



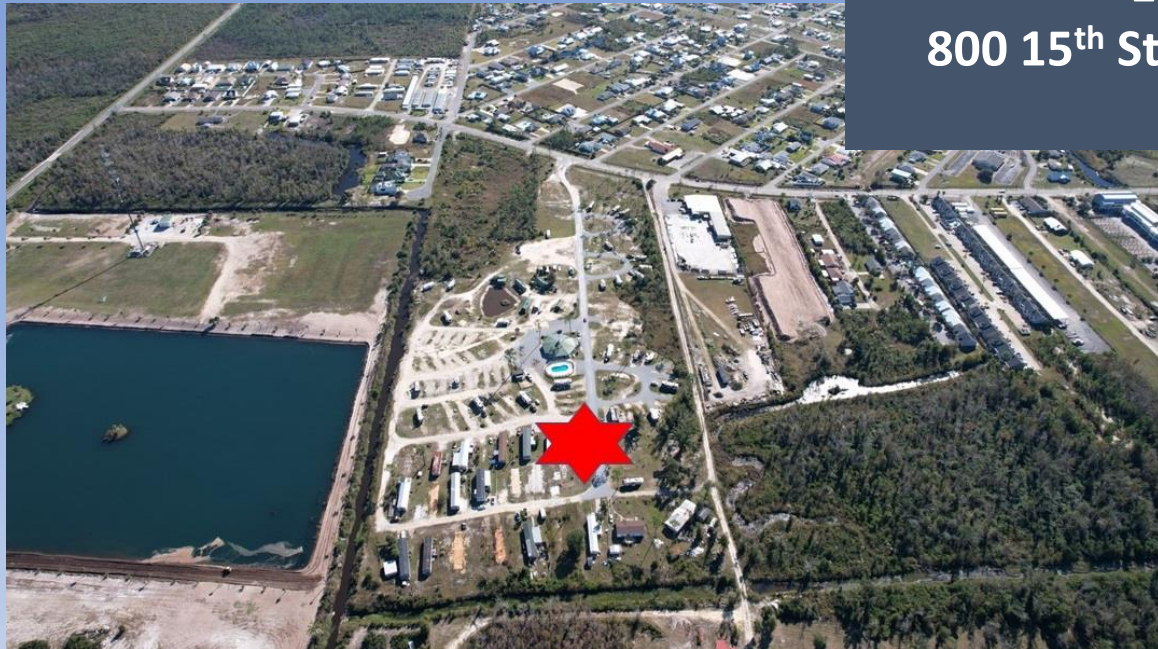
MEXICO BEACH, FLORIDA

- **A Hidden Gem on the Western Edge of the Forgotten Coast**

- The origins of settlement in the Mexico Beach area are sketchy at best. Rumor has it, the coastal geographic region was utilized by Caribbean Pirates as a haven from bounty hunters back in the early 1800's. Some old timers have even whispered quietly of inland hideaways where grand stashes from their thievery were stowed away yet to be discovered.
- Modern, historical documentation came to the undeveloped area when in the 1920's the Florida Department of Transportation built (Scenic) US Highway 98. A gentleman, Felix DuPont, purchased the property now known as Mexico Beach around the turn of the century for the purpose of turpentine farming. Mr. DuPont farmed the plentiful pine trees for a number of years until he was approached by a group of investors anxious to relocate and proceed with business aspirations in 1946. A majority portion of geography we now know as the City of Mexico Beach was purchased for a ripe price of \$65,000 on July 1, 1946. The investors incorporated, forming the Mexico Beach Corporation and set up an office at the County Line adjacent to a tavern holding the 17th liquor license issued to the State of Florida, Jack's Place. The \$65,000 note, financed for 5 years at the then high interest rate of 4%, was satisfied in 6 months by sales of 50' x 150' lots.
- Today, Mexico Beach, Florida is a thriving community, whose largest assets are its friendly people, its preserved natural beauty and its ability to remain one of the few coastal beach communities not crowded and commercialized. From myths of treasure, to treasured deals, to what you see today, Mexico Beach remains a treasure to the eyes, senses, spirits and emotions of those that live and visit here.
- Mexico Beach city limits stretches four miles along Highway 98. Peaceful, quiet, quaint beach cottages overlooking beaches of sugar white powder sand that squeaks when you walk on it. The beach touches the blue gulf which changes every day. Our town is small and you are within approximately one half mile from the beach at all times. Just bring your walking shoes or bike and experience our community where the water and sky present a never-ending panorama.
- The beach is beautiful and provides a new experience every day. One can swim, surf, windsurf, boat, sail, parasail, kayak, scuba dive and fish, or just sit on the beach and relax. Enjoy the breathtaking ever-changing sunset. A fabulous sunset will come your way every evening with colorful hues of the rainbow.



\$10,995,000.00
19.54 Acre
800 15th St, Mexico Beach, FL



Zoning Map City of Mexico Beach



Subject Property
800 15th St
Mexico Beach, FL



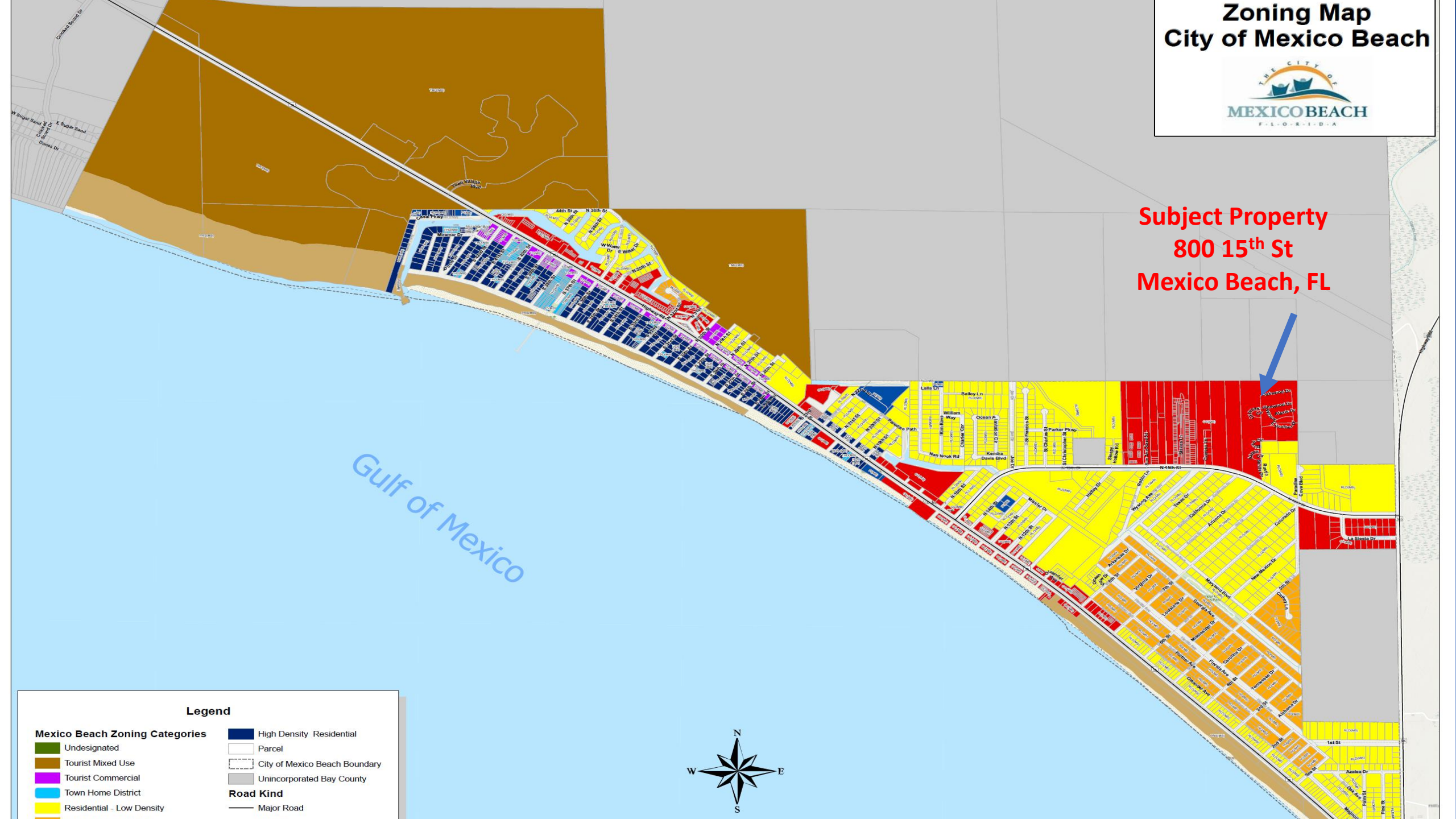
Gulf of Mexico

Legend

Mexico Beach Zoning Categories

- Undesignated
- Tourist Mixed Use
- Tourist Commercial
- Town Home District
- Residential - Low Density

- High Density Residential
- Parcel
- City of Mexico Beach Boundary
- Unincorporated Bay County
- Road Kind**
- Major Road



GENERAL COMMERCIAL ZONING

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This zoning district allows for single family residential at a maximum density of 18 dwelling units per acre and commercial land uses as defined below.		The General Commercial Zoning District is allowed within the General Commercial Future Land Use Category.	
3. Principal Uses	4. Uses Allowed With Council Approval	5. Prohibited Uses	6. Accessory Uses
<ul style="list-style-type: none"> a. Community centers and fraternal lodges. b. Commercial or trade schools such as dance and martial arts studios c. Department stores and other retail sales stores, such as shoe stores, clothing stores, pharmacies, florists, and book stores. d. Funeral homes, cemeteries, and mortuaries. e. Farm and garden supply, building supply, and vehicle parts and accessories (including vehicle sales/service/repair). f. Grocery stores, supermarkets (including convenience stores), and specialty food stores (such as meat markets and bakeries). g. Hospitals h. Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops). i. Restaurants including open air cafes. j. Shopping centers (but not regional malls or centers). 	<ul style="list-style-type: none"> a. Condominiums b. Docks, piers, wharves, and similar structures in City Waters. 	<ul style="list-style-type: none"> a. Landfills. b. Hazardous waste collection and handling centers. c. Borrow pits. d. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses. e. Junkyards and salvage yards. f. Medical marijuana treatment center 	Restricted: <ul style="list-style-type: none"> a. Areas and sheds for outside storage shall be enclosed by opaque fencing of at least six (6) feet in height. b. No accessory buildings used for industrial storage of hazardous, incendiary, noxious, or pernicious materials shall be located nearer than one hundred (100) feet from any property line. Prohibited: <ul style="list-style-type: none"> c. All other uses.

GENERAL COMMERCIAL ZONING

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3. Principal Uses	4. Uses Allowed With Council Approval	5. Prohibited Uses	6. Accessory Uses
<ul style="list-style-type: none"> k. Theaters and auditoriums. l. Plant nurseries. m. Veterinary offices and animal hospital with outside kennels. n. Wholesale and retail businesses for storing and/or distributing goods. o. Mobile home parks, recreational vehicle, and travel trailer parks. p. Arcades, billiards/pool parlors, bowling alleys, indoor recreational centers, and gymnasiums/spas/ health clubs. q. Small taverns and bars. r. Residential Single Family s. Multi-family t. Educational facilities (public or private) u. Public buildings and grounds v. Pre-school and day care facilities (public or private) w. Churches x. Cemeteries without funeral homes, y. Residential care facilities, z. Group homes aa. Other similar institutional uses. bb. Personal service businesses where the service is performed on an individual-to-individual basis, including barber shops, beauty shops, 			

GENERAL COMMERCIAL ZONING – SETBACKS & HEIGHT RESTRICTIONS

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boutiques, studios, or other similar uses. cc. Professional offices dd. Medical offices or clinics			
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3. Principal Uses	4. Uses Allowed With Council Approval	5. Prohibited Uses	6. Accessory Uses
ee. Government offices ff. Financial institutions gg. Temporary uses, as defined in Section XX.			

7. Development Standards					
Setbacks				Impervious Surface Ratio	Max Height
Front	Side	Rear	Corner		
12 feet	0 feet if attachment easement is in place; 5 feet if abutting residential property	10 feet	12 feet	0.90	48 feet

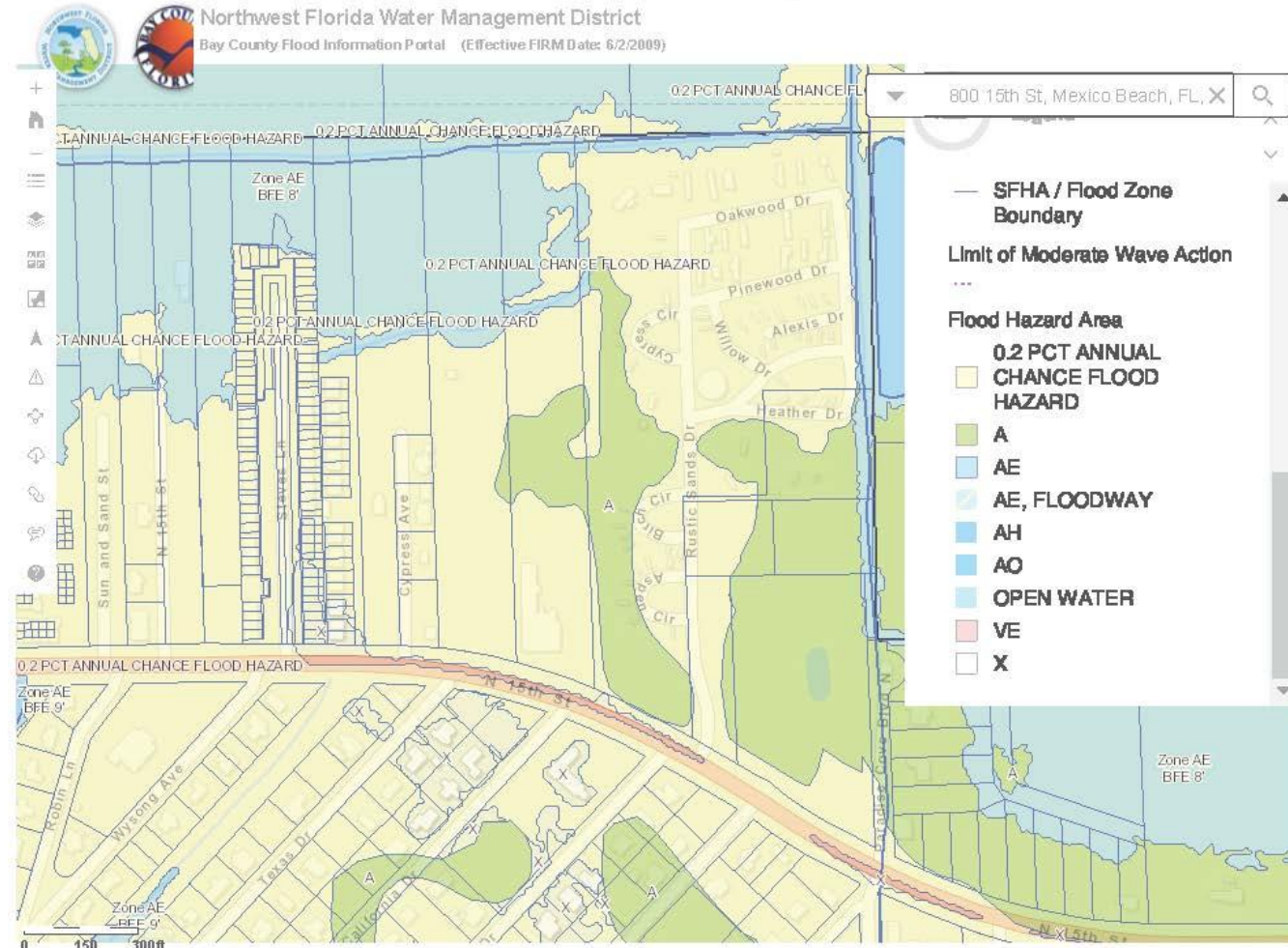
PARCEL 1
04173-010-000

Parcel 2
04173-018-000

Parcel 3
04173-026-000

800 15th St

- 19.54 Acre
- Zoned General Commercial
- 122 Sewer/Water Taps
- Upgraded Electric
- 30 x 50 Storage Shed
- Heated 20/40 Inground Pool
- 6000 SF H/C Main Building
- Beer & Wine License Inactive but available
- Ready for Development



- FLOOD MAP



July 29, 2022

Simone Afuta
22105 Marsh Rabbit Run
Panama City Beach, FL 32413
850.896.6223
nssdmanagementco@gmail.com

**RE: Jurisdictional Wetland Assessment – 800 15th St. Mexico Beach, +/- 20.63 acres
Bay County parcels: 04173-010-000, 04173-018-000, 04173-026-000**

Dear Simone Afuta:

Biome Consulting Group, LLC (Biome) has completed a jurisdictional wetlands and waters assessment of the above referenced property. Our assessment included an analysis of vegetative cover and composition, wetland hydrology indicators and hydric soil indicators in accordance with state and federal procedural guidelines. The following is meant to be used as a brief summary of site results and the regulatory agencies' potential involvement with this property.

Biome conducted a jurisdictional wetland assessment of the subject parcel on July 28, 2022. The results of the site visit indicate that the property consists of 17.68 acres of uplands and 2.95 acres of wetlands and other jurisdictional waters. We note that these calculations are based on an inspection boundary approximated from the county property appraiser's depiction of the property boundary. An actual boundary survey may result in slightly different calculations. The following is a brief, technical summary of our findings relative to the regulatory agencies' potential involvement with this property:

- 1. General Observations:** The site consists of three parcels located in a primarily commercial and residential area. The site is developed and currently serves as an RV park. There is an on-site jurisdictional ditch that runs along the eastern and northern property boundaries. This ditch would need to be permitted if impacted by development;
- 2. Vegetation:** The upland area is dominated by longleaf pine, popcorn trees, saw palmetto, winged sumac, and Bermuda grass, and the wetland area is dominated by slash pine, cypress, sweetbay magnolia, willow, scirpus, rattlebox, and duck potato;
- 3. Soils:** The NRCS soil survey indicates that the property is underlain by the Leon (non-hydric), Mandarin (non-hydric), Rutlege (hydric), and Pottsburg (hydric) soil types, which was confirmed by on-site soil pit excavation. Additionally, a portion of the site has been historically filled due to development. The S7 Dark Surface indicator was present below the jurisdictional line and absent above;

4. **Hydrology:** Observed on-site hydrologic indicators include algal matting, buttressing, and surface saturation/inundation.

State & Federal Wetland Jurisdiction

The Site was delineated according to state rule chapter 62-340, Delineation of the Landward Extent of Wetlands and Surface Waters. This rule's intent is to provide a unified statewide methodology for the delineation of the extent of wetlands and surface waters to satisfy the mandate of Section 373.421, F.S. This delineation methodology is intended to approximate the combined landward extent of wetlands as determined by the state Water Management District and the Florida Department of Environmental Protection (FDEP). For projects that do not have wetland impacts within 300' of MHWL/OHWL, the state 62-340 delineation prevails and the FDEP is the permitting authority for impacts to 404 wetlands under 62-331.

More information can be found at: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-404-program>

Results: The wetland parameters necessary for the state and federal agencies to exert jurisdiction are present on the site.

Wetland Permitting

Biome Consulting Group has extensive experience permitting an assortment of projects and we are happy to assist and answer any potential questions you may have. For general information on wetland permitting, please visit <http://www.biome.co/before-you-build/wetland-permitting.php>. For specific information about permitting your project or property, please contact our permitting staff at:

- Rayne Mattson at rayne@biome.co (850-435-9367)
- Chris Bosso at chris@biome.co (850-434-1935)

The basic premise of the dredge and fill program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment or (2) the nation's waters would be significantly degraded. What this means is when you apply for a permit, you must show that you have, to the extent practicable:

- Reasonably avoided all wetland impacts;
- Minimized potential impacts on wetlands; and
- Provide compensation for any remaining unavoidable impacts.

CONCLUSION

Based on our thorough assessment, we have determined that 17.68 acres of the property is upland with 2.95 acres of wetlands and other waters within state and federal jurisdiction. As such, any proposal to develop the wetland portion of the property or any ditch in the road right-of-way adjoining the property will require federal and state permits. We note that these calculations are based on an inspection boundary approximated from the county property appraiser depiction of the property boundary. An actual boundary survey may result in slightly different calculations.

A wetland delineation performed by an ecological consultant represents the professional opinion of the scientist that performed the work. Only the regulatory agencies can establish a legal and binding jurisdictional boundary. Such can be obtained by submitting a permit application and waiting several months for processing. For the purposes of local government permitting (e.g. building permit) this letter should suffice.

This report is intended for the sole use by the above listed addressee. Its contents may not be relied upon by other parties without the written consent of Biome Consulting Group.

This concludes our assessment of the target property. If you require additional information, assistance, or clarification, please give us a call at 850.435.9367 or visit <http://www.biome.co/>. We look forward to being of assistance to you in the future.

Sincerely,
Biome Consulting Group



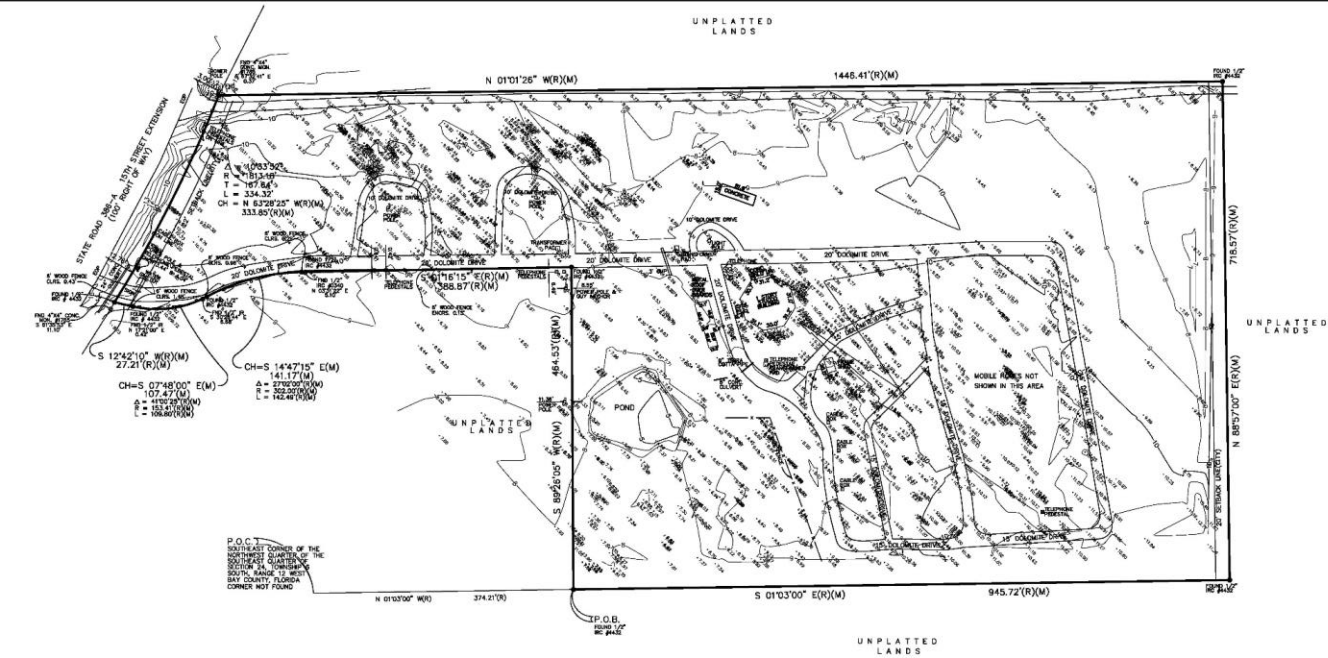
Sean O'Toole
Ecological Consultant
Partner

2604.008

Attachment: Wetland Jurisdiction Map



JEREMY W. FLETCHER
PROFESSIONAL SURVEYOR AND MAPPER
 204 MONUMENT AVE., PORT ST. JOE, FLORIDA, 32456, PHONE (850)227-7322
 15100 W. GARDEN PKWY., SUITE 100, GAITHERSBURG, MD, 20878



DESCRIPTION
 A PARCELS OF LAND BEING IN SECTION 24, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 12 WEST; THENCE NORTH 01°03'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, FOR A DISTANCE OF 374.21 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, SOUTH 89°26'00" WEST FOR A DISTANCE OF 464.53 FEET; THENCE SOUTH 01°16'15" EAST FOR A DISTANCE OF 388.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 27°02'00", A RADIUS OF 302.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 142.49 FEET (CHORD BEARING AND DISTANCE SOUTH 14°47'57" EAST, 141.17 FEET) TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 41°02'00", A RADIUS OF 153.41 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 108.80 FEET (CHORD BEARING AND DISTANCE, SOUTH 07°46'00" EAST, 107.47 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°42'10" WEST FOR A DISTANCE OF 27.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE CURVE OF STATE ROAD NO. 385-A, SAID CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 10°33'32", A RADIUS OF 1813.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 334.32 FEET (CHORD BEARING AND DISTANCE OF NORTH 62°08'28" WEST, FOR A DISTANCE OF 333.85 FEET); TO AN IRON PIPE; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°01'26" WEST FOR A DISTANCE OF 1446.41 FEET; THENCE NORTH 89°26'00" EAST ALONG THE QUARTER SECTION LINE FOR A DISTANCE OF 716.57 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE ALONG SAID EAST LINE, SOUTH 01°03'00" EAST FOR A DISTANCE OF 945.72 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 20.86 ACES, MORE OR LESS.

CERTIFICATE
 THIS IS TO CERTIFY THAT THIS MAP AND THE TOPOGRAPHIC SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5-17.001, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.
 DATE OF THIS SURVEY AND THE CERTIFICATE: 12/07/2021

THIS TOPOGRAPHIC SURVEY IS CERTIFIED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF XXXXXXXXXXXX, AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEY IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE. THE USE OF THIS SURVEY IN CONJUNCTION WITH AN OWNER'S AFFIDAVIT OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED BY AND IS NOT SUPPORTED BY THIS SURVEYOR. THIS SURVEY IS NOT TRANSFERABLE OR ASSIGNABLE.

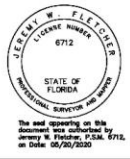
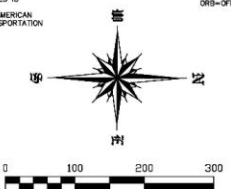
Jeremy W Fletcher, PE, PSM
 Digitally signed by Jeremy W Fletcher, PE, PSM
 Date: 2021.12.24 19:01:57 -0500

JEREMY W. FLETCHER
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 6712

- SURVEY NOTES**
1. THIS SURVEY AND COPIES THEREOF NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. UNLESS OTHERWISE NOTED, MEASURED BEARINGS AND DISTANCES ARE THE SAME AS SHOWN IN THE DESCRIPTION PROVIDED.
 3. THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, (1990 ADJUSTED) DERIVED FROM GPS TIES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
 5. THIS IS A TOPOGRAPHIC SURVEY.
 6. THERE ARE NO OTHER VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
 7. UNDEVELOPED FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED.
 8. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 100000000, REVISION DATE 06/02/2009, THIS PROPERTY LIES IN ZONE X AND ZONE A (BASE FLOOD ELEVATION UNDETERMINED).
 9. THE LICENSED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THIS PROPERTY. THERE MAY BE UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT MAY AFFECT THE PROPERTY.
 10. THE LANDS DESCRIBED HEREON MAY BE SUBJECT TO JURISDICTION FROM ONE OR MORE GOVERNMENTAL AGENCIES DUE TO WET OR LOW-LYING AREAS TO THIS SURVEYOR'S KNOWLEDGE, NO JURISDICTIONAL LINES HAVE BEEN ESTABLISHED BY ANY AGENCY AND SHOULD BE VERIFIED PRIOR TO IMPROVING SAID LANDS.
 11. THE HORIZONTAL LOCATIONS OF ENCROACHMENTS AND UTILITIES MAY HAVE BEEN EXAGGERATED TO SHOW DETAIL.
 12. THE ACCURACY OF THE SURVEY MEASUREMENTS MEETS OR EXCEEDS THE INTENDED USE OF THE PROPERTY, SUBURBAN, 1 FOOT IN 7,500 FEET.
 13. ADDITIONS OR DELETIONS FROM THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 14. ELEVATIONS AND CONTROLS SHOWN HEREON ARE TRUE ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM GPS TIES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.

ABBREVIATIONS/LEGEND

- (R)-RECORDED BEARINGS AND DISTANCES
- (M)-MEASURED BEARINGS AND DISTANCES
- L-ARC LENGTH
- R-RADIUS
- A-CENTRAL ANGLE
- CH-CHORD DISTANCE
- CB-CHORD BEARING
- CP-CURVE POINT OF BEGINNING
- CON-CONCRETE
- LI-LICENSED SURVEYOR
- LS-LEAST SQUARES
- PSM-PROFESSIONAL SURVEYOR/MAPPER
- PLS-PROFESSIONAL LAND SURVEYOR
- RLS-REGISTERED LAND SURVEYOR
- PC-POINT OF COMMENCEMENT
- PI-PIE
- PIB-PIE BOOK
- PIB-PIE BOOK
- PIB-PIE BOOK
- MON-MONUMENT
- IR-IRON PIPE
- IR-IRON ROD
- IR-IRON ROD AND CAP
- CM-CONCRETE MONUMENT
- DRY-DRY
- ORB-OFFICIAL RECORDS BOOK



The seal appearing on this document was collected by Jeremy W. Fletcher, P.S.M. 6712, on Date: 02/05/2022

PROJECT:	800 15TH STREET, MEXICO BEACH, FLORIDA
CLIENT:	NESSIM AFUTA
SHEET NAME:	TOPOGRAPHIC SURVEY
SCALE:	1" = 100'
DATE:	12-24-21
DRAWN BY:	NAME/JWF/EL/MS
REVISION:	
FORM NO.:	2762
REVISIONS:	174
CAD. NO.:	
DATE:	
PLOTTED:	
SHEET NO.:	1
OF:	1



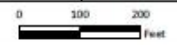
WETLAND JURISDICTION MAP
 BAY COUNTY
 800 15TH STREET
 MULTIPLE PARCELS
 ANDERSON ENGINEERING, INC.

LEGEND	
	INSPECTION BOUNDARY
	UPLANDS
	WETLANDS
	DITCH
	SURFACE WATER

2604.008
 CBO

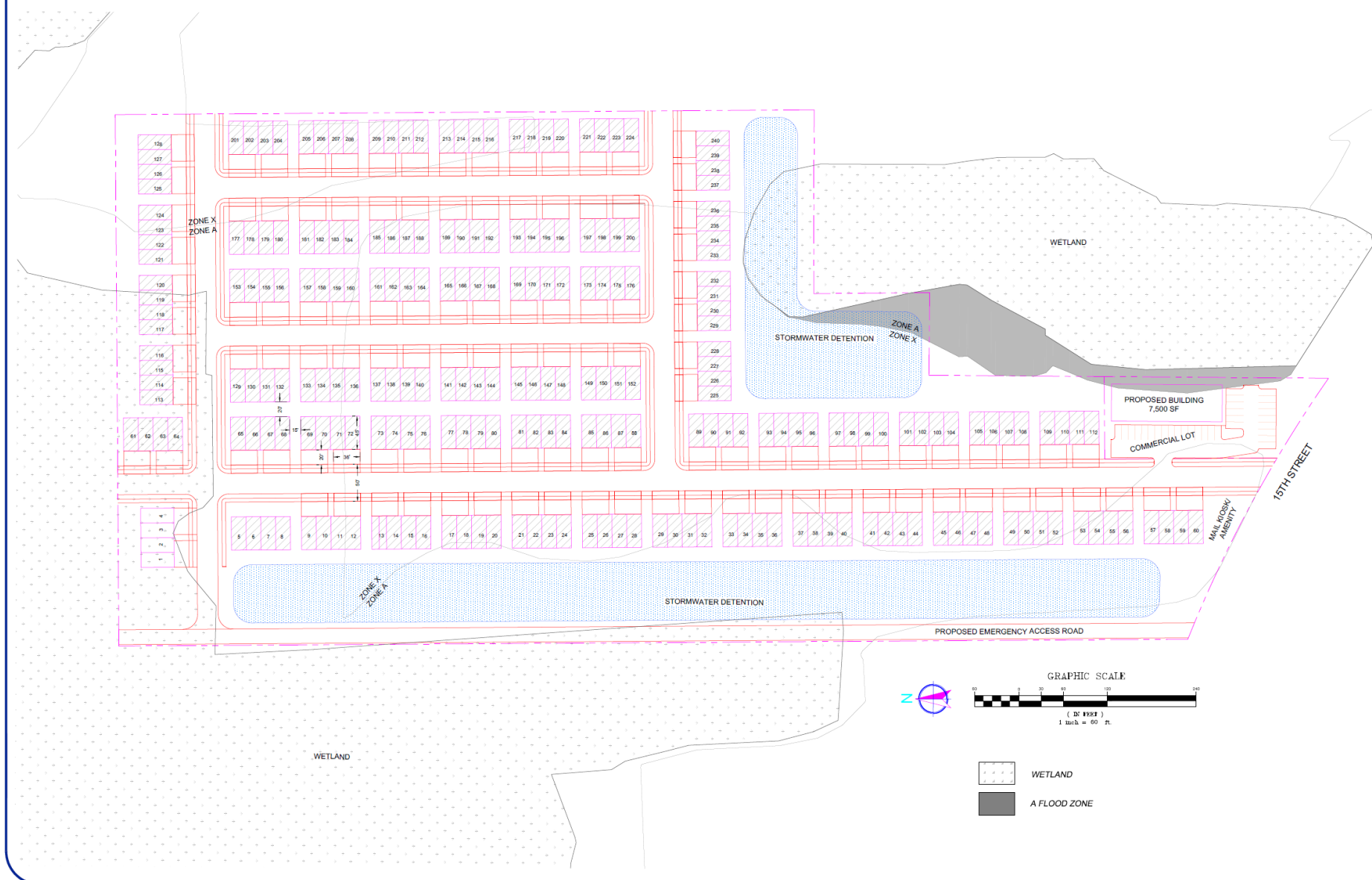


7/29/2022



THIS IS NOT A SURVEY

PRELIMINARY RV PARK RENDERING



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 EMPLOYEE OWNED
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 3006 EMERALD COAST PKY, SUITE 204 • DEPT. FL. 3254 • PHONE (850) 714-8100
 A LICENSED FLORIDA ENGINEERING CORPORATION - 6962

DRAWING INFO	
DRAWN BY:	IMH
CHECKED BY:	IBD
DATE:	5/27/2022
FIELD BOOK:	
JOB NUMBER:	22DE10005-1

NO.	REVISIONS	DESCRIPTION	BY	DATE

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NESSIM S&S GROUP, LLC
 MEXICO BEACH TOWNSHIPS
CONCEPTUAL SITE PLAN
 800 5TH STREET
 BAY COUNTY, FLORIDA

DRAWING NO.
 22DE10005-2
 SHEET NUMBER
CL1

TYNDALL AIR FORCE BASE

The base is set to become “The Installation of the Future.”



The 325th Fighter Wing



Military leaders expect the new jets will bring in around 2,000 airmen and their families to Tyndall.



LOCATED 17 MILES FROM MEXICO BEACH, 20 MINUTE DRIVE



Panama City, FL 27 mile

Atlanta, GA 312 mile

Birmingham, AL 300 mile

Chattanooga, TN 425 mile

Charleston, SC 499 mile

Jacksonville, FL 263 mile

Memphis, TN 532 mile

Montgomery, AL 206 mile

Nashville, TN 489 mile

New Orleans, LA 354 mile

St Louis, MO 797 mile



MEXICO
BEACH