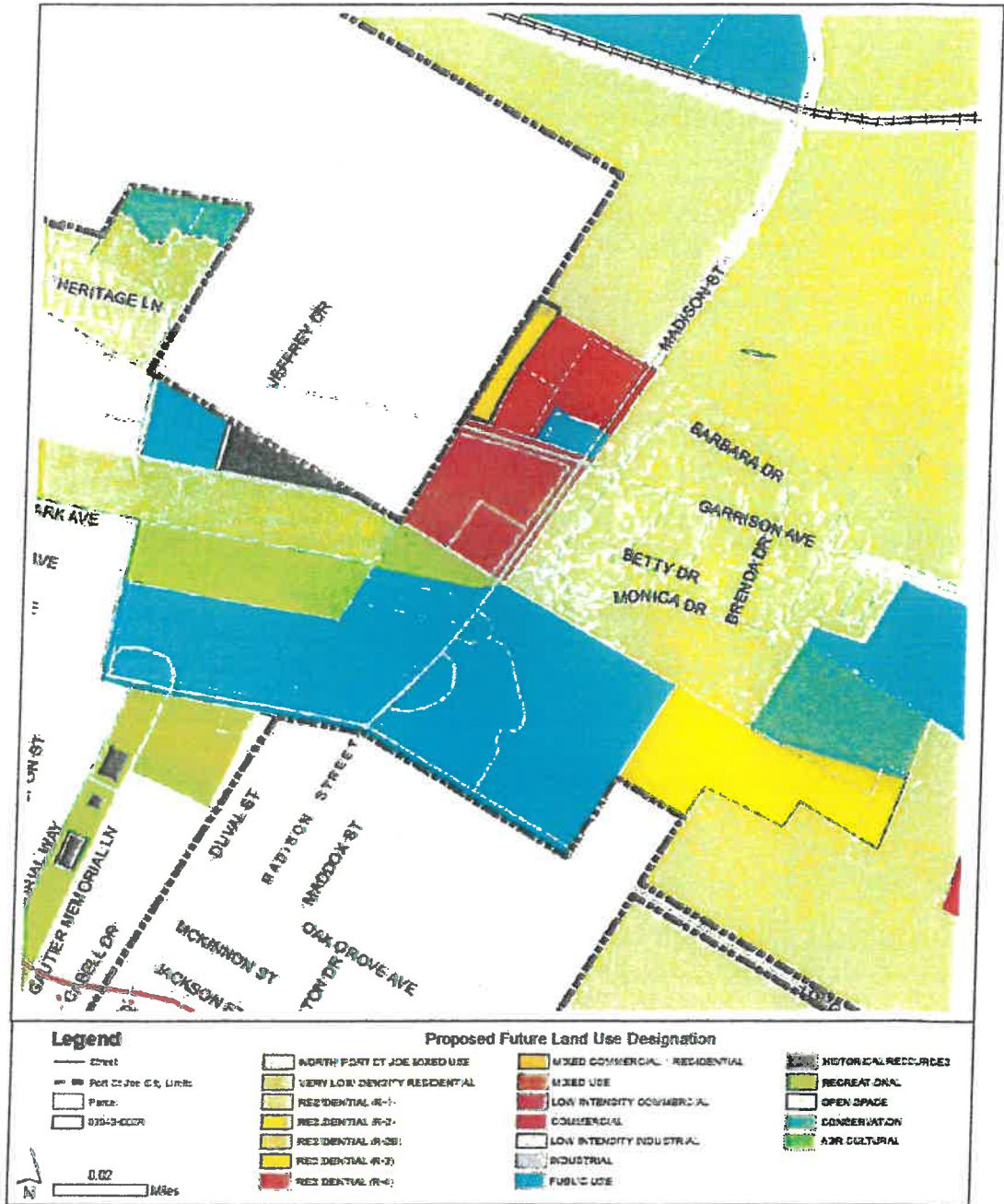
By: Rex Buzzett
Rex Buzzett, Mayor-Commissioner

Attest: Charlotte M. Pierce
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

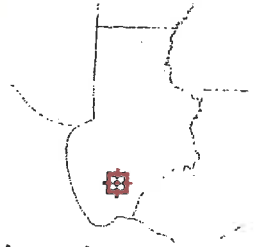
Future Land Use Map:

03040-002R - Proposed Future Land Use





Overview



Legend

-  Parcels
-  Roads

Parcel ID	03040-002R	Alternate ID	03040002R	Owner Address	68V SALT PINES 2024 LLC
Sec/Twp/Rng	18-8S-10W	Class	VACANT		707 BELROSE AVE
Property Address	GARRISON AVE	Acreage	2.7		DAPHNE, AL 36526
	PORT ST JOE				
District	5				
Brief Tax Description	S 18 T 8 R 10 2 AC M/L				
	(Note: Not to be used on legal documents)				

Date created: 8/8/2024

Last Data Uploaded: 8/8/2024 8:15:21 AM

Developed by  Schneider
GEOSPATIAL

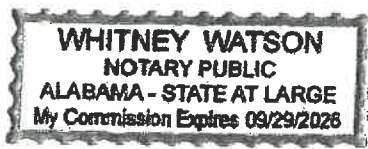
CITY OF PORT ST. JOE FUTURE LAND USE MAP
AMENDMENT APPLICATION

Property Address: GARRISON AVE Current Land Use: C-1
Property Owner: 68V SALT PINES (FL) 2024, L.L.C. / NATHAN COX Proposed Land Use: R-3
Mailing Address: P.O. BOX 280 PORT ST. JOE, FL 32457
Phone: 850-340-1270
Applicant if Different: SAME
Parcel Number: 03040-002R


Owners Signature

Sworn to and subscribed before me this 23rd day of July 2024. Personally Known
OR Produced Identification.
Type Provided _____.


Signature of Notary



PUBLIC NOTICE

- 1. A sign will be posted for two weeks on the property seeking the change and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS

Application Fee: Small Scale Amendment - \$500.00 – Large Scale Amendment \$2,000.00

Legal Description of Property

Copy of Deed

Copy of Survey


Owner Signature

Date: 7/23/24


Applicant Signature

Date: 7/23/24

Prepared By and Return To:
Kayla Dell
DHI Title of Florida, Inc.
14251 Panama City Beach Pkwy
Panama City Beach, FL 32413

Order No.: 198-243500380

Property Appraiser's Parcel I.D. (folio) Number:

Sales Price: \$1,700,000.00

Documentary Stamps: \$ 11,900.00

*U8 Ventures
Nathan Cox
Foreign Limited*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed as of the 18 day of July, 2024 by PTW, LLC, a Florida limited liability company (as to Parcel 1), whose mailing address is 1601 Constitution Dr, Port Saint Joe, FL 32456 and Patricia T. Warriner, a married woman (as to Parcel 2) ("Grantor"), whose mailing address is 1601 Constitution Dr, Port Saint Joe, FL 32456, to 68V Salt Pines (FL) 2024, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 707 Belrose Ave, Daphne, AL 36526:

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's successors and assigns forever, the real property situate, lying, and being in County of Gulf, State of Florida, and described as follows (the "Property"):

See Exhibit A

TOGETHER with all of the Grantor's rights, title and interest in and to all licenses, approvals, tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby specially covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and that the Property is being conveyed to Grantee subject to those permitted exceptions identified in Exhibit B attached hereto and made a part hereof, provided the foregoing shall not serve to reimpose the same.

[SIGNATURE ON NEXT PAGE]

SPECIAL WARRANTY DEED
(Continued)

File No. 198-243500380

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

Patricia T. Warriner
Patricia T. Warriner

PTW, LLC, a Florida limited liability company
BY: Tapper and Company Property Management, Inc
As Manager
BY: David Warriner
David Warriner, Manager

Signed, sealed and delivered in presence of:

Kristy Walker
Witness Signature
Kristy Walker
Printed Name of First Witness

Maci Maxey
Witness Signature
Maci Maxey
Printed Name of Second Witness

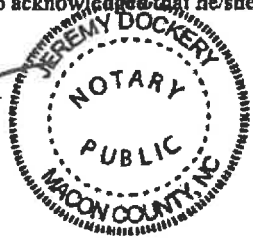
P.O. Box 3392 Cashers, NC 28717
Address of First Witness

1990 HWY 90 Vienna, GA 31092
Address of Second Witness

STATE OF FLORIDA NC.
COUNTY OF Jackson

The foregoing instrument was acknowledged before me, by means of X physical presence or ___ online notarization, this 16 day of July, 2024, by Patricia T. Warriner, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

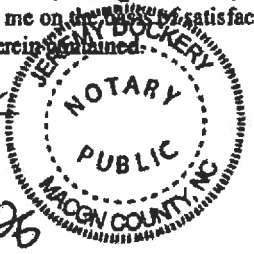
Jeremy Dockery
Notary Public
My Commission Expires: May 21, 2026



STATE OF FLORIDA NC.
COUNTY OF Jackson

The foregoing instrument was acknowledged before me, by means of X physical presence or ___ online notarization, this 16 day of July, 2024, by David Warriner, Manager of PTW, LLC, a Florida limited liability company, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

Jeremy Dockery
Notary Public
My Commission Expires: May 21, 2026



SPECIAL WARRANTY DEED

(Continued)

File No. 198-243500380

EXHIBIT A

PARCEL 1:

A PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 7, FOR A DISTANCE OF 767.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE (100' RIGHT OF WAY) FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,779.85 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 50 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 263.68 FEET, (CHORD BEARING AND DISTANCE = NORTH 17 DEGREES 29 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 263.66 FEET); THENCE NORTH 18 DEGREES 47 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 668.99 FEET TO THE SOUTHWEST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 226, PAGE 823 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED SOUTH 88 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 421.06 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 18 DEGREES 47 MINUTES 09 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID PROPERTY, FOR A DISTANCE OF 329.71 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 762 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 43 MINUTES 11 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 180.15 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 01 DEGREE 05 MINUTES 18 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 329.37 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 89 DEGREES 07 MINUTES 16 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 720.33 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID PROPERTY (POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF AFORESAID GARRISON AVENUE); THENCE NORTH 18 DEGREES 47 MINUTES 25 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 449.58 FEET TO THE SOUTHWESTERLY CORNER OF GARRISON PLANTATION, A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 9 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 357.53 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SUBDIVISION (POINT ALSO MARKING THE SOUTHWEST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 546 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA); THENCE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 777.22 FEET TO THE WESTERLY EDGE OF A DRAINAGE DITCH; THENCE SOUTH 19 DEGREES 25 MINUTES 54 SECONDS EAST, ALONG SAID WESTERLY EDGE, FOR A DISTANCE OF 2,090.14 FEET TO THE INTERSECTION OF SAID WESTERLY EDGE WITH THE SOUTH BOUNDARY LINE OF AFORESAID

SPECIAL WARRANTY DEED
(Continued)

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SECTION 7; THENCE NORTH 88 DEGREES 54 MINUTES 51 SECONDS WEST, ALONG SAID SECTION LINE, FOR A DISTANCE OF 286.76 FEET; THENCE CONTINUE NORTH 88 DEGREES 54 MINUTES 51 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, FOR A DISTANCE OF 884.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2;

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 18, FOR A DISTANCE OF 767.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE (100' RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE CONTINUE SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 884.70 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE PROCEED SOUTH 01 DEGREE 13 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 87.03 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 855.44 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE, POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,779.85 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 59 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 100.86 FEET, (CHORD BEARING AND DISTANCE = NORTH 15 DEGREES 40 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 100.86 FEET) TO THE POINT OF BEGINNING.

SPECIAL WARRANTY DEED

(Continued)

File No. 198-243500380

Exhibit B

1. Taxes and assessments for the year 2024 and subsequent years which are not yet due and payable.
2. Distribution Easement in favor of Florida Power Corporation d/b/a Progress Energy Florida, Inc. recorded in Official Records Book 410, Page 936 as affected by the Partial Release of Easement recorded in Official Records Book 716, Page 223 of the Public Records of Gulf County, Florida.
3. No insurance as to any portion of subject lands that may lie within the property described in the deed recorded in Official Records Book 518, Page 716 of the Public Records of Gulf County, Florida.
4. Consequences, if any, of the failure of The Lands to have a definite ascertainable and locatable legal description pursuant to the minimum technical standards for land surveying as required by Florida Statutes.

KEY DR

100-0420

C-1

PU

MADISON ST

BARBARA DR

GARRISON AVE

R-1

BETTY DR

MONICA DR

BRENDA DR

C

IMPORTANT NOTICE

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

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID 03040-002R
Location Address GARRISON AVE
PORT ST JOE
Brief Tax Description \$ 18 T 8 R 10 2 AC M/L 278.10 FT PARCEL ON EAST SIDE OF GARRISON AVE ORB 310/1 FR WARRINER ORB 831/363 WD FR WARRINER MAP 69B
(Note: Not to be used on legal documents.)
Property Use Code VACANT (0000)
Sec/Twp/Rng 18-8S-10W
Tax District Port St. Joe City (5)
Millage Rate 15.5418
Acreage 2.7
Homestead N

[View Map](#)

Owner Information

Primary Owner
68V SALT PINES 2024 LLC
707 BELROSE AVE
DAPHNE, AL 36526

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	7/18/2024	\$1,700,000	WD	<u>831/363</u>	Qualified	Vacant	WARRINER PATRICIA T	68V SALT PINES 2024 LLC

Valuation

	2024 Preliminary Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$183,600	\$108,000	\$108,000	\$86,400
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$108,000	\$108,000	\$0
Just (Market) Value	\$183,600	\$108,000	\$108,000	\$86,400
Assessed Value	\$99,385	\$90,350	\$82,136	\$74,669
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$99,385	\$90,350	\$82,136	\$74,669
Maximum Save Our Homes Portability	\$84,215	\$17,650	\$25,864	\$11,731

"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: Building Information, Extra Features, Sketches.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850 229-7410
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Contact Us

Developed by
 Schneider
 GEOSPATIAL

Future Land Use Map Amendment

**Applicant: 68V SALT PINES 2024 LLC
707 BELROSE AVE, DAPHNE, AL 36526**

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, Sept 3, 2024, at 4:00 P.M. EST and at the Regular City Commission Meeting on Sept 17, 2024, at 12:00 P.M. EST and Oct 1, 2024, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 for discussion and approval.