

**City of Port St. Joe
Planning, Development, and Review Board Special Meeting
October 3, 2023 at 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:

**August 1, 2023 Regular Meeting Minutes
September 5, 2023 Regular Meeting Minutes**

**Page 1
Page 2**

BUSINESS ITEMS

- **Ordinance 606 Land Development Regulations PUD Amendment** **Pages 3-7**
- **Ordinance 607 Marian Cottages PUD** **Pages 8-18**
 - **St. Joe Marina Cottages LLC, Parcel #04594-030R**
- **Development Order & Special Exception Request** **Pages 19-36**
 - **Amos Pittman, 170 MLK Blvd., Parcel #05701-000R**

***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
August 1, 2023

Minutes

There was no meeting due to the lack of Agenda items for a meeting.

Charlotte M. Pierce City Clerk

Date

City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
September 5, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Vice Chairman Earley called the meeting to order at 4 P.M. Mrs. Likely and Mr. Keels notified City Staff that they would be unable to attend the meeting. Mr. Rish participated by telephone for the purpose of having a quorum and did not vote on any issues.

Consent Agenda

Attorney McCahill read Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers as completed by William J. Rish on July 11, 2023, as there could be an inured to his special private gain or loss on the Plat Approval Request of Long Avenue Partners, LLC Parcel #06076-015R.

July 11, 2023, Special Meeting

A Motion was made by Rawlis Leslie, seconded by Travis Burge, to approve the Minutes of the July 11, 2023, Special Meeting. All in favor; Motion carried 3-0.

Business Items

Ordinance 603, Small Scale Map Amendment and Rezoning Request – Parcel #'s 04855-001, 04855-004R, & 04855-050R Rish Cottages, LLC

Ray Greer, representing the applicant, presented the request to change the current Small Scale Map Amendment and Rezoning from Commercial to Residential, C1A to R2B. The replat meets all setbacks and will allow for 5 cottages as the lots have been adjusted for size.

A Motion was made by Rawlis Leslie, seconded by Travis Burge, to recommend approval to the City Commission. All in favor; Motion carried 3-0.

There being no further business to come before the Board, a Motion was made by Travis Burge, second by Rawlis Leslie, to adjourn the meeting at 4:14 P.M.

Charlotte M. Pierce City Clerk

Date

Phil Earley, Vice Chairman

Date

ORDINANCE NO. 606

AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PORT ST. JOE, SPECIFICALLY CITY-INITIATED TEXT AMENDMENT TO (1) ESTABLISHED A DEFINITION FOR DOWNTOWN MARINA AREA, (2) TO AMEND THE PLANNED UNIT DEVELOPMENT STANDARDS; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe City Commission has adopted the Comprehensive Plan within which are included goals, objectives, and policies related to the adoption of land development regulations; and

WHEREAS, Chapter 163, Part II, Section 3201, the Florida Statutes, requires the implementation of these goals, objectives, and policies through the adoption of consistent land development regulations; and

WHEREAS, Chapter 163, Part II, Section 3202, of the Florida Statutes requires each county and municipality to adopt or amend and enforce land development regulations that are consistent with and implement the adopted comprehensive plan within one (1) year after submission of the revised comprehensive plan for review to the state; and

WHEREAS, the Planning and Development and Review Board in its capacity as the Local Planning Agency, considered this request, found it consistent with the goals, objectives and policies of the local Comprehensive Plan, and recommended approval at a properly advertised public hearing on October 3, 2023;

NOW THEREFORE, IT BE ORDAINED by the City Commission of the City of Port St. Joe, Florida, amends the Land Development Regulations as follows:

Section 1. The following Sections of the Land Development Regulations are to be amended:

ARTICLE I. GENERAL PROVISIONS:

Section 1.03. Definitions.

And;

ARTICLE III. LAND USE: TYPE, DENSITY, INTENSITY:

Section 3.17(4)c. Planned Unit Development (PUD).

(See Exhibit A for the Proposed Text Amendment and Exhibit B for the Proposed Boundary of the Downtown Marina Area)

Section 2. Upon this Ordinance becoming effective, the City of Port St. Joe Land Development Regulations shall be amended to reflect the text amendments to ARTICLE I. GENERAL PROVISIONS and ARTICLE III. LAND USE: TYPE, DENSITY, INTENSITY as described on attached Exhibit "A".

Section 3. The provisions of the Ordinance are hereby declared to be severable. If any revision 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 4. This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading

this _____, after due notice in accordance with Florida Law.

ATTEST: BOARD OF CITY COMMISSIONERS OF PORT ST. JOE, FLORIDA

Charlotte M. Pierce, City Clerk

Rex Buzzett, Mayor

APPROVED AS TO FORM:

Clinton McCahill, City Attorney

EXHIBIT A

Land Development Regulations, Part III

ARTICLE I. GENERAL PROVISIONS:

Section 1.03. Definitions.

Downtown Marina Area: An area that is bounded to the north by Marina Drive from the intersection of Baltzell Avenue to the Mean Sea Level of St. Joe Bay, bounded to the east by Baltzell Avenue from the intersection of Marina Avenue to the intersection of Harborview Drive, bounded to the south by Harborview Drive from the intersection of Baltzell Avenue extended to the Mean Sea Level of St. Joe Bay and bounded along the west by the Mean Sea Level of St. Joe Bay.

And;

Article III. Land Use: Type, Density, Intensity

Section 3.17: Planned Unit Development district

Section 3.17(4)c:

- c. A minimum site size of five acres is required unless the site is located within ~~a~~ the Expanded Boundary of the Port St Joe Redevelopment Area, or the North Port St. Joe Mixed Use Overlay District or the Downtown Marina Area whereupon only one acre is required.

EXHIBIT B

Downtown Marina Area



NOTICE OF PUBLIC HEARINGS FOR A TEXT AND ZONING AMENDMENT TO THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATIONS AND ZONING MAP

Public Hearing of the City of Port St. Joe Planning and Development Review Board and City Commission

The Planning and Development Review Board sitting as the local planning agency will hold a hearing at 4:00 p.m., EST, at 2775 Garrison Avenue, Port St. Joe, Florida, on **Tuesday, October 3, 2023**, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider a recommendation to the Port St. Joe City Commissioners for the adoption of a Text Amendment to the Land Development Regulations by Ordinance NO. 606 relating thereto, the title of which is set forth below and an amendment to the Zoning Map to establish a Marina Cottages Planned Unit Development District by Ordinance NO. 607 relating thereto, the title of which is set forth below.

The City of Port St. Joe City Commission will conduct a Public Hearing, hold the first reading of Ordinance NO. 606 and Ordinance NO. 607, the titles of which are set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida on **Tuesday, October 17, 2023**, at 12:00 p.m., EST, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider and conduct the first reading of an ordinance amending the Text of the Land Development Regulations and to consider and conduct the first reading of an ordinance establishing a Marina Cottages Planned Unit Development District. The title of the ordinances to be considered are set forth below.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the final reading of Ordinance 606, the title of which are set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida, on **Tuesday, November 7, 2023, at 12:00 p.m. EST**, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider and conduct the final reading of an ordinance amending the Text of the Land Development Regulations and to consider and conduct the final reading of an ordinance establishing a Marina Cottages Planned Unit Development District. The title of the ordinances to be considered are set forth below.

ORDINANCE NO. 606

AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PORT ST. JOE, SPECIFICALLY CITY-INITIATED TEXT AMENDMENT TO (1) ESTABLISHED A DEFINITION FOR DOWNTOWN MARINA AREA, (2) TO AMEND THE PLANNED UNIT DEVELOPMENT STANDARDS; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

And;

ORDINANCE NO. 607

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE ZONING MAP; DESIGNATING AND ESTABLISHING THE MARINA COTTAGES PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE MARINA COTTAGES PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE ZONING CODE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Copies of the Text Amendment to the Land Development Regulations and the Marina Cottages Planned Unit Development District is available for public inspection at the City of Port St. Joe City Hall, located at 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida.

The hearing may be continued from time to time as may be necessary.

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

Any person requiring special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk's Office at (850) 229-8261, at least five (5) calendar days prior to the hearing.

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

ORDINANCE NO. 607

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE ZONING MAP; DESIGNATING AND ESTABLISHING THE MARINA COTTAGES PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE MARINA COTTAGES PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE ZONING CODE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Port St. Joe ("City") has deemed it appropriate to establish a planned unit development for a community ("Marina Cottages Planned Unit Development Zoning District") to be located on a parcel of land which is legally described in Exhibit "A", attached and incorporated herein ("Property"); and

WHEREAS, on October 3, 2023, the Planning and Development Review Board for the City, recommended approval of the Marina Cottages Planned Unit Development Zoning District; and

WHEREAS, The Marina Cottages Planned Unit Development Zoning District is intended to consist of a residential development that includes recreational amenities such as a club house and swimming pool; and

WHEREAS, The Marina Cottages Planned Unit Development Zoning District will be served by City water and sewer facilities; and

WHEREAS, The Marina Cottages Planned Unit Development Zoning District will comply with the all applicable stormwater management requirements for the Property; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. NAME

This Ordinance shall be known as the implementing ordinance for the Marina Cottages Planned Unit Development Zoning District.

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

The Board of City Commissioners hereby finds and determines that the Marina Cottages Planned Unit Development Zoning District is consistent with the goals, objectives, and

policies of the City of Port St. Joe Comprehensive Plan, including but not limited to Future Land Use Element Policy 1.3.4, High Density Residential R-3.

SECTION 3. APPROVAL

The establishment of the Marina Cottages Planned Development Zoning District on the lands legally described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby approved subject to the conditions in this Ordinance.

SECTION 4. PERMITTED USES

The following uses shall be principal permitted uses within all areas of the Marina Cottages Planned Unit Development (PUD) Zoning District:

- A. Residential. Single family and multi-family residential units. Density shall not exceed fifteen (15) units.
- B. Recreation. Active recreation means recreational lands and improvements that are facility oriented which may require equipment and take place at prescribed places, or sites, which may include a club house, changing rooms/restrooms and pool. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities may include, but are not limited to walking and nature trails, viewing platforms, boardwalks, picnic areas and bird watching.
- C. Permitted Accessory and Ancillary Uses. The following shall be accessory permitted uses within all areas of the Marina Cottages Planned Unit Development Zoning District: Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, parking facilities, mail kiosk, trash and recycling containers and other uses or facilities associated with the support of the permitted principal uses.

SECTION 5. DEVELOPMENT STANDARDS

- A. All residential uses shall be served by central potable water facilities and central wastewater facilities, as provided by the City.
- B. All development within the Marina Cottages Planned Unit Development Zoning District shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance.
- C. The minimum setbacks for residential units shall be as follows:
 - Front Setback: Zero (0) Feet
 - Side Setback: Zero (0) Feet (Six (6) feet between buildings)
 - Rear Setback: Zero (0) Feet

- D. There shall be a minimum lot width of twenty-two (22) feet and minimum lot depth of fifty (50) feet.
- E. There shall be a minimum lot size of 1,100 square feet and a minimum square feet of living area of 650 square feet.
- F. Maximum overall impervious coverage of the entire site shall be 80%.
- G. Sidewalks will have a minimum width of four (4) feet and will provide access to all residential lots, parking areas and amenity areas. The sidewalks may be of an impervious or pervious surface material.
- H. A minimum of 24 parking spaces will be provided, which will include at least 2 handicap parking spaces.
- I. The developer will construct all residential lots, sidewalks, connecting road, parking area, which may include offsite overflow parking areas and the amenity area as one (1) single phase, as depicted on the Marina Cottages PUD Master Plan in Exhibit "B".
- J. The developer will create and establish the Marina Cottages Homeowners Association (HOA). The HOA will be responsible for maintaining the sidewalks, parking areas, including any offsite and the amenity areas as depicted on the Marina Cottages PUD Master Plan in Exhibit "B".
- K. Signs visible from a public road, which are not otherwise subject to stricter standards imposed on the property, shall be consistent with applicable City regulations.
- L. Section 5.04 of the Land Development Regulations, as well as any other provisions with respect to buffer zones shall not apply to any portion of the Marina Cottages Planned Unit Development Zoning District.
- M. All construction shall meet the standards in the Florida Building Code, latest edition.

SECTION 6. DEVELOPMENT PLAN/PLAT PHASING

The Marina Cottages Planned Unit Development Zoning District Subdivision will be developed as one (1) phase, with the submission of development plan and preliminary plat. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review the preliminary plat as part of the development review process. The development plan, preliminary plat and appropriate application fees shall be initially submitted to the City for review. The applicant may obtain simultaneous approval of the preliminary plat, development order and development permit approval with respect to the development.

SECTION 7. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Marina Cottages Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development.

SECTION 8. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 9. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 10. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the Marina Cottages Planned Unit Development Zoning District.

SECTION 11. SEVERABILITY

The provisions of the Ordinance are hereby declared to be severable. If any revision 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 12. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____, after due notice in accordance with Florida Law.

ATTEST:

BOARD OF CITY COMMISSIONERS
OF PORT ST. JOE, FLORIDA

Charlotte M. Pierce, City Clerk

Rex Buzzett, Mayor

APPROVED AS TO FORM:

Clinton McCahill, City Attorney

EXHIBIT "A"

GULF COUNTY PARCEL ID: 04594-030R:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 11 WEST, LYING AND BEING SITUATE IN GULF COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF FOURTH STREET (60 FOOT RIGHT OF WAY) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF BALTZELL AVENUE (60 FOOT RIGHT OF WAY) AND RUN THENCE NORTH 18 DEGREES 46 MINUTES 49 SECONDS WEST ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF BALTZELL AVENUE FOR 780.00 FEET TO A FOUND SIX INCH BY SIX INCH CONCRETE MONUMENT (NO IDENTIFICATION); THENCE CONTINUE NORTH 18 DEGREES 46 MINUTES 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 407.74 FEET TO A FOUND SIX INCH BY SIX INCH CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SAID SOUTHWESTERLY BOUNDARY OF BALTZELL AVENUE WITH THE SOUTH RIGHT OF WAY LINE OF MARINA DRIVE (60 FOOT RIGHT OF WAY); THENCE NORTH 89 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 731.95 FEET TO THE NORTHWEST CORNER OF VILLAGE AT MARINE COVE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 00 DEGREES 21 MINUTES 19 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID VILLAGE AT MARINA COVE AND A PROJECTION THEREOF, FOR A DISTANCE OF 484.46 FEET TO THE SOUTH BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 486, PAGE 580 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA (AREA B) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID PROJECTION RUN EASTERLY ALONG SAID SOUTH BOUNDARY AS FOLLOWS: SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 29.39 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 137.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 53.51 FEET (CHORD OF SAID ARC BEING SOUTH 78 DEGREES 21 MINUTES 07 SECONDS EAST, 53.17 FEET); THENCE SOUTH 67 DEGREES 09 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 14.19 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 163.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 63.67 FEET (CHORD OF SAID ARC BEING SOUTH 78 DEGREES 21 MINUTES 07 SECONDS EAST, 63.26 FEET); THENCE SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 31.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEASTERLY; THENCE LEAVING SAID SOUTH BOUNDARY RUN SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 33 MINUTES 35 SECONDS, FOR AN ARC DISTANCE OF 56.58 FEET (CHORD OF SAID ARC BEING SOUTH 51 DEGREES 02 MINUTES 11 SECONDS EAST, 55.35 FEET); THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 55.78 FEET TO THE NORTHERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 397. PAGE 453 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA;

"THENCE SOUTH 71 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG SAID NORTHERLY BOUNDARY, FOR A DISTANCE OF 308.62 FEET TO THE MEAN HIGH WATER LINE OF ST. JOSEPH BAY; THENCE LEAVING SAID NORTHERLY BOUNDARY RUN NORTH 45 DEGREES 10 MINUTES 52 SECONDS WEST, ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE RUN NORTH 71 DEGREES 15 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 38.11 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 172.27 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 486. PAGE 580 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA (AREA A); THENCE SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID AREA A, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 40 FEET OF AREA A AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN. OFFICIAL RECORDS BOOK 486. PAGE 580, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 40 FEET OF AREA "A" AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 486. PAGE 580, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

EXHIBIT "B"

Marina Cottages PUD Master Plan



AREA TABLE	
DEVELOP RESIDENTIAL AREA	
DEVELOP H.O.A. AREA	
DEVELOP OVERLAP PARKING AREA	
ITEM	AREA (SQ FT)
RESIDENTIAL AREA	22,317.88 SQ FT
H.O.A. AREA	22,304.64 SQ FT
OVERLAP PARKING AREA	2,707.08 SQ FT

SITE PARKING TABLE	
ITEM	SPACES PROVIDED
STANDARD PARKING SPACES	70 SPACES
OVERLAP PARKING SPACES	8 SPACES
PARKING SPACES	2 SPACES
TOTAL PARKING SPACES	80 SPACES



PROJECT NUMBER: N/A		DESIGNED BY: D. MURPHY		CHECKED BY: J. HUBBARD	
DATE: 9/6/23		DATE: 9/6/23		DATE: 9/6/23	
FOR: ST. JOE MARINA COTTAGES LLC 161 GOOD MORNING ST. SUITE 201 PORT ST. JOE, FL 32456					
PUD AREAS MARINA COTTAGES HARBORVIEW OR PORT ST. JOE, FLORIDA (GULF COUNTY PARCEL I.D.: 04594-030R)					

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 04594-030R
Location Address HARBORVIEW DR
PORT ST JOE
Brief Tax Description S 2 T 8 R 11 1.038 AC M/L 50 FT WATERFRONT ORB 786/813 FR SRS LAND CO LLC MAP 50B
(Note: Not to be used on legal documents.)
Property Use Code VACANT (0000)
Sec/Twp/Rng 2-8S-11W
Tax District Port St. Joe City (5)
Millage Rate 16.0005
Acreage 1.038
Homestead N

[View Map](#)

Owner Information

Primary Owner
ST JOE MARINA COTTAGES LLC
161 GOOD MORNING ST
SUITE 201
PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
510002 - PSJ LOT(COM) WF AC	1	LT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	1/4/2023	\$1,350,000	WD	786/813	Qualified	Vacant	SRS LAND COMPANY LLC	ST JOE MARINA COTTAGES LLC
N	10/29/2013	\$480,000	SW	546/258	Qualified	Vacant	THE ST JOE COMPANY	SRS LAND COMPANY LLC
N	11/28/2005	\$1,500,000	SW	397/448	Unqualified	Vacant	THE CITY OF PSJ	THE ST JOE COMPANY

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$1,150,000	\$559,742	\$519,000	\$404,820
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$559,742	\$0	\$0
Just (Market) Value	\$1,150,000	\$559,742	\$519,000	\$404,820
Assessed Value	\$538,815	\$489,832	\$445,302	\$404,820
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$538,815	\$489,832	\$445,302	\$404,820
Maximum Save Our Homes Portability	\$611,185	\$69,910	\$73,698	\$0

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

No data available for the following modules: Building Information, Extra Features, Sketches.

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

Developed by
 Schneider
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	04594-030R	Alternate ID	04594030R	Owner Address	ST JOE MARINA COTTAGES LLC
Sec/Twp/Rng	2-8S-11W	Class	VACANT		161 GOOD MORNING ST
Property Address	HARBORVIEW DR	Acreage	1.038		SUITE 201
	PORT ST JOE				PORT ST JOE, FL 32456
District	5				
Brief Tax Description	S 2 T 8 R 11 1.038 AC M/L				
	(Note: Not to be used on legal documents)				

Date created: 9/28/2023
Last Data Uploaded: 9/28/2023 8:12:22 AM

Developed by  **Schneider**
GEOSPATIAL


**CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION**

Property Address: 170 Martin Luther King Blvd Zoning: _____

Property Owner: Amos Pittman Jr Phone: 813 546 9369

Mailing Address: 121 Robbins Ave City, State, and Zip: Port St Joe, FL 32456

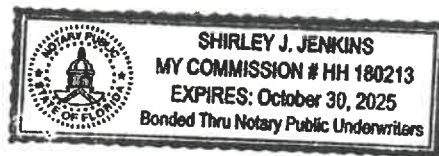
Parcel Number: 05701-000R Applicant if different: _____



Owner signature

Swore to and subscribed before me this 5th day of Sept 2023. Personally known or produced identification Personally Known.


Signature of Notary Public



PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - \$300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements


Owner Signature

5 Sept 2023
Date

Applicant Signature

Date

Amos Pittman Jr.,
121 Robbins Ave
Port St Joe, FL 32456

Special Exception Request

Re: 170 Martin Luther King Blvd Development Order

This is a special exception request of LDR 5.08 in regards to the submitted development order for 170 Martin Luther King (MLK) Blvd. The proposed development order is new construction for restaurant, laundromat, convenience store, and barbershop. The total dwelling of the project is 3,594 square feet. The land development regulation requires the following number of parking spaces:

Total Parking Required: 26

- Restaurant: 1 space for every 4 seats and 1 additional space per 3 employees.
 - 46 seats divided by 4 = 11.5 rounded to 12 plus 1 for employee = 13 total
- Barber shop: 4 chairs = 4 spaces plus 1 for every employee = 8 total
- Store: 1 per 200 square feet 600 square feet = 3 total
- Laundromat: 1 space for every three washing machines. 7 machines = 2 spaces

The building plans submitted with the development order have a total of eight parking spaces for the project. I am requesting a special exception for the 18 additional required on-site parking spaces, to be provided off-site on the 16 existing on-road parking spaces from MLK/Ave A to MLK/Ave C and vacant lots in the MLK Blvd corridor. The special exception is required to advance the development order and establish businesses in the MLK Blvd corridor.

Respectfully,



Amos Pittman Jr.,
Property Owner

This instrument prepared by and
after recording return to:

Amos Pittman, Jr.
Post Office Box 57
Port St. Joe, Florida 32457

Parcel Identification Number:
05701-000R

_____[SPACE ABOVE THIS LINE FOR RECORDING DATA]_____

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the ____ day October, 2020, by **AMOS PITTMAN, SR.**, an unmarried man, and **AMOS PITTMAN, JR.**, an unmarried man, whose mailing address is 285 Avenue E, Port St. Joe, Florida 32456 (hereinafter collectively referred to as "Grantor"), to **AMOS PITTMAN, JR.**, an unmarried man, whose mailing address is Post Office Box 57, Port St. Joe, Florida 32457 (hereinafter referred to as "Grantee"),

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Warranty Deed and their heirs, legal representatives and assigns. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

WITNESSETH:

THAT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Real Property") in Gulf County, Florida, more particularly described as follows:

Lots 30 and 32, Block 1001, City of Port St. Joe, according to the plat thereof of the Public Records of Gulf County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Lexi Strickland
Signature
Printed Name: Lexi Strickland
Donna Raker
Signature
Printed Name: Donna Raker

Amos Pittman SR
Amos Pittman, Sr.
also known as Amos Pittman



STATE OF FLORIDA)
) ss:
COUNTY OF GULF)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of October, 2020, by Amos Pittman, Sr., also known as Amos Pittman, who ☒ is personally known to me or ☐ has produced his Florida Driver's License No. _____ as identification.

(Notary Stamp/Seal)

Shirley J. Jenkins
Notary Public, State of Florida
Printed Name: Shirley J. Jenkins
Commission Number: _____
Commission Expiration: _____



THE UNDERSIGNED SURVEYOR HAS NOT
BEEN PROVIDED A CURRENT TITLE
OPINION OR ABSTRACT OF MATTERS
AFFECTING TITLE OR BOUNDARY TO THE

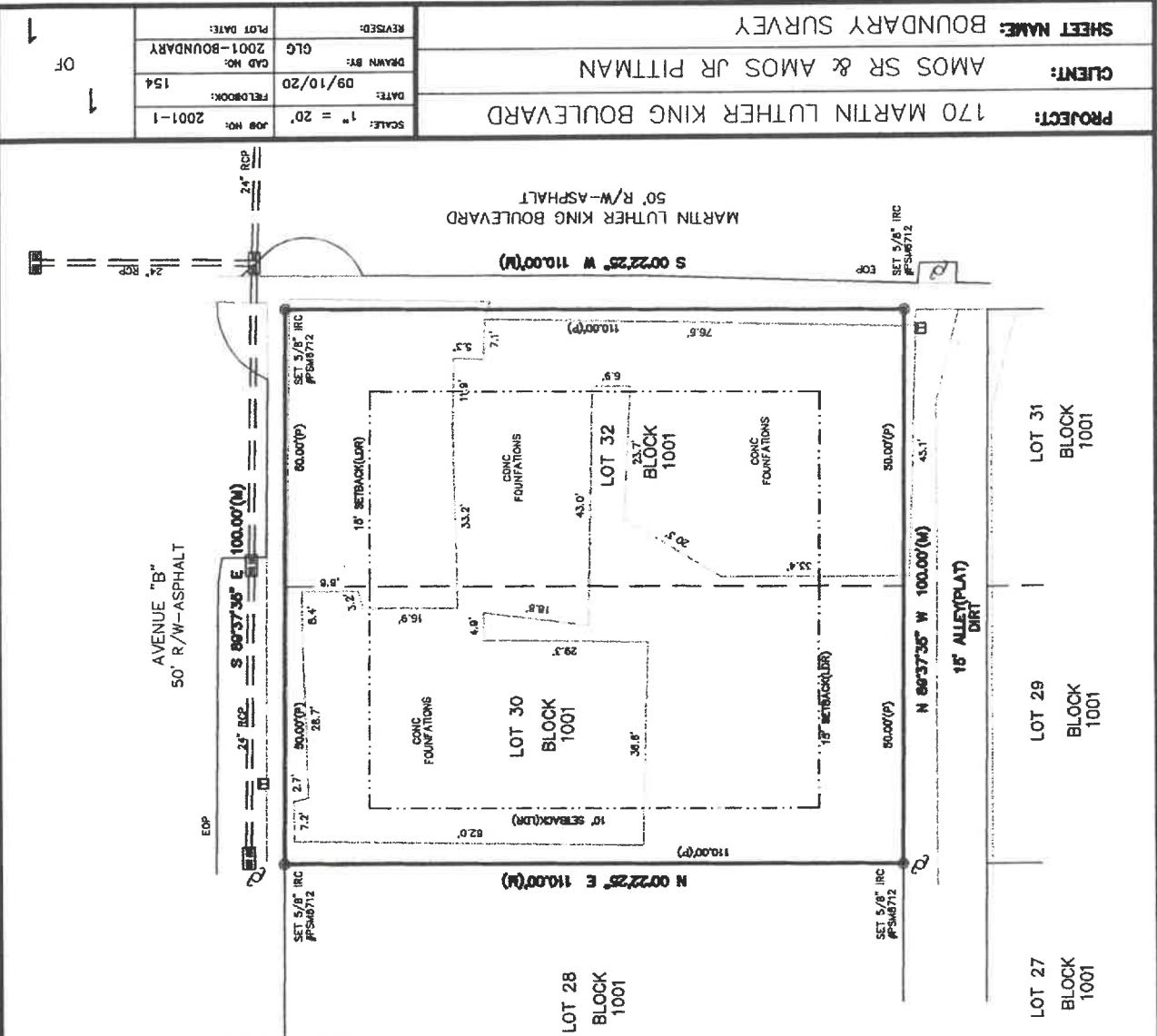
[illegible]

Q=POWER POLE
Q=DROP INLET

ABBREVIATIONS/LEGEND

(P) = FLATTED BEARINGS AND DISTANCES
(M) = MEASURED BEARINGS AND DISTANCES
EOP = EDGE OF PAVEMENT
CON = CONCRETE
COP = CORNER OF PAVEMENT
LUB = LICENSED BUSINESS
PMS = PROFESSIONAL SURVEYOR/MAPPER
PLS = PROFESSIONAL LAND SURVEYOR
CNS = REGISTERED LAND SURVEYOR
CON = CORNER OF WAY
ID = IDENTIFICATION
PB = PLAT BOOK
FB = FIELD BOOK
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
IRP = IRON PIPE
HRR = HIGHWAY RIGHT-OF-WAY
CM = CONCRETE MONUMENT
FND = FOUND
RND = ROUND
P/L = PROPERTY LINE
LDR = LAND DEVELOPMENT REGULATIONS
+ = LINE BREAK
☎ = TELEPHONE PEDESTAL
☐ = DROPPED INLET
☐ = POWER POLE

CMP=CORRUGATED METAL PIPE
 IP=IRON PIPE
 IRP=IRON ROD
 IRC=IRON ROD AND CAP
 CM=CONCRETE MONUMENT
 FND=FOUND
 RND=ROUND
 OF=OFFICIAL RECORDS BOOK
 P/L=PROPERTY LINE
 LUR=LAND DEVELOPMENT RECORD
 L=LAND BREAK
 ☐=TELEPHONE PEDESTAL
 ▢=DROP INLET
 ⚡=POWER POLE



LOT 28
BLOCK
1001

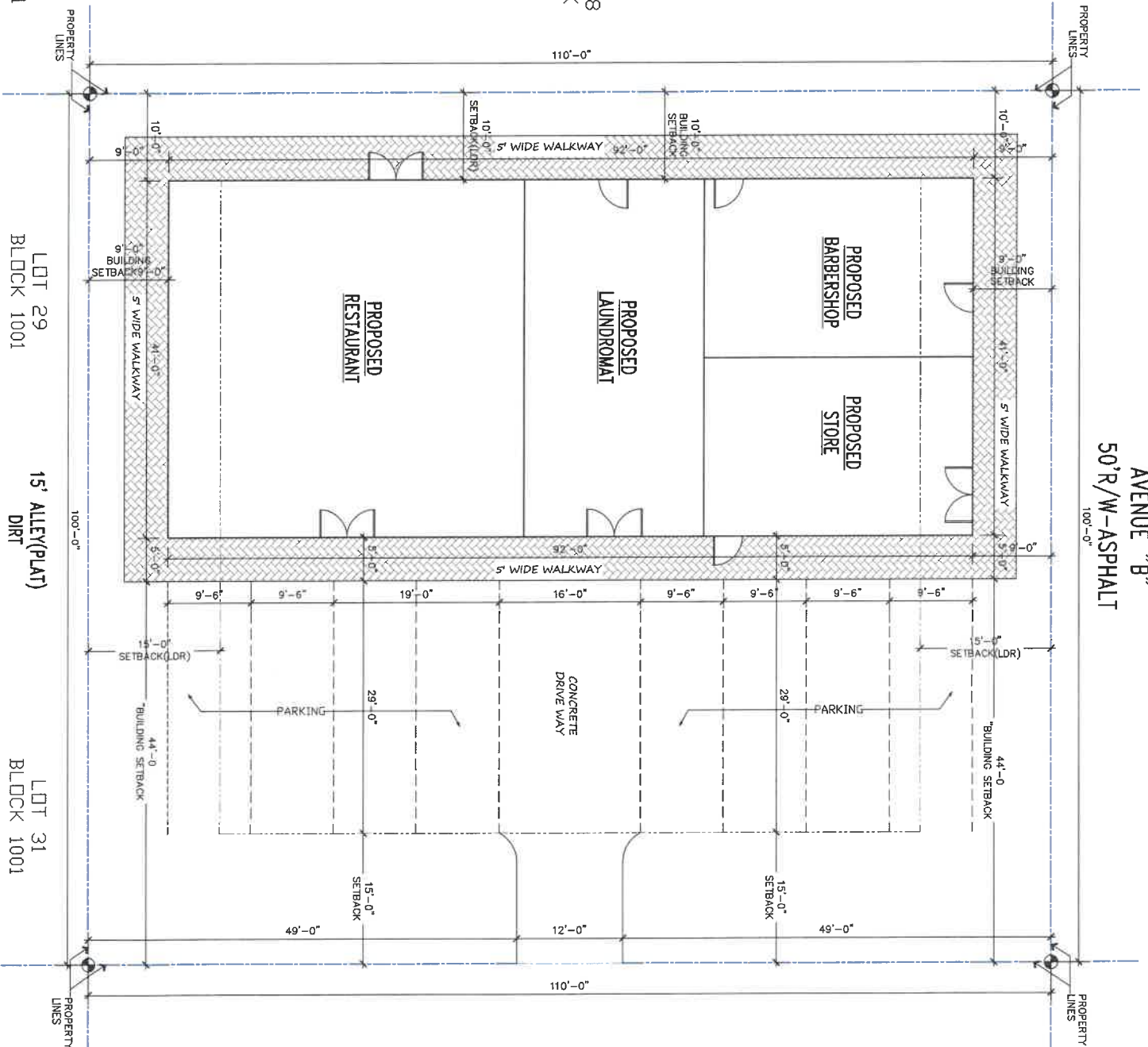
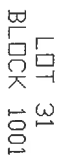
AVENUE "B"
50' R/W - ASPHALT
100' - D"

MARTIN LUTHER KING BOULEVARD
50'R/W-ASPHALT

24

A01	SHEET NO.	SCALE:	DATE:	PROJECT TITLE:	OWNER ID :	OWNER SIGNATURE :	DRAWING PROVIDED BY:	DRAWING TITLE:	REVISION TABLE																								
		$\frac{1}{8}'' = 1'-0''$	4/17/2023	A COMMERCIAL SPACE FLOOR PLAN	AMOS SR & AMOS JR PITTMAN		ENGINEER AMARAH NAHMI	SITE PLAN	<table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NUMBER	DATE	REVISION	DESCRIPTION																				
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				170 MARTIN LUTHER KING BOULEVARD																													

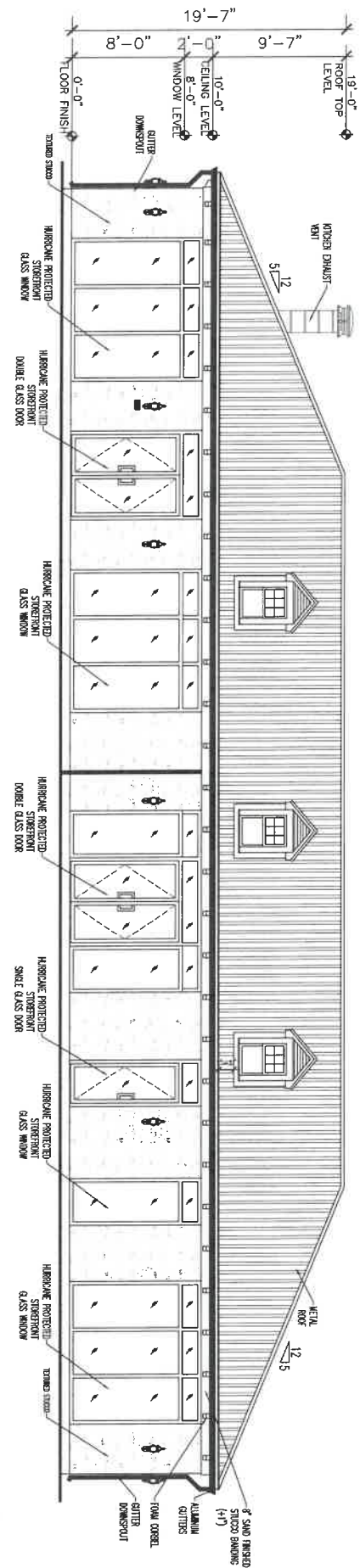
LOT 28
BLOCK
1001



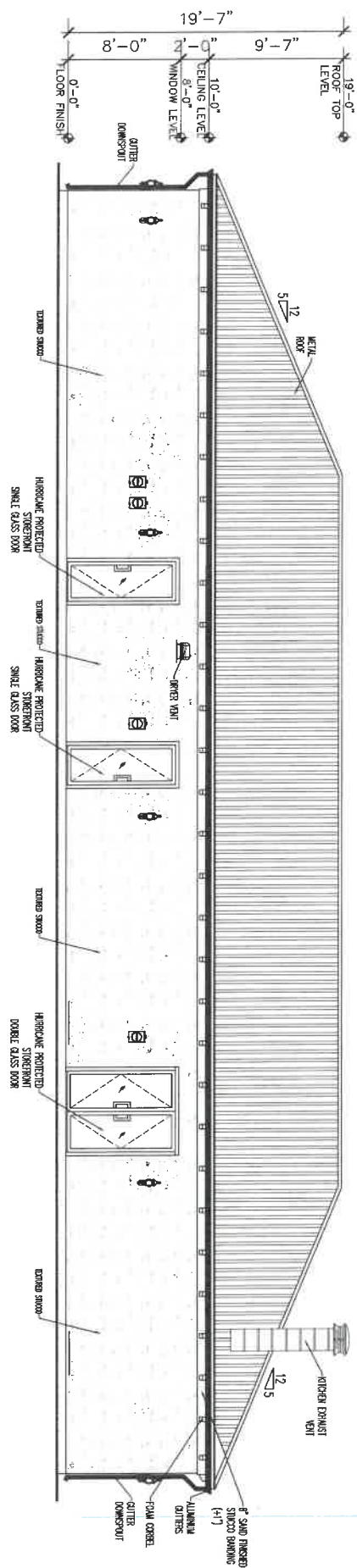
MARTIN LUTHER KING BOULEVARD
50'R/W-ASPHALT

25

<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold;">A 01</div>	SHEET NO:	$\chi_o = 1\text{'-}0''$	SCALE:	DATE: 4/1/2023	PROJECT TITLE A COMMERCIAL SPACE FLOOR PLAN 170 MARTIN LUTHER KING BOULEVARD	OWNER ID: AMOS SR & AMOS JR PITTMAN	OWNER SIGNATURE:	DRAWING PROVIDED BY: ENGINEER AHASAN HABIB	DRAWING TITLE: SITE PLAN	<table border="1"> <thead> <tr> <th colspan="4">REVISION TABLE</th> </tr> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISE BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION TABLE				NUMBER	DATE	REVISE BY	DESCRIPTION																				
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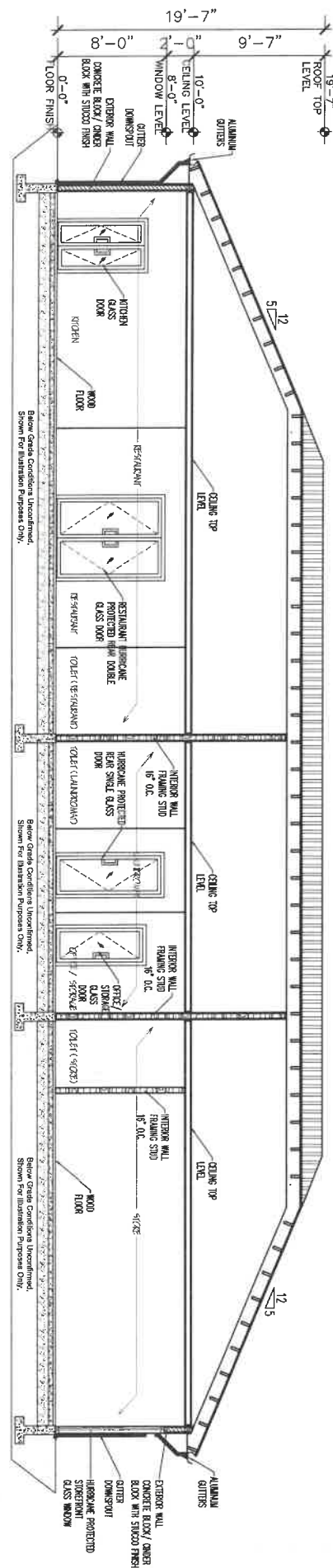


1 FRONT ELEVATION
A04 SCALE: 3/16" = 1'-0"



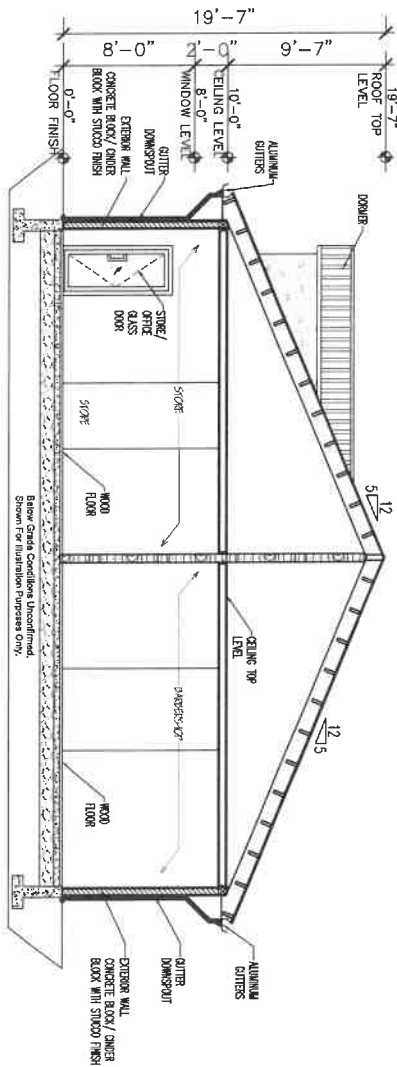
2 REAR ELEVATION
A04 SCALE: 3/16" = 1'-0"

A 04	SHEET NO.:	3/8" = 1'-0"	SCALE:	4/11/2023	DATE:	<div>PROJECT TITLE</div> <div>A COMMERCIAL SPACE FLOOR PLAN</div> <div>170 MARTIN LUTHER KING BOULEVARD</div>	<div>OWNER ID :</div> <div>AMOS SR & AMOS JR PITTMAN</div>	<div>OWNER SIGNATURE :</div>	<div>DRAWING PROVIDED BY:</div> <div>ENGINEER AHASAN HABIB</div>	<div>DRAWING TITLE:</div> <div>FRONT & REAR ELEVATIONS</div>	<table><tr><th colspan="4">REVISION TABLE</th></tr><tr><th>NUMBER</th><th>DATE</th><th>REVISE BY</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REVISION TABLE				NUMBER	DATE	REVISE BY	DESCRIPTION																				
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1 LONGITUDINAL SECTION
A06 SCALE: 3/16" = 1'-0"

A06 SCALE: 3/16" = 1'-0"

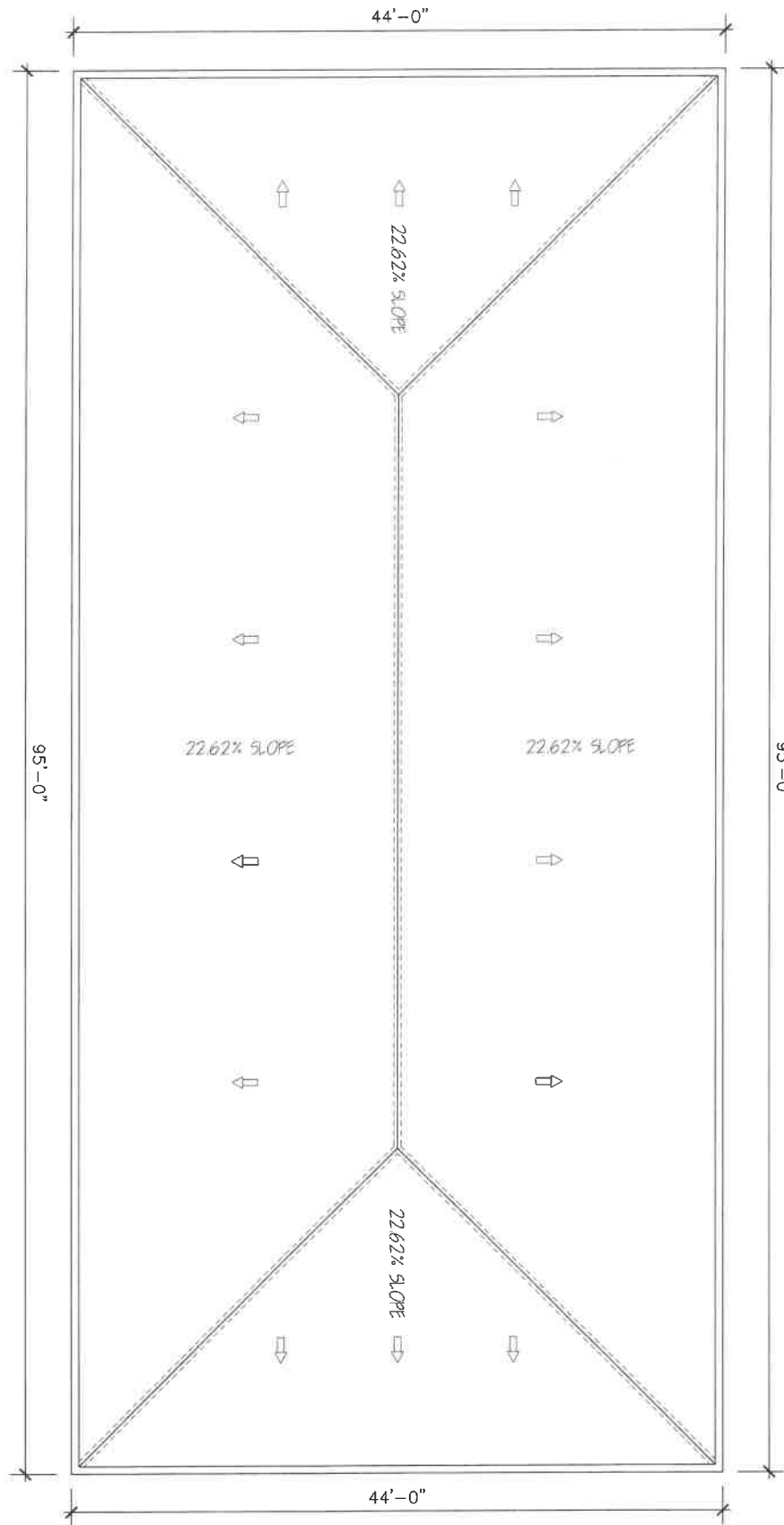


2 CROSS SECTION
A06 SCALE: 3/16" = 1'-0"

A06 SCALE: 3/16" = 1'-0"

<div></div> <div>A 06</div>	SHEET NO.:	SCALE: $\frac{3}{8}" = 1'-0"$	DATE: 4/11/2023	PROJECT TITLE	OWNER ID :	OWNER SIGNATURE :	DRAWING PROVIDED BY:	DRAWING TITLE:	REVISION TABLE			
				A COMMERCIAL SPACE FLOOR PLAN	AMOS SR & AMOS JR PITTMAN		ENGINEER AHASAN HABIB	SECTIONS	NUMBER	DATE	REVISE BY	DESCRIPTION
				170 MARTIN LUTHER KING BOULEVARD								

1 ROOF PLAN
A07 SCALE: 3/16" = 1'-0"



31

PROJECT TITLE
**A COMMERCIAL
SPACE FLOOR PLAN**
170 MARTIN LUTHER KING BOULEVARD

OWNER ID :
AMOS SR &
AMOS JR PITTMAN

OWNER SIGNATURE :

DRAWING PROVIDED BY:
ENGINEER AHASAN HABIB

DRAWING TITLE:
ROOF PLAN

REVISION TABLE			
NUMBER	DATE	REVISE BY	DESCRIPTION

SCALE:

3/16" = 1'-0"

SHEET NO.:

A07

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 05701-000R
 Location Address 170 MARTIN LUTHER KING BLVD
 PORT ST JOE
 Brief Tax Description CITY OF PORT ST. JOE ORIG. LOTS 30 & 32 ORB 706/438 FR PITTMAN BLK 1001 MAP 50A
 (Note: Not to be used on legal documents.)
 Property Use Code VACANT (0000)
 Sec/Twp/Rng 1-8S-11W
 Tax District Port St. Joe City (5)
 Millage Rate 16.0005
 Acreage 0.252
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[PITTMAN AMOS JR](#)
 121 ROBBINS AVE
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
540007 - CITY OF ST JOE NORTH	1	LT	50	110
540007 - CITY OF ST JOE NORTH	1	LT	50	110

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/13/2020	\$100	WD	706/438	Unqualified	Vacant	PITTMAN AMOS SR & AMOS JR	PITTMAN AMOS JR
N	9/21/2011	\$7,900	WD	510/927	Unqualified	Vacant	PITTMAN AMOS SR	PITTMAN AMOS SR & AMOS JR
N	2/12/2009	\$100	WD	470/825	Unqualified	Vacant	PITTMAN AMOS SR	PITTMAN AMOS SR & AMOS JR
N	4/1/1984	\$48,000	N/A	98/907	Qualified	Improved		

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$36,000	\$36,000	\$32,000	\$20,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$36,000	\$0	\$0
Just (Market) Value	\$36,000	\$36,000	\$32,000	\$20,000
Assessed Value	\$11,713	\$10,648	\$9,680	\$8,800
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$11,713	\$10,648	\$9,680	\$8,800
Maximum Save Our Homes Portability	\$24,287	\$25,352	\$22,320	\$11,200

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

No data available for the following modules: Building Information, Extra Features, Sketches.

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[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 9/28/2023 8:12:22 AM

Contact Us

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 Schneider
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Overview



Legend

- Parcels
- Roads

Parcel ID 05701-000R Sec/Twp/Rng 1-8S-11W Property Address 170 MARTIN LUTHER KING BLVD PORT ST JOE District 5 Brief Tax Description CITY OF PORT ST. JOE ORIG. (Note: Not to be used on legal documents)	Alternate ID 05701000R Class VACANT Acreage 0.252	Owner Address PITTMAN AMOS JR 121 ROBBINS AVE PORT ST JOE, FL 32456
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Date created: 9/28/2023
 Last Data Uploaded: 9/28/2023 8:12:22 AM

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