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

Pres	ent	Al	sent
Board	Staff	Board	Staff
Jay Rish	Jim Anderson	Rawlis Leslie	April Thompson
Travis Burge	Mike Lacour	Minnie Likely	Bo Creel
Phil Earley	Charlotte Pierce		
Chris Karagiannis Hal Keels	Clinton McCahill		
			1

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, seco All in favor; Motion carried 5-0.	nd by Phil Earley, to adjourn the	meeting at 4:04 P.N
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 STATUES 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 ope	en regular meeting after its second reading this day of
	THE CITY COMMISSION OF THE CITY OF PORT ST. JOE, FLORIDA
	By: Rex Buzzett, Mayor-Commissioner
Attest: Charlotte M. Pierce	
City Clerk	

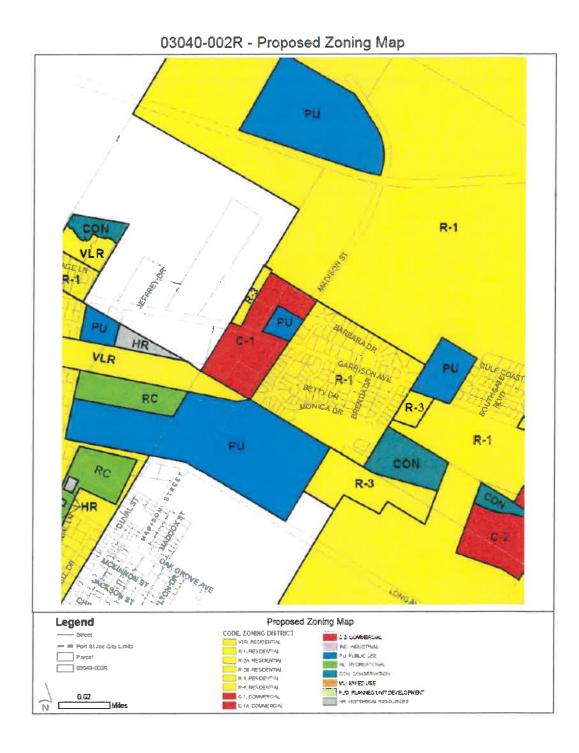
EXHIBIT "A"

Future Land Use Map:

03040-002R - Proposed Future Land Use HERITAGE LN ARKAVE BETTYOR IVE MONICA DR あるこ Proposed Future Land Use Designation Legend MOVED COMMERCIAL - RESIDENTIAL NORTH PORT STUDE MIXED USE. HISTORICAL RESOURCES RECREATIONAL VERY LOW DENSITY RESDENTIAL MOKED USE - Port Ot Joe City Limits OPEN SPACE RESIDENTIAL A-1. LOW INTENSITY COMMERCIAL Parcei RESIDENTIAL IR-2 COMMERCIAL CONSERVATION 33040-0029 RESIDENTIAL R-28 LOW INTENSITY INDUSTRIAL AGRICULTURAL RESIDENTIAL (R-3) PUBLIC USE RESIDENTIAL IR-4

EXHIBIT "A"

Zoning Map:





Roads

Legend
Parcels

Overview

Parcel ID 03040-002R
Sec/Twp/Rng 18-8S-10W
Property Address GARRISON AVE PORT ST JOE

Alternate ID 03040002R Class VACANT Acreage 2.7

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

District

Brief Tax Description \$ 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

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

Property Address: GARRISON AVE	Current Land Use: C-1
68V SALT PINES (FL) 2024, L.L.C. / NATHAN COX Property Owner:	Proposed Land Use: R-3
Mailing Address: P.O. BOX 280 PORT S	ST. JOE, FL 32457
Phone: 850-340-1270	
Applicant if Different: SAME	
Parcel Number: 03040-002R	
Owners Signature	1 0
Sworn to and subscribed before me this 23rd da	y of July 2024. Personally Known
OR Produced Identification. Type Provided	1 and 1 1 a mm
PUBLIC NOTICE 1. A sign will be posted for two weeks on the published in the local newspaper.	Signature of Notary property seeking the change and a notice will be
APPLICATION REQUIREMENTS	
Application Fee: Small Scale Amendment - \$500.00 - L	arge 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

Inst. Number: 202423004608 Book: 831 Page: 363 Page 1 of 5 Date: 7/19/2024 Time: 10:13 AM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 11,900.00

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

48 Varhan Coraign Limited

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed as of the bay 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 Granter 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.

Vato Wan	PTW, LLC, a Florida limited liability company
Patricia T. Warriner	BY: Tapper and Company Property Management, Inc. As Manager BY: David Warriner, Manager
	A B II
Signed, lealed and delivered in presence of: Witness Signatule Witness Signatule Printed Name of First Witness	Maci Max ey Printed Name of Second Witness
R.O. Box 3322 Claylans, NC 2117 Address of First Witness	1990 HWY 90 Vienna, GA 3109 Address of Second Witness
STATE OF FLORIDA NG.	
COUNTY OF Jackson	
The foregoing instrument was acknowledged before me, by me this day of July, 2024, by Patricia T. Warriner, with who basis of satisfactory evidence), and who acknowledged that he	om I am personally acquainted (or provided to me on the
contained.	
Notary Public My Commission Expires:	Parent Machine
STATE OF ELORIDA NO VOCANTA	
COUNTY OF Cacker	eans of K physical presence or online notarization, this
day of July, \$1024, by David Warriner, Manager of PTW,	LLC, a Florida limited liability company, with whom I am
personally acquainted (or provided to me on the the brisatisfithe within instrument for purposes therein the land.	actory evidence), and who acknowledged that he/she executed
Doran Public	
My Commission Expires:	
May 21,20 Change of County with the	

Inst. Number: 202423004608 Book: 831 Page: 365 Page 3 of 5 Date: 7/19/2024 Time: 10:13 AM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 11,900.00

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

Inst. Number: 202423004608 Book: 831 Page: 366 Page 4 of 5 Date: 7/19/2024 Time: 10:13 AM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 11,900.00

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.

Inst. Number: 202423004608 Book: 831 Page: 367 Page 5 of 5 Date: 7/19/2024 Time: 10:13 AM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 11,900.00

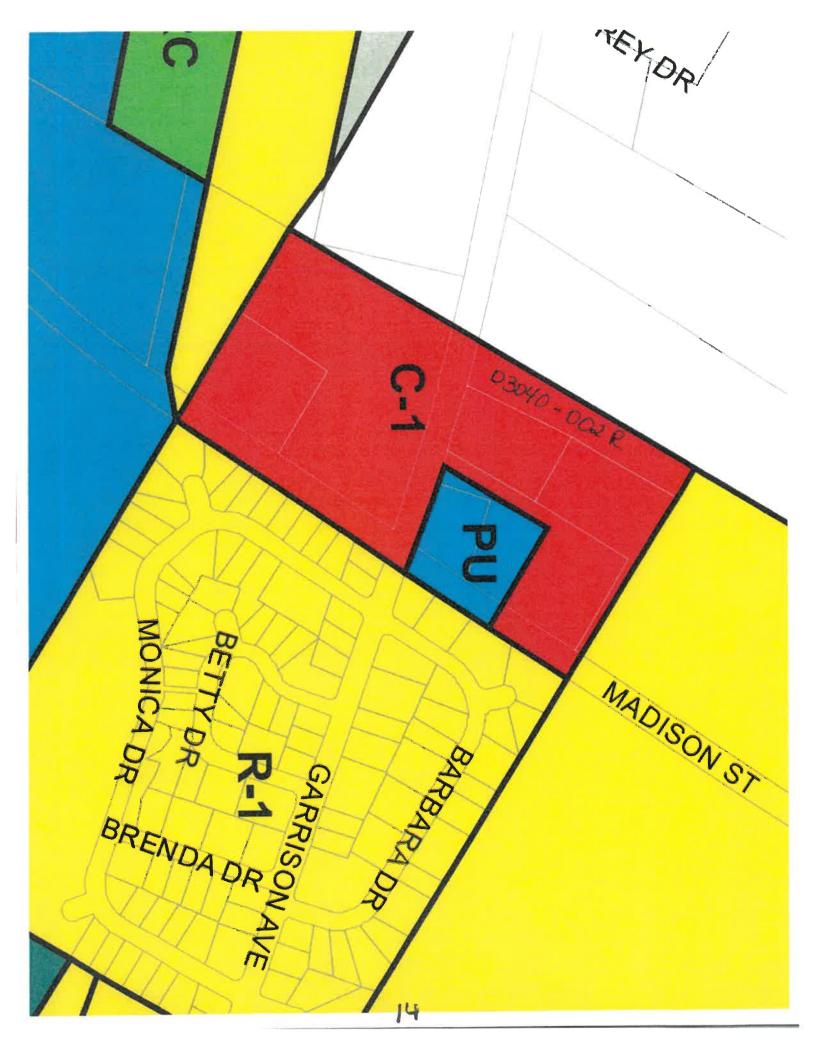
SPECIAL WARRANTY DEED

(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.
- 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.
- 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.



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 5 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

Millage Rate 15.541 Acreage 2.7 Homestead N

View Map

Owner Information

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

Sales

Multi ParcelSale DateSale PriceInstrumentBook/PageQualificationVacant/ImprovedGrantorGrantorY7/18/2024\$1,700,000WD\$31/363QualifiedVacantWARRINER PATRICIAT68V 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	\$O	\$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

[&]quot;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.

 $\textbf{No data available for the following modules:} \ \textbf{Building Information}, \textbf{Extra Features}, \textbf{Sketches}.$

The Property Approver makes every effort to profile to most accorde information possible. No warranties, expressed or implied are provided for the data herein, its use or interprotation. The assessment information is from the last certified tax roll. All other data is subject to change this website is NOTTO BE USED FOR FINANCING PURPOSES. INSURANCE PURPOSES. AND/OR ADDRESS VERIFICATION If you need address verification contact the Emergency Management Addressing office at \$50,329,3110.

Management Addressing office at 850-229-9110 | <u>User Privacy Policy</u> | <u>GDPR Privacy Notice</u> <u>Last Data Upload: 8/7/2024, 2:33:09 PM</u> Contact Us



Future Land Use Map Amendment

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

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

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.)
2x Development Order Packet
3. n/a New Address application
4 Complete City water meter impact form
5x 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
Oriveway Square Footage: Accessory Building Square Footage:
Pool Square Footage: N/A Patio/Deck Square Footage:
Setbacks: Front: 20' Left Side: 7.5'
Rear: Right Side:
Floor Area Ratio: 15.87% Lot Coverage: 15.87%
Building Height in Feet: 60' (MAX.) Impervious Surface: 12,678.94 SQFT
andscape Buffers: (height x width) N/A Elevation: 18.94' (MIN.)
68V SALT PINES (FL) 2024, L.L.C. 707 BELROSE AVE 850-340-1270
Applicant Name A San to Applicant Address Phone Number
Applicant Name Difector Applicant Address Phone Number



Overview

Legend

Parcels
Roads

Parcel ID 03040-002R
Sec/Twp/Rng 18-85-10W
Property Address GARRISON AVE
PORT ST JOE

Alternate ID 03040002R Class VACANT Acreage 2.7 Owner Address 68V SALT PINES 2024 LLC 707 BELROSE AVE DAPHNE, AL 36526

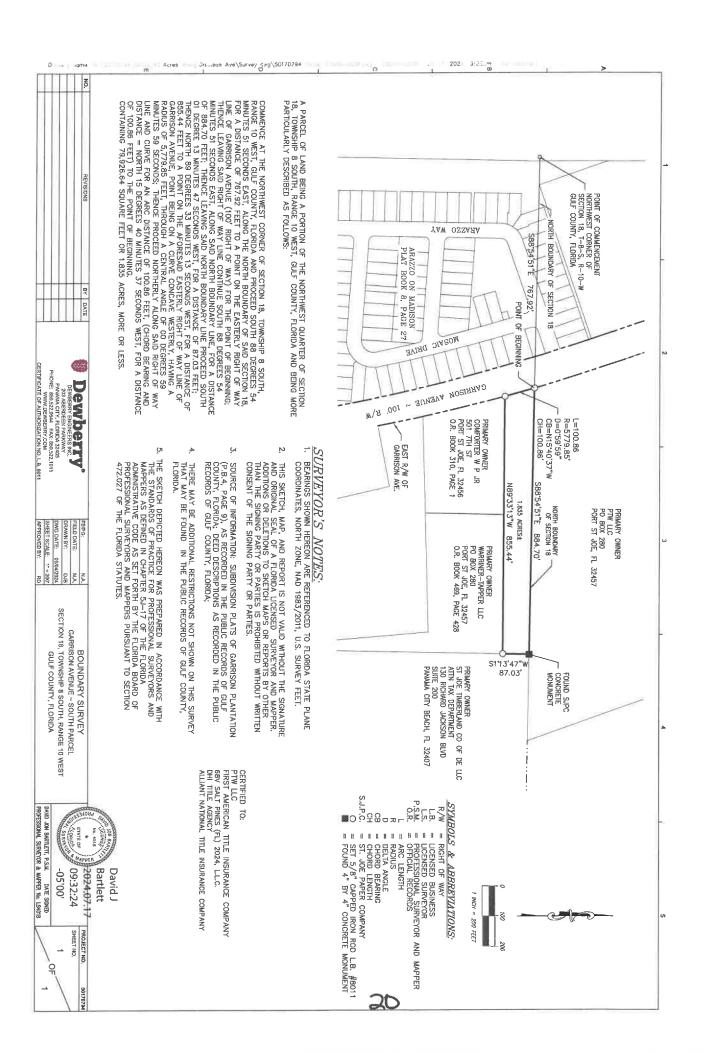
District

Brief Tax Description 5 18 T 8 R 10 2 AC M/L

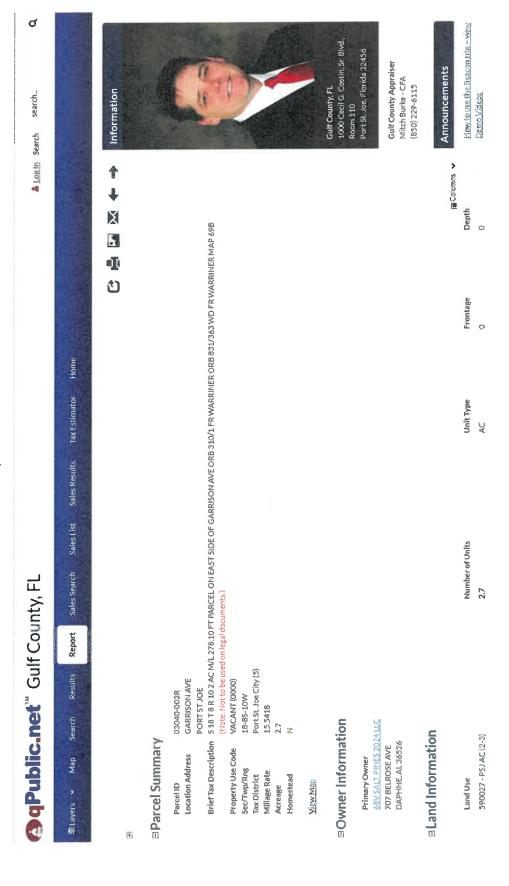
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Developed by Schneider



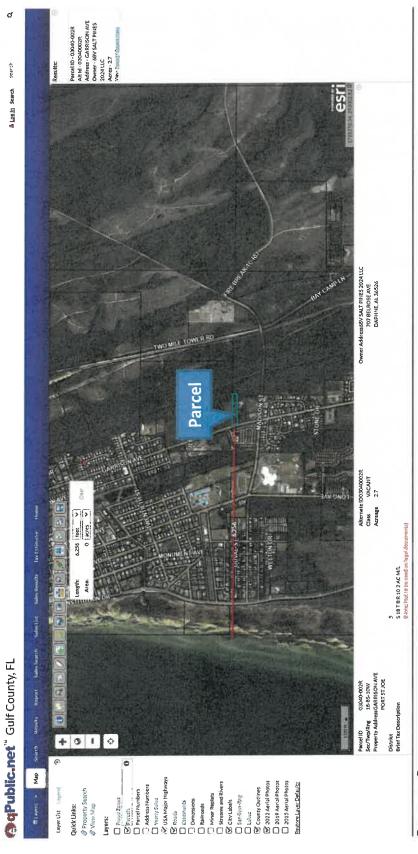
Garrison Ave - GIS Information Gulf County Parcel No. 03040-002R



Municipality: City of Port St. Joe

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

Stearch



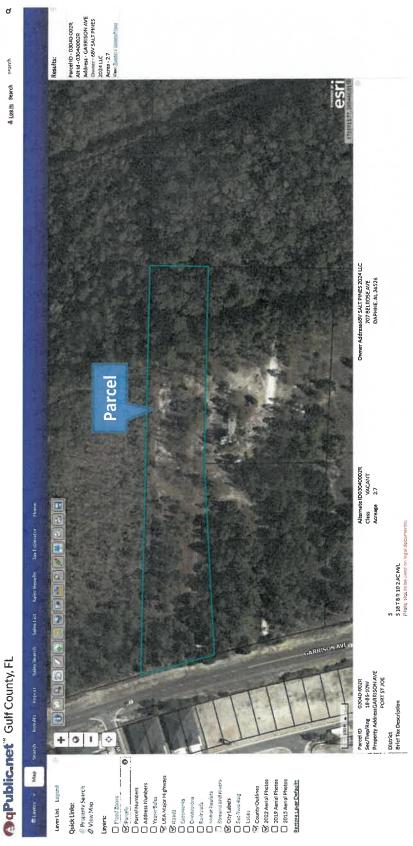
Exposure: B

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

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search

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Map

Parcel Existing Contours Per. Gulf County GIS ⊕ **† ⊕ ⊕** | Map Gold | Parcels | Par CANVAS CH -٠. 8

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

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

Swerry Swempton Swemp Parcel Gulf County, Ft. Emergency Management/Public Safer
 Mosquito Control
 Area Information Thinks is executed to the following the foll C - Enterprise Zones

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

26

Located Outside the Habitat Conservation Boundary

Parcel Gulf County, FL. Habitat Conservation Plan
 Emergency ManagementPublic Sale
 Mosquito Control
 Ates Information C'ESRV Zone Ordinance 2021
C - Solis
C - Sobdivisions
S - Wetlands Estuanne and Marine Wetland

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

Wetlands: Freshwater Forested/Shrub Wetland

Parcel 0 0 0 0 e e e National Wetlands Inventory surface waters and wetlands M Dea Source O Source Type
O Image Scare
O Image rest U. Ripenan Mapping Areas C) FWS Managed Lands U. Historic Wetland Data U Areas of Imerest

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

National Wetlands Inventory

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

NWFWMD Flood Report

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

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

Print

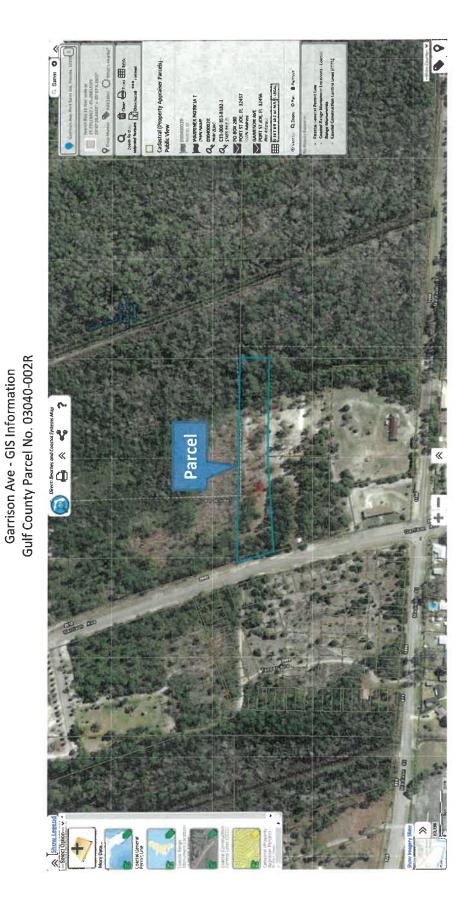
Select a layout 🗸

Add custom title

Print:



Northwest Florida Water Management District Flood Map



Outside CCCL & Coastal Monuments & General Permit Line



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

Eglin Protection Zone: Outside

Parcel ♣ 🔍 🔍 🌃 🛨 🖜 🗇 📋 Debns Zones | Habitat Conservation Plan | Habitat Conservation Plan | Beach Markers | Device Markers | Habitat Zones | Hab City Wind Zone Exposure D Wind Debris: S2 1 - Solis 0 - Subdivisions 1 - Wellands

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

Parcel e e e e e e e Zoning: Municipal

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

86 YVMHOWH R-2A Cure COAST CRE R-1 R-1 CON GARRISON R-3 R-1 MONICADA BE **ZONING MAP** City of Port St Joe The mile VLR HERITAGE LA CYPRESS AVE
AUNIPERAVE
LONGAVE T SANUS Zone: C-1, Commercial PUD, PLANNED UNIT DEVELOPMENT 2 HR, HISTORICAL RESOURCES GARRISONAVE CODE, ZONING DISTRICT C-2, COMMERCIAL
IND. INDUSTRIAL
PU. PUBLIC USE
RC, RECREATIONAL CON, CONSERVATION V.R. RESIDENTIAL R-1. RESIDENTIAL R-2A. RESIDENTIAL WOODWARD AVE R4, RESIDENTIAL C-1, COMMERCIAL MUNTER CIR MCCLELLAND AVE R-2A R-28, RESIDENTIAL C-1A, COMMERCIAL R-3, RESIDENTIAL MARVIN AVE MU, MIXED USE

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

34

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:

- 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.
- v. Vocational schools, including trade, secretarial, art, professional, music, dancing and dramatic schools.
- d. Commercial amusements, games and sports.
- e. Funeral homes.
- Restaurants, automobile sales rooms and used car sales lots.
- 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.

Parcel Gulf County, FL ALDERSOYFS ADDITION
APPIL LANE PLAT
ARHOLO SUB
ARHOLD TOWNHOUSES
ARHOLD UHPEC
BARREE SUBDIVISION BAXTER PLAT
BAY BREEZE
BAY COLORS
BAX HAVEN PRESERVE
BAY PHES Subdivision: N/A SAREFOOT COTTAGES

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

Inst. Number: 202423004608 Book: 831 Page: 363 Page 1 of 5 Date: 7/19/2024 Time: 10:13 AM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 11,900.00

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 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	PTW, LLC, a Florida limited liability company BY: Tapper and Company Property Management, Inc. As Manager BY: David Warriner, Manager
Signed, lealed and delivered in presence of: Witness Signature Printed Name of First Witness O. Box 3322 Cashor, NC 2417 Address of First Witness STATE OF FLORIDA N.C.	Witness Signature Maci Maxey Printed Name of Second Witness 1990 HWY 90 Vienna, GA 31 096 Address of Second Witness
The foregoing instrument was acknowledged before me, by no this day of July, 2024, by Patricia T. Warriner, with who basis of satisfactory evidence), and who acknowledged that he contained. Notary Public My Commission Expires: STATE OF FLORIDA COUNTY OF COUNTY.	om I am personally acquainted (or provided to me on the e/she executed the within instrument for purposes therein
The foregoing instrument was acknowledged before me, by m day of July, 2024, by David Warriner, Manager of PTW	eans of K physical presence or online notarization, this LLC, a Florida limited liability company, with whom I am factory evidence), and who acknowledged that he/she executed

Inst. Number: 202423004608 Book: 831 Page: 365 Page 3 of 5 Date: 7/19/2024 Time: 10:13 AM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 11,900.00

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

Inst. Number: 202423004608 Book: 831 Page: 366 Page 4 of 5 Date: 7/19/2024 Time: 10:13 AM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 11,900.00

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.

Inst. Number: 202423004608 Book: 831 Page: 367 Page 5 of 5 Date: 7/19/2024 Time: 10:13 AM Rebecca L. Norris Clerk of Courts, Gulf County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 11,900.00

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



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 <u>Authorized Person(s) Detail</u>

Name & Address

Title MGR

COX, NATHAN L 707 Belrose Ave Daphne, AL 36526

Annual Reports

05/19/2021 -- Foreign Limited

¥3		
Report Ye	ear Filed Da	ate
2022	04/29/20	022
2023	05/01/20	023
2024	04/30/20	024
Document	<u>Images</u>	
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

View image in PDF format

of State, Division of Corporations

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 <u>L. Jack Husband III. P.E and or Clay Murphy. E.L.</u> 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

7/2

Sworn and subscribed before me this

. 20 df

By Nathan L. Cox

(Name of Alliant). S/he is personally known to me or has

produced

as identification or is personally known.

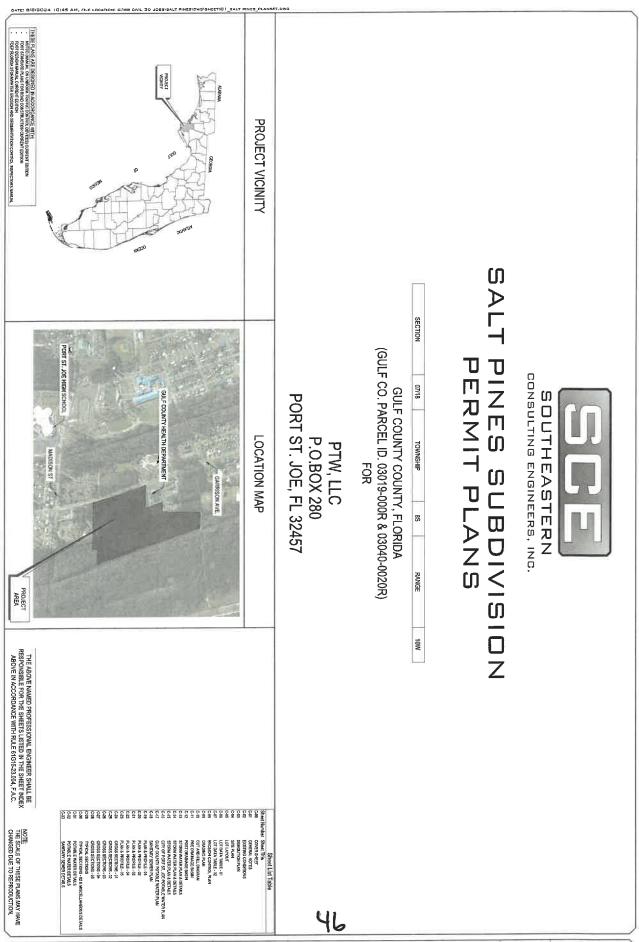
State of ____

Signature of Notary:

My Commission Expires:

Notary's Printed Name:

WHITNEY WATSON
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires 09/29/2026







ALL BENTIERED MEZIS COTTERED OF THE PROBLE OF-MAY HOW SOCKED SHALL BE SEEDED WITH A WOTHER OF COMMENTS AND STATE OF COMMENTS AND STATE OF COMMENTS AND STATE OF A WORKER OF THE MAY HE MAY HE MAY BE A WOOD SHALL THE MAY HE MAY BE A WOOD SHALL THE WOOD SHALL THE MAY BE A MADE! OF MAY BE A WOOD SHALL THE W THE CONTRACTOR SHALL YEARY ALL EXCENDIO COMERNOS AND DISEIDENDES AT THE COS SETS OF THE COS SETS OF THE COS SETS OF THE COS SETS OF THE COST S THE CONTRACTOR SHALL WASTE ALL EXCESS EARTH ON SITE AS DIRECTED BY THE ENGINGER. ALL UTILITY CONSTRUCTION SWALL MEET THE WATER AND WASTEWATER UTILITY STANDARDS OF THE UTILITY SERVICE PROVIDER IN THE PROJECT AREA. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSEDH AND SEDIMENTATION COMPROLE JUAN PROOF TO MAY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MANTAMED BY THE CANTRACTION UNIT. LAL "CREATE NAME SEGRALS MEED. THE EMPRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MANTENANCE. ANY PUBLIC LAND CONRER WITHEN THE LIAUTS OF CONSTRUCTION SHALL BE PROTECTED. F.A. CORRERA MOREMENT IS NO DAVIDED OF BEHALD DESTRUCTION AND JUNES NOT BEEN PROPERTY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE DIQUNCER. THE CONTRACTOR SHALL COMPY, WITH ALL COMMITCHS AS SET FORTH BY THE NORTHWEST FLORIDA WATER MANAGEMENT O'STRICT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS PLAN DOES NOT ACCOUNT FOR ANY HABITAT CONSERVATION PLAN PERMITTING. THE CONTRACTOR SHALL SE RESPONSIBLE FOR THE CONSTRUCTION COMMENCEMENT NOTICE AND NOTIFYING THE ENGINEER OF THE CONSTRUCTION SCHEDULE, THE CONTRACTOR SHALL HOTEY THE LOCAL GOVERNING BODY AT LEAST 48 HOURS IN ADVANCE PRIOR TO BEGINNING OF CONSTRUCTION. IF UNSUFFRALE MATERIAL IS ENCOUNTERED DIRANG GRADING CONTRACTOR SHALL REMOVE UNSUFFRALE MATERIAL TO A DEPTH OF 20" BELOW FINES-ED GRADE WITHIN THE CONSTRUCTION LIMITS. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FLO.T. STANDARD SPECIFICATIONS FOR ROOD AND GRODE CONSTRUCTION (CURRENT EDITION) AND THE FLO.T. DESIGNS TRANDARDS (CHERRENT EDITION), MANY SPECIFICATION, AND THE LOCAL GIORENWIS BODT'S DEVELOPMENT STANDARDS UNLESS OTHERWISE MOTED. CONTRACTOR SHALL PROVIDE ACTUAL MATERY ELEVATIONS ON ALL DRAWAGE STRUCTURES.
INCLUDING CLALMENT, PROVEY OF ALANGE ANTENEL DRAWATONS FROM THE PLANS.
SMALL BE APPROVIED BY THE ENGANEER BEFORE CONTRIUM'S WORK. CONTRACTOR SHALL COOKDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA CONTRACTOR SHALL REVIEW AND BECOME FAMILIA WITH ALL REQUIRED UTILITY CONNECTIONS PRICK TO BIODYIC, CONTRACTOR SHALL RECOME ALL WORK AND MATERIALS REQUIRED TO COMPLETE CONNECTION TO THE FOR SHOULT LITTLE. THE REPLICIES BY ITS HOT LIMITED TO MANDIE CORPIG, WET TAPS, PAVEMENT REPLADS AND DIRECTIONAL DORBOG. ALL SITE CONSTRUCTION SHALL BE IN ACCORDINICE WITH THE LOCAL GOVERNING BODYS LAND DEVELOPMENT REGULATIONS. THE LOCATION OF THE UTILLITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY, THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL UTILLITIES WITHIN THE PROJECT AREAS. THE CONTRACTOR SHALL MANTAN THE CONSTRUCTION SITE IN A SECURE MANNER, ALL OPEN TRENCHES AND EXCAVATED AREAS SWALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC. NFDES PERMIT REQUIREMENTS SHALL BE IMMEDIATELY HANDLED BY THE SITE CONTRACTOR. ĸ WATER AND SEWER NOTES

1. ALL UTLITY CONSTRUCTION SHALL MEET THE UTLITY PROVIDERS WATER AND WASTEWATER ITLITY STANDARDS. THE CONTRACTOR SHALL MAINTAN EXISTING WATER MAINS IN SERVICE DURING CONSTRUCTION, IN THE EVENT INTERRUPTIONS TO SERVICE ARE REQUIRED DURING CONSTRUCTION, SUCH INSTANCES SHALL BE IMMINITED. ACCEPANCE, AND ARRIVA RECIPIOS SOME E PROVINCE IN PROVINCE NO AND EMPOUND PER RETALLED MERSE THE POLICITA MORF AND THE PROVINCE AND THE PROVINCE AND THE PROVINCE AND THE PER AND THE PROVINCE AND THE PER AND TH NEW OR ALTERED WATER MAINS MICLIDED IN THIS PROJECT SHALL BE NOTALLED IN ACCORDANCE WITH APPLICABLE AWAYS STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' SECONMENDED PROCEDURES. FEW OF ALL TIERD CHANNERS, RTIS, OR MAYHOLES THAT COMTAIN MALES, IQUONOFES, MATERIS, OR OTHER CHALL WHITE A ISTRIBUTION RYSTEM PARTICIAL WAS DEAL OF MAY ARE RECURSED IN THE REPORT WITH LINE OR SHEETER CHALL FOR SHEETER SAMTREY OR STORM MEMERY, AND ELYMORES OR AND RELEF WAYES INSTRUCTION THIS PROJECT SHALL NOT BE CONNECTED DREETE. TO MAY SWARING FOR STORM A SERRE, AT PRE INTOVATION THAT WILL ER BESTALDD JURIES HIRE PRACE," AND THAY THAT, AME (IMPLIZIOED, DEPRESIDED, AND EXAMPLE AND THE CONTROL THE CO MECALUD MECHANICAL JOHT RESTRANTS OR SERIES 1930 INHOLANCE BLOCK BISTER RESTRANT DEWESS SMALL BE USED WITH MANUFACTURERS RECOMMENDATIONS, ALL RESTRANCE JOHT POLANCE BLOFT DERIVOIT LYENCE BY THE CITY MSRECTOR. LOCATOR BALLS SHALL BE PROVIDED AT END OF ALL WATCH AND SANITARY SEVER LATERALS. THE LOCATOR BALLS SHALL BE SECURED TO THE LATERALS WITH A PLASTIC THE STRAP. ALL NEW OR RELOCATED WATER MAINS THAT SERVE FINE HYDRAVITS AND ALL FINE HYDRAVIT LEADS SWALL BEING SWALLER THAN SIX INCHES IN DAMETER, ADVELVARY VALVES SWALL BE PROVIDED ON ALL HYDRAVIT LEADS. NEYORALTERED WATER LANS, RICLIDING FRE HYDRAMT LEADS AND INCLIDING SERVICE, IMBE, THAT WILL BE UNIDER THE COMPROL OF A PUBLIC WATER SYSTEMA AND THAT HAMPER WINGED DUMBETS OF THERE BY ROHES OR GREATER, SIMIL BE DISMFECTED AND BACTERIOLOGICALLY EMALLATED IN ACCORDINACE WHITHRILE 62-365.330, F.A.C. NEW RA ALTERD NATER MANS THAT ARE INCLUDED IN THIS PROJECT AND THAT WALL BE CONSTRUCTED OF MERSTRESSMENT ON PROFINENCE COLORINA REPRESENTED AND LIBRARY ENTER OF MANY MAY COLORINA REPORT THAT AND A STANDARD COLORINA REPORT THAT AND A STANDARD COLORINA REPORT THAT AND A STANDARD THAT THAT AND A STANDARD THAT THAT AND A STANDARD THAT AND A STANDAR ALL WATER MANUTEES, BEHOS, PALAS, AND HYDRAM'S INSTALLED UNDER THIS PROJECT SHALL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOYEMENT. SUFFICIENT VALVES SHALL DE PROVIDED ON NEW OR ALTERED WATER MANS RICCUDED IN THIS PROJECT SO THAT INCONVENENCE AND SANTIARY HAZARDS WILL BE MININICED DURING REPAIRS. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN HO MORE THAN 8.W. LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN HO MORE THAN 0.2% LED. AL PIBLO WANTERSYSTEM COMPONENTS EXCLAIDAS FREINDRANTS, MIN TIMLE RESTALLED MORRET THE PROBABILITATION OF THE PROB ALL PIPE, PIPE FITTINGS, PIPE JOHT PACKING AND JOHTING MATERIALS, VALVES, FIRE HYDRAYTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE MARRICHN WATER WORKS ASSOCIATION (MWWN) STANDARDS. PVC GRAWITY FLOW SCHER PPSE AND FITTINGS IS NICH AND SMALLER IN DIAMETER SHALL BE SCHOOL PPSE WITH SIELL AND SPIGOT GASKET JOINT THAT COMPLIES WITH THE RECVIREMENTS OF ASTIA DOOM. OR SWAMAN ERREIT PEPORA MONOSCOTITE TEST. ALLOWASEL ELAKAÇES A MAYAMA OF SOCIAL PER LOCE POR ANDRES ON THE FORMATION AND PERSON CONTRACT AND PERSON CONTRACT EST DUCTLE EARLO PEPOR ACCOSTRACE TOWN COSA, PERSON OF THE STATE OF THE FORMATION AND PERSON CONTRACT AND PERSON OF THE STATE OF THE S COMPACTION SHALL REQUEST EMPROMY STARS; [P. BY 2 HINDEN STATES IN OF SHALL HERDAL, EACH STARS SHALL REQUESTE SITTED, WITES OR 9 MAYEN SHARE ALTERALL, CONTRACTION SHALL MARKING HER STARS; WHITE, NA ASSUIR, SURVEY OF WATER AND OMNITARY SERVER MANS AND LATERALS, SATE COMPLIFIE AND JAPROVED BY THE CHIGHEETS, COPPER TRACER WIRE SMALL BE PLACED ON ALL SANITARY SEWER MANS, POTABLE WATER MANS, SANITARY SEWER LATERALS AND POTABLE WATER LATERALS, TRACER WIRE SMALL BE CONTINUOUS WITHING INTERSUPTIONS. COMPACTION SHALL FROM ITS MAKE MET SIMPLY HEETING. THE EDUCATIONS OF CHAMPERS SOFT ALS, TWO THE WORKS! WHITE MANNEY THE WASHING THE SAME AND AND THE CHAMBERS SHALL HEETING THE ALL DICE RECOGNING AND AND PETCH LINES SHALL HEETING THE TOTAL HEETING HOW THE PROMINE SHATCHET FEIL MAD HAND THE LINES THE TOTAL HE MONTHER PROMINES SHATCHET FEIL MAD HAND THE MANNEY HAND T THIS PROJECT SHALL NOT INCLUDE JAY'N MTERCONNECTION RETWEEN PREVIOUSLY SERMANTE PLIBLIC WATER SYSTEMS THAT HAURE SERMANTE MATER SUPPLY SOURCES, IA SPECFED CONSTRUCTION PERMIT IS REQUIRED FOR SUCH AN INTERCONNECTION.) PROPER BACKELOW-PREVENTION ASSEMBLIES/DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH RULE 62-555 30), F.A.C., AND THE ARMAIS MANUAL MY, RECOMMENDED PRACTICE FOR BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL ICENARIA, LETECOMITE LAUNE THAT AGENCULOUN PREPROCET AND THAT HALL GENETALLED IN AGGENHAGEN HARGEN HARGEN HARGEN AGENOMAN AND GENETA GENETAL GENETAL GENETAL GENETAL THROUGH HER COORDIGIONAL GENETAL WITCH AND MATRIALE, THOUGH ENCAGDERY OF THE WATER MARK IN POLICITAL BIE, OR THROUGH PROMEDIM OF CATROLIC PROTECTION, THE COMMENT SEMENALE ALGAMENT, EACH SECTION OF THE COMPACT TO MANDE, ANY SECTION OF THE SEMENTIFIER OR PROPERTY SECTION OF THE SEMENT SECTION OF THE SEMENT SECTION OF THE SECTION OF THE SEMENT SEMENT SECTION OF THE SEMENT SECTION OF THE SEMENT SEMENT SECTION OF THE SEMENT SE WATER AND SANTARY SEWER LATERALS SHALL III. LEFT UNCOVERED UNTIL INSPECTED BY THE ENGINEER OR THE ENGINEER'S INSPECTOR. ALL NEW RELOCATED WATER LATERALS THAT CROSS ANY SANTARY SEWERS, STORM SEINERS, FORCE MAINS, OR RECLAINED WATER LINES SHALL CROSS ABONE SUCH PIPELINES. SURTRIENT WALVES SHALL BE FROMDED HIERV AND RED CALTED WATER ALANS 30 THAT RECONSELENCE AND SANTRAY HALVARDS WALL BE HEMMEDED OARMER GERRIES, DIALIES ES SHALL BET ALGED HIND LARDET THAN SAN COUT INTERVALS HI COMMETICALL DISTRICTS AND AT NO MORE THAN ONE-BLOCK OR BRAF-OOT INTERVALS IN DIVIER DISTRICTS. REVIGA RELOCITED, UNERHADUMAN WINERHAMAS NACLIEDEN HYBE PROEET SHALL EE LACH TO PROVIDE A PROEEDINIAL BÖYNAZE PAR LUESH THERES TENNEN HER GUTSES, OF THE WINER MANNAD THE OUTSEED EN HAT BASTITION OR REPORAZED VALULHA FYER SAMITIANY SHERES, STORMANTEN FORCE MAN, OR FYEL RECONNETHIOR RECLARED NACHREGOLICHE UNDERSY MATER OF FORESTE SAMILE FALL. - WATER METER WATER WALVE EXP = MACE FOR PRINCIPAL TO PRI HEW OR ALTERED WATER MA
COURSES GREATER THAN 15
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ON EXCH SIDE OF THE ISONA
LEAVAGE FROM THE UNDERN STATE HYDRANT ASSEMBLY AT THE UTILITY CROSSINGS I CROSSES A SEWER PIPE, PRI SEWER PIPE CENTERLINE ON 803.2. 1 (1) STORM SEVER MANHOLE THIS SHALL LOGIS = = MITERED END SECTION ABBREVIATIONS/LEGEND of story ext. Act of the University of University of the University of Universit NEW OR ALTERED WATER I BE ADEQUATELY SUPPORT REPLACEMENT. SERVICE RECORDED IN DEPOSICIONE NAVEST LAMBS, THE LESS REQUESTS IN THIS PROCESS AND THE WILL COSTA, OF SHARP LAMBS AND THE LAMBS A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF A OR PROPOSED "ON-SITE SERVICE TRATIVENT AND DISPOSAL SYSTEM," THE HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANTIARY SEMERS MAY BE FO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN BLAD AT LEAST THREIVE INCHES ABOVE THE TOP OF THE S AIR RELIEF VALVES SHALL E SANITARY FORCE MAIN VALVE = SANITARY SEWER MANHOLE = DIRECTION OF STORM WATER FLOW

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BE INSTALLED AT HIGH POI	YTS IN THE FORCE MAIN AT ANY LOCATIONS HAVING 3" OR GREATER
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	OPE SITE ASPENDS TO THE CONTRACT OF THE PROPERTY OF THE PROPER
TRHAT	HAUL ROADS DAMPENED FOR DUST CONTROL
	LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
	EXCESS DIRT ON ROWD REMOVED DAILY
ONCRETE	STABILIZED CONSTRUCTION ENTRANCE
	SANTARY WASTE: NIA
ERPIPE	FERTILIZERS AND PESTICIDES: FERTILIZERS AND/OR PESTICIDES SHALL BE APPLIED ACCOR
	RECOMMENDATIONS BY A LICENSED OR CERTIFIED APPLICATOR AS DIRECTED BY THE PRO-
NIANT SEVEN MPE	NON-STORMMATER DISCHARGE (INCLUDING SPILL REPORTING); NO NON-STORMWATER ARE
	FEDERAL, STATE, AND LOCAL PLANS AND PERMITS: USACCE NATIONWIDE,
TERM	
	MAINTENANCE:
	ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES. IF A REPAIR IS NECESSARY, IT
PAL.	EARLIEST DATE POSSIBLE, BUT NO LATER THAN (7) CALENDAR DAYS AFTER THE SURROUNG DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT.
RUNE	
TIME	INSPECTION:
AY	ALL CONTROLS SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AS WELL AS AFTER 0.2
NE.	INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER EACH INSPECTION, BASED ON
ASTRACK I INC	CONTROLS SHALL BE REVISED PER THE INSPECTION REPORTS.
W. Harriston	THE CONTRACTOR SHALL INTINTE REPAIRS WITHIN 24 HOURS OF INSPECTION THAT INDICA:
CENTERUNE	WORKING ORDER. TO COMPLY, THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAG RECORDS, WHERE SITES HAVE BEEN PERHAWKINTLY STABILIZED, INSPECTIONS SHALL BE C
ROHOHOR	EVERY MONTH, THE CONTRACTOR SHALL ALSO INSPECT AND CERTIFY THAT CONTROLS INS
Cincinciality	WITH THE LATEST STORMWATER POLLUTION PREVENTION PLAN.
CT PENCE	IF INSPECTIONS MORCATE THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICS
ENCE	MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGING POLLUTIANTS, THE COM
ROUND CONTOUR	ADDITIONAL MEASURES, AS NEEDED.
GROUND CONTOUR	RECORDS OF THE MSPECTION AND THE CONSTRUCTION PERMIT MUST BE MAINTAINED AT SERIES READILY AVAILABLE FOR INSPECTION.

DE! FAC	EATER		ETERMINE	PROVIDED	SHI SHILLS	TIMU	9		REPAIR OR	VTER SHULL		SECTION	FROM THE	Biog		MISIDE OF	ARE	FILEWATER		WY EXISTING ER	SEWER LOC			WICE OF AT ST
DESCRIPTION OF STORMWATER MANGEMENT: EXISTING GRASSED ROUGSDE SWILES AND STORMWATER MANGEME FACILITIES.	DEBINT.	16	X ST	E E	TR	ST	323	SE	DIT	1	X RO	PRESERVATION OF NATURAL RESOURCES FLI	BUFFER ZONES X PP	ARTIFICIAL COVERING ON	TEMPORWRY MULCHING BEI	X PERMANENT PLANTING, SODDING, OR SEEDING X SYI	TEMPORARY GRASSING X SIL	TEMPORARY SODDING	STABILIZATION PRACTICES: (2) STRUC	EROSION AND SEDIMENT CONTROLS:	ACHERICATOR I INSTRUMENTANCIAS PALLANS SEL FERNE AND TURBERT BANGOS MEL DE PANASO AT SECURISE LOCATIONS.	NARRATIVE - SEQUENCE OF SOLIDISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS THE SOLIDISTURBING	NITE OF STREET	STORM WATER NOTES
ED ROADSIDE SWALES AND STORMWATER MANAGEME	TURBIDITY BARRIER	VELOCITY CONTROL DEVICES	X STORM SEWERS	CURSS AND GUTTERS	STONE OUTLET STRUCTURES	STORM INLET SEDMENT TRUP (ROCK BAGS)	SEDIMENT BASINS	SEDIMENT TRAPS	DITCH LNER	TIMBER SEDDING AT CONSTRUCTION EXT	X ROCK BEDDING AT CONSTRUCTION EXIT	FLUMES	X PIPE SLOPE DRAINS	OWERSION, INTERCEPTOR, OR PERMETER OFFICHES	BERMS	X SYNTHETIC BALES	X SLT FENCES	SAND BAGGING	(2) STRUCTURAL PRACTICES:		O TORREST T BANKED K WILL BE PLACED AT SPECIFIED	PLEMENTATION OF CONTROLS THE SOIL DISTURBING		

	CORRECTIVE ACTIONS NO ACRE OF STRUCTURAL HALIDE. PRINCIPLE ACTIONS NO ACRE OF STRUCTURAL HALIDE. PRINCIPLE ACTIONS NO ACRE OF STRUCTURAL HALIDE. PRINCIPLE ACTION O	BETWEEN HIS SURFACEOF HELMESTONS BEDOCK AND THE COMMUTE EXCITION OF THE COTTON AND SIDES OF THE STROMANTER BUSINESS SECTION IN THE MAPPING FOR PHYLING AND SIDES OF THE STROMANTER BUSINESS SECTION IN THE MAPPING FOR PHYLING AND SIDES OF THE	CAME CARROCATION AND CARROCATION OF THE CENTRAL PROPOSED AND CONTRAL CONTRACT OF CARROCATION OF	ALL COMPRAIS SHALL BE REVEITED WEERLY IN THE COMPACTION AS WELL AS STERRADS ON HOTEL OF HANK IN HERSTCHINA HE MANTENANCE REPORT HER EMPLOYED BY SO, ON HOTEL OR HANK IN HERSTCHINA HER MANTENANCE REPORT HER RESPONSITION HERSTCHINA RESPONSITION HERS	MAINTENANCE: ALL OF THE CORTIONS SHALL IE MANTANED AT JLL. THEIR, FA REPLAR SI RECZSSAFO, IT VALL BELOVE AT THE CALLEST DATE POSSBELL BUT NO LATER THAN (I) CLASSOM DAYS ATTER THE CLARROWING DEPOSID ARCH HAS DRED SUFFICIENTLY TO PRESENT PRATHER DAMAGE TROMHERMY EQUIPMENT.	FEMANDAL MARKETS BOST CHRISC. FEMANDAL MARKETS BOST CHRISC. FEMALES CONTROL CONTROL CHRISTOPHE STALLED CONTROL CHRISTOPHE SAMELED CONTROL CHRISTOPHE SAMELED CONTROL CHRISCOPHE AND PRETENDES SAME SE APPLED ACCORDING TO MARKETINES REPULZIS AND PRITECHE CHRISCOPHE AND PRETENDES SAME SE APPLED ACCORDING TO MARKETINES REPULZIS AND PRITECHE CHRISCOPHE OF MARKETS AND PRETENDES TO PRETEND TO CONTROL TO MARKETINES REPULZIS AND PRITECHE CHRISTOPHE OF MARKETS SAME SE APPLED ACCORDING TO MARKETINES FERMAL SAME AND PRITECHE CONTROL CHRISTOPHE OF MARKETS AND PRITECHE CONTROL CHRISCOPHE OF MARKETS FERMAL SAME AND PRITECHE CONTROL CHRISTOPHE OF MARKETS FERMAL SAME AND PRITECHE OF MARKETS FERMAL SAME AND PRITECHE OF MARKETS FERMAL SAME AND PRITECHE OF MARKETS FERMAL SAME SAME OF THE PRITECHE OF MARKETS FERMAL SAME SAME OF THE PRITECHE OF THE PRITECHE FERMAL SAME SAME OF THE PRITECHE	OTHER COUNTROLS. WASTE DROPOSAL THO CHANGING WASTE MATERIAL WILL BE BURED ON SITE. OF SITE SHOULE ROADWAYS.	A DIMENSIONE DIMENSIONE SERVICES SERVIC	STORM MICE SELMMENT FOW (NO.4, MAILS) STORE OF LITTLE STRUCTURES OURSE AND OUTTRES VERSOR FOR THE STRUCTURES VERSOR FOR THE STRUCTURES
PROJECT NUMBER: 23-683-0	BY: DATE BY	ITEM		GENER	AL N	OTES	4	7	
C. MURPHY W. SAILEY J. HUSSA TOR: FTW, LLC P.O. SOX 280 P.O. SOX 280 P.O. SOX 280 P.O. SOX 280			(GULF COL	SALT PINE GULF COU JNTY PARCEL I.D.	S SUE JNTY, .: 030	BDIVISION FLORIDA 19-000R &	030	40-002	OR)

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	SOUTHEASTERN
	COMBULTING ENGINEERS, INC.
	P.O. 80X 141 WEWAHTEHKA, FL 32465

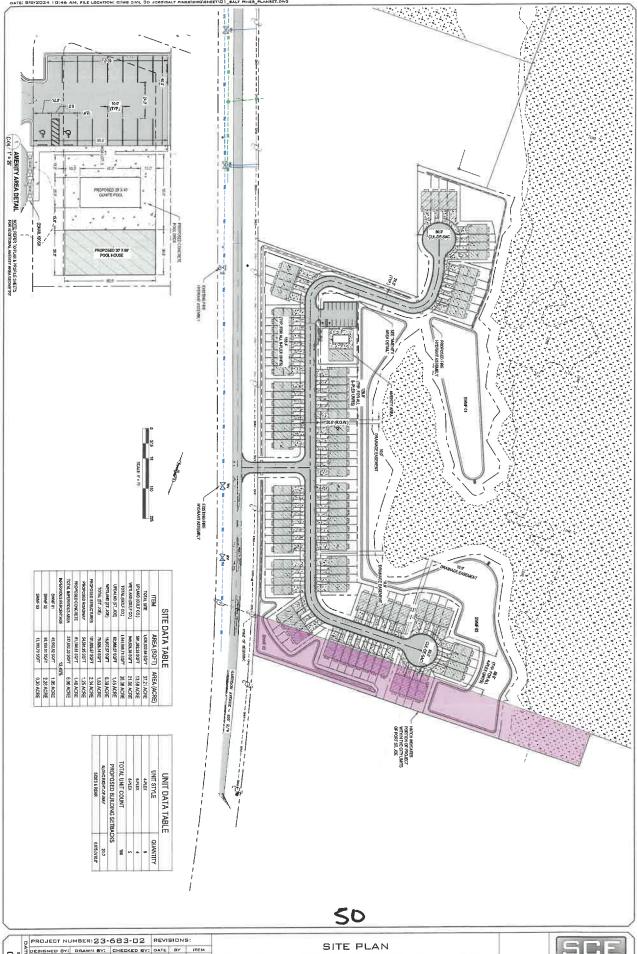


g PROJECT NUMBER: 23-683-02 REVI	SIONS		E 1/
DESIGNED BY: DRAWN BY: CHECKED BY: DATE	BY	ITEM	EX
N 6 PORT ST. JOE. FL 32457			S (GULF COUNTY PA

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



PROJECT NUMBER: 23-683-02 REVISIONS: SALT PINES SUBOIVISION GULF COUNTY PARCEL I.D.: 030 19-000R & 03040-0020R ВОПОТНЕДЅТЕПИ СОИВИСТИВ ЕМВІЙЕСЕВЯ, ІМС. DEMOLITION PLAN



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





	PROJECT NU	MBER: 23-	683-02	REVI	SION	5:	LOT LAYOUT <
[1] [1]	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	LOT LAYBOI 51
Q 5	FOR: PTW. LL	C X 280 r. JOE, FL 3	2457				SALT PINES SUBDIVISION GULF COUNTY, FLORIDA (GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R)



DATE: 8/8/2024 10:46 AM, FILE LOCATION: 0:/ws GIVL 30 JOSS/SALT PINES/DWG/SHEET/GI_SALT PINES_PLANSET.DWG

		LOT: 18	8		101118	roi:4	LOFIN	F01:43	LOT: 12	LOT: 11	107:19	F.101	LOT: \$	107:7	LOT: 6	LOT: 5	101:4	107:3	101:2	107:1	PARCEL #	
		1.820.00 (SQFT)	1 3	2918	3,177.23 (50-17)	1,916,67 (SQFT)	1.914.06 (SDFT)	3,169.99 (SQFT)	2,733,59 (50FT)	1,740.00 (SQFT)	1,740,00 (SQFT)	2,785.51 (SQFT)	2,782,50 (SOFT)	1,741,71 (50)	1,738.25 (SGFT)	1,748,00 (SQFT)	1,740,00 (50,FT)	1,740,00 (SQFT)	1,740,00 (SQFT)	3,540,40 (SQFT)	(SOFT)	
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		22.00	2		20125	23225	201,87	26.587	201.87	214,007	214.00	239.03	231.96	214,04*	213.96	214,00	214,00	214,00	214,00	257.85	PERIMETER (FEET)	LOI DAIA IABLE
		91,0	37.9 37.9	91.0	2 8 2 8	252	20.1 20.1	288	18 18 18 18 18 18 18 18 18 18 18 18 18 1	20.0 87.0 87.0	20.0 87.0 20.0 87.0	975 975	87.5 87.5 87.5	26.0 87.0 87.0	20,0 87,6 87,6	97.0 200.0	20,0 87,0 87,0	20.0 20.0 20.0	20,0 20,0 20,0	415 32.5 87.0	SEGMENT LENGTHS	IABLE
		NO. 52.80 T2.8 202. 72.20 T2.40.E 203. 72.20 T2.40.E	SD* 28' 50,35"W 1489" 33' 13,46"W	335° 49' 20.15°W	\$35" 49" 33.51"W N85" 30" 40.62"W N85" 48" 33.51"E	SSS* 48" 20.51"W NSS* 48" 33.51"E S88" 44" 27.80"E	N35 49 33.67E	S35" 48" 33.5" W 835" 48" 33.5" W	NIE* 47 26.53*W NIE* 47 26.53*W NI** 12 33,47*E SIB* 47 26.53*E S21* 16* 36.55*E S25* 48* 26.95*W	N18" 47 26.53"W N7" 12 33.47"E S16" 47 26.53"E S71" 12 33.47"W	N18" 47 25,53"W N71" 12 33.47"E S18" 47 28.53"E S71" 12 33,47"W	N18" 47 28.53"W N71" 14"06.25"E S18" 47"28.53"E S71" 12"33.47"W	N15" 47 26,53"W N11" 12 33,47'E S18" 47 28,53'E S71" 14 06,28"W	N18" 47 26,53"W N71" 08" 49,53"E S18" 47 26,53"E S71" 17"33,47"W	N16" 47 26.53"W N71" 17 33.47"E S18" 47 26.53"E S71" 88" 48 85"W	N16*47'26.53*W N71*12'33.47*E S18*47'26.53*E S71*12'33.47*W	HI8" 47 25.53W H7" 12 33.47°E SIB" 47 28.53°E	N18" 47 26,53"W N71" 12 33,47"E 515" 47 20,53°E 571" 12 33,47"W	N18" 47 28.53"W N71" 12" 20,47"E S18" 47 726.57"E S71" 12" 30,47"W	H18" 47 26,57W H11" 12 20,47E 515" 47 26,57E 516" 47 26,57E	K	
F01:36	107:35	5	į		LOE30	LOT: 32	107;31	LOT: 30	101:29	LOT: 28	107:27	LO1:28	LOT: 25		07:22	101:23	101:22	LOT: 21	107:20	LOT: 19	PARCEL#	Ī
3,219.17 (SOFT)	1,832.66 (50FT)	(cancel actual)	2020		3,004,27 (SQFT)	3,023.74 (SOFT)	1,845,26 (50,FT)	1,829,99 (SQFT)	2,993.79 (SQFT)	3,313,48 (SOFT)	1,899,17 (50FT)	1,591,99 (50,077)	3,423,09 (SOFT)		3818087	1,823,89 (SGFT)	1,820.00 (SQFT)	1,820,00 (50)(7)	1,820,00 (SQFT)	1,820.00 (50)(77)	(SQFT)	
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275.98	224,56	1000			249.15	250.35	26,36	224,15	24028	209.29	231.98	229,907	290.06			224,917	222.00	22.00	272,00	222,00	PERIMETER (FEET)	COL DAIN INDEE
252	80.4 80.5 80.5 80.5	97066	61,4 000	332	79.6 19.2 19.5	31.0 31.0 31.0	202	20.0	21.4 92.8 93.0 90.7	96.7 96.7 20.4 20.4	2222	20,0 20,4 20,4	82.1 8.1 86.3	130,7 20,3 20,0	: 585 i	1888 P. S.	91.0 91.0	91.0 91.0	91.0 91.0	20.0 20.0 91.0	SEGMENT LENGTHS	IABLE
N78" 05" 50.22"E 50" 07 00,91"E 22 05 50 22"E	ALI 6 00 40 . 0N AL20 12. 97 . 005 3. 16 00 . 05 3. 45 00 . 05	NOS 55 50,25 E SC 05 00 00,91 E N77 04 40,57 W NOT 05 00,91 W	545" 21" 25,85"E 50" 00" 00,91"E 588" 59" 55,25"W	88° 58' 55' 55' 5E 100' 00' 91' W 100' 00' 58' 55' 55' 25' W	50° 00' 04.75% 544' 47' 18.90"W N55' 33' 52.01"W N0' 00' 00.91"W	514" 45 00.59"E N60" 54" 44.86"W N24" 56" 36.75"W N44" 47" 16.90"E	SAT ST 64,05 WE NIGT ST 64,05 WE NIGT 25 08,07 W	N8" 45" 45, 10"E	N31* 19*45,72'E SAN* 64*44,96'E S14* 54*025'W N8* 54*025'W N47* 05*40,08'W	NST OF GLOST W NST OF GLOST W NST OF GLOST E SAT OF GLOST E SO OZ 26.92 E	NS9" 33" 13.46"W N79" 53" 25.19"E S9" 60" 00.91"E	H89" 33" 13,48"W H0" 00" 00,91"W S80" 55' 26,07"E S0" 00" 00,91"E	HO' 00' 00' 00' 00' 00' 00' 00' 00' 00' 0	50° 00' 00,9 FE 1459° 33° 13,45°W 140° 33° 13,45°W	1.00 M. 10.00 M. 10.0	N89" 33" 13,45"W NB" 36" 50,35"E S89" 33" 13,46"E S8" 25" 39,35"W	W5.75.20.38. 38.23.12.48.E 388.33.12.48.E 80.38.20.33.M	N88" 33' 13,48"W N6' 26' 50,35"E S89" 33' 13,46"E S90" 26' 50,35"W	NS9" 33" 13.48"W NO" 28" 50.35"E S50" 33" 13.48"E S0" 28" 50.35"W	H89" 33" 13,48"W N0" 28" 50,35"E S89" 33" 13,45"E S0" 28" 50,35"W	SEGMENT BEARINGS	
Ī	LOT: SA	101:53	L01:52	101.51	2	5	LOT: 48	101:47	LOT:46	LOTI 45	LOT: 44	L01:43	107:42	107.4	LOT: 40	101:38		107:39		Lot:37	PARCEL#	Ī
	2,912.00 [SQFT]	1,520,00 (SOFT)	1,620,00 (SQFT)	1,626.00 (80/71)	(agount)	TJROUDO(SOFI)	1,820,00 (SGFT)	2,911,94 (SOFT)	2,911,85 (SQFT)	1,520,00 (SOFT)	1,820.00 (SQFT)	3,092.20 (50/17)	2,739.77 (SOF1)	1,737,58 (50FT)	1,762.00 (80FT)	1,786.48 (SQFT)		1,813.21 (SOFT)		3,236,74 (SQFT)	(SQFT)	
	T) 0.07 (ACRE)	T) 0.04 (ACRE)	7) 0,04 (ACRE)	n out (ACRE)	(a) and another (a)		_	n o,or (ACRE)	n 0.07 (ACRE)	1) 0.04 (ACRE)	n o.su (ACRE)	n est (ACRE)	Gazovi serie) O.M (ACRE)) DAY MCE	GBROW MOR	-) 0.04 (ACRE)) 0.07 (ACRE)	AREA (ACRE)	
-	246.00	222.90	222,00	222.00	222,90			245,00	246,00	223.00	222.00	255.557	234,86	W.CO.S	218.24	218.68*		223,53		269.82	PERIMETER (FEET)	LOT DATA TABLE
	915 915 915	20.0 20.0 20.0	910	200	20.6 81.6	200 910 910	91.6	20.0	32.0 91.0 91.0	20.0 91.0 91.0	20.0 91.0 91.0	90,7 90,7 91,5	30.5 30.5 30.5	225	20,0	20,5	2 78	28888 86888 86888	94 90 90 90 90 90 90 90 90 90 90 90 90 90 9	35.5 109.2 2.9 29.3 28.0	SEGMENT LENGTHS	IABLE
	\$18" 47 26,53"E 571" 12 33,47W N18" 47 26,54W	\$18* 47 26.53*E \$51* 12:33,47*W N18* 47 26,547*W N41* 12' 33,47*E	871" 12 33,47W WTR, 87 17 33,47W	NEW APPENDING	N18" 47" 28.54"E	N18* 47"28.54"W N71* 12"33 47"E B18* 47"28.53"E S71* 12"33.47"W	N71" 12 33,47"E	NIT 12 33 47 E NIT 17 26 53 16 S18* 47 26 53 E	S18" 47" 25,53"E S71" 17" 33,47"W N11" 12" 37,31"E S18" 47" 26,53"E	\$18" 47" 26.53"E \$71" 12" 23,47"W M18" 47" 26,48"W M71" 12" 33,47"E	\$18" 47" 26,53% \$71" 12" 33,47"W H10" 47" 26,48"W N71" 12" 33,47"E	S0": 02": 00.91"E S71": 12": 26.07"W N18": 47": 26.55"W N11": 12": 33,47"E	N96" 56" 40.24"E	N89" 33" 13,48"W N9" 35" 46,62"E N86" 55" 40,24"E	N85° 55' 40.24°E	N88* 35* 13,45*N N0* 28* 42,15*E	NO. 26 42.15E NBC 52 40.24E	SD* 28* 42.16"W 1889* 33* 24.72*W SB9* 33* 26.72*E SD* 28* 42.16"W 1885* 33* 12.46"W	\$89" 37" 24.72"E NBD" 33" 24.72"W NJ" 26" 42,15"E	N62" 27" 22.31"E 50" 00" 00,91"E 583" 31" 33,68"W N85" 32" 13,48"W N85" 32" 42,15"E	SEGMENT BEARINGS	
	T	1017.72		LDT:71	tot:10	(OT: as	LO7: 68		LOT: 88	LOT: 88	LOT: 84	LOT: 83	LOT: 82	LOT: 61	101:80	101:59	100 St	TOT: ST	101.56	LOT: 55	PARCEL#	Γ
		3,135,40 (SQFT)		2.022.30 (\$0.577)	1.974.62 (SQFT)	1,923,63 (507)	1,889.85 (SQFI)		2,918,30 (SQFT)	1,820.00 (80FT)	1,820,00 (50FT)	1,828,00 (5077)	1,520,00 (SQFT)	z,912.09 (SOFT)	2,911,92 (SOFT)	1,620.00 (SQFT)	1,320.00 (30FT)	1,820,90 (SQFT)	1,820.00 (50FT)	2,912.01 (SQFT)	AREA (SOFT)	
		n) 0,07 (ACRE)	Ť	T) 0.05 (ACRE)	n ees (ACRE)	n oos word	D DH (ACRE)) 0.54 (ACRE)) QUA (ACRE)) and (ACRE)) 0,04 (ACRE)) p.p? (ACRE)	out (ACRE)	0.04 (ACRE)) 9,04 (ACRE)	0.04 (ACRE)	0,04 (AGRE)	0.07 (ACRE)	(ACRE)	
		261.52		242.50	237.80	202.76	230,70		248.38	222.00	222.00*	222,90	222,00	245,00	245.00	222,90	222.00	222.00	222,00	248.00	PERIMETER (FEET)	COL DATA TABLE
	5,4	101.6 22,4 0.5	12.0	18. 1.8 100,8	20.1 97.2 20.0 100.6	955 4.7 972	10.5 9.6 96.5	32.9 85.0	91.0 91.0 91.0 22.7	91.0 200 91.0 32.1	916 916	91,0 91,0 91,0	20.0 91.0 20.0 91.0	91.0 91.0 91.0	818 818 818 818	915 915 915	20,0 91,0 20,0 91,0	200 91,0 91,0	20,0 91,0 20,0 91,0	91.0 91.0 91.0	SEGMENT LENGTHS	Abcc
	N87" 56" 36.02"E	387 67 40,95W W157 58 54,95W W167 47 16,75W	N87* 56* 40.98*E	58* 58' 52,47'E S4' 26' 58,57'F S4' 26' 58,77'E	24, 56, 09 32, MASC 40 38, 25, 00 38, 25, 00 38, 26, 00 38, 26, 00 38, 26, 26, 26, 26, 26, 26, 26, 26, 26, 26	\$37" 56" 40,95"W N1" 04" 12,83"E N6" 52" 41,04"W N67" 55" 40,98"E	N5" 04" 58 77" E N1" 04" 12 63" E N87" 56" 40.35" E	N21* 39*44.54*E NE7* 55*40.58*E S4* 26*09.95*W	871 12 33.4 TW N16 47 26.53 W N71 12 25.11 E 84 26 09.95 W 51 07 31.05 W	971 12 33,47W N10 47 28,547W N71 12 33,47E S10*47 20,53*E	871-12 33.47 W N18: 47 26.34 W N71: 12 33.47 E	\$10" 47" 26.54" W N10" 47" 26.54" W N11" 12" 33.41" E	\$16" 47 28.53"E \$71" 12" 33.47"W N18" 47 28.54"W N71" 12 33.47"E	S18" 47" 28,55"W S71" 12" 24,55"W N115" 47" 28,54"W N11" 12" 33,41"E	318" 47 28.53"E 571" 12 33.47"W N18" 47 26.54"W N71" 12 24.95"E	\$16' 47 20,57'E \$71' 12' 31,47'W N16' 47' 28,54'W N71' 12' 31,47'E	\$18" 47" 26.53"E \$71" 12" 33.47"W N18" 47" 28.54"W N71" 12" 33.47"E	S16" 47" 28,53"E S71" 12" 33,4"W N16" 47" 25,54"W N71" 12" 23,47"E	516* 47 26,53% S71* 12 33,47W N19* 47 28,547W N71* 12 33,47%	\$16* 47* 20.53*E \$11* 12* 33.47*W N16* 47* 20.54*W N16* 12* 33.47*E	S SEGMENT BEARING	

D PROJECT NE	IMBER: 23-	683-02	REVI	BION	8:	1 ST DATA TABLE B1 53
A DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	LOT DATA TABLE - D1 52
C. MURPHY	W. BAILEY	J. HUSBAND				
S FOR: PTW, LL	C					CALT FINES SUBSINISION
2 P.O. BO	FOR: PTW, LLC P.O. BOX 280 PORT ST. JOE. FL 32457			77		SALT PINES SUBDIVISION
D PORTS	P.O. BOX 280					GULF COUNTY, FLORIDA
Ni Ni						GULF COUNTY PARCEL I.D.: 03019-000R & 03040-002



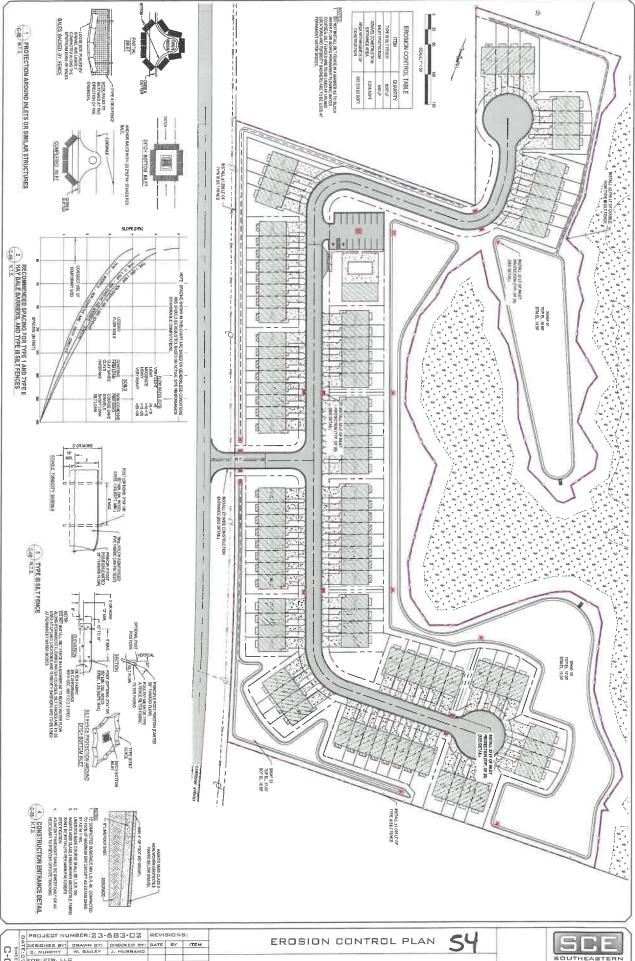
DATE: 8/8/2024 10:46 AM, FILE

107:98	LOT: 80	LOT: 84	LOT: 8J	LOT: 86	LOT: as	107:84	LOT: 83	LOT: 82	LOT: 81	101:80	LOT: 79	LOT: 78	LOT:77		WT:76	LOT: 75	LOT: 74	LOT: 73		PARCEL#	
1,740,00 (SQFT)	1,740,00 (SQFT)	1,740,00 (SOFT)	1,744,32 (SQFT)	1,735.88 (SOFT)	2,763,69 (SQFT)	3,539,52 (60FT)	1,851,98 (50)(17)	2,183,31 (80FT)	4,145,77 (SOFT)	4.276.19 (SQFT)	2.084.28 (SQFT)	1,945,99 (50FT)	3,140,89 (SOFT)		Z,818.81 [SQFT]	1,718.35 (SQFT)	1,772.99 (90)(-1)	3,149.97 (SQF1)		(SOFT)	
рискер не	0.04 (ACRE)	0,04 (ACRE)	0.04 (ACRE)	0.04 (ACRE)	0.06 (ACRE)	0,0% (ACRE)	0,04 (ACRE)	0,06 (ACRE)	0,10 (ACRE)	0.00 (ACRE)	0.95 (ACRE)	0,04 MCRE	0.97 (ACRE)		GROW Sero	0.04 (ACRE)	0.0H (ACRE)	(97 MONE)		(ACRE)	
214,00	214.00	214.00	214.10"	213.90"	258.00	282.91	21,12	259,46	342,44"	378.78	251,44°	237.52*	280,31		237.98	212.77	218.67	267,64		(FEET)	
20,0 20,0 20,0	20.0 87.0 20.0	200 200 200 370	20.1 87.0 20.0 87.0	19.9 87.0 20.0 87.0	32.0 87.0 32.0 87.0	96,5 80 80 87,0	21.3 20.1 34.4	21.3 114.6 20.9 101.7	1145 33.6	110.8 110.3 62.7	212 212 205	205	2552	355	1588	20.0 20.1 20.1	20,1 92,0 21,4 86,4	225 32 11,6 22,1 22,0	524 518 518	SEGMENT LENGTHS	
N8* 47 26,53W N7* 12 33,47E S18* 47 28,67E S18* 12 33,47E	N18" 47 26.53'W N71" 12 33,47'E S18" 47 26,53'E S71" 12 33,47'W	NIS* 47-20.637W N71* 12-33,47*E 518* 47-26,53*E 571* 12-33,47*W	N18" 47" 28.57W N14" 16" 29.15"E S16" 47" 26.53"E S71" 12" 33,4"YW	HIS 47 26.55W HIV 12 33.4TE 5 87 47 26.53TE 571" 16' 26.15"W	N16" 47" 28,53"W N71" 12" 37,31"E S18" 47" 28,53"E S71" 12" 33,47"W	N 187 47 26.55W S88* 55 39.77E 312* 33* 14.76*E S18* 47-26.55*E 571* 12* 37.31*W	N 18" 47" 26.53"W 5.88" 55" 30,77" E \$1" 20" 41,44"W N88" 55" 39,77"W	N18" 47 26.55"W 588" 58" 39.77"E 516" 58" 34.95"W N88" 55" 39.77"W	840° SS 12.46°W NBB° 50° 39.7°W NBB° 47° 28.55°W	S88* 42 42 75"E S15" OT 41 20"W S18" OT 41 20"W	S85" 42" 48.75"E S16" 47" 08.72"E S40" 07" 49.24"W	S85" 47 48,75"E S16" 47 98,72"E S62" 18 01,81"W	300° 42° 40,76° E 310° 15° 45° 47° E 530° 45° 02,40° W	N2' 56' 15.05'W N8' 47' 08.72W	\$31° 33° 26,89°E \$37° 12' 44,79°W M45° 45' 12' 44,79°W N20° 45' 02,40°E	921" 44" 50.97"E 871" 12" 44,75"N 921" 24" 10.56"W 931" 44,75"E	514" 18" 44.21"E 571" 12" 44.78"W N1" 02" 43.22"E N71" 12" 44.78'E	871 12 43,85W N75 12 43,85W N85 17 57,40W N87 17 57,40W	S8* 41" 03 Jure S8" 48" 44 20"E S71" 12" 43,86"W S97" 58" 30,82"W	SS.	
										LOT: 100	LOT: 99	107:50	LOT: 97	107:96	8:101	101:94	107:98	LOT: 22	101:91	PARCEL #	Ī
										3,940,60 (SOFT)	1,740,00 (52)(7)	1,740.00 (50.FT)	1,740,00 (SOFT)	1,749,00 (50FT)	1,740,00 (50,77)	1,740.00 (SQFT)	2,743,87 (SQFT)	2,794,91 (SQFT)	1,740,00 (80,171)	(SQFT)	
										0.09 (ACRE)	ON ACRE	0.04 (ACRE)	0,04 (ACRE)	0.04 (ACRE)	OUN (MORE)	0.94 (ACRE)	0.05 (ACRE)	0,08 (ACRE)	O.OH (ACRE)	(ACRE)	
										257 85	214,00	214,000	214.00	214.00	214,00"	214.00	238,00*	236,00	214.00	PERIMETER (FEET)	רסי מאוא ואסנר
										32.5 18.8 75.0	20,0 87,0 20,0 97,0	20,0 20,0 20,0 20,0	20.0 87.0 20.0 87.0	200	87.0 20.0 87.0	20.0	87,0 87,0	87,0 87,0 87,0	26.0 87.0 20.0	SEGMENT LENGTHS	1000
										HIS 47 26,53°W HT1 12'33,47°E SIB" 47'26,53°E SIB' 12'30,47°W STI 12'30,47°W	NR 47 26.53W NR 17 12 33.47E S16" 47 26.53'E S71" 12 33.47'W	NET 47 26,53 W N71* 12*33,47*E S10* 47 26,53*E S71* 12*33,47*W	N18" 47 26.53"W N71" 12 33,47"E S18" 47 26,53"E S71" 12 33,47"W	N71" 12 33,47"E S10" 47 26,57"E S71" 12 33,47"W	NTC 47 26.53** STC 12 33.47** STC 12 33.47** WIE 47 26.53**	NIT 12 33.47E SHE 47 23.57E SHE 47 23.57E	N71 12 34.48°E 518* 47 26.45°E 511* 12 33.47°N	H8" 47 28,55W N7" 17 33,47% S18" 47 26,51°E S71" 12 34,48°W	HIS* 47 26.53YW HS** 17 33.4TE S18* 47 26.63TE S71* 12 33,4TW	SEGMENT BEARINGS	
										HOALOT: 1										PARCEL	
										161,935,63 (5QFT)										(SQFT)	

POAGE	PARCEL #	
1913X.88 (GOTT)	(SQFT)	
BECM 11.7	(ACRE)	11
501 109	PERIMETER (FEET)	LOT DATA TABLE
#82568865886888668866886668866688888886666888888	SEGMENT LENGTHS	ABLE
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	PROJECT NU	MBER: 23-	683-02	REVI	SION	s:	107 DATA TABLE OR <2
G #	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	LOT DATA TABLE - 02
-07	P.O. 80	FOR: PTW, LLC P.O. BOX 280					SALT PINES SUBDIVISION GULF COUNTY, FLORIDA (GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R)

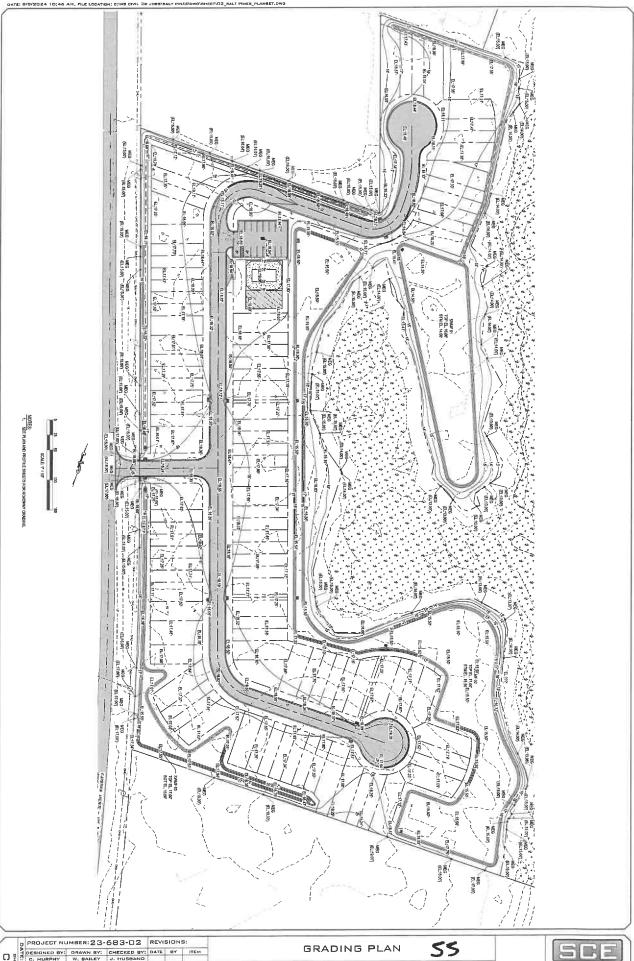




PROJECT NUMBER: 23-683-02 REVISIONS:

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





-	PROJECT NL	PROJECT NUMBER: 23-683-02				B:		-		
₽	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BA	ITEM	GRADING PLAN	33		
1 9	C. MURPHY	W. BAILEY	J. HUSBAND							
EET N	0 FDR:PTW, LLC P.O. BOX 280						SALT PINES SUBDIVISION			
) 0 E/S	PORTS	PORT ST. JOE, FL 32457					GULF COUNTY, FLORIDA IGULF COUNTY PARCEL I.D.: 03019-000R & 03040-0			





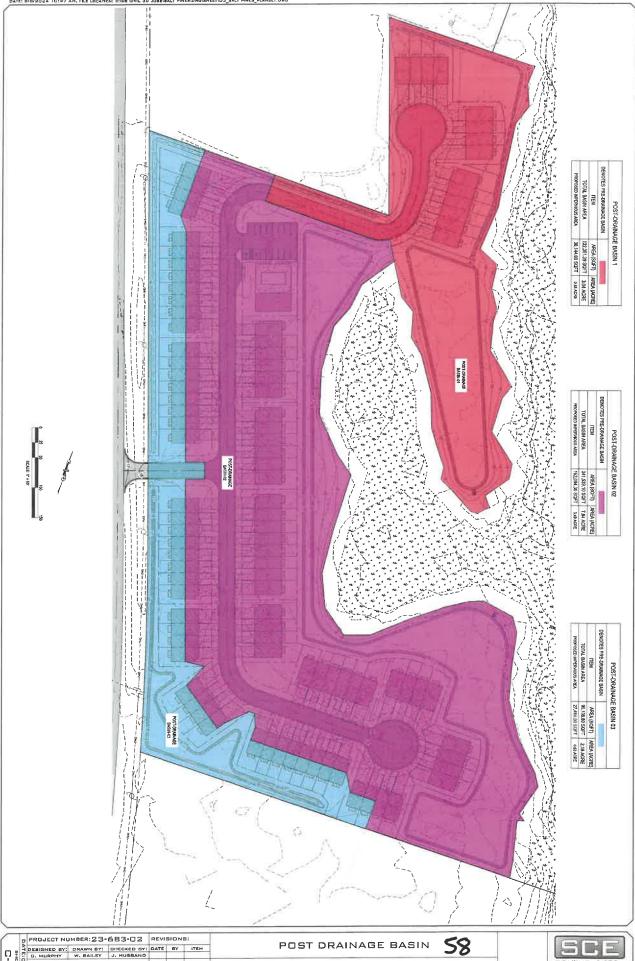
	PROJECT NL	PROJECT NUMBER: 23-683-02 REVISIONS:		5:	BUT AND BUT DIAGRAM		
	DESIGNED BY:	DRAWN BY:			BY	ITEM	CUT AND FILL DIAGRAM 56
1 8	FOR: PTW. LL		J. HUSBAND				
	P.O. BOX 2		280 JGE, FL 32457				SALT PINES SUBDIVISION GULF COUNTY, FLORIDA
[·]	. (6)						GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R





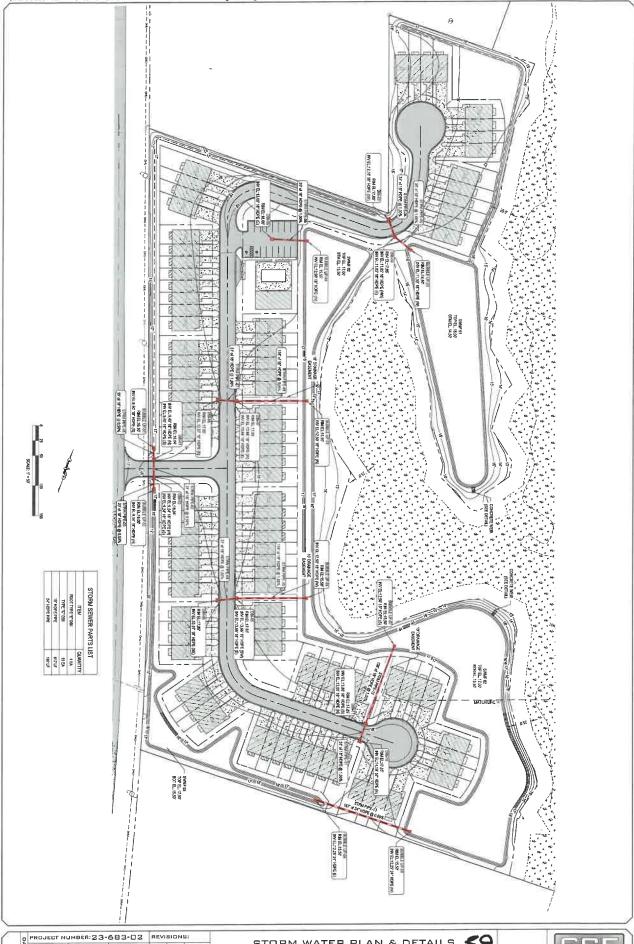
0	PROJECT NU	MBER: 23-	683-02	REVI	REVISIONS:		DEFENDANTAGE BAGIN CT
1	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	PRE DRAINAGE BASIN
. 8	C. MURPHY	W. BAILEY	J. HUSBAND				
7	FOR: PTW, LLC P.O. 80X 280 PORT ST. JOE, FL 32457			_		SALT PINES SUBDIVISION	
18			2457		_		
No. of the court o							GULF COUNTY, FLORIDA
100	50 A						GULF COUNTY PARCEL (.D.: 03019-000R & 03040-0





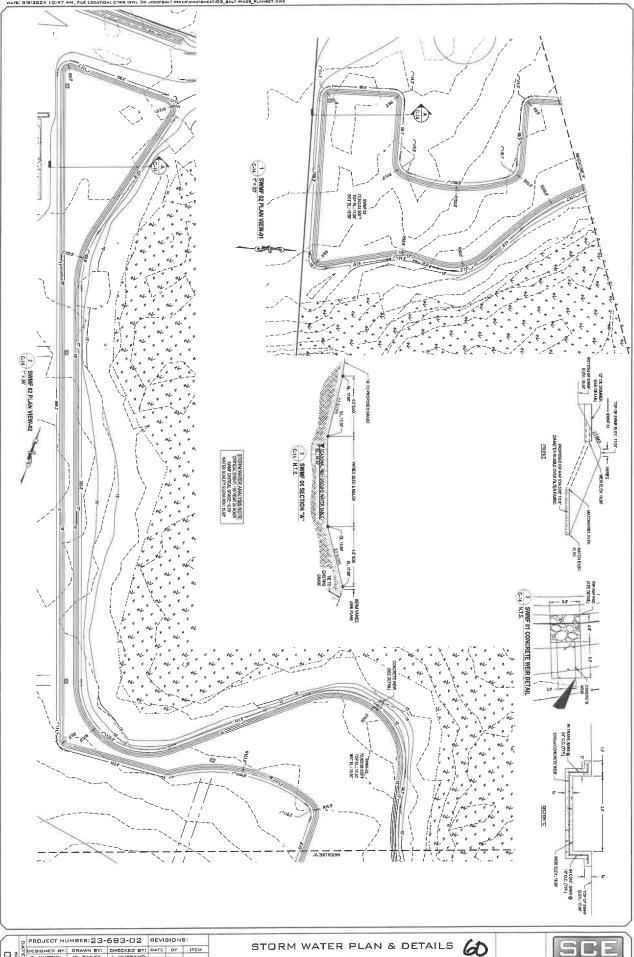
	p PROJECT NUMBER: 23-683-02 R			REVI	SION	s:	DOOT DOWN OF DAGIN CO	
los	Į,		DRAWN BY:	GHECKED BY:	DATE	BY	ITEM	POST DRAINAGE BASIN 58
ΠĽŝ	97	S FOR: PTW, LLC	J. HUSBAND					
N 8	20	0 0 0 0 V 200			-		SALT PINES SUBDIVISION GULF COUNTY, FLORIDA	
	4						GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R)	





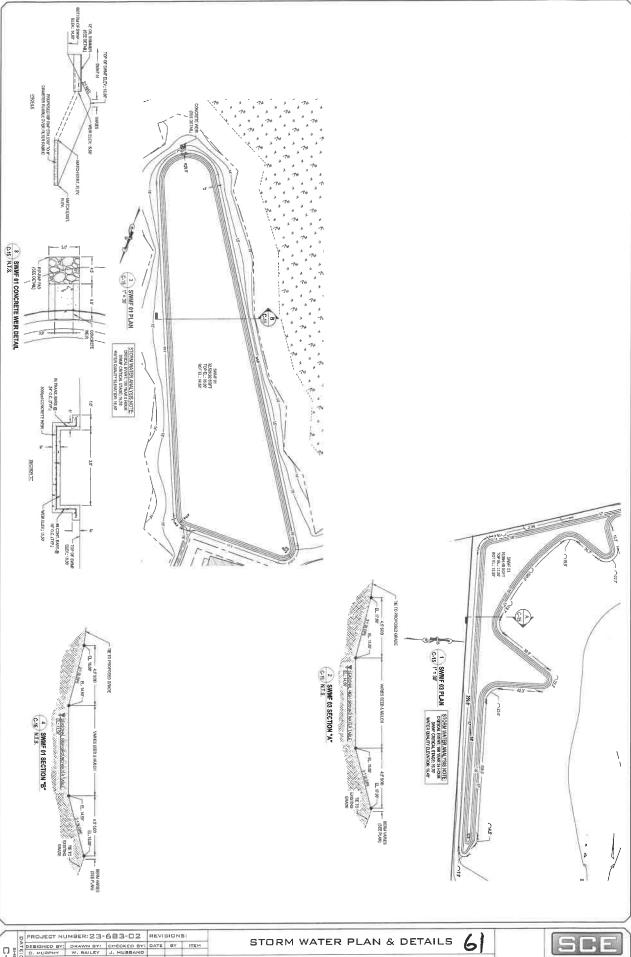
c	PROJECT NU	MBER: 23-	683-02	REVI	REVISIONS:		STORM WATER BLANCE DETAILS		
2	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	STORM WATER PLAN & DETAILS	フフ	
J 🖁 🗓	C. MURPHY	W. BAILEY	J. HUSBAND						
EET NO	FOR: PTW, LLC P.O. 80X 280 PORT ST. JOE, FL 32457						SALT PINES SUBDIVISION GULF COUNTY, FLORIDA		
, 7/2/2							GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0	3020F	





	a	PROJECT NL	683-02	REVI	SION	s:	STORM WATER BLANCE DETAILS (A	
C #	ATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	STORM WATER PLAN & DETAILS
- ŝ	::07/18/24 HEET ND.	FOR: PTW. LL P.O. BO				SALT PINES SUBDIVISION		
ē 4		PORT S	2457				GULF COUNTY, FLORIDA GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R	





PROJECT NUMBER: 23-683-02 REVISIONS:

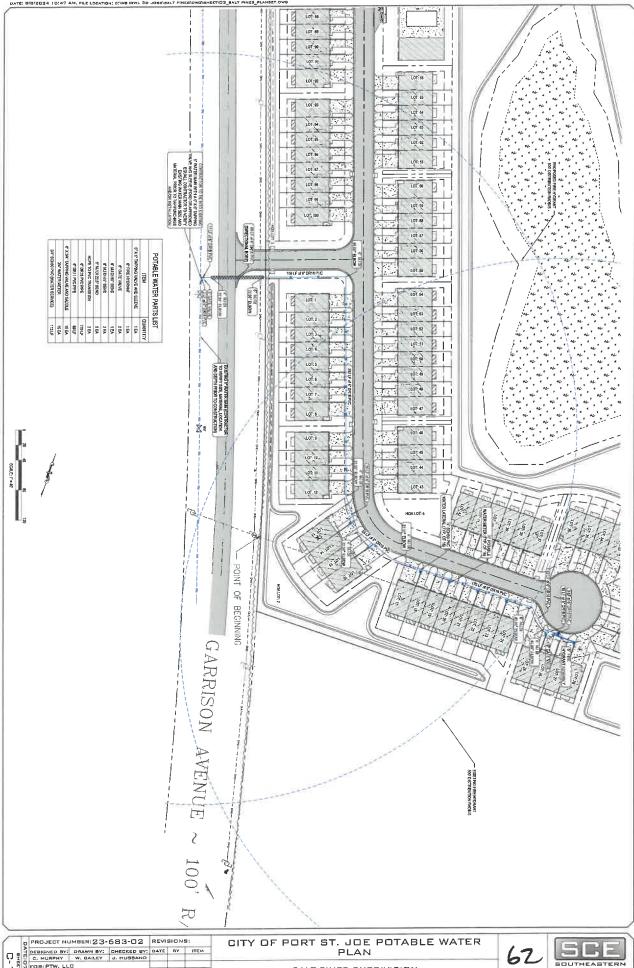
DEBINGE BY: DRAWN BY: CHECKED BY: DATE BY ITEM

COMPANY W. SAILEY J. HUBBAND

POR: PTW, LLC

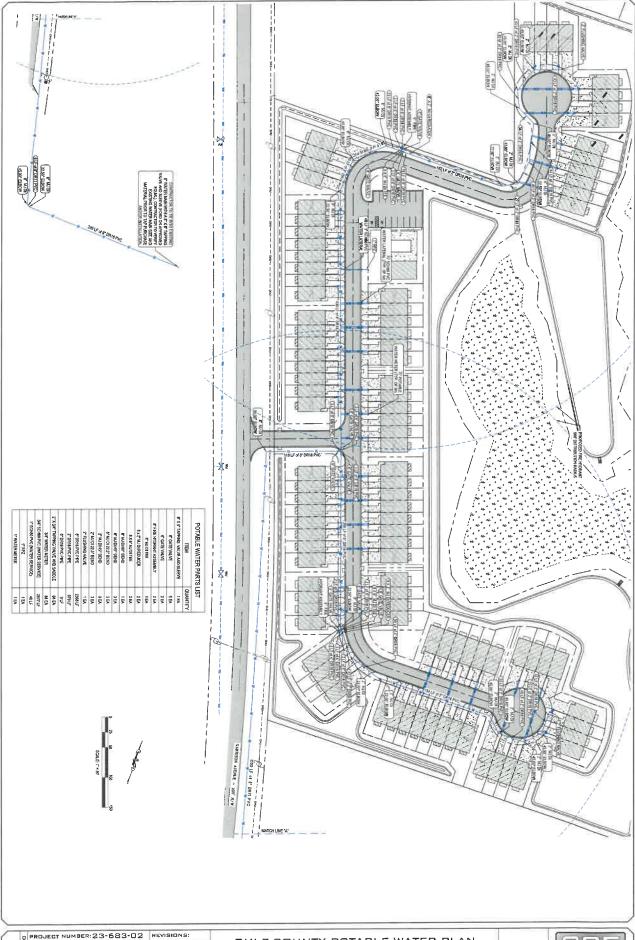
POR: PTW, SALT PINES SUBDIVISION GULF COUNTY, FLORIDA GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R





ij	(O	PROJECT NU	683-02	REVIS	SION	5:	CITY OF PORT ST. JOE POTABLE WATER	
ı		13	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	PLAN
U 3	9	C. MURPHY	W. BAILEY	J. HUSBAND					
ı	1, 8	7	FOR: PTW, LL						
И	_ 7	2	P.O. BOX 280 PORT ST. JOE. FL 32457						SALT PINES SUBDIVISION
ı	O 8	D							GULF COUNTY, FLORIDA
ı		N							GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R



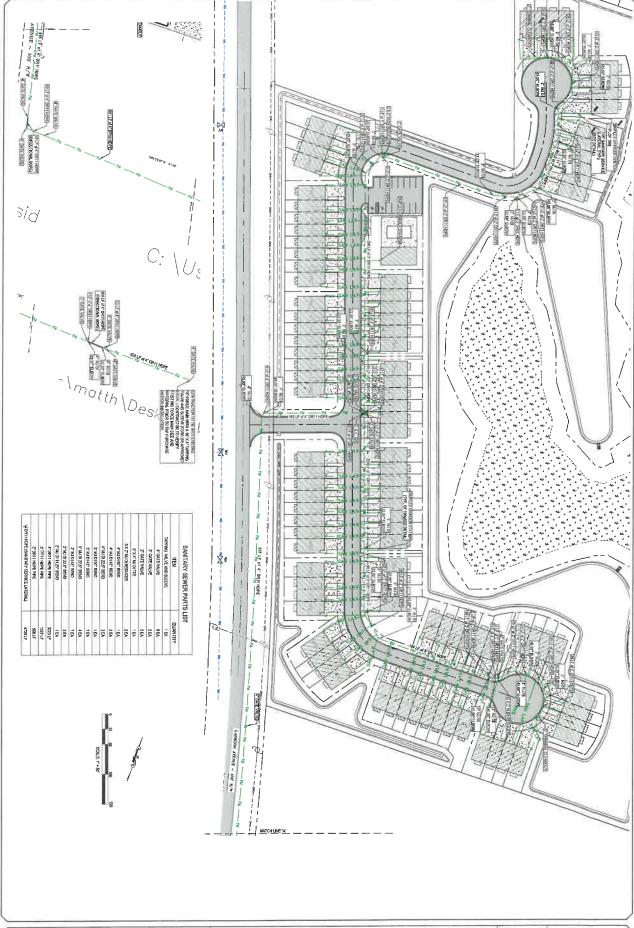


1	0	PROJECT NU	MBER: 23-	683-02	REVIS	SIONS	3:	I
l – .l	4	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	1
lù 🖁	m	C. MURPHY	W. BAILEY	J. HUSBAND				1
-17	07/18/24	FOR: PTW, LL P.D. 80 PORT ST	C X 280 r. JOE, FL 3	12457				

GULF COUNTY POTABLE WATER PLAN

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





1	g	PROJECT NO	PROJECT NUMBER: 23-683-02				s:	SANITARY SEWER PLAN
l٠	۾ اوا <u>د</u>				DATE	BY	ITEM	SANITART SEWER FLAN
I١	기표	C. MURPHY	W. BAILEY	J. HUSBAND				
Ι'.	. 📆 🗓	FOR: PTW. LL	C					
IΞ	7 7 13	P.O. BO						SALT PINES SUBDIVISION
10	0 0 m PORT ST. JOE, FL 32457							GULF COUNTY, FLORIDA
L	. 12							GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R
	_ "							



