

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
November 4, 2025 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:

October 7, 2025 Regular Meeting Minutes

Page 1-2

BUSINESS ITEMS

- **Special Exception Request- David & Patricia Drabkin** **Pages 3-11**
Parcel #05681-135R, Lot 7 Cabell Drive
- **Special Exception Request-Richard & Michelle Lepage** **Pages 12-19**
Parcel # 05063-000R, 818 Marvin Ave.
- **Ord. 625 Small Scale Plan Amendment- Gulf County BOCC** **Pages 20-31**
Parcel #'s 04589-040R, 04589-030R,
04589-020R, & 04589-010R
- **Ord. 627 Small Scale Plan Amendment- Napoleon Pittman** **Pages 32-44**
Parcel #04702-000R, 522 1st Street

***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
October 7, 2025
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

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

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4:00 P.M. Travis Burge and Chris Karagiannis notified City Staff that they would be unable to attend the meeting.

Consent Agenda

Attorney McCahill noted that Chairman Rish had abstained from voting on the Rish Family Plaza – Parcel #s 04830-006R through 04830-016R: Special Exception – Side Setbacks in the September 2, 2025, meeting and that Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers was completed and attached to the Minutes of that meeting.

September 2, 2025, Regular Meeting Minutes

A Motion was made by Minnie Likely, second by Hal Keels, to approve the Minutes of the September 2, 2025, Regular Meeting. All in favor; Motion carried 5-0.

Business Items

Ordinance 624 – Small Scale and Zoning Amendment; 103 Third Street, Parcel #04707-000R, L and A Hotel Properties

Ray Greer, the applicant's representative, shared that the property was previously owned by First Baptist Church and zoned Public Use as a church. The applicant is requesting it be changed to Commercial C-1.

Mr. Anderson stated that there were no objections from City Staff for the change.

A Motion was made by Phil Earley, second by Rawlis Leslie, to recommend approval of the Small Scale and Zoning Amendment 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 additional issues to discuss by any of the Board Members.

Motion to Adjourn

There was no further business to come before the PDRB. A Motion was made by Minnie Likely, second by Rawlis Leslie, to adjourn the meeting at 4:04 P.M.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

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

Property Address: Lot 7 Cabell Dr Zoning: R 1
Property Owner: DAVID & PATRICIA DRABKIN Phone: 541.490.0162
Mailing Address: 124 NARVAEZ St City, State, and Zip: Port St Joe, FL
Parcel Number: 05681-135R Applicant if different: _____

Patricia C. Drabkin
Owner signature

Swore to and subscribed before me this 8 day of Oct 2025. Personally known or
produced identification DL.

April D. Thompson
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



April D Thompson
Comm.: HH 693070
Expires: Jul. 14, 2029
Notary Public - State of Florida

Patricia C. Drabkin
Owner Signature

8 Oct 2025
Date

Patricia C. Drabkin
Applicant Signature

8 Oct 2025
Date

From: [Patti Drabkin](#)
To: [PSJ](#)
Subject: Survey file for Lot 7 Cabell Dr & Letter for special exception request
Date: Wednesday, October 8, 2025 12:36:35 PM
Attachments: [24-113.pdf](#)

Hi April,

Thanks so much for your assistance today.

I submitted an application to E911 as suggested.

Attached is the survey file.

Special Exception Request for LDR Sec. 3.03. Same-District R-1, (9)

To Whom it May Concern,

We are planning to build an open design house with a pool and large windows facing South towards Oak Grove RV sites.

We would like to construct a visual privacy barrier that would extend four feet into the setback on the west side of the plot.

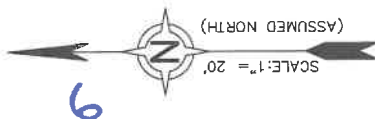
Thank You and Kind Regards,
David and Patricia Drabkin

Kind Regards,
Patti Drabkin

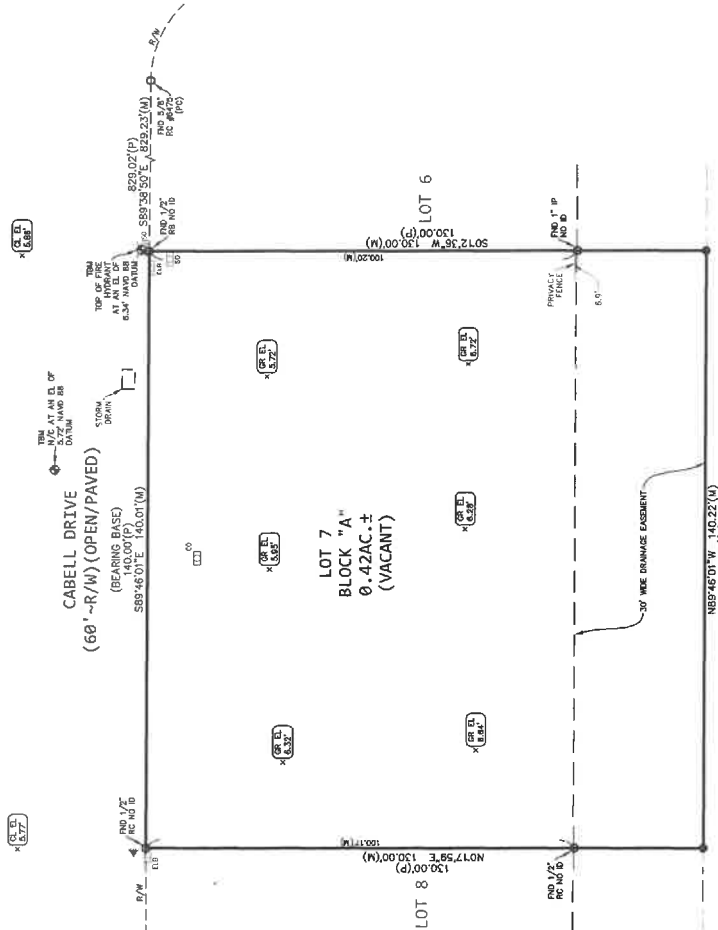
LEGAL DESCRIPTION
Lot 7, Block "A", Old Town Subdivision, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 28 in the Public Records of Gulf County, Florida

NOTES:

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimal thereof.
4. As scaled from Flood Insurance Rate Map for Gulf County, Florida, Community—Panel Number: 12045C 0341 H; Firm Index Date: March 9, 2021; Flood Panel Date: March 9, 2021. This Property is located in Zone "AE", elevation 10.0'. This property is not seaward of the Limit of Moderate Wave Action Line.
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.
8. Elevations are based on NAVD 88 Datum.
9. No wetlands were located in this survey.



GRAPHIC SCALE



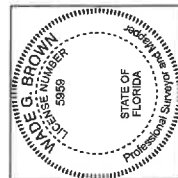
EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS

(550) 928-3018 508-A33-A135 FAX (550) 928-8180
P.O. Box 2813 Crawfordville Hwy, Crawfordville, FL 32326

The undersigned surveyor has not been provided a current title opinion or is possible there are deeds of record, unrecorded, or other instruments which could affect the boundaries.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(L# 6475)

LEGEND

- PTZ - PRELIMINARY FLOOD ZONE
- ORB - OFFICIAL RECORDS BOOK
- W - WATER VALVE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- POE - POINT OF EASEMENT
- SNC - SET NAIL & CAP #475
- PRE - FINISHED FLOOR ELEVATION
- TBM - TEMPORARY BENCHMARK
- D - DEED
- P - PLAT
- R/W - RIGHT OF WAY
- DEL - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- L - ARC LENGTH
- PC - POINT OF CURVE
- PT - POINT OF TANGENCY
- C - CALCULATED
- (TYP) - TYPICAL

- SO - STUB OUT
- ELB - ELECTRIC BOX
- W - WATER VALVE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- POE - POINT OF EASEMENT
- SNC - SET NAIL & CAP #475
- PRE - FINISHED FLOOR ELEVATION
- TBM - TEMPORARY BENCHMARK
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- L - ARC LENGTH
- PC - POINT OF CURVE
- PT - POINT OF TANGENCY
- C - CALCULATED
- (TYP) - TYPICAL

THIS SURVEY IS CERTIFIED TO:
DAVID & PATTI DRABKIN;

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT INTENDED TO BE BOUND BY THIS SURVEY. THIS SURVEY IS NOT VALID FOR ANY OTHER TRANSACTION TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

PLAT OF BOUNDARY SURVEY PREPARED FOR:

DAVID & PATTI DRABKIN

PREPARED BY:

EDWIN G. BROWN AND ASSOCIATES, INC.

2815 CRAWFORDVILLE HWY. P.O. BOX 825 CRAWFORDVILLE, FL 32326 (904) 928-3018

NOTED/PAID	DATE	COUNTY	SECTION	TOWNSHIP	RANGE	JOB NUMBER
NOTED/PAID	08/17/20	GULF	18	8-SOUTH	11-WEST	24-113
NOTED/PAID	08/17/20	GULF	18	8-SOUTH	11-WEST	49179
STREET	1 OF 1					



Overview



Legend

- ☐ Parcels
- ☐ Roads

Parcel ID 05681-135R
Sec/Twp/Rng 12-8S-11W
Property Address CABELL DR
 PORT ST JOE

Alternate ID 05681135R
Class VACANT
Acreage 0.424

Owner Address DRABKIN DAVID M & PATRICIA C
 124 NARVAEZ ST
 PORT ST JOE, FL 32456

District 5
Brief Tax Description OLD TOWN SUBD. PB 3 PG 28
 (Note: Not to be used on legal documents)

Date created: 10/8/2025
 Last Data Uploaded: 10/8/2025 2:15:47 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

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 05681-135R
Location Address CABELL DR
PORT ST JOE
Brief Tax Description OLD TOWN SUBD. PB 3 PG 28 LOT 7 ORB 591/324 FR WHITTAKER BLK A MAP 50D
(Note: Not to be used on legal documents.)
Property Use Code VACANT (0000)
Sec/Twp/Rng 12-85-11W
Tax District Port St. Joe City (5)
Millage Rate 14.5341
Acreage 0.424
Homestead N

[View Map](#)

Owner Information

Primary Owner
DRABKIN DAVID M & PATRICIA C
124 NARVAEZ ST
PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500018 - OLE TOWN SUB INT	1	LT	140	132

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	2/29/2016	\$73,000	WD	0591/0324	Qualified	Vacant	WHITTAKER CARL M & ANN PATE	DRABKIN DAVID M & PATRICIA C
N	6/16/2011	\$60,000	WD	0506/0909	Qualified	Vacant	BAY WASH OF PORT ST JOE INC	WHITTAKER CARL M & ANN PATE
N	4/25/2005	\$212,400	WD	0375/0651	Qualified	Vacant	RISH WILLIAM J JR	BAY WASH OF PORT ST JOE INC
N	3/10/2005	\$210,000	WD	0369/0815	Qualified	Vacant	BAY WASH OF PORT ST JOE INC	RISH WILLIAM JR
N	8/25/2004	\$175,000	WD	0351/0166	Qualified	Vacant	ADKISON PERRY N & JANIE C	BAYWASH OF PORT ST JOE INC
N	4/3/2001	\$40,000	WD	0256/0491	Qualified	Vacant	OTWELL	ADKISON
N	6/9/2000	\$28,000	WD	0243/0135	Qualified	Vacant	PEEVEY SR.	OTWELL
N	3/10/2000	\$16,000	SD	0239/0235	Unqualified	Vacant	ST. JOE CO.	PEEVY

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$110,000	\$90,000	\$67,500	\$67,500
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$90,000	\$67,500	\$67,500
Just (Market) Value	\$110,000	\$90,000	\$67,500	\$67,500
Assessed Value	\$81,675	\$74,250	\$67,500	\$67,500
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$81,675	\$74,250	\$67,500	\$67,500
Maximum Save Our Homes Portability	\$28,325	\$15,750	\$0	\$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.

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 Last Data Upload: 10/8/2025, 2:15:47 AM

[Contact Us](#)

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THIS INSTRUMENT PREPARED BY:

THOMAS S. GIBSON
Rish, Gibson & Scholz, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 16-0067

Parcel No. 05681-135R

Inst:201623001152 Date:3/7/2016 Time:2:12 PM

Doc Stamp-Deed:511.00

JE DC, Rebecca L. Norris, Gulf County B:591 P:324

WARRANTY DEED

February 29
THIS WARRANTY DEED made ~~March~~ February 29, 2016, A.D.,

by **CARL M. WHITTAKER and ANN PATE WHITTAKER, husband and wife**, whose post office address is 1811 Linden LN Tallahassee, FL 32308, hereinafter called the Grantor,

to **DAVID M. DRABKIN and PATRICIA C. DRABKIN, husband and wife**, whose post office address is PO Box 1470 Hood River, OR 97031, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Gulf County, Florida, viz:

Lot 7, Block A, Old Town Subdivision according to the plat thereof recorded in the public records of Gulf County, Florida in Plat Book 3, Page 28.

GRANTOR(S) HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenant with said grantee that the Grantor are lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

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

Signed, sealed and delivered in our presence:


Witness Signature
Printed Name: Jennifer Walker


CARL M. WHITTAKER

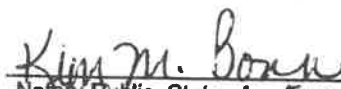

Witness Signature
Printed Name: Christopher J. Ramsden


ANN PATE WHITTAKER



STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 29th day of February ~~March~~ 2016 by **CARL M. WHITTAKER** and **ANN PATE WHITTAKER** who are personally known to me or who have produced a valid driver's license as identification.


Notary Public, State of Florida
My Commission Expires: _____



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

Property Address: 818 Maron Ave, Port St Joe, FL Zoning: _____

Property Owner: Richard L. Luge Phone: 813-262-5763

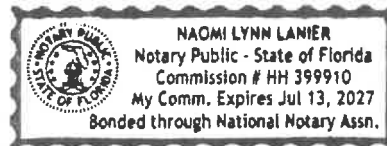
Mailing Address: 818 Maron Ave City, State, and Zip: Port St Joe, FL 32956

Parcel Number: _____ Applicant if different: _____

[Signature]
Owner signature

Swore to and subscribed before me this 30th day of September 2025. Personally known or
produced identification FL DL L630-601-45-300-0

[Signature]
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

[Signature]
Owner Signature

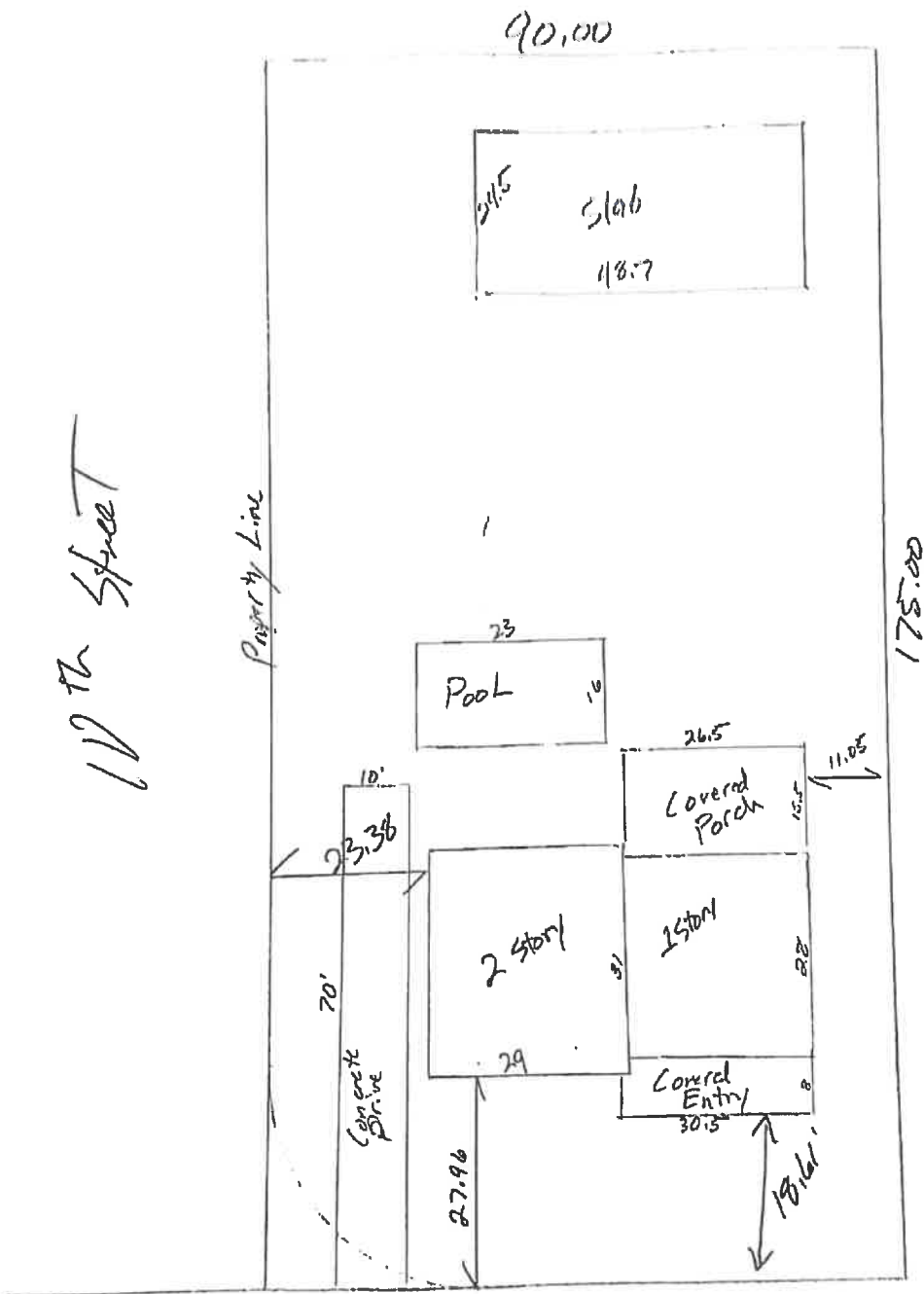
Sept 30, 2025
Date

[Signature]
Applicant Signature

Sept 30, 2025
Date

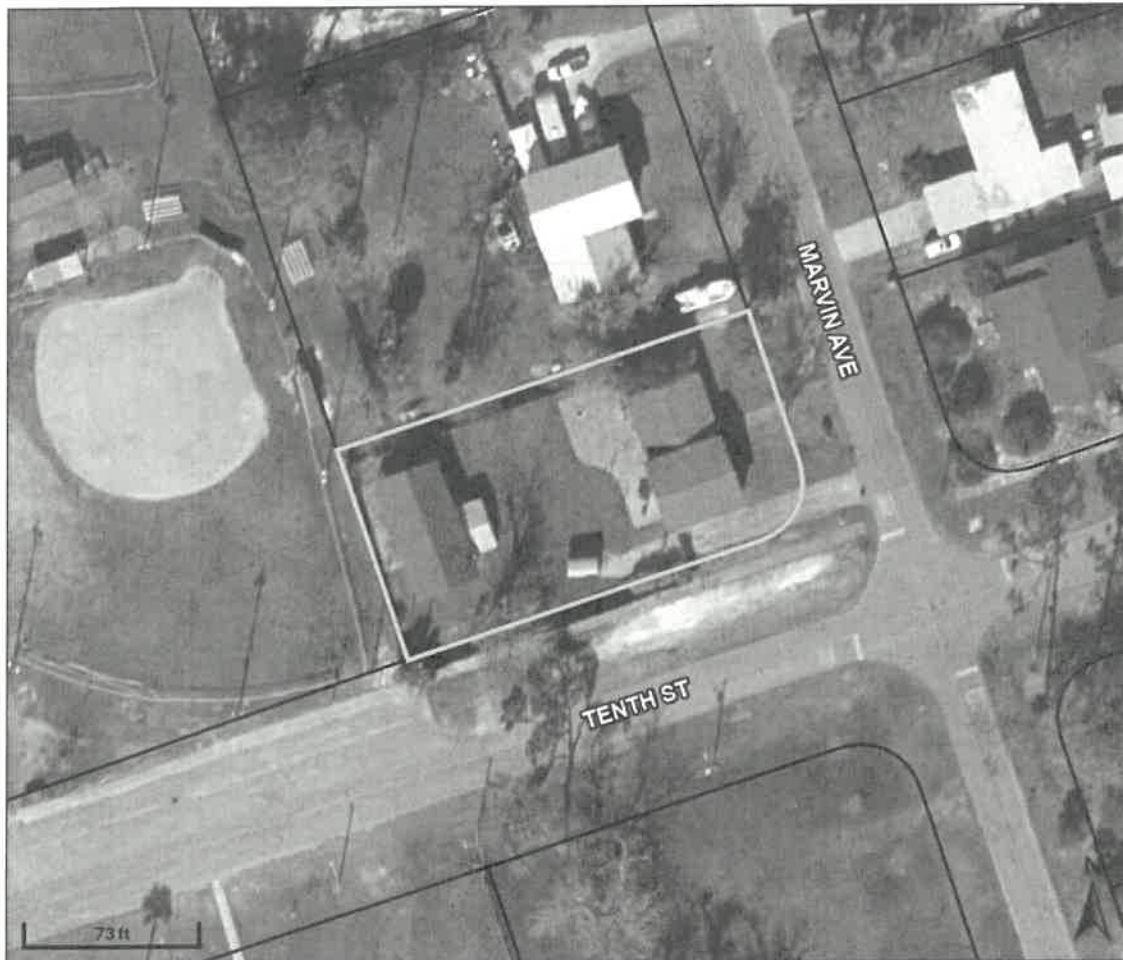
From: Cory Hoffman
To: PSJ
Subject: Request letter
Date: Thursday, October 9, 2025 12:50:02 PM

For your reference, we are requesting permission to build a front porch that will be in the setbacks approximately six feet on the Marvin Ave side of the home at 818 marvin.

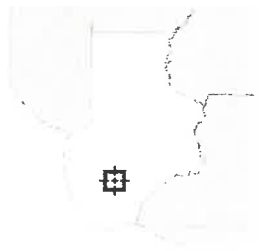


Marvin Ave

SCALE: 1/4" = 1'	APPROVED BY:
DATE:	



Overview



Legend

-  Parcels
-  Roads

Parcel ID	05063-000R	Alternate ID	05063000R	Owner Address	LEPAGE RICHARD JR & MICHELLE
Sec/Twp/Rng	1-8S-11W	Class	SINGLE FAMILY		818 MARVIN AVE
Property Address	818 MARVIN AVE	Acreage	0.361		PORT ST JOE, FL 32456
	PORT ST JOE				
District	5				
Brief Tax Description	CITY OF PORT ST JOE				
	(Note: Not to be used on legal documents)				

Date created: 10/30/2025
Last Data Uploaded: 10/30/2025 2:11:24 AM

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Parcel Summary

Parcel ID 05063-000R
Location Address 818 MARVIN AVE
PORT ST JOE
Brief Tax Description CITY OF PORT ST JOE LOT 10 BLK 49 ORB 861/732 WD FR LEPAGE MAP 50A
(Note: Not to be used on legal documents.)
Property Use Code SINGLE FAMILY (0100)
Sec/Twp/Rng 1-8S-11W
Tax District Port St. Joe City (5)
Millage Rate 14.5341
Acreage 0.361
Homestead Y

[View Map](#)

Owner Information

Primary Owner
LEPAGE RICHARD JR & MICHELLE
818 MARVIN AVE
PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500002 - ST JOSEPH ADD UNIT 1	1	LT	90	175

Building Information

Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	2,446	Air Conditioning	CENTRAL
Heated Area	2,411	Bathrooms	2
Exterior Walls	COMMON BRK; VINYL SID	Bedrooms	3
Roof Cover	COMP SHNGL	Stories	1.5
Interior Walls	DRYWALL	Actual Year Built	1970
Frame Type	WOOD FRAME	Effective Year Built	2010
Floor Cover	HARDWOOD; HARDTILE		

*Effective Year is simply the difference between economic life and remaining economic life of the structure.
The year is evident by the condition and utility of the structure.
The Effective Year may or may not represent the Actual Year Built.

Extra Features

Code	Description	Length x Width	Area	Year Built
0261	CONCRETE (*)	0 x 0 x	2,769	2007
0484	CANOPY (*)	48 x 24 x	1,152	2017
0441	WOOD FEN 6 (*)	0 x 0 x	1	1993
0441	WOOD FEN 6 (*)	0 x 0 x	1	2017
0266	PAVERS(*)	0 x 0 x	960	2016

Sales

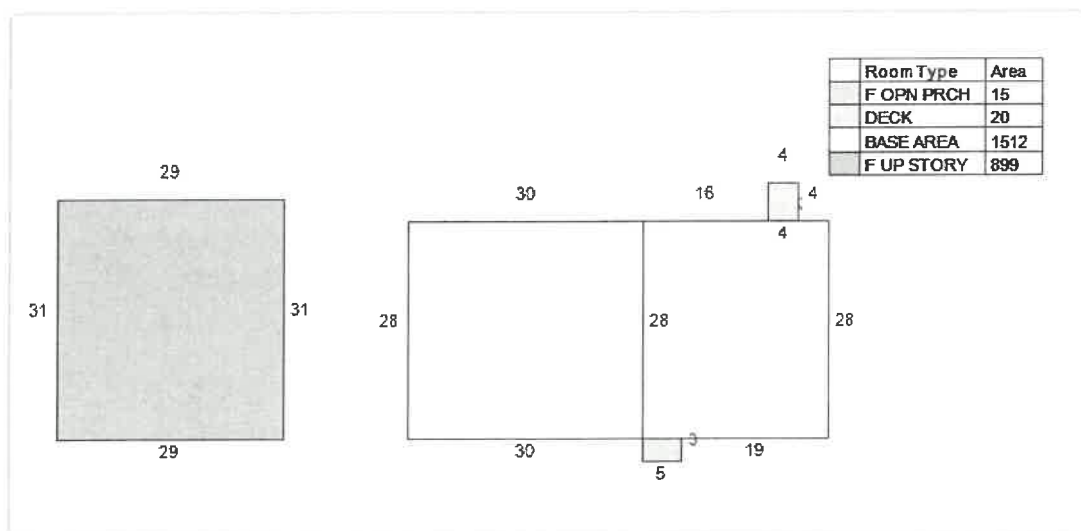
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	8/20/2025	\$100	WD	<u>861/732</u>	Unqualified	Improved	LEPAGE RICHARD JR & MICHELLE TRUSTEES	LEPAGE RICHARD JR & MICHELLE
N	7/16/2025	\$100	WD	<u>859/186</u>	Unqualified	Improved	LEPAGE RICHARD JR & MICHELLE	LEPAGE RICHARD F JR & MICHELLE L TRUSTEES
N	5/10/2024	\$355,000	WD	<u>825/947</u>	Qualified	Improved	TUTTLE KEVIN M	LEPAGE RICHARD JR & MICHELLE
N	6/3/2016	\$175,000	WD	<u>0596/0239</u>	Unqualified	Improved	HART JEREMY P & MELISSIA L BUSKENS	TUTTLE KEVIN M & DEBORAH K
N	7/9/2013	\$170,000	SW	<u>0542/0940</u>	Qualified	Improved	FEDERAL NATIONAL MORTGAGE ASSOCIATION	HART JEREMY P & MELISSIA L
N	1/30/2013	\$0	CT	<u>0532/0222</u>	Unqualified	Improved	CLERK OF COURT	FEDERAL NATIONAL MORTGAGE ASSOCIATION
N	5/10/1999	\$73,000	WD	<u>0226/0545</u>	Qualified	Improved	SWAN	MC GUFFIN
N	10/5/1994	\$71,500	WD	<u>0174/0091</u>	Qualified	Improved	CAMPBELL	SWAN

Valuation

	2025 Preliminary Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$268,230	\$273,239	\$303,157	\$323,125	\$237,307
Extra Features Value	\$7,013	\$7,705	\$8,396	\$9,087	\$9,778
Land Value	\$80,000	\$80,000	\$67,000	\$51,000	\$50,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$80,000	\$67,000	\$51,000	\$50,000
Just (Market) Value	\$355,243	\$360,944	\$378,553	\$383,212	\$297,085
Assessed Value	\$355,243	\$360,944	\$193,483	\$187,848	\$182,377
Exempt Value	\$355,243	\$360,944	\$50,000	\$50,000	\$50,000
Taxable Value	\$0	\$0	\$143,483	\$137,848	\$132,377
Maximum Save Our Homes Portability	\$0	\$0	\$185,070	\$195,364	\$114,708

"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.

Sketches



PREPARED BY & RETURN TO:
HEIDI J. THOMPSON
LIFEGUARDING LEGACIES, PLLC.
4937 BLANCHE CT.,
SAINT CLOUD, FL 34772

Note to Documentary Stamp Examiner: On July 21, 2025, a previous deed was recorded wherein a trust beneficiary gave the deed to a trust pursuant to 12B-4.013(28), the beneficial ownership did not change. Similarly, today we restore the deed back to the previous trust beneficiary without any change of beneficial ownership. Therefore, this deed is exempt from documentary stamp tax.

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

THIS DEED is made this 20 day of August, 2025, by **RICHARD FRANCIS LEPAGE, JR. AND MICHELLE LEANNE LEPAGE, TRUSTEES OF THE LEPAGE JR., FAMILY TRUST DATED APRIL 4, 2025**, (the post office address for the trust is 818 Marvin Ave., Port Saint Joe, Florida, 32456), hereinafter referred to as "**GRANTORS**", and **RICHARD FRANCIS LEPAGE, JR. AND MICHELLE LEANNE LEPAGE**, husband and wife, hereinafter referred to as "**GRANTEES**", whose post office address is 818 Marvin Ave., Port Saint Joe, Florida, 32456, to be held as Tenancy by the Entireties.

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantees, and Grantees' successors and assigns forever, the following described real property located in **Gulf County, Florida**:

Lot 10, Block 49, of Unit #3, St. Joseph's Addition to the City of Port St. Joe, Florida, according to the official map thereof on file in the office of the Clerk of Circuit Court, Gulf County, Florida, Plat Book 1, Page 32.

Grantors warrant and represent to Grantee that the above-described real property **is the homestead property of the Grantors**. Subject to Covenants, Conditions, Easements, Restrictions and Liens of Record.

THIS INSTRUMENT PREPARED BY HEIDI J. THOMPSON, ATTORNEY AT LAW. TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED, NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION EITHER EXPRESS OR IMPLIED IS GIVEN BY SAID ATTORNEY AS TO THE VALIDITY, MARKETABILITY OR CONDITION OF THE TITLE, THE LOCATION OF THE BOUNDARIES OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, to have and to hold the same in fee simple forever.

AND the Grantors hereby covenant with said Grantees that the Grantors is lawfully seized of the land in fee simple; that the Grantors has good right and lawful authority to sell and convey the land to Grantees; that the Grantees shall have quiet enjoyment of the land; that the Grantors fully warrants and will defend the title to the land against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except covenants, restrictions and easements of record and taxes accruing subsequent to the year of conveyance and thereafter.

TO HAVE AND TO HOLD, the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantors either in law or equity, to the only use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the Grantors have signed this Warranty Deed on the day and year first above written.

Signed, sealed and
delivered in the presence of:

Debra E. Price
Witness: Debra E. Price
Physical Address: 149 W. Hwy 98 Port St Joe FL 32456

Meagan Lively
Witness: Meagan Lively
Physical Address: 655 W Hwy 98 Port St Joe FL 32456

Richard Francis Lepage, Jr.
RICHARD FRANCIS LEPAGE, JR., TRUSTEE
OF THE LEPAGE JR., FAMILY TRUST
DATED APRIL 4, 2025 (GRANTOR)

Michelle Leanne Lepage
MICHELLE LEANNE LEPAGE, TRUSTEE
OF THE LEPAGE JR., FAMILY TRUST
DATED APRIL 4, 2025 (GRANTOR)

State of Florida
County of Gulf

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2025 by RICHARD FRANCIS LEPAGE, JR. AND MICHELLE LEANNE LEPAGE, who are personally known to me or have produced Drivers license as identification.

Witness my hand and official seal in the County and State last aforesaid this 20th day of August, 2025.



Meagan M Lively
Notary Public
My Commission Expires: 7/13/2026
Commission No.: HH 287742

ORDINANCE NO. 625

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBERS 04589-010R, 04589-020R, 04589-030R AND 04589-040R FROM PUBLIC USE TO HIGH DENSITY RESIDENTIAL R-3, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE FROM PUBLIC USE PU TO RESIDENTIAL 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 November 4, 2025, 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 amendment to the 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 Public Use land use to High Density Residential R-3 and the Zoning from Public Use PU to Residential 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 High Density 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 Residential R-3.

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2025.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

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

Property Address: KNOWLES AVE Current Land Use: Public Use
Property Owner: GULF COUNTY BOCC Proposed Land Use: High Density Residential R-3
Mailing Address: 1000 CECIL G COSTIN SR BLVD, ROOM 302, PORT ST JOE, FL 32456
Phone: 850-340-1488 Current Zoning: Public Use PU
Applicant if Different: _____ Proposed Zoning: R-3
Parcel Number: 04589-040R, 04589-030R, 04589-020R, AND 04589-010R

Cf Sell
Owners Signature

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



Kaci Rhodes
Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Deed

Copy of Survey

Cf Sell
Owner Signature

Date: 9/23/25

Cf Sell
Applicant Signature

Date: 9/23/25

SYMBOLS & ABBREVIATIONS:

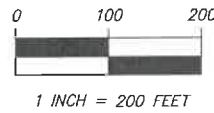
No. = NUMBER
 # = NUMBER
 R/W = RIGHT OF WAY
 L.B. = LICENSED BUSINESS
 L.S. = LICENSED SURVEYOR
 O.R. = OFFICIAL RECORDS
 ID. = IDENTIFICATION
 T = TOWNSHIP
 R = RANGE
 AC = ACRES
 P.O.B. = POINT OF BEGINNING
 ± = MORE OR LESS

INDEX OF SHEETS:

- | | |
|---|--------------------------------|
| 1 | SKETCH DETAILS & LEGEND |
| 2 | DESCRIPTION & SURVEYOR'S NOTES |

POINT OF COMMENCEMENT
 EAST 1/4 CORNER OF SECTION 1,
 T-8-S, R-11-W,
 GULF COUNTY, FLORIDA

NE 1/4 OF SECTION 1, T-8-S, R-11-W
 SE 1/4 OF SECTION 1, T-8-S, R-11-W



PARCEL ID.#04589-000R
 GULF COUNTY BOCC
 1000 CECIL G COSTIN SR BLVD
 ROOM 302
 PORT ST JOE, FL 32456
 O.R. BOOK 24, PAGE 808

SECTION 1, T-8-S, R-11-W

SECTION 6, T-8-S, R-10-W

O.R. BOOK 8, PAGE 406
 (DUKE ENERGY)

EAST LINE OF SECTION 1,
 T-8-S, R-11-W

NORTH RIGHT OF WAY
 LINE OF TENTH STREET

TENTH STREET ~ 80' RW

RYAN W. DANIEL, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS7551



Dewberry®
 DEWBERRY ENGINEERS INC.
 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32405

PHONE: 850.522.0644 FAX: 850.522.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. L.B. 8011

FB/PG:	N/A
FIELD DATE:	N/A
DRAWN BY:	RD
DWG DATE:	06/03/2025
SHEET SCALE:	1" = 200'
APPROVED BY:	JG

SKETCH OF DESCRIPTION
 KNOWLES AVENUE SUBDIVISION
 SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST
 CITY OF PORT ST. JOE
 GULF COUNTY, FLORIDA

PROJECT NO. 50186654
 SHEET NO.

1 OF 2

Drawing name: M:\30186654\000_02_Knowles Avenue Subdivision\Survey\001\Section 1\Land Use\Map\50186654-01.dwg 8.5x11 (2) Jun 03, 2025 3:39pm B

DESCRIPTION:

PARCEL "A"

A PARCEL OF LAND LYING AND BEING IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 1, FOR A DISTANCE OF 1,056.30 FEET TO THE NORTH RIGHT OF WAY LINE OF TENTH STREET (80' RIGHT OF WAY); THENCE LEAVING SAID EAST LINE, PROCEED SOUTH 71 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 641.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KNOWLES AVENUE (80' RIGHT OF WAY); THENCE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 94.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 300.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, PROCEED NORTH 71 DEGREES 00 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "B"

A PARCEL OF LAND LYING AND BEING IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 1, FOR A DISTANCE OF 1,056.30 FEET TO THE NORTH RIGHT OF WAY LINE OF TENTH STREET (80' RIGHT OF WAY); THENCE LEAVING SAID EAST LINE, PROCEED SOUTH 71 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 641.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KNOWLES AVENUE (80' RIGHT OF WAY); THENCE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 424.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 300.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, PROCEED NORTH 71 DEGREES 00 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "C"

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CONTAINING 0.292 ACRES, MORE OR LESS.

PARCEL "D"

A PARCEL OF LAND LYING AND BEING IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1.463 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET; BASIS OF BEARING BEING S18°59'31"E ALONG THE EASTERLY RIGHT OF WAY OF KNOWLES AVENUE.
2. THIS SURVEY MAP OR EXHIBIT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY ENGINEERS INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
4. THIS IS NOT A BOUNDARY SURVEY.

RYAN W. DANIEL, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS7551



Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405

PHONE: 850.522.0644 FAX: 850.522.1011

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. L.B. 8011

FB/PG:	N/A
FIELD DATE:	N/A
DRAWN BY:	RD
DWG DATE:	06/03/2025
SHEET SCALE:	N/A
APPROVED BY:	JG

SKETCH OF DESCRIPTION

KNOWLES AVENUE SUBDIVISION

SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST

CITY OF PORT ST. JOE

GULF COUNTY, FLORIDA

PROJECT NO. 50186654

SHEET NO.

2 OF 2

29

EXHIBIT "A"

Future Land Use Map:

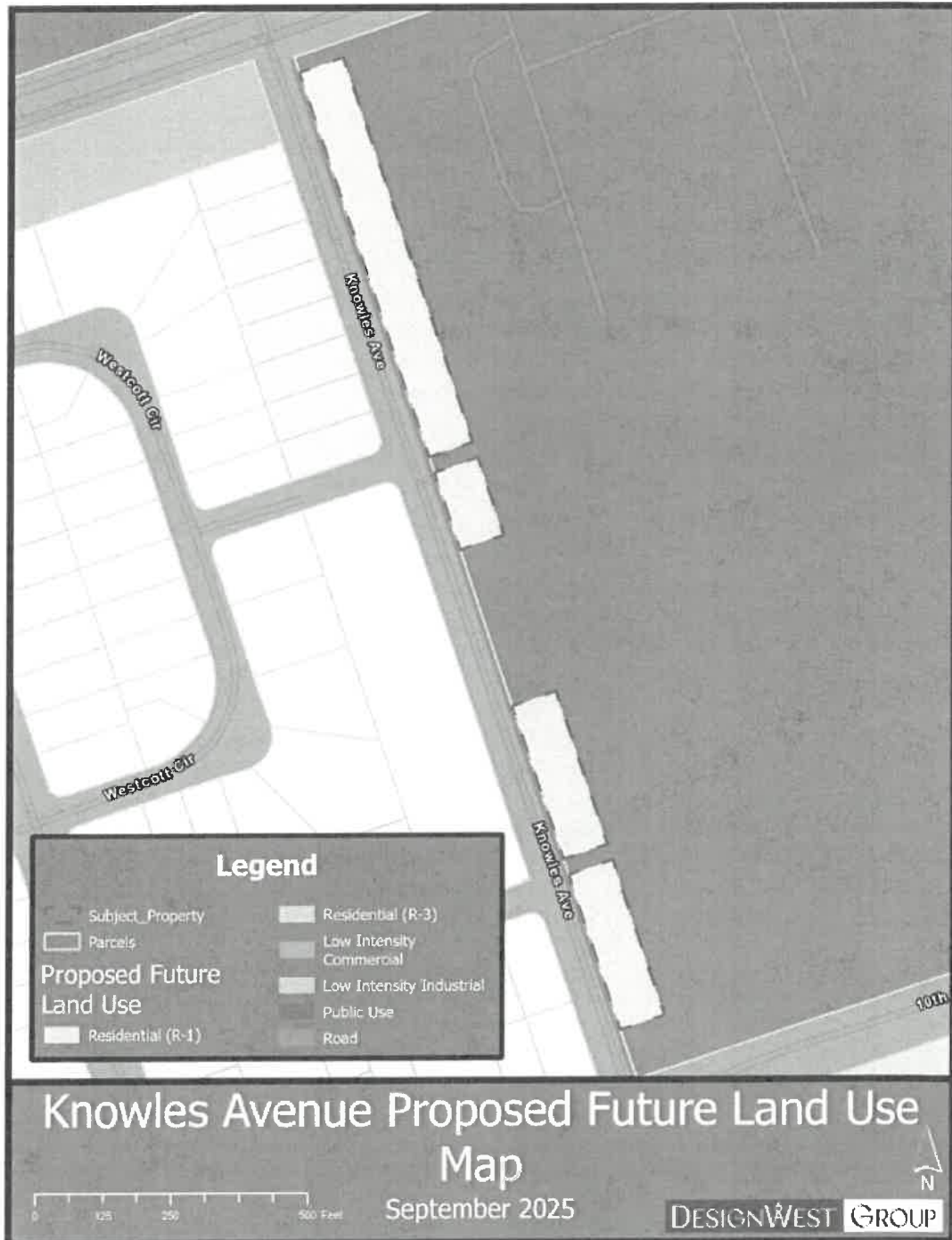
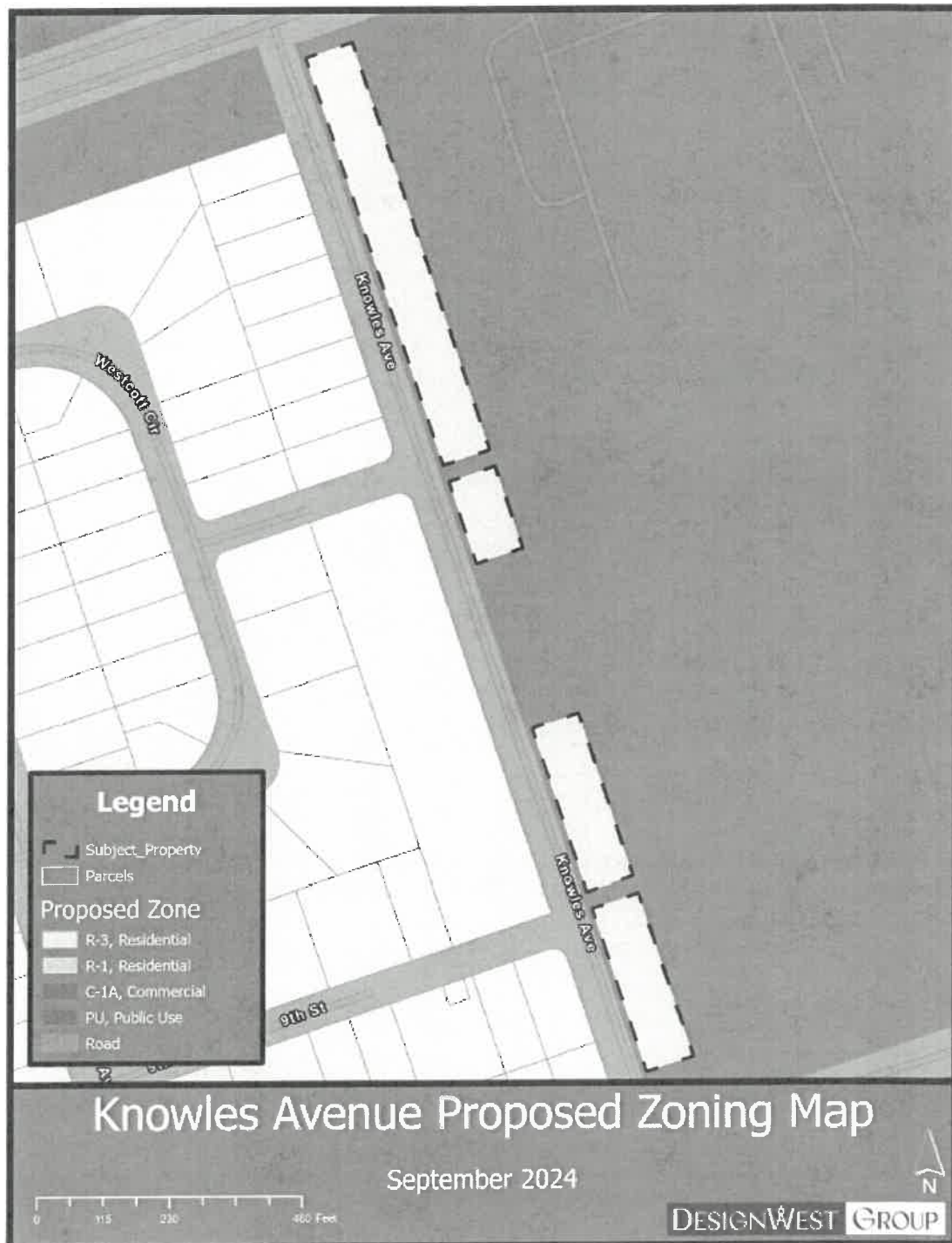


EXHIBIT "A"

Zoning Map:



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CONTAINING 0.292 ACRES, MORE OR LESS.

PARCEL "D"

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CONTAINING 1.463 ACRES, MORE OR LESS.

65-769

808

SPECIAL WARRANTY DEED

THIS INDENTURE, Made and entered into this 18th day of May, A. D. 1965, by and between ST. JOSEPH LAND & DEVELOPMENT COMPANY, a corporation organized and existing under the laws of the State of Florida, with its principal office at 803 Florida National Bank Building in the City of Jacksonville, Duval County, Florida, Party of the First Part, and GULF COUNTY, a political subdivision of the State of Florida, Party of the Second Part,

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed unto the said party of the second part, its successors and assigns, forever, the following described land, situate, lying and being in Gulf County, Florida, to-wit:

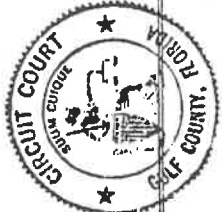
Begin at the $\frac{1}{4}$ corner ($\frac{1}{4}$ mile) marker on the East line of Section 1, Township 8 South, Range 11 West, which is also the eastern city limits line of Port St. Joe, Florida, and run North 0 degrees 02 minutes 20 seconds West, 830.95 feet to its intersection with the property line of A. N. R. R. Co., thence turn interior angle of 105 degrees 57 minutes to the chord of a 4 degree 26 minute curve (chord bearing N 74 degrees 05 minutes 20 seconds W) run along curve 361.2 feet to the intersection of A. N. R. R. property line South right of way of Fifth Street. Thence turn interior angle of 144 degrees 51 minutes 20 seconds from chord of curve and run South 70 degrees 46 minutes West along South line of Fifth Street 976.8 feet to intersection of East line of Knowles Avenue. Thence turn interior angle of 90 degrees 00 minutes and run South 19 degrees 14 minutes East along East line of Knowles Avenue 1990 feet to its intersection with North line of 20 foot easement to Florida Power Company, thence turn 90 degrees 00 minutes interior angle and run North 70 degrees 46 minutes East along North easement line 651.9 feet to its intersection with East line of Section 1, Township 8 South, Range 11 West. Thence turn 109 degrees 11 minutes 40 seconds and run North 0 degrees 02 minutes 20 seconds West along East line of Section 1 for 1056.3 feet to point of beginning. Containing 44.706 acres lying in SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 8 South, Range 11 West, Gulf County, Florida.

GULF COUNTY, FLA.
FILED FOR RECORD

25 MAY 24 PM 1965

808

Quinn K. Ketchum

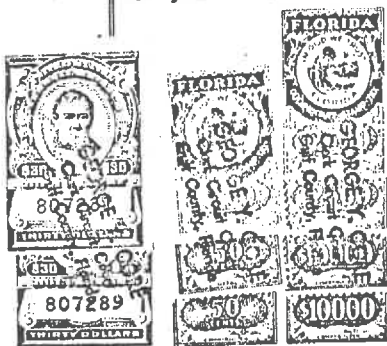


LAW OFFICES
WILLAS R. STONE
601 N. W. 10th AVENUE
PORT ST. JOE, FLORIDA

809

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed and its corporate seal to be hereunto affixed by its duly authorized officers the day and year first above written.



ST. JOSEPH LAND & DEVELOPMENT COMPANY

By: Edward Ball
Its President

(CORPORATE SEAL)

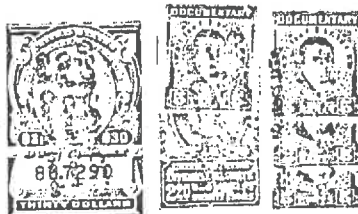
ATTEST: Irene Walsh
Its Secretary



Signed, Sealed and Delivered in the presence of:

John E. Schuster
John P. Chapman Jr.

STATE OF FLORIDA,
COUNTY OF DUVAL.



I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared EDWARD BALL and IRENE WALSH, to me known to be the persons described in and who executed the foregoing instrument as President and Secretary, respectively, of St. Joseph Land and Development Company, a corporation named therein, and severally acknowledged to and before me that they executed the same as such officers for the purposes therein expressed, in the name of and for and on behalf of the said corporation; that the seal thereunto affixed is the corporate seal by them in like capacity affixed, all under authority in them duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal, this 14th day of May, A. D. 1965.

Harold K. Stone
Notary Public, State of Florida, 1707
at Large.

My Commission Expires: May 1971

LAW OFFICES
SILAS A. STONE
601 REID AVENUE
PORT ST. JOE, FLORIDA

ORDINANCE NO. 627

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBERS 04702-00R FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL R-2, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE FROM COMMERCIAL C-1 TO RESIDENTIAL R-2B; 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 November 4, 2025, 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 amendment to the 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 Medium Density Residential R-2 and the Zoning from Commercial C-1 to Residential R-2B. 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 Medium Density Residential R-2.

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 Residential R-2B.

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2025.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

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

Property Address: 522 1st St ort St Joe, FL 32456 Current Land Use: C-1
Property Owner: Napoleon Pittman ET AL Proposed Land Use: R-2B
Mailing Address: 760 Borders Rd Wewahitchka, FL 32456
Phone: 850-625-6521
Applicant if Different: _____
Parcel Number: 04702-000R



April D Thompson
Comm.: HH 893070
Expires: Jul. 14, 2029
Notary Public - State of Florida

Owners Signature _____

Sworn to and subscribed before me this 30 day of October 2025. Personally Known
OR Produced Identification.
Type Provided DL.

April D Thompson
Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property _____

Copy of Deed _____

Copy of Survey _____

[Signature]
Owner Signature

Date: 10-30-25

[Signature]
Applicant Signature

Date: 10-30-25

Oct 1, 2025

To Whom it May Concern,

RE: 522 1st Street, Port St Joe, FL 32456

Parcel ID: 04702-000R

We are requesting Land Use change from C-1 to R-2B referencing City Ordinance 537 dated September 5, 2017. Ordinance 537 allows residential in commercial district. We would also like to request density change allowing 2 residential units on the above-mentioned parcel allowing for a 2-story unit.

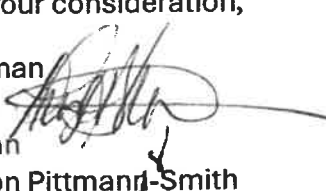
Thank you for your consideration,

Napoleon Pittman

Phyllis Pittman

Timothy Pittman

Rebecca Shalon Pittman-Smith

A handwritten signature in black ink, appearing to be 'Napoleon Pittman', written over the printed names of the Pittman family members.

Oct 1, 2025

To Whom it May Concern,

RE: 522 1st Street, Port St Joe, FL 32456

Parcel ID: 04702-000R

We are requesting Land Use change from C-1 to R-2B referencing City Ordinance 537 dated September 5, 2017. Ordinance 537 allows residential in commercial district. We would also like to request density change allowing 2 residential units on the above-mentioned parcel allowing for a 2-story unit.

Thank you for your consideration,

Napoleon Pittman

Phyllis Pittman

Timothy Pittman

Rebecca Shalon Pittman-Smith

A handwritten signature in black ink, appearing to read "Rebecca S. Pittman-Smith". The signature is fluid and cursive, with a large loop at the end.

Rebecca S. Pittman-Smith

Oct 1, 2025

To Whom it May Concern,

RE: 522 1st Street, Port St Joe, FL 32456

Parcel ID: 04702-000R

We are requesting Land Use change from C-1 to R-2B referencing City Ordinance 537 dated September 5, 2017. Ordinance 537 allows residential in commercial district. We would also like to request density change allowing 2 residential units on the above-mentioned parcel allowing for a 2-story unit.

Thank you for your consideration,

Napoleon Pittman

Phyllis Pittman

Timothy Pittman

Rebecca Shalon Pittman-Smith



EXHIBIT "A"

Future Land Use Map:

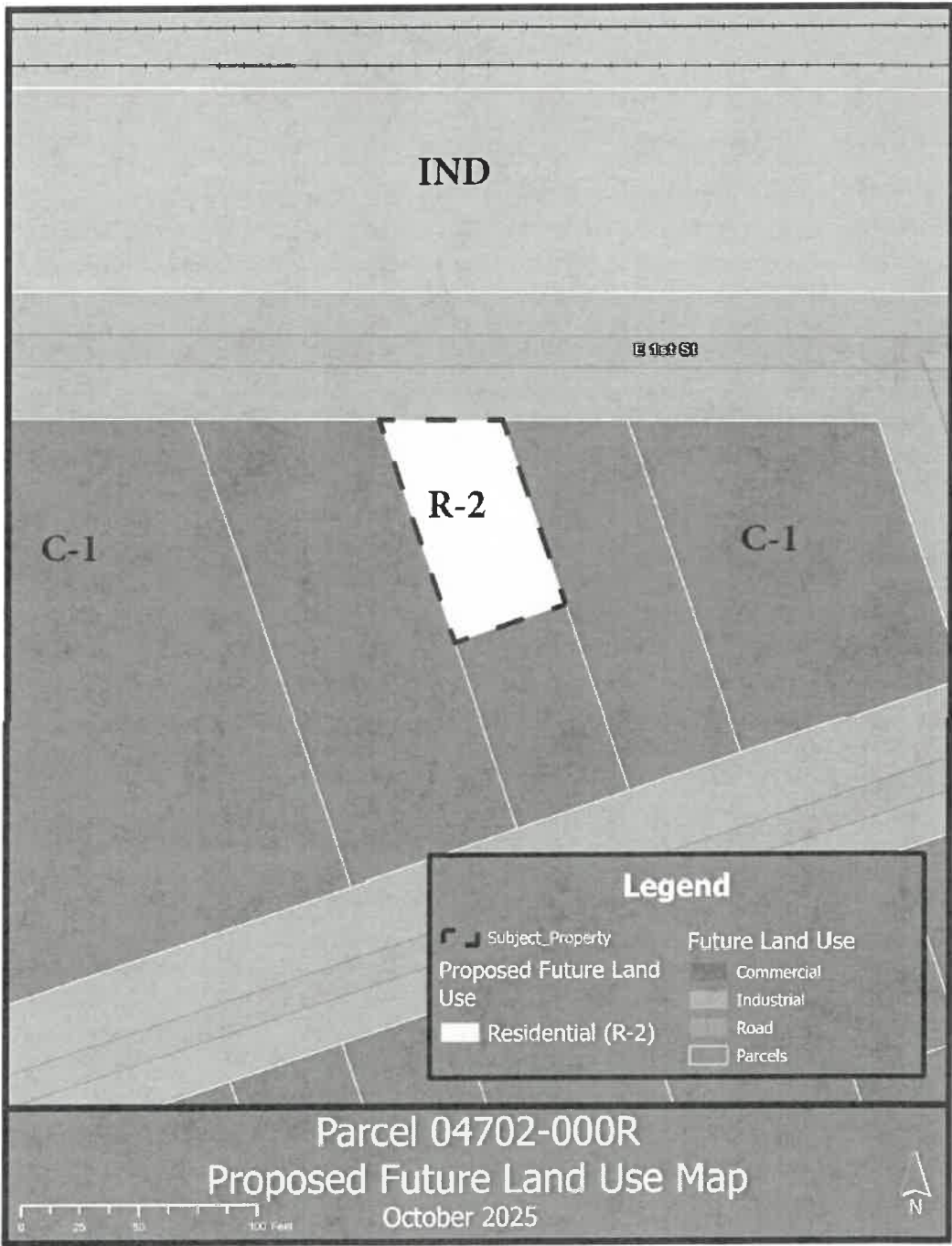
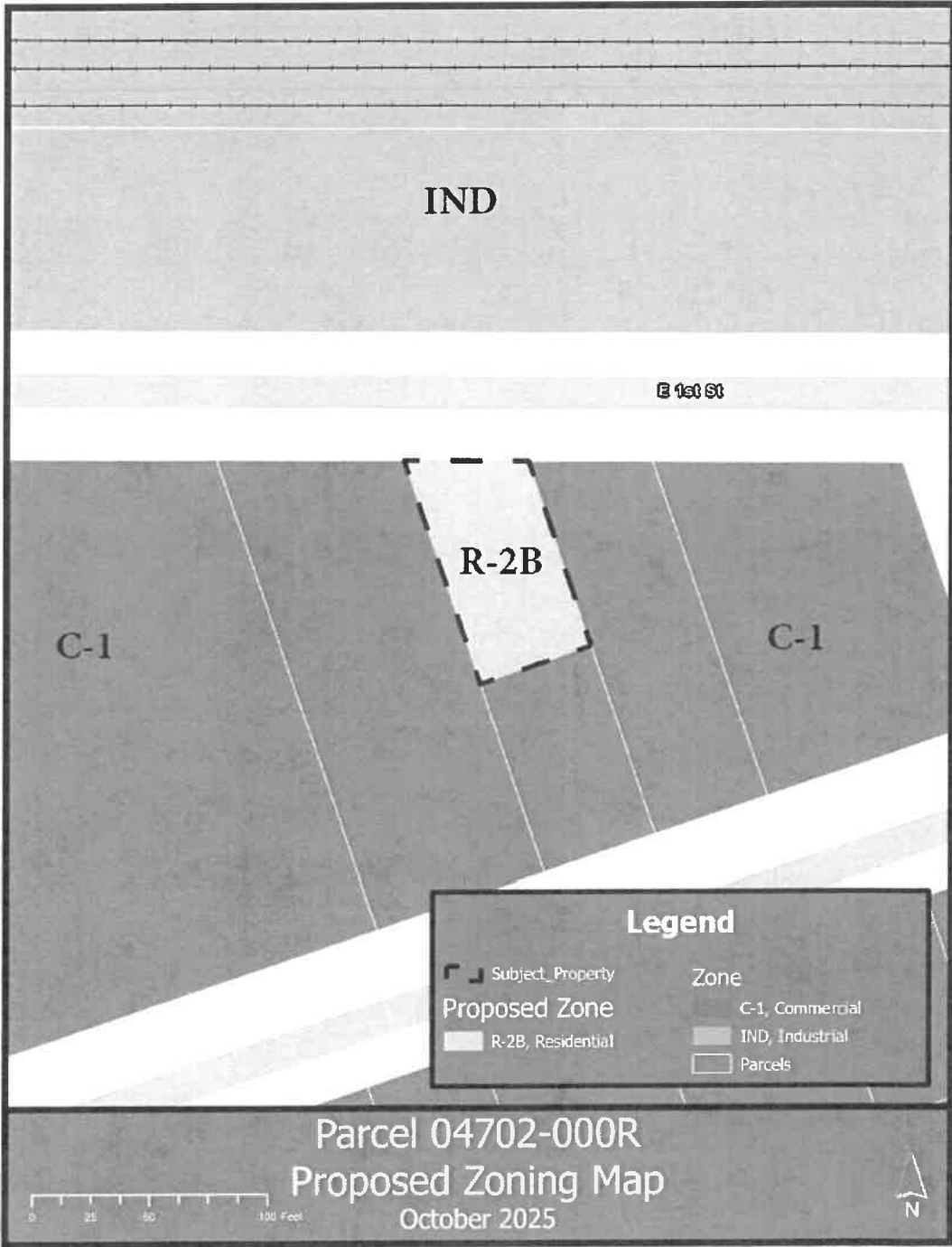


EXHIBIT "A"

Zoning Map:



THIS INSTRUMENT PREPARED BY:

Napoleon Pittman & Phyllis Pittman
760 Borders Road
Wewahitchka Florida 32465
Parcel ID#

Quit Claim Deed

This Quit Claim Deed executed this 5th day, of May, 2022

Napoleon Pittman, and wife Phyllis A. Pittman
760 Borders Road
Wewahitchka Florida 32465

Second party: Napoleon Pittman and wife Phyllis A Pittman, and son Timothy
Napoleon Pittman, and daughter Rebecca Shalon Pittman-Smith with Joint Tenant
With Right Of Survivorship
760 Borders Road
Wewahitchka Florida 32465

(Wherever used herein the term "first party" and "second party" shall
singular and plural, heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations, whatever the context so admits or
requires.)

WITNESSETH, that the said first party, for and in consideration of the
sum of Ten and 00/100 (\$10) dollars, in hand paid by the said second party, the
receipt whereof is hereby acknowledged, does hereby remise, release, and
quitclaims unto the said second party forever, all the right, title, interest, claim
and demand which the said first party has in and to the following described lot,
piece or parcel of land, situate , lying and being in the County of Gulf, State of
Florida,

The above grantor grants all interest and rights to said property, to above
mention children in the event of death.

The North ½ of lot 23 block 11 of the City of Port St Joe Florida according to the
official map thereof on file in the Office of the Clerk of the Circuit Court of Gulf
County, Florida; the same being one-half of the lot with dimensions
approximately 50 feet by 86 feet fronting on First Street, Port St Joe Florida.

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 04702-000R
Location Address 522 1ST ST
PORT ST JOE
Brief Tax Description CITY OF PORT ST. JOE N/2 OF LOT 23 ORB 764/756 QC FR PITTMAN BLK 11 MAP 50A
(Note: Not to be used on legal documents.)
Property Use Code STORE/OFFICE/RESID (1200)
Sec/Twp/Rng 1-8S-11W
Tax District Port St. Joe City (5)
Millage Rate 14.5341
Acreage 0.115
Homestead N

[View Map](#)

Owner Information

Primary Owner
PITTMAN NAPOLEON ET AL
760 BORDERS ROAD
WEWAHITCHKA, FL 32465

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
510000 - PSJ LOT(COM)	0.55	LT	0	0

Building Information

Type	OFFICE (C-MA)	Heat	AIR DUCTED
Total Area	1,104	Air Conditioning	CENTRAL
Heated Area	1,080	Bathrooms	1
Exterior Walls	COMMON BRK	Bedrooms	0
Roof Cover	BUILT-UP	Stories	1
Interior Walls	DRYWALL	Actual Year Built	1984
Frame Type	MASONRY	Effective Year Built	2018
Floor Cover	CARPET		

*Effective Year is simply the difference between economic life and remaining economic life of the structure.
The year is evident by the condition and utility of the structure.
The Effective Year may or may not represent the Actual Year Built.

Extra Features

Code	Description	Length x Width	Area	Year Built
0261	CONCRETE (*)	0 x 0 x	1,000	1990

Sales

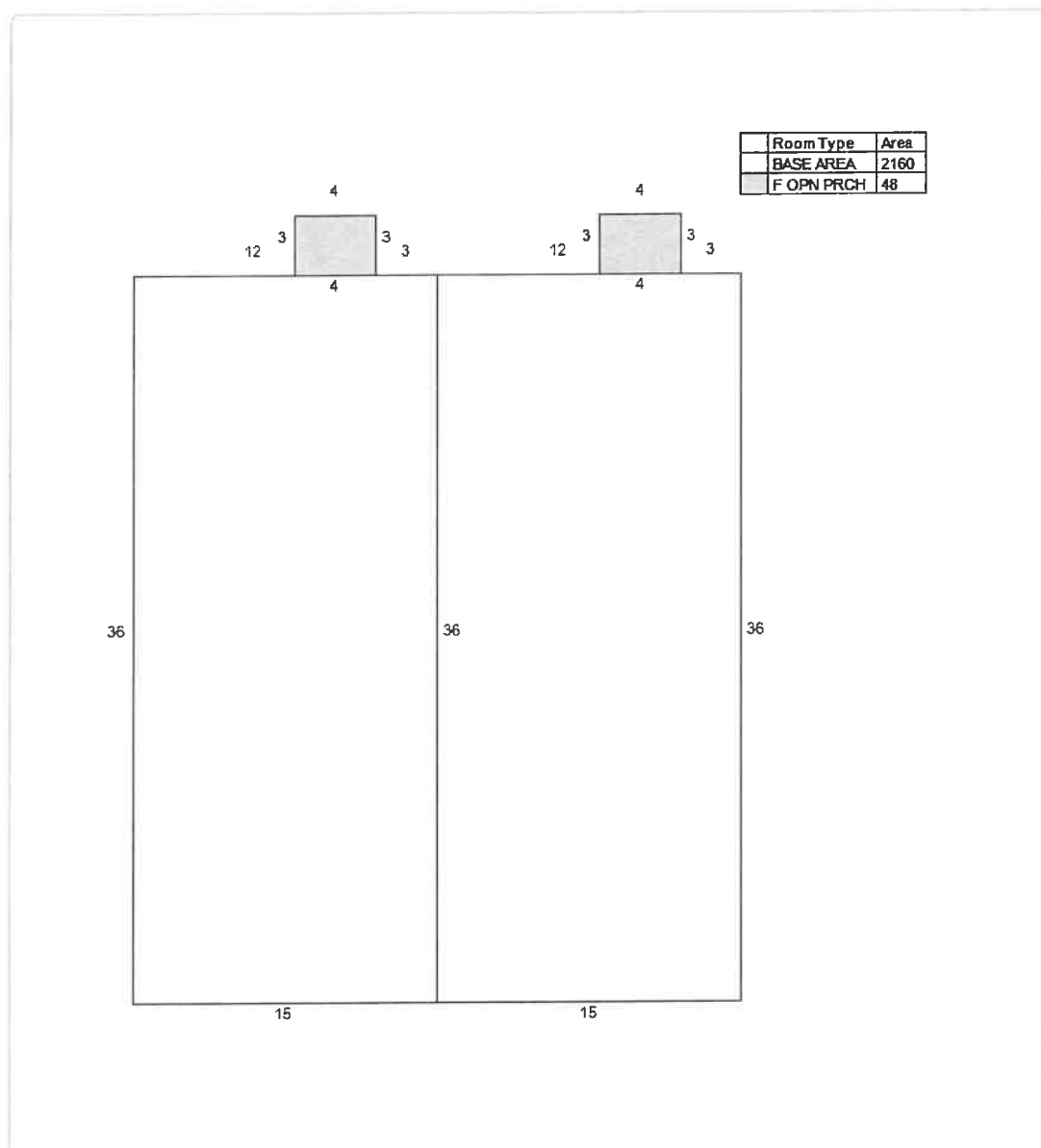
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	5/5/2022	\$100	QC	<u>764/756</u>	Unqualified	Improved	PITTMAN NAPOLEON & PHYLLIS A	PITTMAN NAPOLEON & PHYLLIS A & TIMOTHY NAPOLEON & REBECCA SHALON SMITH (JTWROS)
N	2/22/2005	\$100	QC	<u>0368/0220</u>	Qualified	Improved	NAAPAP	PITTMAN NAPOLEON
N	5/19/1998	\$100	WD	<u>0214/0282</u>	Unqualified	Improved	TUCKER	NAAPAP
N	10/2/1996	\$48,000	WD	<u>0194/0484</u>	Qualified	Improved	TUCKER	NAAPAP
N	3/27/1991	\$42,500	WD	<u>0143/0323</u>	Qualified	Improved	WEWA STATE BANK	TUCKER
N	8/30/1990	\$100	WD	<u>0139/0989</u>	Qualified	Improved	HARPER	WEWA STATE BANK
N	1/1/1986	\$43,000	N/A	<u>0110/0038</u>	Qualified	Improved		

Valuation

	2025 Preliminary Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$63,356	\$63,356	\$63,356	\$61,964	\$66,099
Extra Features Value	\$854	\$854	\$854	\$854	\$854
Land Value	\$55,000	\$55,000	\$44,000	\$44,000	\$28,600
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$55,000	\$44,000	\$44,000	\$28,600
Just (Market) Value	\$119,210	\$119,210	\$108,210	\$106,818	\$95,553
Assessed Value	\$93,495	\$84,995	\$77,268	\$70,244	\$63,858
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$93,495	\$84,995	\$77,268	\$70,244	\$63,858
Maximum Save Our Homes Portability	\$25,715	\$34,215	\$30,942	\$36,574	\$31,695

"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.

Sketches



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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/30/2025, 2:11:24 AM

Contact Us

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SCHNEIDER
 GEOSPATIAL

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances there to belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered
In our presence:

Carla O'Dell
Witness
Printed Name: Carla O'Dell

Napoleon Pittman
Napoleon Pittman

Reginald Larry
Witness
Printed Name: Reginald Larry

Carla O'Dell
Witness
Printed Name: Carla O'Dell

Phyllis A Pittman
Phyllis A Pittman

Reginald Larry
Witness
Printed Name: Reginald Larry

State of Florida
County of Gulf



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, **Napoleon Pittman and wife Phyllis A Pittman**, who produced the following identification: Florida's Drivers License personally known to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same. x or physically appeared before me.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of May 2022.

Beverly Leslie Daniels
Notary Public
My Commission Expires Mar 5, 2023
Commission No:

