

City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
September 3, 2024 4:00 P.M.

Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley

Hal Keels
Travis Burge
Chris Karagiannis

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

July 2, 2024 Regular Meeting Minutes

Pages 1-2

BUSINESS ITEMS

- **Parcel #03040-002R- 68V Salt Pines 2024 LLC**
 - **Ordinance 610 Future land Use Map Amendment** **Pages 3-17**
 - **Development Order Request** **Pages 18-64**

***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
July 2, 2024
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish Travis Burge Phil Earley Chris Karagiannis Hal Keels	Jim Anderson Mike Lacour Charlotte Pierce Clinton McCahill	Rawlis Leslie Minnie Likely	April Thompson Bo Creel

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M. Mr. Leslie notified City Staff that he would be unable to attend today's meeting and shared that Mrs. Likely's husband was ill and she would probably be unable to attend the meeting either.

Consent Agenda

June 4, 2024, Regular Meeting Minutes

A Motion was made by Travis Burge, second by Hal Keels, to approve the Minutes of the June 4, 2024, Regular Meeting. All in favor; Motion carried 5-0.

Business Items

Plat Approval Request – Windmark North Townhomes, WMOZ, LLC

Scott DeWees asked about the size of the lots and noted that parking could be an issue. Chairman Rish stated that previous hearings had been held to review these issues and today's meeting was to deny or recommend approval of the Plat to the City Commission.

A Motion was made by Chris Karagiannis, second by Travis Burge, to recommend the approval of the Windmark North Townhomes, WMOZ, LLC Plat to the City Commission. All in favor; Motion carried 5-0.

Citizens to be Heard

No one from the public wished to speak.

Discussion by Board Members

There were no issues to discuss by any of the Board Members.

Motion to Adjourn

A Motion was made by Travis Burge, second by Phil Earley, to adjourn the meeting at 4:04 P.M.
All in favor; Motion carried 5-0.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

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 ____ day of _____, 2024.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

Future Land Use Map:

03040-002R - Proposed Future Land Use

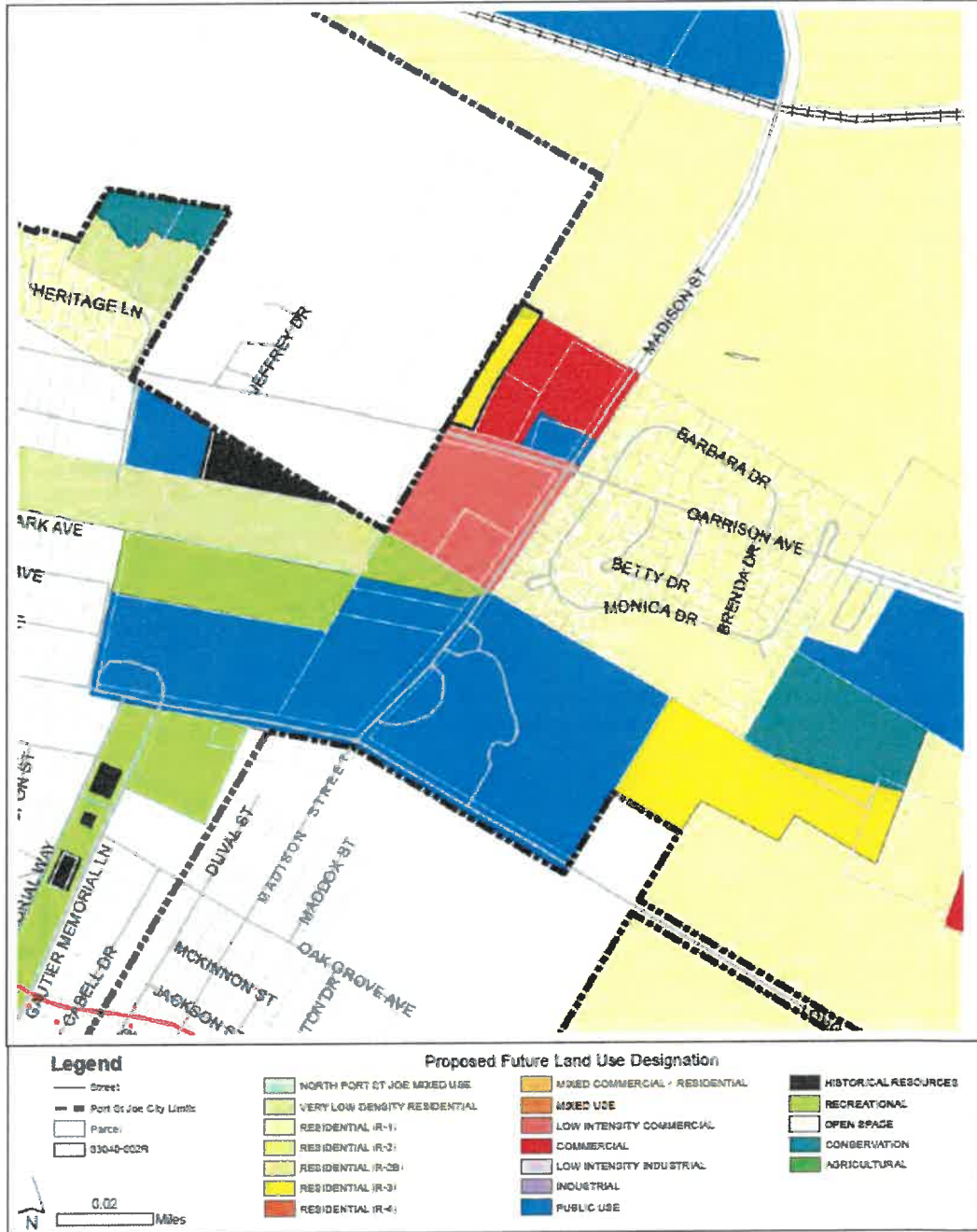
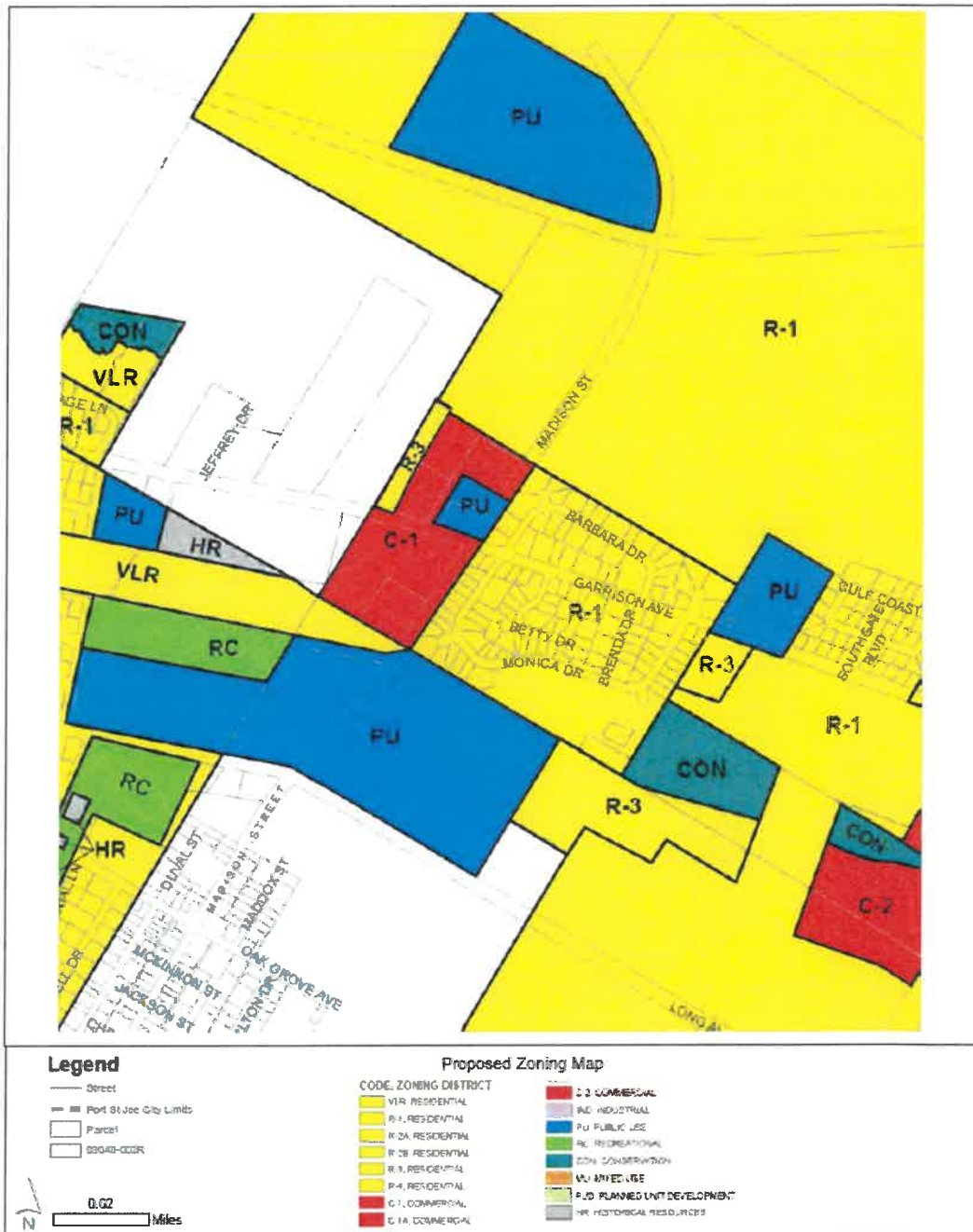
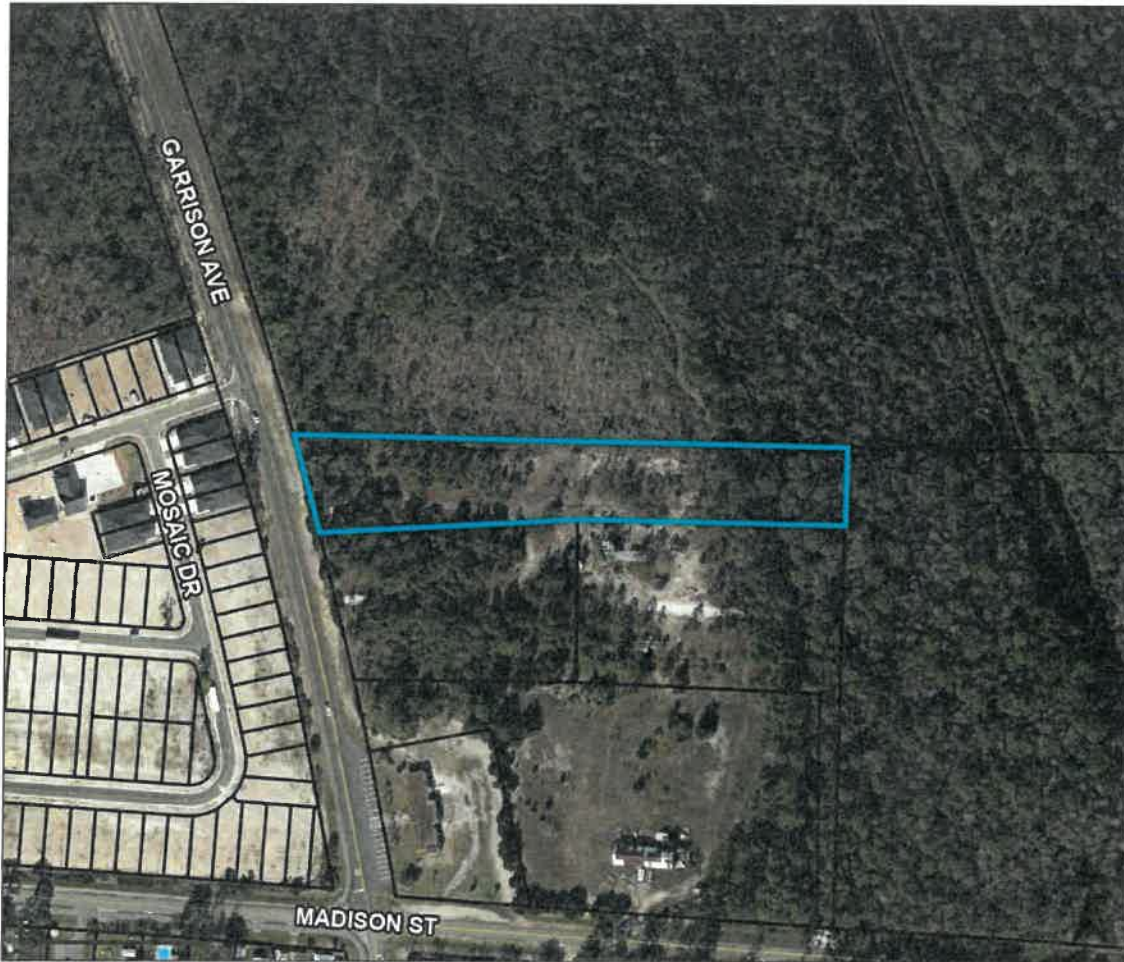


EXHIBIT "A"

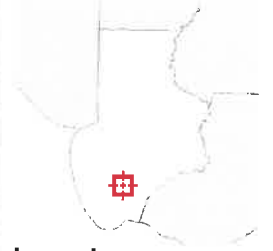
Zoning Map:

03040-002R - Proposed Zoning Map





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

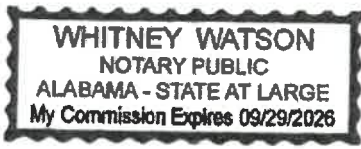


Owners Signature

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

*UB Ventures
Nathan Cox
Foreign Limited*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed as of the 18th 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: David Warriner
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

P.O. Box 3322 Cashiers, NC 28717
Address of First Witness

Mari Maxey
Witness Signature

Mari Maxey
Printed Name of Second 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 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 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)

File No. 198-243500380

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.

UNOFFICIAL
DOCUMENT

KEY DR

C

C-1

D3040 - 002 R

PU

MADISON ST

BARBARA DR
GARRISON AVE
R-1
BETTY DR
MONICA DR
BRENDA DR

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 S 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 18-85-10W
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	831/363	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 provide 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 | [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/7/2024, 2:33:09 PM

[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.

**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 measure 54" from the base of the tree.)

2. x Development Order Packet
3. n/a New Address application
4. x Complete City water meter impact form
5. x Complete Driveway permit application

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

DESCRIPTION

Project Address GULF CO. PARCEL ID: 03040-002R, GARRISON AVE, PORT ST. JOE, FL 32465

Lot Square Footage: 79,926.14 Dwelling Square Footage: 12,678.94

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

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

Setbacks: Front: 20' Left Side: 7.5'

Rear: 20' Right Side: 7.5'

Floor Area Ratio: 15.87% Lot Coverage: 15.87%

Building Height in Feet: 60' (MAX.) Impervious Surface: 12,678.94 SQFT

Landscape Buffers: (height x width) N/A Elevation: 18.94' (MIN.)

~~NATHAN COX~~ Will Lowery 68V SALT PINES (FL) 2024, L.L.C. 707 BELROSE AVE
DAPHNE, AL 35626 850-340-1270

Applicant Name Will Lowery
Applicant Signature [Signature]

Applicant Address 707 BELROSE AVE
Phone Number 850-340-1270
Date 8/8/24



Overview



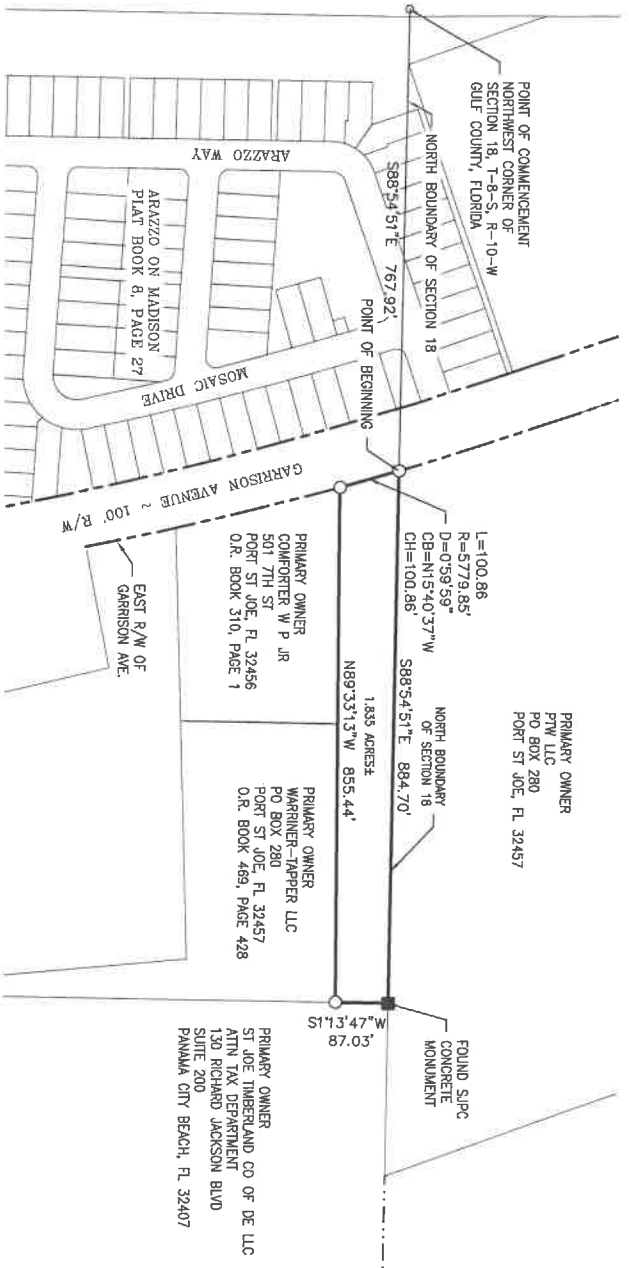
Legend

- Parcels
- Roads

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Sec/Twp/Rng	18-85-10W	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: 7/30/2024
 Last Data Uploaded: 7/29/2024 5:35:54 PM

Developed by  Schneider
 GEOSPATIAL



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. SOURCE OF INFORMATION: SUBDIVISION PLATS OF GARRISON PLANTATION (P.B.4, PAGE 9), AS RECORDED IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; DEED DESCRIPTIONS AS RECORDED IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA;
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.
5. THE SKETCH DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

- SYMBOLS & ABBREVIATIONS:**
- R/W = RIGHT OF WAY
 - L.B. = LICENSED BUSINESS
 - P.S.M. = PROFESSIONAL SURVEYOR
 - O.R. = OFFICIAL RECORDS
 - L = ARC LENGTH
 - R = RADIUS
 - D = DELTA ANGLE
 - CB = CHORD BEARING
 - CH = CHORD LENGTH
 - S.P.C. = ST. JOE PAPER COMPANY
 - SET 5/8" CAPPED IRON ROD L.B. #5011
 - FOUND 4" BY 4" CONCRETE MONUMENT

NO.	REVISIONS	BY	DATE

DEWBERRY ENGINEERS INC. 203 ABERDEEN PARKWAY PALM BEACH, FLORIDA 33406 PHONE: 561.832.2044 FAX: 561.832.1011 CERTIFICATE OF AUTHORIZATION NO. L.B. 8911	
REVISIONS FIELD DATE: N/A DRAWN BY: N/A DWG DATE: 02/04/2024 SHEET SCALE: 1" = 200' APPROVED BY: RD	BOUNDARY SURVEY GARRISON AVENUE ~ SOUTH PARCEL SECTION 18, TOWNSHIP 8 SOUTH RANGE 10 WEST GULF COUNTY, FLORIDA
DAVID J. BARTLETT, P.S.M. PROFESSIONAL SURVEYOR & MAPPER No. 15918 DATE SHOWN: 09-3-2024 DATE SIGNED: 05-10-2024	PROJECT NO. 56170794 SHEET NO. 1 OF 1



David J
Bartlett
2024-07-17
09:32:24
-05:00'



Parcel Summary

Parcel ID 03040-002R
 Location Address GARRISON AVE
 PORT ST JOE
 Brief Tax Description 5 48 T B R 10 2 AC M/L 276.10 FT PARCEL ON EAST SIDE OF GARRISON AVE ORB 3107/1 FR WARRINER ORB 837/365 WD FR WARRINER MAP 69B
(Note: Not to be used on legal documents.)
 Property Use Code VACANT (0000)
 Sec/Twp/Rng 16-85-10W
 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

Land Information

Land Use
 590027 - P5/ AC (2-3)

Municipality: City of Port St. Joe

Information



Gulf County, FL
 1000 Cecil G. Costin, Sr. Blvd.,
 Room 110
 Port St. Joe, Florida 32456

Gulf County Appraiser
 Mitch Burke - CFA
 (850) 229-6115

Announcements

[How to Use the Backside - view](#)
[Demo Video](#)

Columns

Depth 0

Frontage 0

Unit Type AC

Number of Units 2.7

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R

qPublic-net™ Gulf County, FL

Map Search Results Sales Search Sales List Tax Information Home

Layer List Legend

Quick Links:
 Property Search
 View Map

Layers:
 Flood Zones
 Parcels
 Parcel Numbers
 Varsity Sites
 USA Major Highways
 Roads
 Escarpments
 Dike/Levees
 Railroads
 Inland Replac
 Streams and Rivers
 City Labels
 Sea-Ton-Pg
 Liars
 County Outlines
 2022 Aerial Photos
 2019 Aerial Photos
 2015 Aerial Photos
 Business/Devel

Results:
 ParcelID - 03040-002R
 AltID - 03040002R
 Address - GARRISON AVE
 Owner - 68V SALT PHIES
 2024 LLC
 Acres - 2.7
 View Parcel Details

Length: 6.326 Feet
 Area: 0.18235 Acres

Parcel ID: 03040-002R
 Sec/Type/Rng: 18-95-10W
 Property Address: GARRISON AVE
 PORT ST JOE
 District: 5
 Brief Tax Description: 5.18 T 6 R 10 2 AC M/L
 (Please Note: to be based on legal documents)

Alternate ID: 03040002R
 Class: VACANT
 Acreage: 2.7

Owner Address: 68V SALT PHIES 2024 LLC
 707 BELROSE AVE
 DAPHNE, AL 36526

Exposure: B

Garrison Ave - GIS Information Gulf County Parcel No. 03040-002R

qPublic.net™ Gulf County, FL

Layers Legend

Quick Links:
[Property Search](#)
[View Map](#)

Layers:

- Flood Zones
- Parcel Numbers
- Address Numbers
- Yearly Sales
- USA Major Highways
- Comments
- Contouring
- Railroads
- Inland Reserves
- Streams and Rivers
- City Labels
- Sea-Touring
- Lakes
- County Outlines
- 2022 Aerial Photos
- 2019 Aerial Photos
- 2015 Aerial Photos
- [Browse Layers Description](#)

Search Results Input Sales List Sales Results Tax Estimator Home

Search search

Results:

Parcel ID - 03040-002R
 Alt ID - 03040003R
 Address - GARRISON AVE
 Owner - 48V SALT PINES
 2024 LLC
 Area - 2.7
 View: [Zoom In](#) | [Zoom Out](#)

Parcel ID: 03040-002R
 Section: 18-85-10W
 Property Address: GARRISON AVE
 District: PORT ST JOE

Altitude: 10356002R
 Class: VACANT
 Acreage: 2.7

Owner Address: 48V SALT PINES 2024 LLC
 707 BELDOSE AVE
 DAPHNE, AL 36526

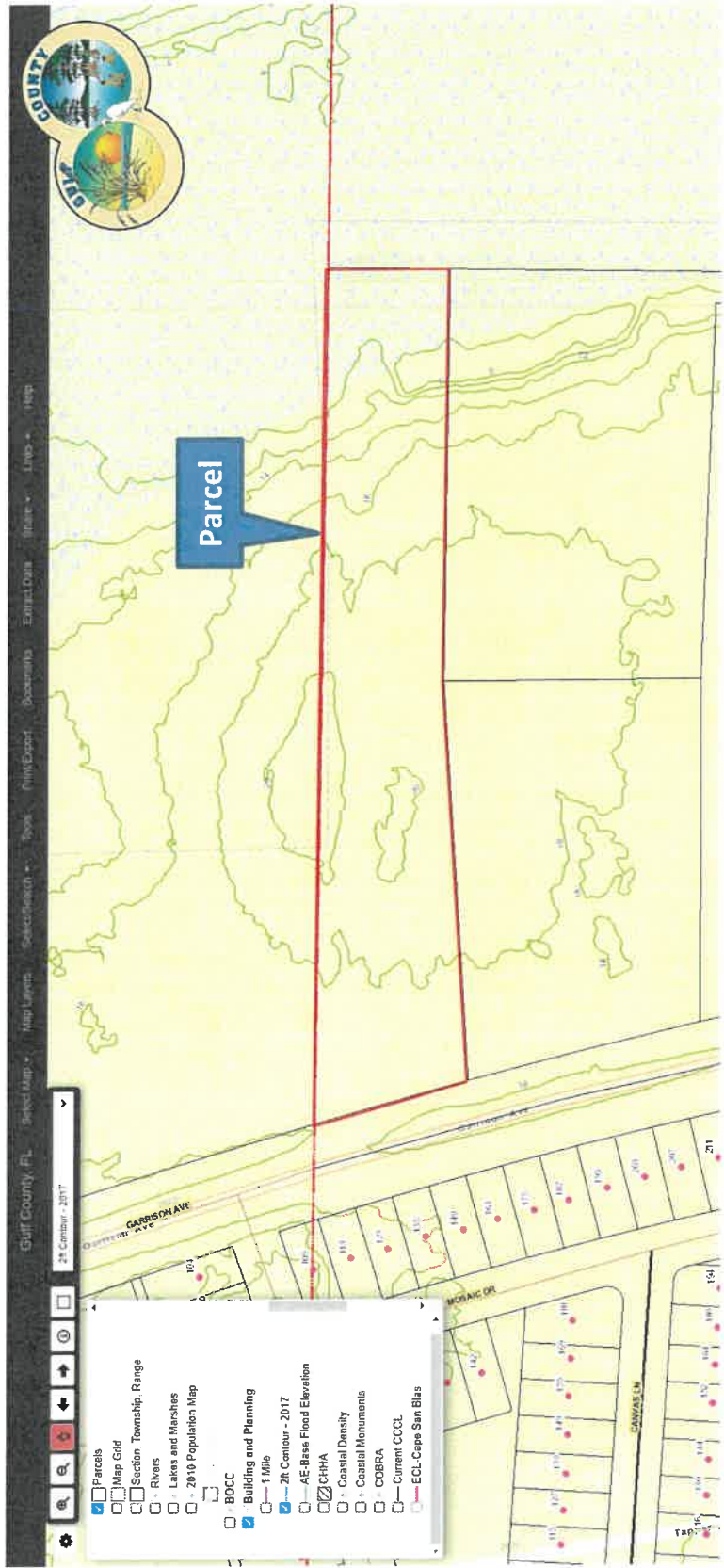
5 5 1/8 R 10 2 AC MW
 (Note: Not to be used in legal documents)

District: PORT ST JOE
 Brief Tax Description:

esri

Map

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



Existing Contours Per. Gulf County GIS

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



Soils: Mandarin Fine Sand; Resota Fine Sand, 0 to 5 Percent Slopes; Dorovan-Croatan Complex, Depressional

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R

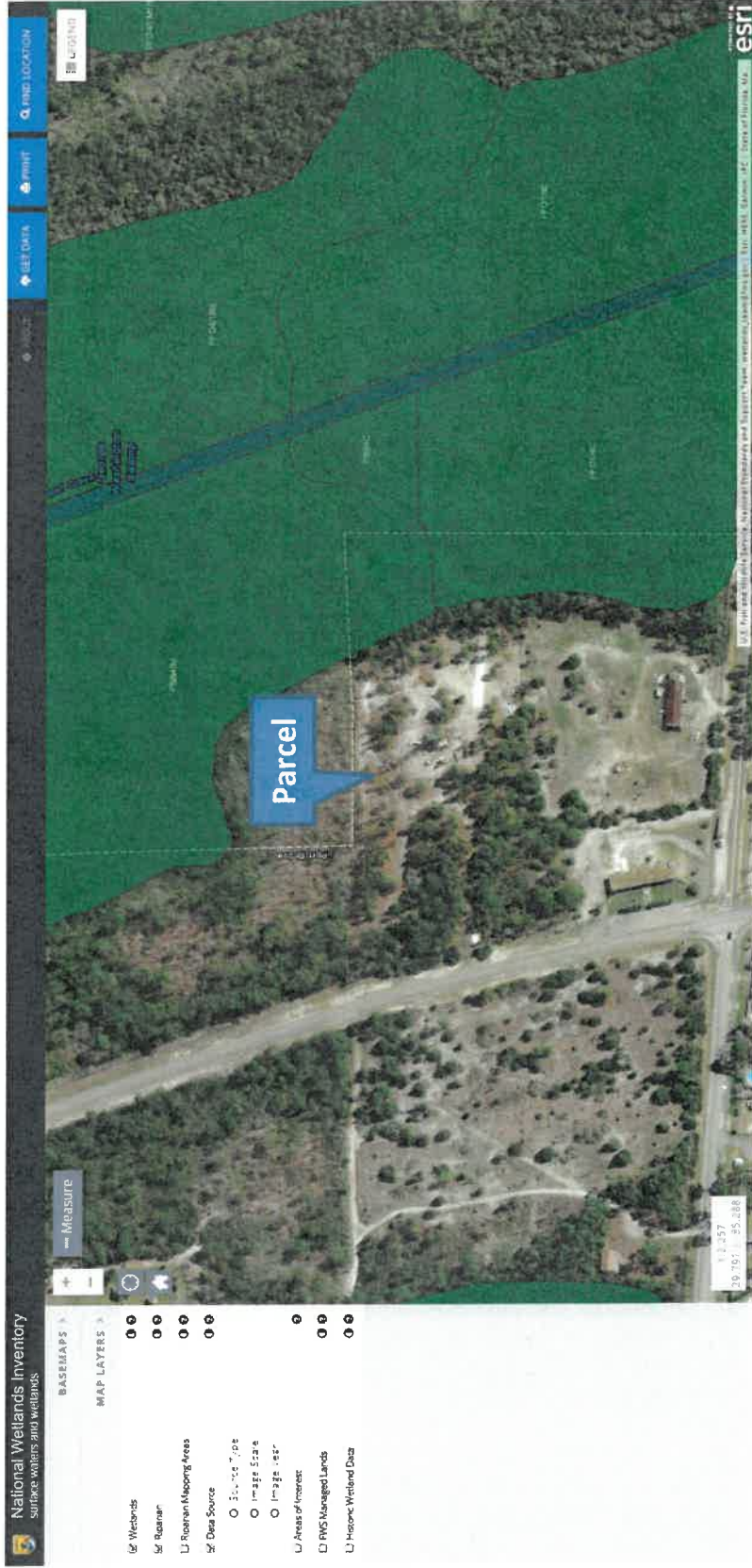


Located Outside the Habitat Conservation Boundary

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



Garrison Ave - GIS Information
Gulf County Parcel No. 03040-002R



National Wetlands Inventory

NWFWMD Flood Report

Effective BFE:	N/A	Prelim BFE:	N/A
Effective Fld Zone:	A:15%; X:85%;	Prelim Fld Zone:	Not Available
Effective Fld Zone at Clicked Location :	X	Prelim Fld Zone at Clicked Location :	N/A
Effective FIRM Panel :	12045C0341H	Prelim FIRM Panel :	Not Available
Clicked Location (approximate):	29.79121, -85.28425	Parcel ID :	03040-002R
Address (approximate):	Port St. Joe, FL, USA		

Print:

Select a layout ▼

Print

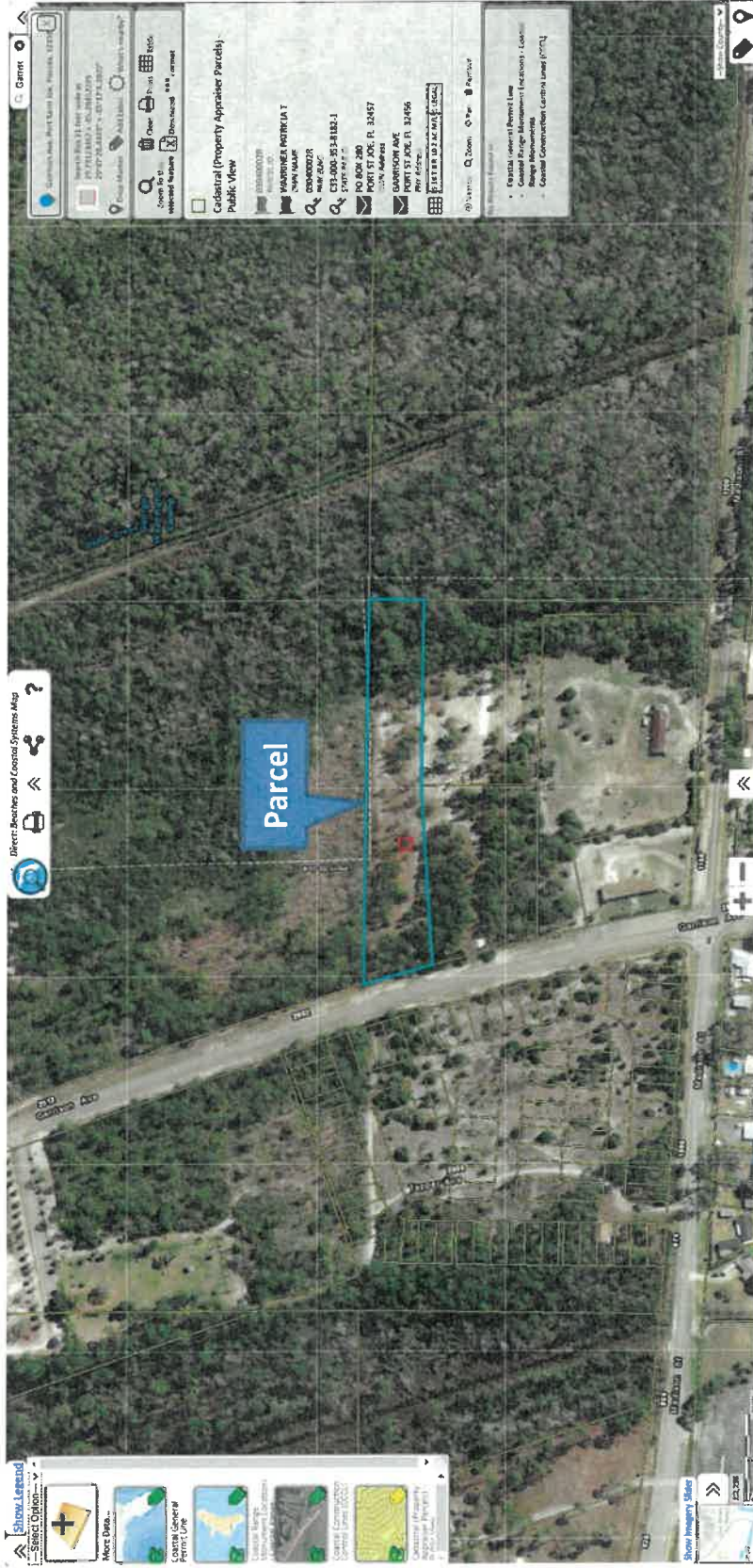
****This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 3/9/2021



Northwest Florida Water Management District Flood Map

Garrison Ave - GIS Information
Gulf County Parcel No. 03040-002R



Outside CCCL & Coastal Monuments & General Permit Line

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



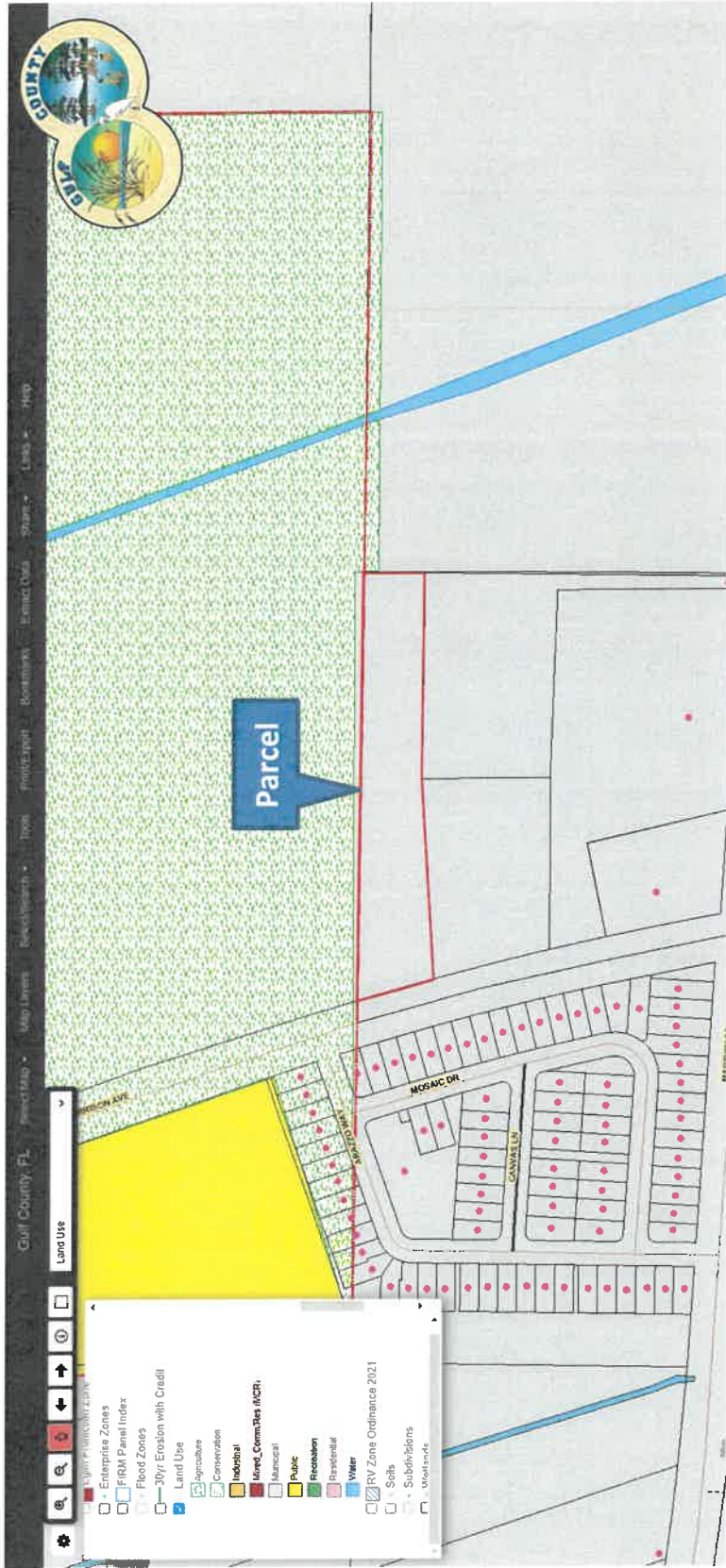
Eglin Protection Zone: Outside

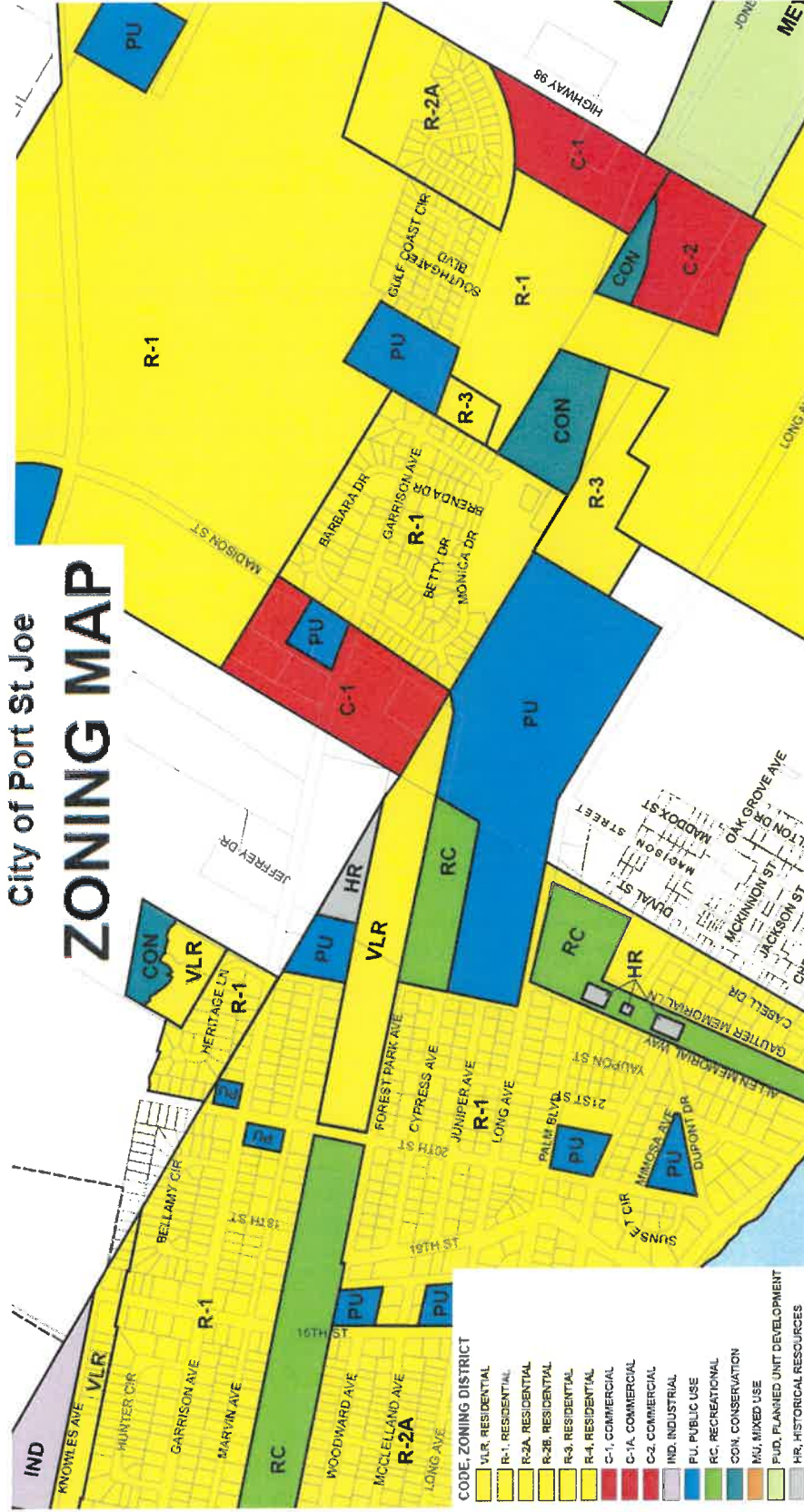
Garrison Ave - GIS Information
Gulf County Parcel No. 03040-002R



Wind Debris: S2

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R





Sec. 3.09. Same--C-1 district.

The following regulations apply in C-1 commercial district:

(1) Uses permitted:

- a. Any use permitted in C-1A district.
- b. Trade service establishments, self-service laundries, shops for the sale and repair of batteries, radios, bicycles, guns, shoes, tires, typewriters, watches and jewelry and other mechanisms, bakeries, painters, paper hangers, plumbers, addressing and mailing, advertising and distributing, multi-graphing, printing and laboratories.
- c. Vocational schools, including trade, secretarial, art, professional, music, dancing and dramatic schools.
- d. Commercial amusements, games and sports.
- e. Funeral homes.
- f. Restaurants, automobile sales rooms and used car sales lots.
- g. Churches. Section 6-3 of Chapter 6 of the Code of Ordinances of the City of Port St. Joe shall have no application to a church located in a commercial or mixed use area.

(2) Prohibited: Industrial establishments, lumber yards, junk dealers, automobile wrecking or any business where materials sold are not housed within a building, and not mechanical garages, except when operated in conjunction with automobile sales

rooms and in the same building, are specifically prohibited from this district. Additional uses listed in section 3.21 are prohibited within the C-1 district.

(3) Requirements: The requirements as to subsection (3) through (8) of section 3.08 shall be applicable in this zone as if they were copied herein verbatim; provided, however, there shall be no rear yard requirement for buildings located on lots abutting on alleys lying between Reid and Williams Avenues, and Reid and Monument Avenues, extending from First Street to Fifth Street.

Garrison Ave - GIS Information
Gulf County Parcel No. 03040-002R



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

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

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

Maci Maxey
Witness Signature

Maci Maxey
Printed Name of Second Witness

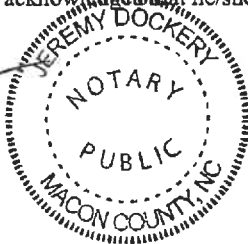
1990 HWY 90 Vienna, GA 31092
Address of Second Witness

STATE OF ~~FLORIDA~~ NC.

COUNTY OF Jackson

The foregoing instrument was acknowledged before me, by means of 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

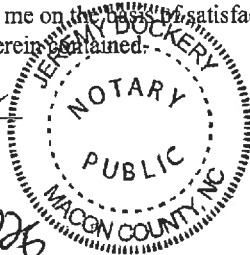


STATE OF ~~FLORIDA~~ NC.

COUNTY OF Jackson

The foregoing instrument was acknowledged before me, by means of 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)

File No. 198-243500380

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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
68V SALT PINES (FL) 2024, L.L.C.

Filing Information

Document Number L24000221467
FEI/EIN Number NONE
Date Filed 05/17/2024
State FL
Status ACTIVE

Principal Address

707 BELROSE AVENUE
DAPHNE, AL 35626

Mailing Address

707 BELROSE AVENUE
DAPHNE, AL 35626

Registered Agent Name & Address

ANNE SCHULTZ, KERRY, ESQUIRE
2777 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563

Authorized Person(s) Detail

Name & Address

Title MGR

68 VENTURES, LLC
707 BELROSE AVENUE
DAPHNE, AL 35626

Annual Reports

No Annual Reports Filed

Document Images

[05/17/2024 -- Florida Limited Liability](#) [View image in PDF format](#)

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
68 VENTURES, LLC

Filing Information

Document Number M21000006137
FEI/EIN Number 81-3290751
Date Filed 05/19/2021
State AL
Status ACTIVE

Principal Address

707 Belrose Ave
Daphne, AL 36526

Changed: 05/01/2023

Mailing Address

707 Belrose Ave
Daphne, AL 36526

Changed: 05/01/2023

Registered Agent Name & Address

Schultz, Kerry Anne, Esq.
2779 Gulf Breeze Parkway
Gulf Breeze, FL 32563

Name Changed: 04/30/2024

Address Changed: 04/30/2024

Authorized Person(s) Detail

Name & Address

Title MGR

COX, NATHAN L
707 Belrose Ave
Daphne, AL 36526

Annual Reports

43

Report Year	Filed Date
2022	04/29/2022
2023	05/01/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
05/19/2021 -- Foreign Limited	View image in PDF format

AUTHORIZED REPRESENTATIVE

Gulf County Planning Department
1000 Cecil G. Costin Sr. Blvd. Rm 311
Port St. Joe, Florida 32456

RE: PROJECT NAME: SALT PINES SUBDIVISION
PROJECT NUMBER: 23-683-02

This form is to advise you that I hereby authorize L. Jack Husband III, P.E. and or Clay Murphy, E.I., with Southeastern Consulting Engineers, Inc. to act as my authorized representative in all future dealings with Gulf County regarding the above-referenced project.



Signature

68V SALT PINES (FL) 2024, L.L.C. – NATHAN COX/MANAGER
707 Belrose Avenue
Daphne, AL 35626

Date: 7/23/24

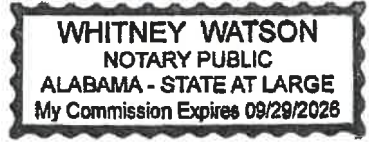
Sworn and subscribed before me this 23rd day of July, 2024

By Nathan L. Cox (Name of Affiant). S/he is personally known to me or has produced _____ as identification or is personally known.

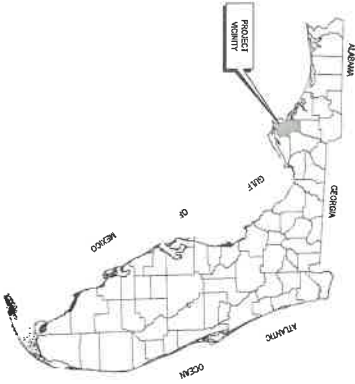
State of Alabama

Signature of Notary:  My Commission Expires: Sept. 29, 2026

Notary's Printed Name: Whitney Watson



THESE PLANS ARE DESIGNED IN ACCORDANCE WITH:
 - MINIMUM STANDARD SPECIFICATIONS FOR CONCRETE
 - PORTLAND CEMENT CONCRETE
 - FDOT DESIGN MANUAL, CHAPTER 1000
 - FDOT FLORIDA STRONGWATER ENERGY AND SUSTAINABILITY CONTROL INSPECTIONS MANUAL



PROJECT VICINITY



LOCATION MAP

PROJECT AREA

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SHEETS LISTED IN THE SHEET INDEX ABOVE IN ACCORDANCE WITH RULE 61G15-2.004, F.A.C.

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

Sheet List Table

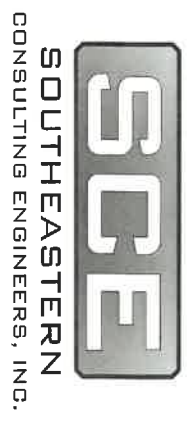
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C95	GENERAL NOTES
C96	GENERAL NOTES
C97	GENERAL NOTES
C98	GENERAL NOTES
C99	GENERAL NOTES
C100	GENERAL NOTES

SECTION	TOWNSHIP	RANGE	10W
0718	8S		

GULF COUNTY COUNTY, FLORIDA
 (GULF CO. PARCEL ID. 03019-000R & 03040-0020R)
 FOR

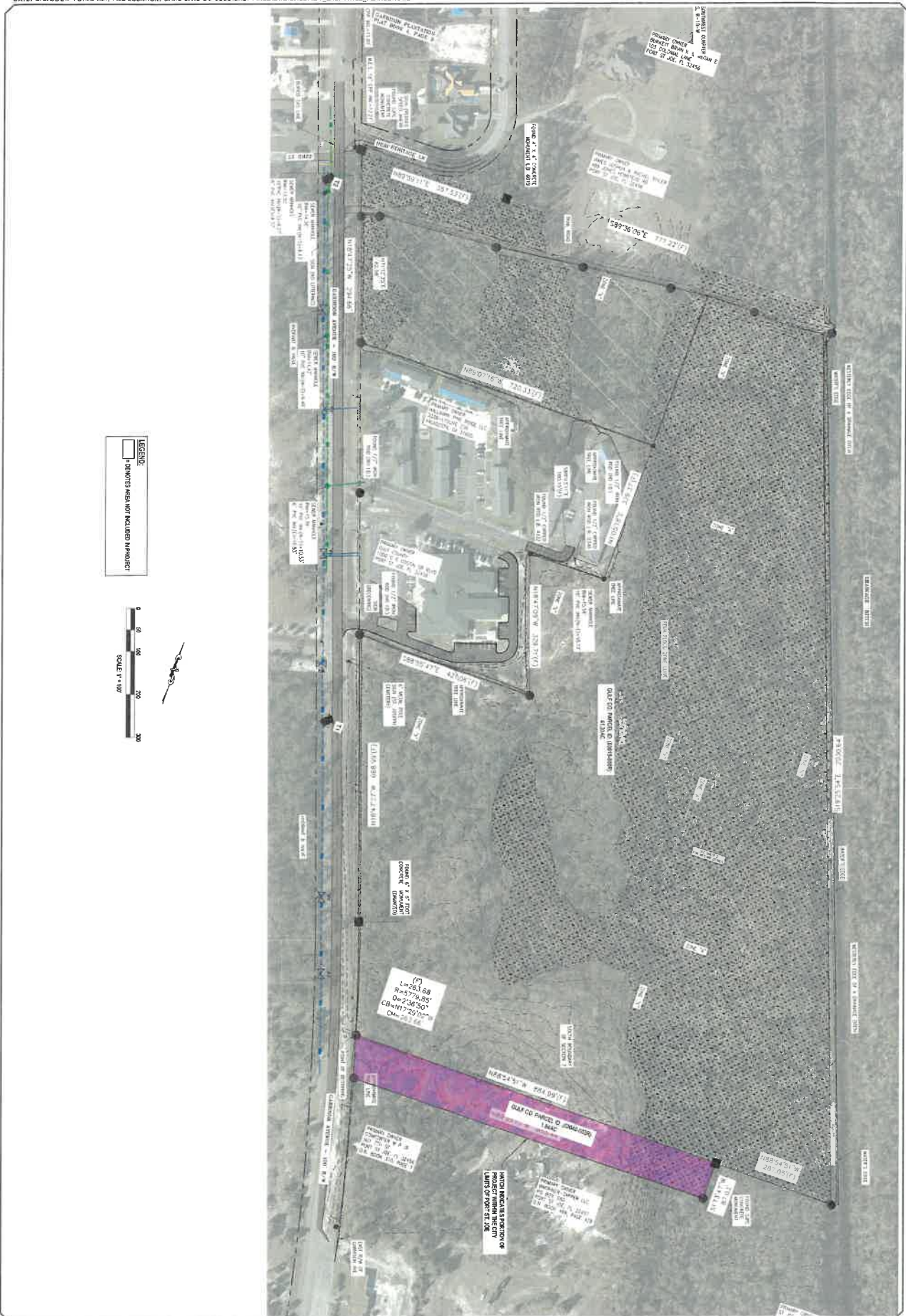
PTW, LLC
 P.O. BOX 280
 PORT ST. JOE, FL 32457

SALT PINES SUBDIVISION PERMIT PLANS



46

PROJECT NUMBER: 23-683-02 DESIGNED BY: C. MURPHY DRAWN BY: W. BAILEY CHECKED BY: J. HUSBAND DATE: 07/19/24		REVISIONS: DATE BY ITEM		COVER SHEET SALT PINES SUBDIVISION GULF COUNTY, FLORIDA GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R		 P.O. BOX 141 WEAHATCHUA, FL 32465 (904) 636-3860 LE # 9994	
--	--	----------------------------	--	--	--	---	--



LEGEND
 SURVEY MEASUREMENT INCLUDED IN PROJECT



PROJECT NUMBER: 23-683-02	DESIGNED BY: C. MURPHY	DRAWN BY: W. BAILEY	CHECKED BY: J. HUSBAND
DATE: 07/18/24	FOR: PTW, LLC P.O. BOX 280 PORT ST. JOE, FL 32457		

REVISIONS:	DATE	BY	ITEM

EXISTING CONDITIONS **48**

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 (GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R)

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 1451
 WEAHATCHEE, FL 32465
 (904) 639-2800
 LEF 29064



SOUTHEASTERN
CONSULTING ENGINEERS, INC.
141 BOX 141
WEAVERVILLE, FL 32455
TEL 904-239-3860
FAX 904-239-3860
LRF 2004

GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

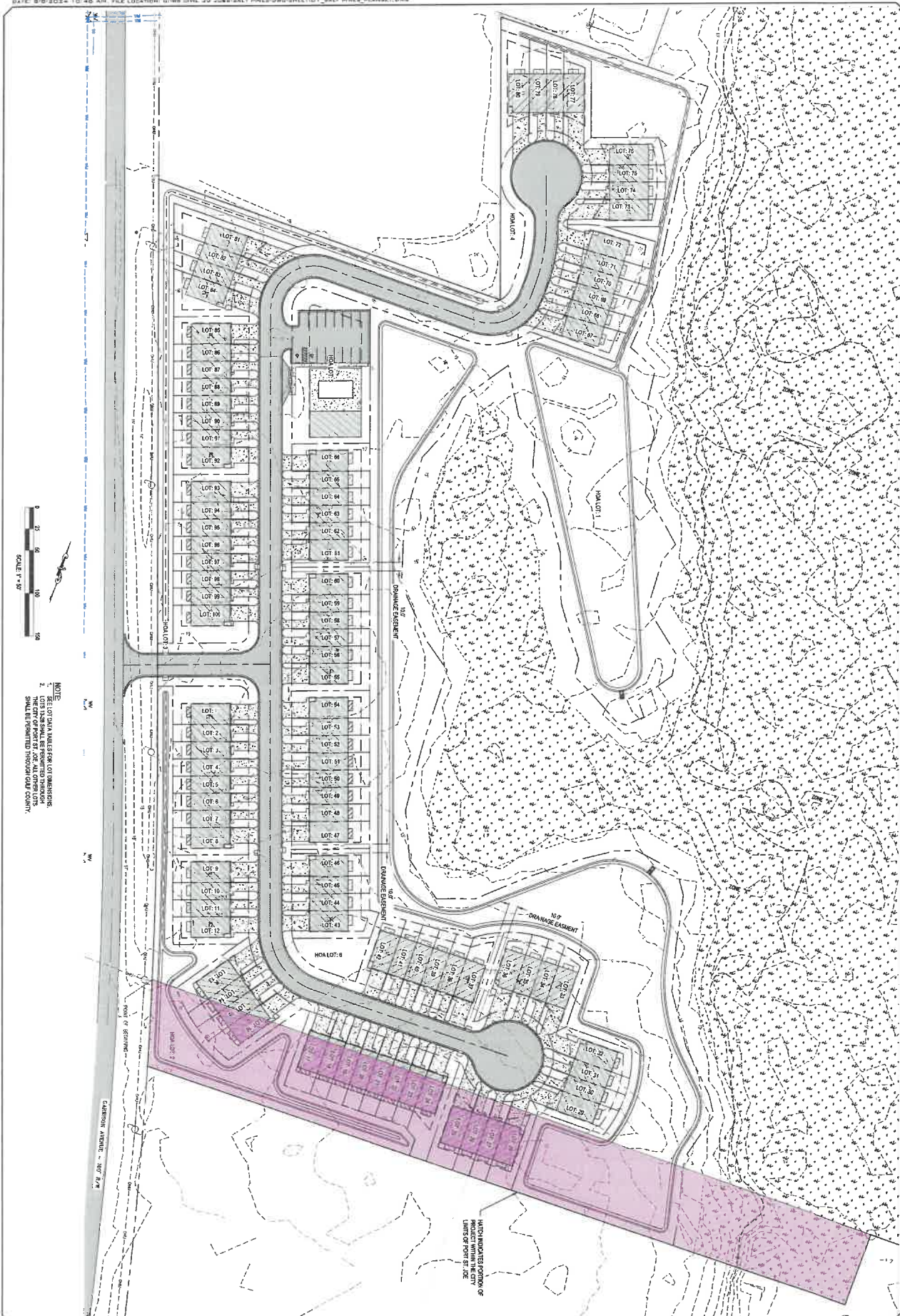
DEMOLITION PLAN

SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA

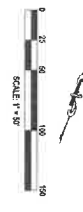
PROJECT NUMBER: 2-03-02	REVISIONS:
DESIGNED BY: J. MURPHY	CHECKED BY: J. HUSBAND
DRAWN BY: W. BAILEY	DATE: BY: MEM
P.O. BOX 286	PORT ST. JOE, FL 32457
FOR: PTW, LLC	
SHEET NO. C-03	DATE: 07/18/24



49



NOTE:
 1. DESIGN AND CONSTRUCTION OF THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. JOE ALL OTHER LOTS SHALL BE PRINTED THROUGH LOCAL COUNTY.



PROJECT NUMBER: 23-683-02	REVISIONS:
DESIGNED BY: C. MURPHY	CHECKED BY: W. BAILEY
DRAWN BY: J. HUSBAND	CHECKED BY: J. HUSBAND
DATE: 07/18/24	
SHEET NO. 015	

LOT LAYOUT **SI**

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 (GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R)

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 WASHINGTON, FL 32465
 (904) 639-3867
 LRF 29564

PARCEL #	AREA (SQFT)	AREA (ACRES)	PERMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEARINGS
LOT-1	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-2	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-3	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-4	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-5	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-6	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-7	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-8	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E

PARCEL #	AREA (SQFT)	AREA (ACRES)	PERMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEARINGS
LOT-9	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-10	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-11	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-12	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-13	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-14	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-15	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-16	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-17	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-18	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E

PARCEL #	AREA (SQFT)	AREA (ACRES)	PERMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEARINGS
LOT-19	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-20	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-21	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-22	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-23	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-24	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-25	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-26	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-27	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-28	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E

PARCEL #	AREA (SQFT)	AREA (ACRES)	PERMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEARINGS
LOT-29	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-30	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-31	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-32	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-33	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-34	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-35	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-36	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-37	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E
LOT-38	1,360.0 (SQFT)	0.04 (ACRES)	210.8	110.0 110.0 110.0	N47°22'51"W S11°12'24"E S11°12'24"E

PROJECT NUMBER: 23-683-02

DESIGNED BY: C. MURPHY

DRAWN BY: W. BAILEY

CHECKED BY: J. HUSBAND

DATE: 07/18/24


SHEET NO. 16

LOT DATA TABLE - 01

SALT PINES SUBDIVISION

GULF COUNTY, FLORIDA

GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R



SOUTHEASTERN CONSTRUCTION, INC.

P.O. BOX 141

WINTERHURST, FL 32465

TEL: 904.299.9999

FAX: 904.299.9999

PARCEL #	AREA (SQFT)	AREA (ACRES)	PERIMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEGGININGS
LOT 74	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 75	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 76	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 77	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 78	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 79	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 80	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 81	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 82	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 83	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 84	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 85	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 86	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 87	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 88	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 89	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 90	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E

PARCEL #	AREA (SQFT)	AREA (ACRES)	PERIMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEGGININGS
LOT 91	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 92	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 93	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 94	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 95	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 96	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 97	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 98	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 99	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E
LOT 100	1,714.00 (SQFT)	0.04 (ACRES)	212.77	202 88.4 80.1	S117°24'00"E S117°24'00"E N117°44'00"E

PARCEL #	AREA (SQFT)	AREA (ACRES)	PERIMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEGGININGS
MOB LOT 1	4,134.00 (SQFT)	0.09 (ACRES)	500.00	180 205 205 180	N117°24'00"E N117°24'00"E S117°24'00"E S117°24'00"E

PARCEL #	AREA (SQFT)	AREA (ACRES)	PERIMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEGGININGS
MOB LOT 2	2,031.00 (SQFT)	0.05 (ACRES)	190.37	171 171 171 171	S117°24'00"E S117°24'00"E S117°24'00"E S117°24'00"E
MOB LOT 3	1,548.00 (SQFT)	0.04 (ACRES)	188.35	180 180 180 180	S117°24'00"E S117°24'00"E S117°24'00"E S117°24'00"E
MOB LOT 4	2,031.00 (SQFT)	0.05 (ACRES)	204.48	180 180 180 180	S117°24'00"E S117°24'00"E S117°24'00"E S117°24'00"E
MOB LOT 5	1,548.00 (SQFT)	0.04 (ACRES)	188.35	180 180 180 180	S117°24'00"E S117°24'00"E S117°24'00"E S117°24'00"E
MOB LOT 6	2,031.00 (SQFT)	0.05 (ACRES)	204.48	180 180 180 180	S117°24'00"E S117°24'00"E S117°24'00"E S117°24'00"E

PROJECT NUMBER: 23-683-02

DESIGNED BY: C. MURPHY
DRAWN BY: W. BAILEY
CHECKED BY: J. HUSBAND

FOR: PTW, LLC
800 N. W. 280
PORT ST. JOE, FL 32457

DATE: 07/18/24

REVISIONS:

DATE	BY	ITEM

LOT DATA TABLE - 02

S3

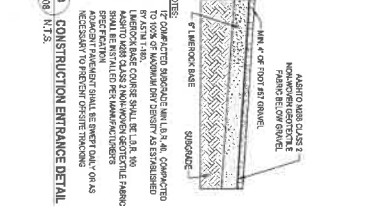
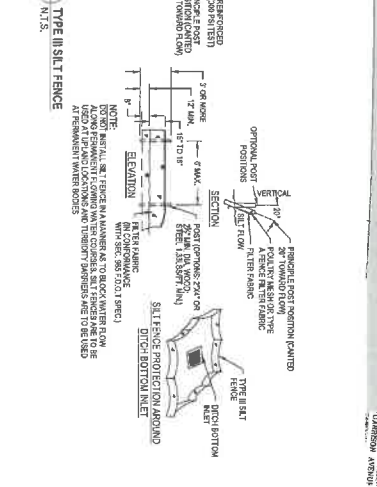
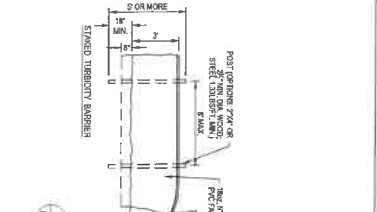
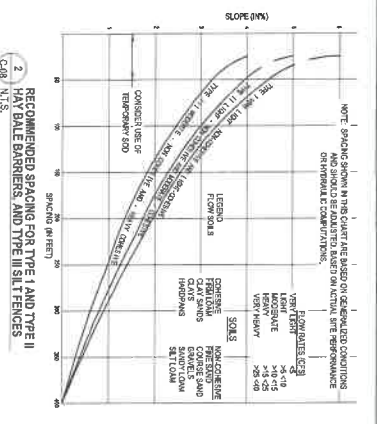
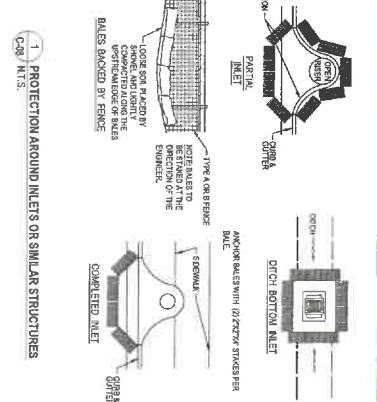
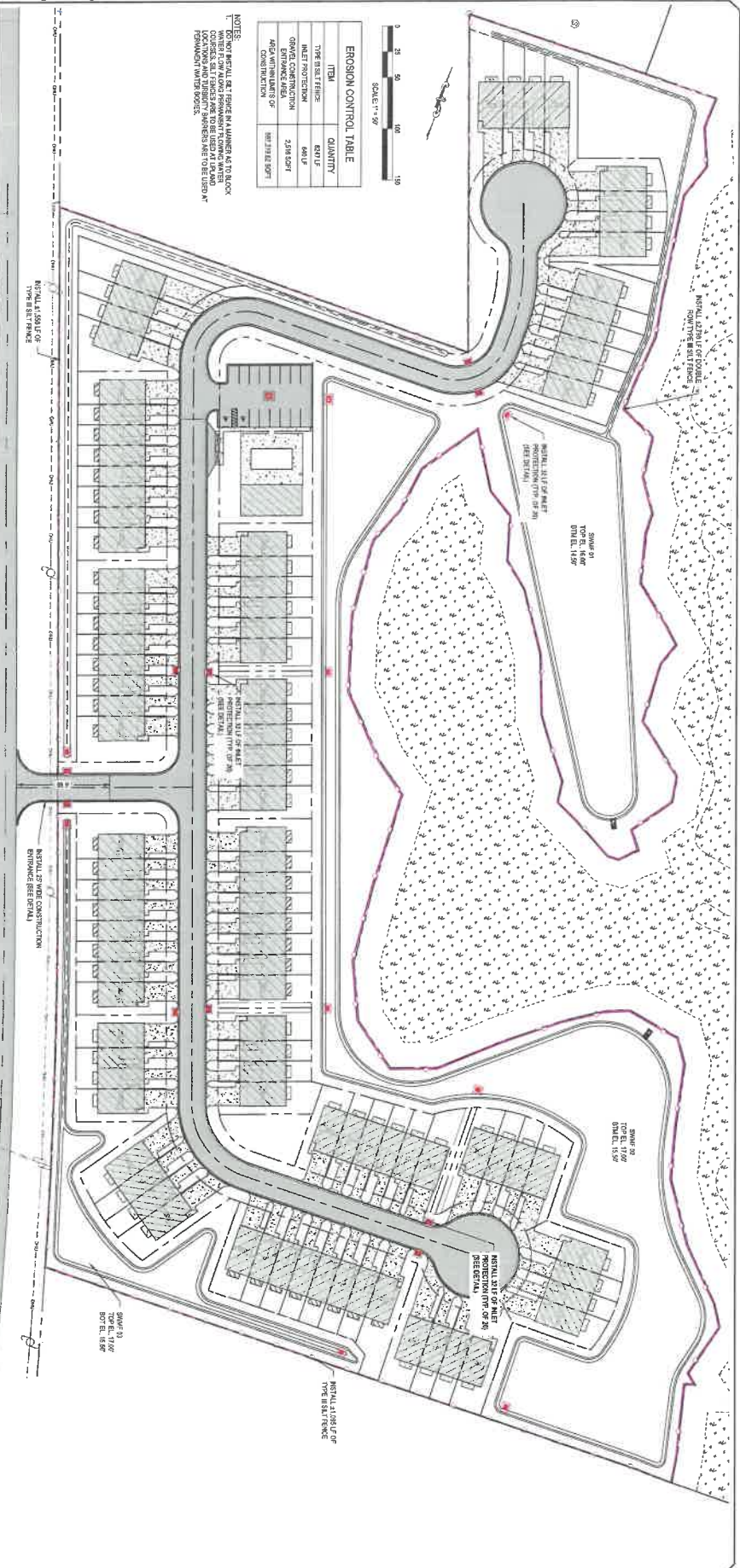
SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
GULF COUNTY PARCEL I.D.: 03019-000R & 03040-002OR



EROSION CONTROL TABLE			
ITEM	QUANTITY	UNIT	DATE
TYPE B SALT PINES	8000	PLANT	8/18/24
NETTYPE PROTECTION	2000	SQ. FT.	8/18/24
ANCHOR BALS WITH 12" Z-PYCS	2000	EA.	8/18/24
ANCHOR BALS WITH 12" Z-PYCS	2000	EA.	8/18/24



NOTES:
 1. DO NOT INSTALL TYPE B SALT PINES IN TO BLOCK LOCATIONS OR TO BLOCK PERMANENT STORM WATER LOCATIONS AND DITCH BARBERS ARE TO BE USED IN SUCH LOCATIONS.
 2. TYPE B SALT PINES ARE TO BE USED IN ALL LOCATIONS UNLESS OTHERWISE NOTED.

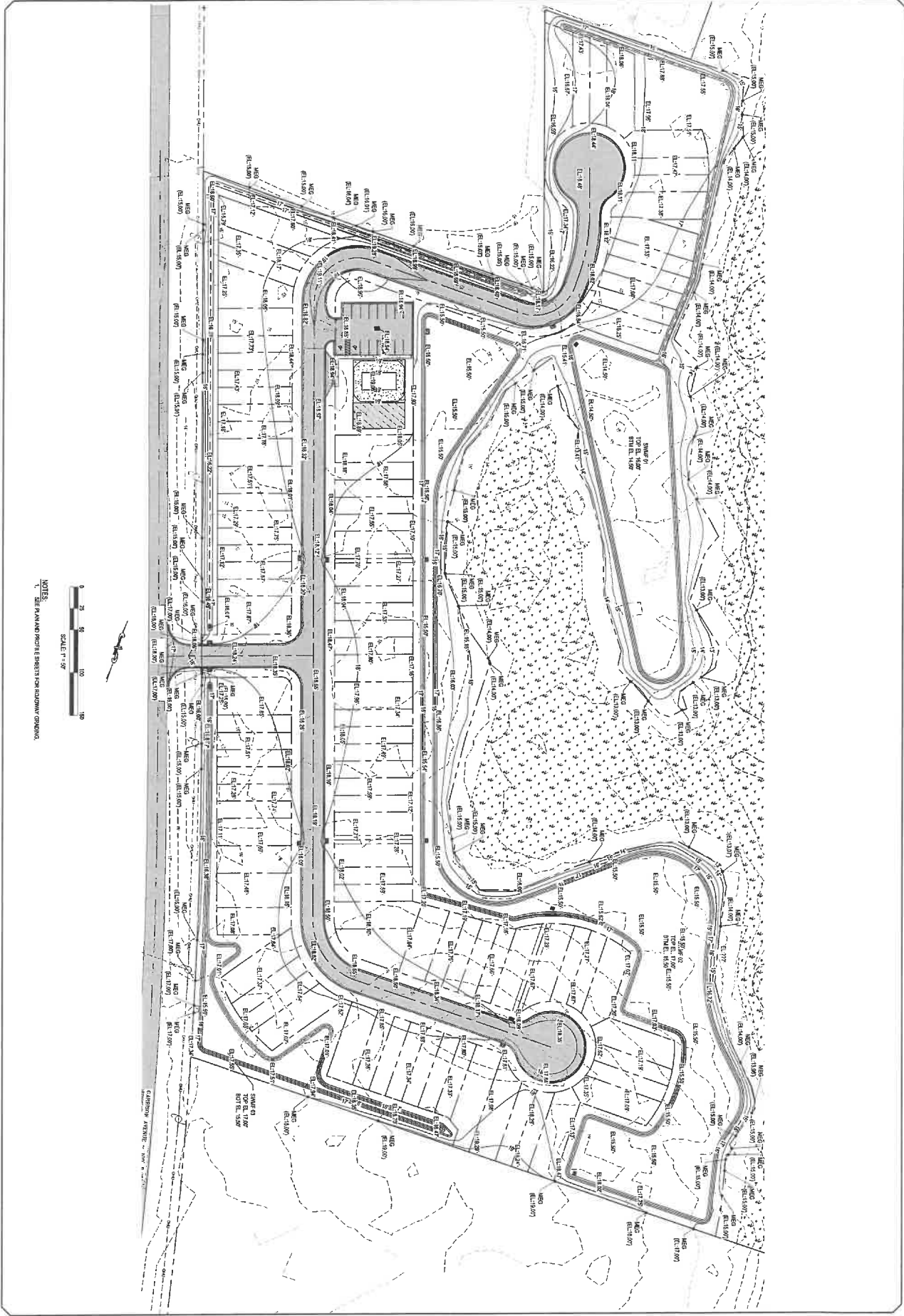


PROJECT NUMBER: 23-083-02	REVISIONS:
DESIGNED BY: C. MURPHY	CHECKED BY: J. HUSBAND
DRAWN BY: W. BAILEY	DATE BY: []
DATE: 07/18/24	ITEM
SHEET NO. C-08	

EROSION CONTROL PLAN 54

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 (GULF COUNTY PARCEL I.D.: 03019-0008 & 03040-0020R)

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 1411
 WEAVERVILLE, FL 32465
 (904) 631-2800
 LBF 29064



NOTES:
1. SEE PLANNING PROFILE SHEETS FOR FLOWWAY GRADING.



PROJECT NUMBER: 23-683-02
 DESIGNED BY: C. MURPHY
 DRAWN BY: W. BAILEY
 CHECKED BY: J. HUSBAND
 DATE: 07/18/24
 FOR: PTW, LLC
 P.O. BOX 280
 PORT ST. JOE, FL 32457

REVISIONS:		
DATE	BY	ITEM

GRADING PLAN SS

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 NEWARK, FL 32465
 (850) 635-3860
 LE# 29564

C-09
 SHEET NO.



CUT & FILL LEGEND

[Red Box]	AREA WITH 4" OR MORE OF CUT
[Green Box]	AREA WITH 4" OR MORE OF FILL
[White Box]	AREA NOT SUBJECT TO CUTS OR FILLS
[Red Box]	GRADE CHANGES

CALCULATED CUT AND FILL VOLUMES

EXISTING GRADE CHANGED TO PROPOSED GRADE	CUT FACTOR	FILL FACTOR	ADJUSTED CUT (CU)	ADJUSTED FILL (CU)	NET (CU)
1000	1000	1000	694724	277128	417600

NOTES:
 1. ALL CUT & FILL VOLUMES CALCULATED COMPARED DRAINING TO PROPOSED GRADE. NO CORRECTION FACTORS WERE USED IN THE CALCULATIONS.

PROJECT NUMBER: 23-683-02	DESIGNED BY: D. MURPHY	DRAWN BY: W. BAILEY	CHECKED BY: J. HUSBAND	DATE:	BY:	ITEM:
FOR: PTW, LLC P.O. BOX 280 PORT ST. JOE, FL 32457						

CUT AND FILL DIAGRAM *56*

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 (GULF COUNTY PARCEL I.D.: 03019-000R & 03040-002OR)

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 WEAVERSVILLE, GA 32465
 (904) 639-3860
 LBF 29064

PRE-DRAINAGE BASIN 1			
DENOTES PRE-DRAINAGE BASIN			
ITEM	AREA (SQFT)	AREA (ACRE)	
TOTAL BASIN AREA	568,962.90 SQFT	13.06 ACRE	
EXISTING WETLANDS AREA	602,597	0.09 ACRE	

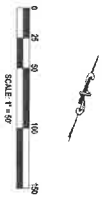
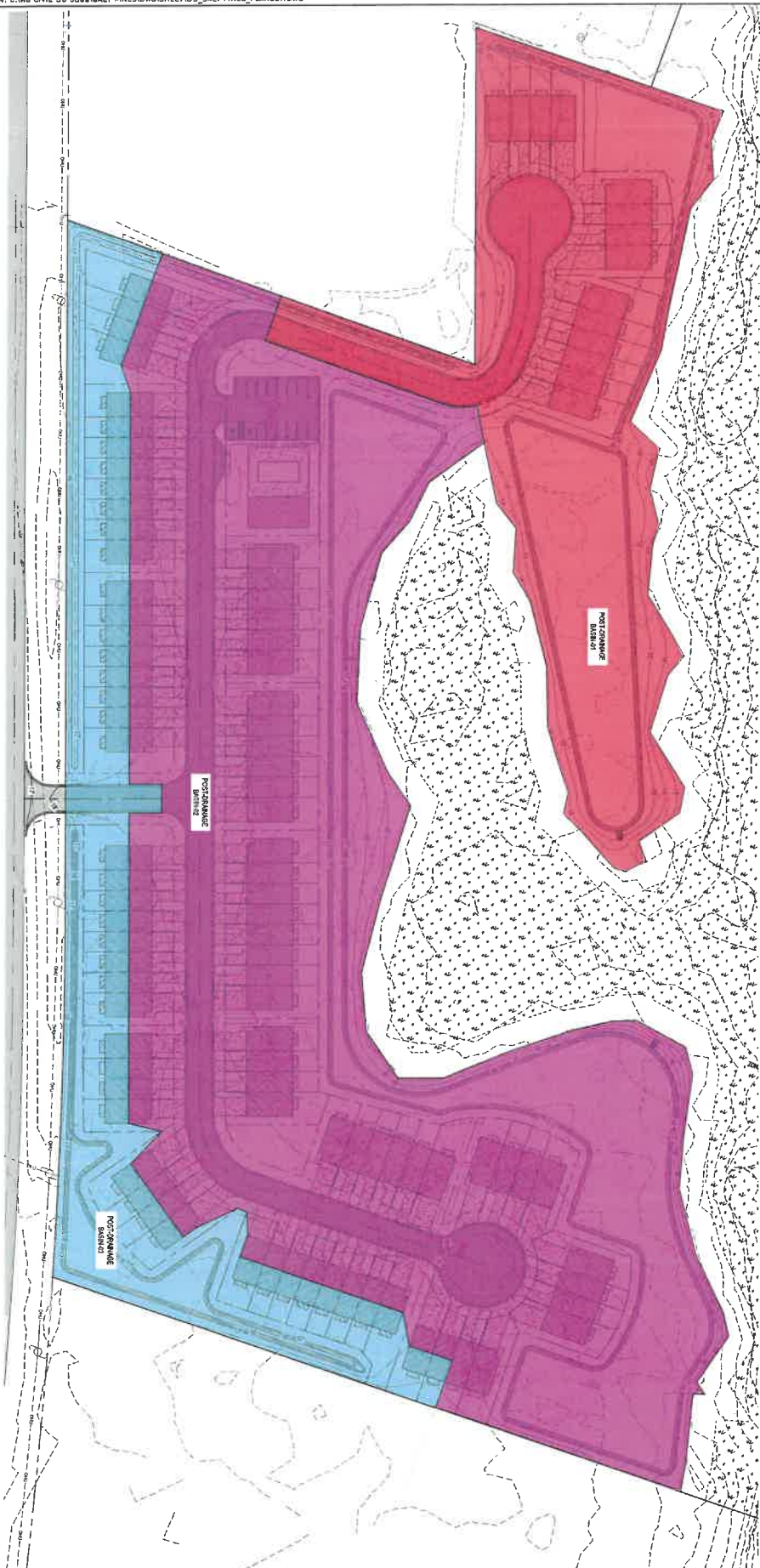


PROJECT NUMBER: 23-683-02
 DESIGNED BY: G. MURPHY
 DRAWN BY: W. BAILEY
 CHECKED BY: J. HUSBAND
 DATE: 07/18/24
 FOR: PTW, LLC
 P.O. BOX 280
 FORT ST. JOE, FL 32457

REVISIONS:		
DATE	BY	ITEM

PRE DRAINAGE BASIN **S7**
 SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 (GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R)

SHEET NO. C-11



POST-DRAINAGE BASIN 01

DENOTES PRE-DRAINAGE BASIN	AREA (SQFT)	AREA (ACRE)
ITEM	12235.93 SQFT	2.81 ACRE
TOTAL BASIN AREA	38,144.00 SQFT	8.81 ACRE
PROPOSED IMPERVIOUS AREA		

POST-DRAINAGE BASIN 02

DENOTES PRE-DRAINAGE BASIN	AREA (SQFT)	AREA (ACRE)
ITEM	34,128.10 SQFT	7.81 ACRE
TOTAL BASIN AREA	142,294.10 SQFT	3.26 ACRE
PROPOSED IMPERVIOUS AREA		

POST-DRAINAGE BASIN 03

DENOTES PRE-DRAINAGE BASIN	AREA (SQFT)	AREA (ACRE)
ITEM	86,138.88 SQFT	2.18 ACRE
TOTAL BASIN AREA	27,744.00 SQFT	6.36 ACRE
PROPOSED IMPERVIOUS AREA		

PROJECT NUMBER: 23-683-02

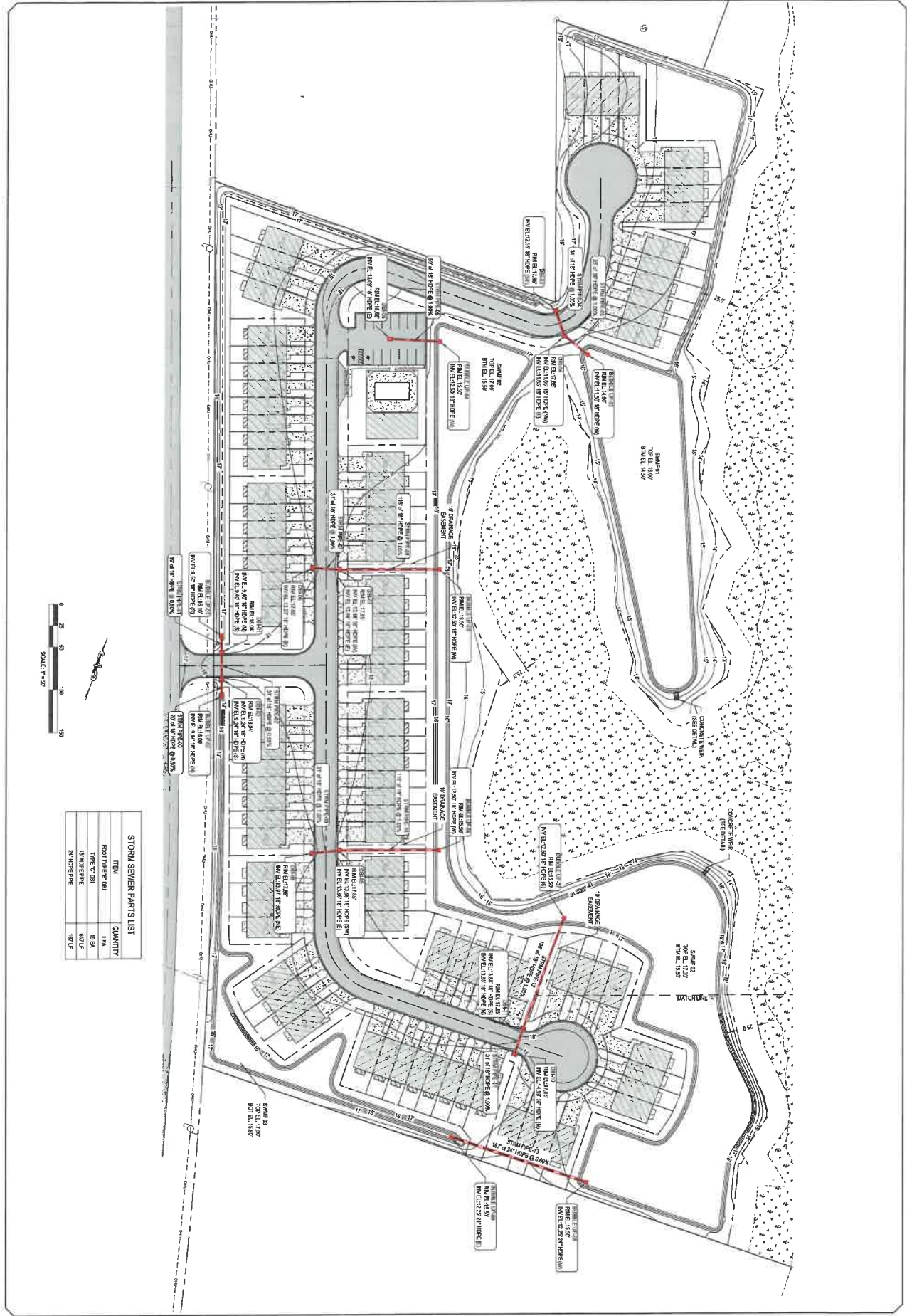
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
D. MURPHY	W. BAILEY	J. HUSBAND			

FOR: PTW, LLC
P.O. BOX 280
PORT ST. JOE, FL 32457

DATE: 07/19/24
SHEET NO. C-12

POST DRAINAGE BASIN **58**

SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
GULF COUNTY PARCEL I.D.: 03019-000R & 03040-002OR



STORM SEWER PARTS LIST

ITEM	QUANTITY
ROOT TYPE 18"	18A
TYPE 1" 18"	18B
18" HOSE PIPE	671F
24" HOSE PIPE	481F

PROJECT NUMBER: 23-683-02

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
C. MURPHY	W. BAILEY	J. HUSSARD			

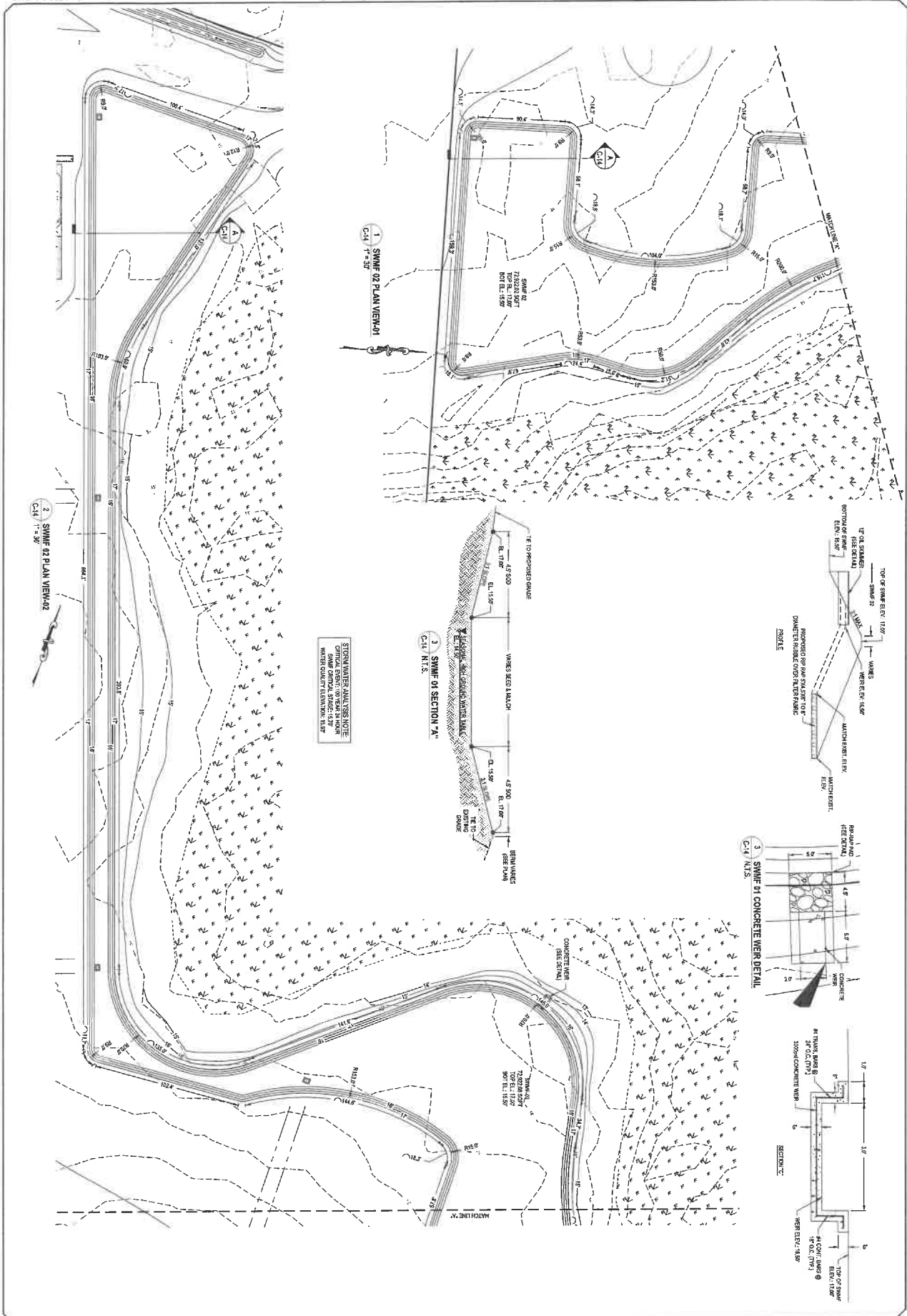
FOR: PTW, LLC
P.O. BOX 280
PORT ST. JOE, FL 32457

DATE: 07/18/24
SHEET NO. **C-13**

STORM WATER PLAN & DETAILS 39

SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
(GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R)

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WENATCHEE, WA 98565
PH: 509-638-0860
LSE 20264



PROJECT NUMBER: 23-683-02

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	BY:	ITEM:
C. MURPHY	W. BAILEY	J. HUSBAND			

DATE: 07/18/24

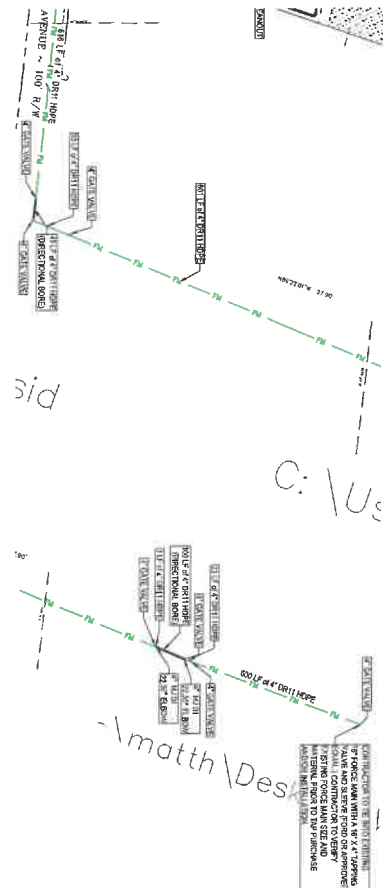
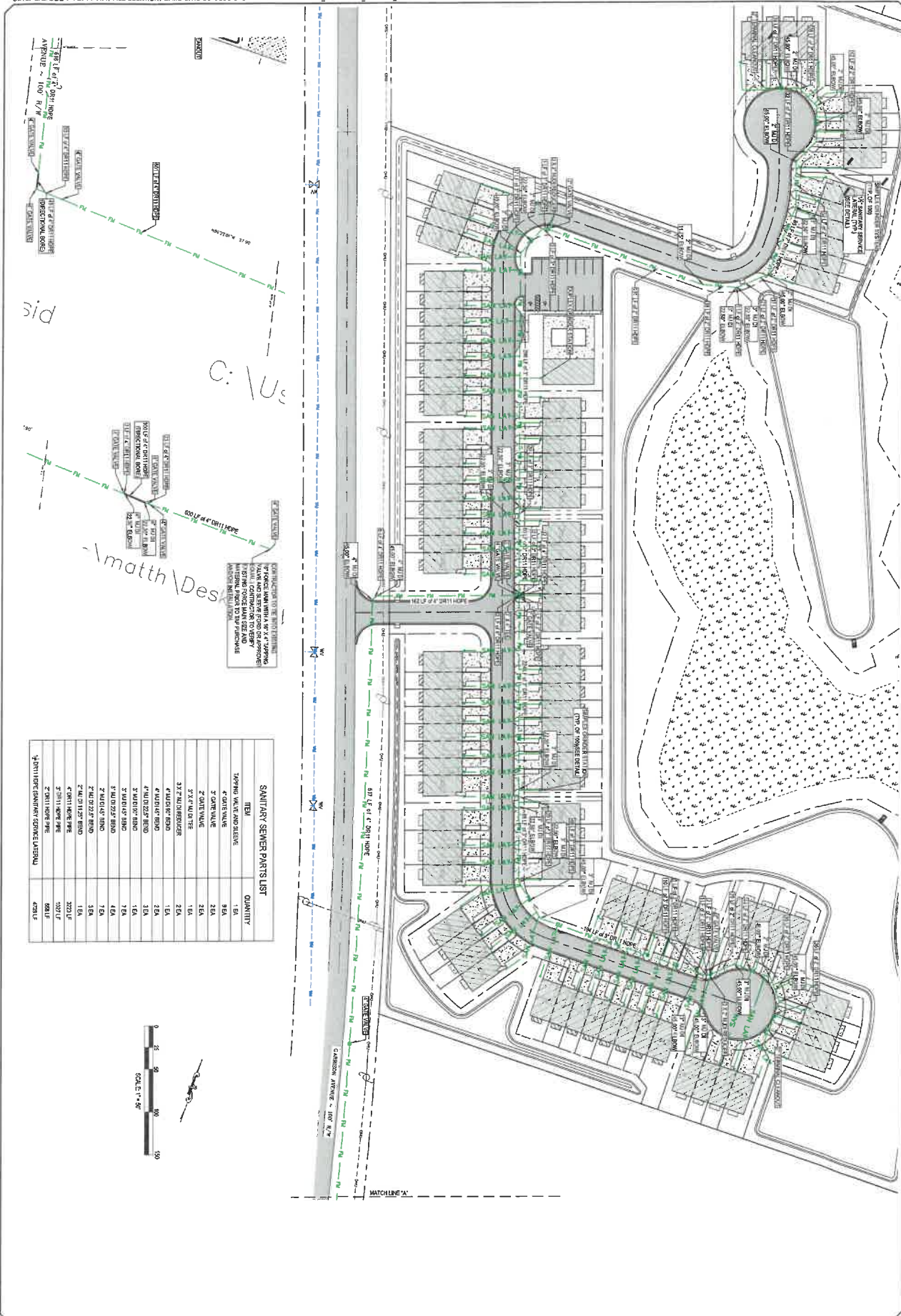
SHEET NO. 0-14

FOR: PTW, LLC
P.O. BOX 200
PORT ST. JOE, FL 32457

STORM WATER PLAN & DETAILS **60**

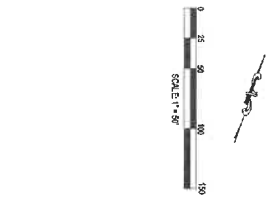
SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
NEWBERRY, FLORIDA 32565
(904) 639-3860
LBF 29064



SANITARY SEWER PARTS LIST

ITEM	QUANTITY
TAPPING, 4\"/>	



PROJECT NUMBER: 23-683-02	REVISIONS:
DESIGNED BY: C. MURPHY	DATE
DRAWN BY: W. BAILEY	BY
CHECKED BY: J. HUSBAND	ITEM
FOR: PTW, LLC P.O. BOX 280 PORT ST. JOE, FL 32457	

SANITARY SEWER PLAN

SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEAVERSTON, FL 32465
(904) 639-0360
LRF 29064