

September 5, 2017  
Regular Meeting  
6:00 P.M.  
2775 Garrison Avenue  
Port St. Joe, Florida



## City of Port St. Joe

Bo Patterson, Mayor-Commissioner  
William Thursbay, Commissioner, Group I  
David Ashbrook, Commissioner, Group II  
Brett Lowry, Commissioner, Group III  
Rex Buzzett, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

# BOARD OF CITY COMMISSION

Regular Public Meeting

6:00 P.M.

2775 Garrison Avenue

Tuesday September 5, 2017

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## Call to Order

## Consent Agenda

### Minutes

- Special Commission Meeting 8/14/17 Pages 1-7
- Workshop Meeting 8/24/17 Pages 8-10

DAR Proclamation, Constitution Week- Mabel Hodges

### PSJRA

- Extension of Current CRA

### City Attorney

- Easements
  - Wimico Timber
  - Commerce Park LotPages 11-13
- Medical Marijuana
- Ordinance 535 Voluntary Annexation of parcel 06077-000R Pages 14-28
  - Public Hearing, 2nd Reading, & Consideration of Adoption
- Ordinance 536 Zoning Change of Parcels 06067-000R & 06077-000R Pages 29-75
  - Public Hearing, 2nd Reading, & Consideration of Adoption
- Ordinance 537 Multi-Family in Certain Areas of the C-1 District Pages 76-78
  - Public Hearing, 2nd Reading, & Consideration of Adoption
- Ordinance 538 Amendment to Section 3.21 of the LDR Pages 79-80
  - Public Hearing, 2nd Reading, & Consideration of Adoption
- Ordinance 541 Commissioners Salary Page 81
  - Public Hearing & 1st Reading
- Ordinance 542 Seventh Street Road Abandonment Pages 82-84
  - Public Hearing & 1st Reading

## Old Business

- Administrative Leave Policy- Comm. Ashbrook Page 85
- FRDAP-Update
- Stormwater at 1111 Garrison- Rebecca Durden

## New Business

- Bi-Annual Hazardous Waste Collection Page 86
- Public Official Fair Housing Workshop- Bruce Ballister
- RFP 2017-09 CDBG Water Line Project Page 87
- RFP 2017-10 Long Ave Water Line Materials Page 88
- RFP 2017-11 Long Ave Water Line Bores Page 89
- SCOP Grant Approval
- Port Authority- Comm. Buzzett

**Public Works**

- **Backflow Preventors**

**Surface Water Plant**

- **Update**

**Waste Water Plant**

- **Update**

**Finance Director**

- **2017-2018 Budget- Update**

**City Engineer**

- **Projects Update**
  - **Frank Pate Park Boat Ramp Improvements**
  - **Long Avenue Water/Sewer/Road Paving**
  - **Jones Homestead Sewer**

**Code Enforcement**

- **Update**

**Page 90**

**Police Department**

- **Update**

**City Clerk**

- **Update**

**Citizens to be Heard**

**Discussion Items by Commissioners**

**Motion to Adjourn**

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT  
2775 GARRISON AVENUE, August 14, 2017, AT 12 Noon**

The following were present: Mayor Patterson, Commissioners Ashbrook, Buzzett, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and Attorney Clinton McCahill were also present. Commissioner Thursbay joined the meeting at 12:12 P.M.

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, to approve the Minutes of the Regular Commission Meeting on August 1, 2017, and the Workshop Meeting of August 8, 2017. All in favor; Motion carried 4-0.

**Guest Speaker – Representative Halsey Beshears** \*– this was moved further in the meeting awaiting the arrival of Representative Beshears.

**PORT ST. JOE REDEVELOPMENT AGENCY (PSJRA)**

Commissioner Buzzett shared there will be a ribbon cutting for the gateway arch on Monday, August 21, 2017, at 2:00 P.M., and invited citizens to attend and enjoy the eclipse from there.

**CITY ATTORNEY UPDATE –**

*Easements*

*Wimico Timber* – Mr. William Leonard with American Forestry noted they have cut approximately 1,900 of their 2,000 acres leaving about 100 acres left to be cut. They will not be back until the fall or possibly the spring of 2018. He anticipates it will take about three weeks to cut the acreage.

This was Tabled until the September meeting.

The Commissioners continued to express their concerns about the water line and need to protect it.

Clay Smallwood stated there were two issues, we do not know the integrity of the pipe and if the headwall at the end of the pipe were hit by a truck what could happen.

Mr. McClamma shared that he had contacted someone about checking the inside of the pipe and that could run around \$5,000 for them to scope the pipe.

**\*Guest Speaker – Representative Halsey Beshears** updated the Commission on the Medical Marijuana Dispensaries. Specific language was in the bill to take care of most issues. A town can ban any and all dispensaries but should you decided to have one, you cannot restrict where it will be located as it must be treated like a pharmacy. He also shared about the number of statewide dispensaries, who can apply, and when more dispensaries would be allowed.

Mindy Pate, Christy McElroy, and Zebe Schmit asked Representative Beshears several questions.

Mayor Patterson requested funding support of Representative Beshears for the Long Avenue Project. There is \$8 Million state wide for this type project and hopefully, St. Joe will receive some of the funds.

Commissioner Thursbay joined the meeting at 12:12 P.M.

*Commerce Park Lot* – Mr. McCahill has not received the executed Quit Claim Deed as his contact has been out of town. He is continuing to work on this. Mr. Anderson shared that Mrs. Buke had provided a 30 day extension until this issue can be resolved.

*Ordinance 535 Voluntary Annexation of Parcel 06077-000R – Public Hearing and First Reading:*

No one from the public spoke at the Public Hearing. A Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, for Attorney McCahill to read Ordinance 535 by Title only. All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 535 by Title only.

*Ordinance 536 Zoning Change of Parcels 06067-000R and 06077-000R – Public Hearing and First Reading:*

No one from the public spoke at the Public Hearing. A Motion was made by Commissioner Ashbrook, second by Commissioner Thursbay, for Attorney McCahill to read Ordinance 536 by Title only. All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 536 by Title only.

*Ordinance 537 Multi-Family in Certain Areas of the C-1 District – Public Hearing and First Reading:*

No one from the public spoke at the Public Hearing. A Motion was made by Commissioner Thursbay, second by Commissioner Lowry, for Attorney McCahill to read Ordinance 537 by Title only. All in favor; Motion carried 5-0. This is for C-1 lots between Long and Woodward Avenues and Second to Fifth Streets.

Attorney McCahill read Ordinance 537 by Title only.

*Ordinance 538 Amendment to Section 3.21 of the LDR – Public Hearing and First Reading:*

No one from the public spoke at the Public Hearing. A Motion was made by Commissioner Ashbrook, second by Commissioner Thursbay, for Attorney McCahill to read Ordinance 538 by Title only. All in favor; Motion carried 5-0. This will allow for the miniature golf course and comply with keeping it 2,000 feet off of Highway 98.

Attorney McCahill read Ordinance 538 by Title only.

Randy and Anita Carver were at the meeting, noted they had a Letter of Intent to Purchase, and they are looking at two designs for their park with each being ADA compliant. Mr. Carver provided a handout of their plans.

**CITY MANAGER'S REPORT – Jim Anderson**

**Old Business**

*Tenth Street Park Update* - The Committee met on August 10, 2017, and recommended to the Gulf County Board of Commissioners that a Task Order be given to Dewberry / Preble – Rish to analyze the stormwater pipe. The FRDAP Committee will be meeting on September 28, 2017, at 9:00 A.M. Consensus of the City Commission was that the baseball parks should be a priority.

**New Business**

*Insurance RFP – Dwight Van Lierop*: Mr. Van Lierop shared that all three insurance companies that cover public entities bid on the insurance. The low bidder was Preferred Governmental Insurance Trust (PGIT) giving a quote of \$222,650 which is a savings of approximately \$59,000. PGIT provides a 3% Wind Deductible as compared to 5% with the previous carrier. There was an improvement in Automobile coverage, Fire Trucks are rated at an Agreed Value rather than the Cash Value and there is a 2 year rate lock on the premium. Mr. Van Lierop recommended that the City go with PGIT as the City's Insurance carrier. A Motion was made by Commissioner Lowry, second by Commissioner Buzzett, to award the City's insurance to PGIT. All in favor; Motion carried 5-0.

Commissioner Thursbay thanked Mr. Van Lierop and Commissioner Ashbrook for their hard work on this issue.

*Stormwater at 1111 Garrison Avenue – Commissioner Lowry:* Mr. Anderson has talked with F & B Builders and feels they have come to a resolution. F & B will create a ditch on their customer's property which should resolve the issue. Becky Durden, who resides at 1111 Garrison wanted assurance that the issue has been taken care of and that opening a ditch would prevent future flooding.

*Building Department Contract – Mayor Paterson* stated he had been meeting with Gulf County officials on the possibility of the County taking over the City's Building Department. He feels that the City and County should work together and this would be good for the citizens.

Bo Creel, City Building Inspector spoke and noted that his office is open from 8 A.M. to 1:00 P.M. each day, as compared to the County's office that is open from 7 A.M. to 5:30 P.M. Monday through Thursday. Mr. Creel has an Inspector on sight 5 days per week. He also shared that his company, EPCI, has an ISO Rating of 3 where the County's is a 5. This rating impacts the rate citizens pay for their insurance. EPCI gives 18% of their collected revenue back to the City in exchange for office space, phone, and copy machine; Mr. Creel provides the personnel. The Staff of EPCI consists of 3 Building Officials, 6 Building Inspectors, 3 Fire Inspectors, and an engineer. He noted that \$38,000 was returned to the City when the hospital was permitted and \$9,000 on the recently built apartments.

Commissioner Thursbay shared he would look at all the figures and do what is best for the City.

Commissioner Ashbrook questioned the ISO Rating and if going with the County would make a cost difference. Mr. Creel stated you might see an increase in insurance rates for the citizens.

Commissioner Lowry advised that he will abstain from voting on this issue as he is a County Employee.

Mayor Patterson noted he just wanted to get this out for everyone to look at and will be doing what is best for the citizens.

Commissioner Buzzett stated he wanted to go on record that he is pretty sure he will be against changing. He believes in cooperation but all cooperation right now seems to be one sided. Commissioner Buzzett favors Mr. Creel as he attends City PDRB meetings, helps the City meet the requirements of the LDR, and also does a lot more for us at his expense. He will have to see a tremendous savings to the City before supporting a change and will be looking at premiums and other factors. He thanked Mr. Creel for the job he is doing and will be talking with contractors to see if they are satisfied or not.

Christy McElroy reminded the Commission that Building Inspectors are revenue generators for areas. The County is interested in this because of the building boom. She would hate for the City to not capture this revenue for the City. If it is turned this over to the county, they would add a new person to that department, the tax payers would have to buck up and pay that person, and the City would be losing revenue. The City has a different LDR, and a Planning Board. She suggested going out for bid or renegotiate the EPCI Contract if there are issues. Ms. McElroy also noted that Commissioner Lowry will not be voting on this issue; there is another person sitting on the Commission that is a County employee, and it does not look kosher for either of them to vote on this issue.

*Commissioner Thursbay left the meeting at 1:05 P.M., stating that he had to return to his job.*

Mindy Pate of South Gate applauded Commissioner Buzzett for his comments on separation between City and County and for Commissioner Lowry's ability to say that he did not feel that it was his place to share opinions or vote on this issue. Ms. Pate spoke, from a personal level, on her dealings with Mr. Creel as a building inspector. She noted that she may not have always agreed with him but his decisions were always for the safety and quality of their home. The Pate's had a number of subs working for them during the addition to their home. She noted that subs would always speak very highly of Mr. Creel and his standards. Ms. Pate shared they are remodeling a building on Reid Avenue and facing a lot of issues. She feels that the City has its own individual issues and that is what needs to be dealt with; these unique issues cannot be dealt with on the County level as they have their hands full just keeping properties from falling into the Gulf. Ms. Pate would like to be included in any meetings concerning this issue or changing the current contract with Mr. Creel. Ms. Pate stated that he is a prenominal man as a person and an individual of high integrity. She requested that any Board members that have had any conflicts with Mr. Creel over his decision not sitting well with them, abstain from voting on this issue.

Commissioner Ashbrook wanted to go on record as saying when this was first brought up, he had no feelings one way or another; he has worked with Bo and feels he does a great job. This is the first he has heard of ISO Ratings and thinks before any decisions are made the Commission needs to weigh what it is going to cost the citizens. We may save them some money up front with an inspection but their insurance cost may go way up. He does not want to give it to anyone. He feels if any changes are made, it should be a fair process, an RFQ should go out, and then weigh it all out. He is not prepared to make a decision on this to just give it to the County.

Commissioner Buzzett shared an analogy of giving up things and losing control and said it would take a lot to get him to change his mind to give this to the County.

*Code Enforcement – Mayor Patterson* stated he brought this up in a previous Budget Workshop and did not think we were getting the consistency we needed. Currently, we are getting 20 hours of work per week and during the 20 hours the officer has to do paper work which cuts his time in the field. He suggested that we go to 28 hours a week and stated that he and the Code Enforcement Officer had met and discussed this, came up with a plan, pay amount, agreement to work a couple of Saturdays a month and give consistency. The Code Enforcement Officers will take a little less pay, work every other Saturday and listed other days that he will work. This accomplished what Mayor Paterson wanted to do and provides for our citizens. He asked if this was something the Commission needed to vote on or just follow it through when it comes about.

Mr. Anderson responded this is actually changing somebody's pay and their actual job duties and should be handled by Staff level. He noted that Section 28 of the City Charter refers to this as being handled by staff level, that we pride ourselves in Customer Service and if we put Mr. Burkett in a car all day long you will have to provide computer items, buy an air card, and provide an office. This is a lot more money and an old car that is 15 years old.

Mayor Paterson responded that he and Mr. Burkett had worked out a deal. If Staff has to do it, that is fine but he and Officer Burkett talked, they just discussed things and he went to Mr. Anderson and told him exactly what they had discussed. He doesn't know why Mr. Anderson didn't tell him that day and now he is telling him that it's a staff job. Mayor Patterson stated that he and Mr. Anderson would discuss this at another time.

Commissioner Buzzett reminded Mayor Patterson that the Commission sets policy and the City Manager does the hiring, and firing per the City Charter, and that Commissioners can't go out and negotiate with any employee about their salary or who to hire or fire.

Mayor Patterson questioned why he could not go out and talk with employees as he was the mayor and was voted on by over 60% of the people and he was tired of being treated like nothing.

Commissioner Buzzett noted that Mayor Patterson had one vote just like everyone else.

Mayor Patterson stated that he needed an office in City Hall.

Commissioner Buzzett reminded Mayor Patterson that he had an office in City Hall and currently has one at Ward Ridge.

Mayor Patterson responded that the one at Ward Ridge wasn't any good. He stated that he and Commissioner Buzzett could get into trouble with Commissioner Buzzett belittling him, and they would discuss this later. Mayor Patterson questioned if an office at Ward Ridge was good enough for the Mayor and stated we would get on with the meeting.

*Waste Pro Contract – Commissioner Ashbrook* will be meeting with Waste Pro while at the Florida League of Cities Conference and would like to see the current contract enforced.

**Public Works – John Grantland** shared that the Port St. Joe High School Lift Station was up and running.

Commissioner Lowry expressed his appreciation to Mr. Grantland and the crews that have worked on this project.

## **Surface Water Plant – Larry McClamma**

*Clarifier Painting – Request to Bid:* A motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to advertise for this work. All in favor; Motion carried 4-0.

**Wastewater Plant – Kevin Pettis** was running the plant and unable to attend the meeting.

**Finance Director – 2017 – 2018 Budget Update:** **Mike Lacour** provided a revised Budget Sheet for Commissioners to be reviewing before the Workshop on August 24, 2017, at Noon in the Commission Conference Room at City Hall. He also reviewed several changes that had been made to the budget.

## **City Engineer – Clay Smallwood, III**

Project Updates -

*Frank Pate Park Boat Ramp Improvements* – Workers are putting the cap on the South wall today, several small things are going on, and he anticipates finishing up after Labor Day.

*Long Avenue Waters / Sewer / Road Paving* – Bids for the waterline replacement are due on August 31, 2017, and Mr. Smallwood anticipates having project figures for the second meeting in September.

*Jones Homestead Sewer* – Dewberry / Preble-Rish continues to engineer the sewer lines for the project.

## **Code Enforcement –**

*General Update* – Mr. Burkett's report was reviewed, no action was required.

**Police Department – Chief Matt Herring** shared that Officer Caleb Kesterson has accepted a position with the Bay County Sheriff's Department and his last day with the City will be August 24, 2017. He will be making more money per month and rent is much cheaper there. Chief Herring encouraged anyone interested in this position with the City of Port St. Joe to submit an application.

**City Clerk – Charlotte Pierce** shared the proposed dates for *Ghost on the Coast* - Tuesday, October 31, 2017, and *Christmas on the Coast* – Saturday, December 9, 2017, with the Commission. Consensus of the Commission was that these dates were good and to proceed with the events.

## **Citizens to be Heard –**

*Christy McElroy* shared the success of her church's involvement with the Gulf County Public Library and transporting students to the library for summer reading activities.

Ms. McElroy shared her concerns about a City Employee receiving a salary of \$3,434 while on County business and not working at their City job. She felt that the employee's Annual and Sick leave should be used as citizens and taxpayers are not receiving dividends from this.

Ms. McElroy noted her third issue would be controversial, she was tired of attending meetings where the Mayor attacks people and understood why the Mayor was so interested in Medical Marijuana. Ms. McElroy held up a picture for the Commission to view.

Mayor Patterson respond that she would be sued for this because you couldn't tell him what it was and asked that the attorney make a note that she said something about him she could not prove.

Ms. McElroy responded to sue her, she did not say anything and suggested that Mayor Patterson needed to attend anger management.

Mayor Patterson stated that today is the first day that he had let his anger get to him

## **Discussion Items by Commissioners**

5

Neither *Commissioners Buzzett, Lowry, Ashbrook* nor Mayor Patterson had anything to discuss.

A Motion was made by Commissioner Lowry, second by Commissioner Ashbrook, to adjourn the Meeting at 1:32 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
James "Bo" Patterson, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

## Exhibit A

A Public Records photo was submitted by Christy McElroy. The photo is on file at City Hall.

# **MINUTES OF THE FY 2017 – 2018 BUDGET WORKSHOP FOR THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE FLORIDA, HELD AT 305 Cecil G. Costin, Sr., Blvd., August 24, 2017, 12 O'clock Noon**

The following were present: Mayor Patterson, Commissioners Ashbrook, Buzzett, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Financial Analysts Mike Lacour, Public Works Director John Grantland, and Surface Water Treatment Plant Director Larry McClamma, were also present. Commissioner Thursbay joined the meeting at 12:07 P.M.

The purpose of the Workshop was to provide an overview of the FY 2017 – 2018 Budget.

Mike Lacour distributed updated copies of the preliminary 2017 – 2018 Fiscal Year Budget.

City Manager Jim Anderson stated he had received a text from Commissioner Thursbay and he was on his way.

Mr. Anderson shared that the Workshop today was to review the Water Fund, noted the three primary areas that would be covered and discuss the General Fund. The Water Line Replacement in North Port St. Joe, funded through the CDBG Grant, will be addressing issues on Avenues D, E, F, and G and possibly Avenue A and North Park Avenue. \$80,000 has been provided from the Northwest Florida Water Management District to assist with water line replacement as well. Water Line Replacement on Long Avenue will be through Road Bond Money and hopefully, state funds. A Water Meter Replacement Program would provide for new meters which should be accomplished in a three year plan. The General Fund is within striking distance. The Filter Replacement Program at the Surfacewater Treatment Plant will be in year two of four. He also shared that the First Public Hearing on the Budget will be held on Thursday, September 14, 2017, at 5:01 P.M. and the Final Budget Hearing will be held on Tuesday, September 26, 2017, also at 5:01 P.M. Both meetings will be held at the Ward Ridge Building.

Johnny and Jai Bryant questioned the work scheduled for the CDBG Grant and offered their thoughts on ways for the work to be done.

*Commissioner Thursbay joined the meeting at 12:07 P.M.*

Financial Analyst Mike Lacour noted the Water Fund would be balanced with the proposed changes. Insurance has been capped at \$705 per employee and the difference for the monthly premium will be due from the employee. There has been a reduction in the Liability and Worker Comp cost with the new insurance company, and he suggested that an Escrow Fund be established for the Water Meter replacement.

Commissioners Lowry and Ashbrook shared what they had seen and heard while at the Florida League of Cities Conference and encouraged Staff to look at options for new water meters.

Commissioner Ashbrook questioned if Wastewater Treatment Plant Funds could be used for water meters.

Mr. Lacour shared that we are within the budget frame work and continue to try to push rates down while being mindful of our debt obligations and providing good fiscal management. The City is scheduled for another rate study in 2019.

Benny Roberts shared that he had run the Water Plant for 18 years and cautioned the Commission about Technology as it will help up front but can kill you.

Mr. Lacour recapped all of the funds and noted that moving forward, we are to continue with Option I of the water meter replacement. There is no change in the Solid Waste or Waste Water Funds but there is \$12,256 shortfall in the General Fund.

Commissioner Ashbrook shared that he had learned at the Florida League of Cities Conference that CRA Funds could be used for infrastructure and suggested that \$10,000 from the PSJRA be used for the Washington Gym and the purchase of Christmas lights to free up funds in the proposed 2017 – 2018 Budget. He also noted that the City is undercutting ourselves on Building Permits and suggested that an increase there could also be used to balance the Budget. He anticipates there could be at least \$2,000 generated from an increase in the fees.

Commissioner Buzzett suggested that revisiting the proposed raises for Commissioners could be a way to balance the Budget.

Benny Roberts reminded the Commission of an agreement with the County where the City paid \$320,000 for the McLemore Building at Honeyville that was to be used at a Hurricane evacuation location for residents from Port St. Joe in exchange for \$600,000 from the County for a recreational facility in Port St. Joe. He asked where those funds were and if they had not been received to pursue them to balance the Budget.

Commissioner Lowry suggested asking the public for input on the proposed raise for Commissioners.

Guerry Magidson stated that the Commissioners are entitled to a raise but not a 420% increase and suggested trying \$550 per month as the amount.

Greg Johnson shared that he still felt the same about raises. He offered accolades to Staff on their forward planning, encouraged reserves in the Budget for matters, and especially water lines.

Benny Roberts stated that he had served 28 years as a Commissioner and was paid \$25 per month for his service and did not mind the time he spent being a public servant. He pointed out there is no Recreation Department and thought there should be one.

Mindy Pate shared her thoughts on raises and felt that a 3% raise was in line.

Tan Smiley questioned why the old fashioned way of reading meters was not still used and noted that everything new isn't good. He stated he was not against a raise but that it should not be given all at one time. He encouraged the Commission to give themselves a raise but not to be greedy.

Mayor Patterson asked for options on raises, noted that he cared for the community and was a public servant. He feels that the Commission deserves a raise but maybe not as much as asked for. He stated that he is a working mayor, drives the road ways, takes care of issues, and sees that lots are cleaned up.

Benny Roberts reminded the Commission that they depend on the voters, suggested having a mandated referendum, and let their constituents decide if they need a raise or not.

Mayor Patterson noted it does cost money, gas, time, and advised that he was a public servant and will go to bat for you.

Commissioner Thursbay reminded everyone that he was available 24 – 7 and to call him if he was needed. He noted how he had helped citizens, and offered his thoughts on why the salary of \$25 was established.

It was determined that the next Workshop would be held on September 5, 2017, at 3:30 P.M., in the Ward Ridge Building.

Guerry Magidson cautioned the Commissioners about raises and reminded them that he serves as a public servant by being Chairman of the Scallop Festival, Chairman of the Gulf County Chamber of Commerce, Chairman of the Port Authority Board, and receives no compensation from any of these entities.

Greg Johnson noted the continued, uncalled for remarks about Gold or Silver Spoons for individuals. He shared that all he had ever asked for was a chance because he wanted to advance himself and that he had worked for everything he has. He shared that he was aware of a business deal of a Commissioner and he was not handed anything, it was accomplished through a mortgage. He admonished the Commissioners to change their tone.

Mayor Patterson stated that raising salaries will give ordinary people a change to run for the commission. He feels that people are not going to run for the current salary, and stated that if people don't want him as mayor, he will go sit down, he loves being mayor, but is not going to cry if he is not.

Chester Davis stated he would pray for the Commission on the way out the door and the way meetings are going. He asked for equalized representation on the Commission, encouraged the community as a whole to work with each other, noted that accusations kill the joy of being a citizen, and feels the bickering and fighting has to stop. Mr. Davis encouraged the Commissioners to attend their CDC activity on Saturday. His goal is not to have North and South Port St. Joe, but one Port St. Joe. The meeting will be held on Highway 98 at the Wellness Center.

Mindy Pate noted the remarks and actions at the last meeting, stated there is enough division in the country, the north and south side issues, and silver spoon remarks. She encouraged the Commission not to judge on achievements, said "Shame on you" for your actions and encouraged them to get along.

Commissioner Thursbay thanked Staff for all their hard work on the Budget.

A Motion was made by Commissioner Ashbrook, second by Commissioner Thursbay, to adjourn the Workshop at 1:20 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
James "Bo" Patterson, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

(Space Above This Line For Recording Data)

## QUIT CLAIM DEED-TERMINATING AN EASEMENT

**THIS QUIT CLAIM DEED** made this the 23<sup>rd</sup> day of August 2017 between Premier Chemicals, LLC whose post office address is P.O. Box 370, Waynesville, North Carolina 28786, hereinafter referred to as "Grantor" and the City of Port St. Joe, Florida, a Florida Municipal Corporation, whose address is 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida 32456, hereinafter referred to as "Grantee":

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in Gulf County, Florida to-wit:

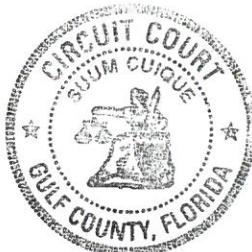
Description attached hereto as Exhibit "A".

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of said Grantee forever. This Quit Claim Deed is given for the specific purpose of terminating the 25-foot wide easement across the property as described in Gulf County Deed Book 36, Page 61 for which the Grantor became the successor of through assignment.


**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

  
Witness Signature

DERICK PIZARRO  
Printed name of witness



PREMIER CHEMICALS, LLC

By:   
Signature

Stephen A. Becker  
Printed Name

Title: V. P., General Counsel  
+ Secretary

[Signature]

Witness Signature

CHARIS GEHRET

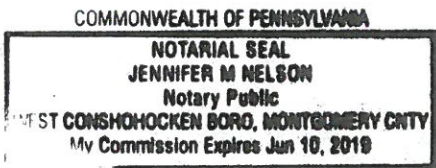
Printed name of witness

STATE OF Pennsylvania

COUNTY OF Montgomery

BEFORE ME, the undersigned authority, did appear Stephen A. Becker  
who is personally known to me or produced his Driver's License as  
identification, who executed the foregoing document on this the 23<sup>rd</sup> day of August  
2017.

SEAL/STAMP



Jennifer M Nelson  
Notary-Public Signature

Jennifer M Nelson  
Notary-Public Printed Name

My Commission Expires: June 10, 2019

My Commission Expires: \_\_\_\_\_

# EXHIBIT A

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7-SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA. THENCE NORTH 89° 50'59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR 552.29 FEET TO THE NORTHEASTERLY LINE OF THE 60-FOOT RIGHT OF WAY (WATER PLANT ROAD) DESCRIBED IN GULF COUNTY OFFICIAL RECORDS BOOK 79, PAGE 1123 FOR THE POINT OF BEGINNING. THENCE NORTHERLY ALONG SAID NORTHEASTERLY LINE WHICH IS A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 841.28 FEET, FOR AN ARC DISTANCE OF 99.10 FEET, SAID ARC HAVING A CHORD BEARING NORTH 31° 52'29" WEST FOR 99.04 FEET; THENCE NORTH 28° 30'01" WEST ALONG SAID NORTHEASTERLY LINE FOR 141.79 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-382; THENCE NORTH 49° 27'18" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 397.18 FEET TO THE BEGINNING OF A CURVE IN SAID RIGHT OF WAY THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1096.27 FEET; THENCE NORTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 236.22 FEET, SAID ARC HAVING A CHORD BEARING NORTH 55° 37'41" EAST FOR 235.77 FEET; THENCE SOUTH 36° 49'10" EAST FOR 242.31 FEET; THENCE SOUTH 52° 26'55" EAST FOR 95.61 FEET; THENCE SOUTH 35° 01'03" EAST FOR 121.36 FEET; THENCE SOUTH 63° 16'44" WEST FOR 692.01 FEET TO SAID NORTHEASTERLY LINE OF THE 60-FOOT RIGHT OF WAY DESCRIBED IN SAID OFFICIAL RECORDS BOOK 79, PAGE 1123 WHICH IS A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 841.28 FEET; THENCE NORTHWESTERLY ALONG SAID CURVING NORTHEASTERLY LINE FOR AN ARC DISTANCE OF 79.68 FEET, SAID ARC HAVING A CHORD BEARING NORTH 37°57'45" WEST FOR 79.65 FEET TO THE POINT OF BEGINNING.

AND

DESCRIPTION OF LOT 2: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA. THENCE NORTH 89°50'59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR 552.29 FEET TO THE NORTHEASTERLY LINE OF THE 60-FOOT RIGHT OF WAY (WATER PLANT ROAD) DESCRIBED IN GULF COUNTY OFFICIAL RECORDS BOOK 79, PAGE 1123; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE WHICH IS A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 841.28 FEET, FOR AN ARC DISTANCE OF 79.68 FEET, SAID ARC HAVING A CHORD BEARING SOUTH 37°57'45" EAST FOR 79.65 FEET TO THE POINT OF BEGINNING. THENCE NORTH 63°16'44" EAST FOR 692.01 FEET; THENCE SOUTH 35°01'03" EAST FOR 331.36 FEET; THENCE SOUTH 57°06'02" WEST FOR 337.11 FEET; THENCE SOUTH 35°59'53" WEST FOR 89.39 FEET; THENCE SOUTH 55°54'24" WEST FOR 173.46 FEET TO THE NORTHEASTERLY LINE OF THE 60-FOOT RIGHT OF WAY DESCRIBED IN SAID OFFICIAL RECORDS BOOK 79, PAGE 1123; THENCE NORTH 35°15'01" WEST ALONG SAID NORTHEASTERLY LINE FOR 40.24 FEET TO THE BEGINNING OF A CURVE IN SAID NORTHEASTERLY LINE THAT IS CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.73 FEET; THENCE NORTHWESTERLY ALONG SAID CURVING NORTHEASTERLY LINE FOR AN ARC DISTANCE OF 34.50 FEET, SAID ARC HAVING A CHORD BEARING NORTH 37°23'43" WEST FOR 34.49 FEET; THENCE NORTH 62°42'55" EAST FOR 30.94 FEET; THENCE NORTH 41°27'52" WEST FOR 30.94 FEET; THENCE SOUTH 62°42'55" WEST FOR 30.94 FEET TO SAID NORTHEASTERLY LINE WHICH IS A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.73 FEET; THENCE NORTHWESTERLY ALONG SAID CURVING NORTHEASTERLY LINE FOR AN ARC DISTANCE OF 87.47 FEET, SAID ARC HAVING A CHORD BEARING NORTH 48°49'40" WEST FOR 87.34 FEET; THENCE NORTH 54°16'01" WEST ALONG SAID NORTHEASTERLY LINE FOR 63.95 FEET TO THE BEGINNING OF A CURVE IN SAID NORTHEASTERLY LINE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 841.28 FEET; THENCE NORTHWESTERLY ALONG SAID CURVING NORTHEASTERLY LINE FOR AN ARC DISTANCE OF 199.56 FEET, SAID ARC HAVING A CHORD BEARING NORTH 47°28'17" WEST FOR 199.09 FEET TO THE POINT OF BEGINNING. SUBJECT TO: A 25-FOOT WIDE EASEMENT DESCRIBED IN GULF COUNTY DEED BOOK 36, PAGE 61.

## ORDINANCE NO. 535

### **AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF Parcel #06077-000R; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, The owner of the land, which contains approximately 1.03 acres, described in Exhibit "A" attached and incorporated herein (the "Property"), pursuant to § 171.044, Florida Statutes, has filed on July 18, 2017, a voluntary petition to the City of Port St. Joe ("City") to annex the Property into the City; and

**WHEREAS**, a copy of the Public Notice to consider this Ordinance for final adoption was provided to the Board of County Commissioners of Gulf County, Florida; and

**WHEREAS**, the City of Port St. Joe has caused to be published a notice, together with a map showing the area sought to be annexed, and

**WHEREAS**, the City Commissioners of the City of Port St. Joe have ascertained that it is in the best interests of the City of Port St. Joe to annex the Property; now, therefore,

### **BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:**

1. The City does hereby annex the Property into the City of Port St. Joe.
2. The City boundaries shall be amended and redefined to include the Property.
3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

**THIS ORDINANCE ADOPTED this** \_\_\_\_\_

**THE CITY OF PORT ST. JOE  
BOARD OF CITY COMMISSIONERS**

\_\_\_\_\_  
James "Bo" Patterson  
Mayor/Commissioner

Attest:

\_\_\_\_\_  
Charlotte M. Pierce  
City Clerk/Auditor



# The City of Port St. Joe

July 21, 2017

Chairman Ward McDaniel  
Gulf County Board of County Commissioners  
1005 5<sup>th</sup> Street / Cecil G. Costin, Sr., Blvd.  
Port St. Joe, FL 32456

RE: Voluntary Annexation Request of Parcel #06077-000R

Dear Chairman McDaniel:

The City of Port St. Joe has received a Voluntary Annexation Request from Zach Ferrell for the above referenced parcel.

I have provided his request and well as the notice that will be published in the paper.

Should there be any questions, please do not hesitate to contact me.

Sincerely,

James A. Anderson  
City Manager

Enclosures as stated

**CITY OF PORT ST. JOE NOTICE OF HEARINGS FOR PURPOSES OF ADOPTING  
ORDINANCES FOR ANNEXATION, AMENDING THE COMPREHENSIVE PLAN AND  
AUTHORIZING TRANSMITTAL  
OF THE COMPREHENSIVE PLAN AMENDMENT TO APPROPRIATE STATE  
AGENCIES**

The Planning and Development Review Board sitting as the local planning agency will hold a hearing at 4:00 p.m., EST, at City Hall, 305 Cecil G. Costin, Sr., Blvd. on August 8, 2017, to review the proposed annexation and amendment. A recommendation will be given to the Port St. Joe City Commissioners who will hold a Special Meeting on August 14, 2017 at 12:00 Noon and September 5, 2017, at 6:00 p.m., at 2775 Garrison Avenue, Port St. Joe, Florida for the purposes of adopting the Ordinances and authorizing transmittal of the Annexation and Comprehensive Plan Amendment to the appropriate state agencies.

The title of the proposed Ordinances are as follows:

**ORDINANCE NO. 535**

**AN ORDINANCE PROVIDING FOR THE VOLUNTARY  
ANNEXATION OF PARCEL #06067-000R; PROVIDING A LEGAL  
DESCRIPTION OF THE LANDS TO BE ANNEXED; PROVIDING  
FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE  
SAID LANDS; PROVIDING FOR SEVERABILITY AND  
PROVIDING FOR AN EFFECTIVE DATE**



ORDINANCE NO. 536

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUES SECTION 163.3187, SPECIFICALLY CHANGING A PORTION OF PARCEL ID#'s 06067-000R & 06077-000R FROM LOW DENSITY RESIDENTIAL (R-1) TO HIGH DENSITY RESIDENTIAL (R-3); PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Copies of the Ordinances with complete legal descriptions by metes and bounds are 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. 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 a 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 COMMISISON OF THE CITY  
OF PORT ST. JOE, FLORIDA

07/18/2017

Jim Anderson, City Manager  
City of Port St. Joe  
305 Cecil G. Costin Sr. Blvd  
Port St. Joe, Florida 32456

RE: Voluntary Annexation of 1.03+/- Acres on Long Avenue Known As Parcel Number 06077-000R

Mr. Anderson,

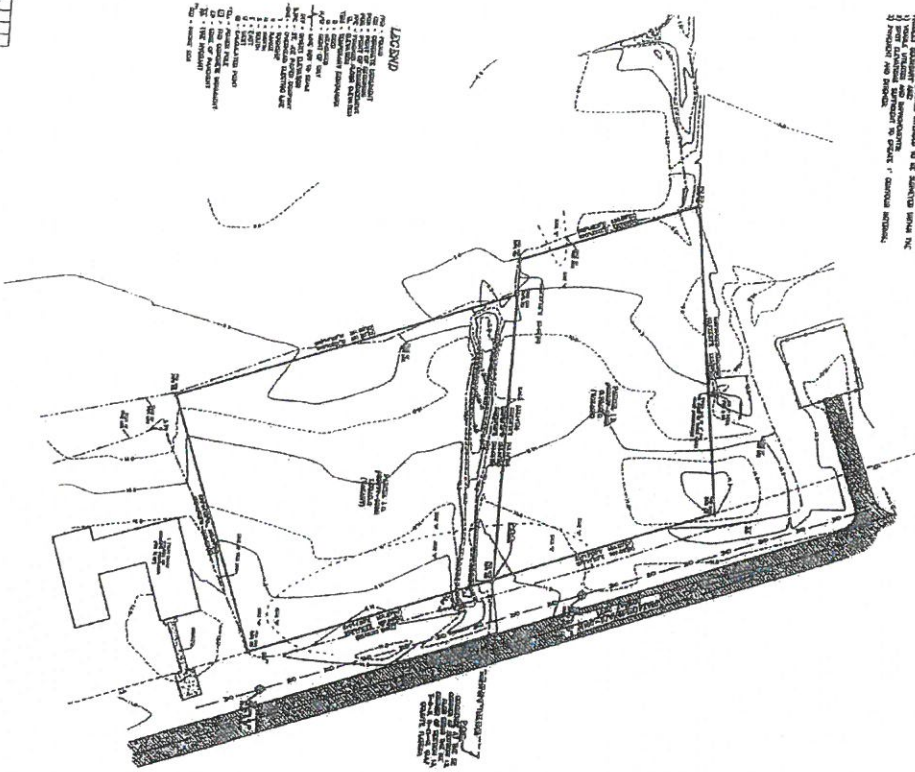
Please accept this letter as a formal annexation petition of Parcel Number 06077-000R (1.03+/- acres on Long Avenue) per Florida Statute 171.044. Per our discussion, I wish to annex the parcel into the City, along with allowing a zoning designation of R-3. Please let me know if you need anything (along with the Small Scale Package).

Thanks,

*Zach Ferrell*  
Zach Ferrell, Owner

1. The proposed development is located on the site of the former... (text continues)
2. The proposed development is located on the site of the former... (text continues)
3. The proposed development is located on the site of the former... (text continues)
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18. The proposed development is located on the site of the former... (text continues)
19. The proposed development is located on the site of the former... (text continues)
20. The proposed development is located on the site of the former... (text continues)

THE PROPOSED DEVELOPMENT IS LOCATED ON THE SITE OF THE FORMER... (text continues)



- LEGEND**
- 1. PROPOSED DEVELOPMENT
  - 2. EASEMENT
  - 3. ACCESS
  - 4. EXISTING ROAD
  - 5. EXISTING UTILITY
  - 6. EXISTING FENCE
  - 7. EXISTING BUILDING
  - 8. EXISTING DRIVEWAY
  - 9. EXISTING WALKWAY
  - 10. EXISTING LANDSCAPE
  - 11. EXISTING TREES
  - 12. EXISTING WATER
  - 13. EXISTING POWER
  - 14. EXISTING GAS
  - 15. EXISTING CABLE
  - 16. EXISTING TELEPHONE
  - 17. EXISTING RAILROAD
  - 18. EXISTING HIGHWAY
  - 19. EXISTING AIRPORT
  - 20. EXISTING MARINA

**EDWIN BROWN & ASSOCIATES**  
LAND SURVEYORS & ENGINEERS  
1000 N. 10TH AVE., SUITE 100  
DENVER, CO 80202  
(303) 733-1111



SCALE: 1" = 30'  
(ASSUMED NORTH)

**PREFERRED COASTAL PROPERTIES, LLC**

17-066 37648

DATE	DESCRIPTION	BY	CHECKED
10/1/17	PRELIMINARY SURVEY	J. BROWN	E. BROWN
10/1/17	FINAL SURVEY	J. BROWN	E. BROWN
10/1/17	FINAL PLANS	J. BROWN	E. BROWN

RECEIVED  
MAR 06 2017  
BY: 708

CITY OF PORT ST. JOE  
ZONING CHANGE APPLICATION

Property Address: TBD Long Avenue

06067-000R; R-1

Property Owner: Preferred Coastal Properties, LLC

Current : 06077-000R; County (Annex to City)  
Zoning  
Proposed : R-3

Mailing Address: 212 Water Drive, Mexico Beach, Florida 32456

Zoning

Phone: 850-527-2330

Applicant if different: 850-227-6478

Parcel Number: 06077-000R & 06067-000R

John J. Funnell  
Owners Signature

Sworn to and subscribed before me this 28<sup>th</sup> day of February Personally Known  
OR Produced Identification.  
Type Provided \_\_\_\_\_



LNA SOWELL  
Signature of Notary Public

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

Application Fee - \$300.00

Legal Description of Property

Copy of Deed

Copy of the Survey

John J. Funnell  
Owner Signature

Date: 02/21/2017

Matthew Toney  
Applicant Signature

Date: 02/21/2017



# Gulf County Property App Mitch Burke, CFA

Parcel To Be Sold

Previous Parcel

Next Parcel

Field Definition

Return to Main Screen

Gulf Home

Owner Name

213 WATER DRIVE

PREFERRED COASTAL PROPERTIES

Today's Date

February 22, 2017

Mailing Address

MEDICO BEACH, FL 32156

Parcel Number

06077-0008

St Joe Pkg Zone (Ordinance 4)

Location Address

LONG AVE

VACANT (0000000)

2016 Millage Rate

14.6648

Property Usage

VACANT (0000000)

13-85-11W

Homestead

1.03

Section Township Range

13-85-11W

Homestead

1.03

N

Show Parcel Maps | General Owner List By Radius

Legal Information

Building Value

2016 Current Values

2017 Working Values

Legal Information

0

Land Value

\$0

\$0

\$0

\$0

Land Agricultural Value

\$27,550

\$27,550

\$27,550

\$27,550

Just (Market) Value

\$0

\$0

\$0

\$0

Assessed Value

\$27,550

\$27,550

\$27,550

\$27,550

Exempt Value

\$0

\$0

\$0

\$0

Taxable Value

\$27,550

\$27,550

\$27,550

\$27,550

Maximum State Or Home Possibility

\$0

\$0

\$0

\$0

Adt. Amount

\$0

\$0

\$0

\$0

Just (Market) Value

\$0

\$0

\$0

\$0

Valuation purposes. The value does not represent anticipated selling price.

Valuation purposes. The value does not represent anticipated selling price.

Valuation purposes. The value does not represent anticipated selling price.

Valuation purposes. The value does not represent anticipated selling price.

Valuation purposes. The value does not represent anticipated selling price.

Tax Information

Tax Information

Tax Information

Tax Information

Tax Information

Building Information

Building Information

Building Information

Building Information

Building Information

No buildings associated with this parcel.

No buildings associated with this parcel.

No buildings associated with this parcel.

No buildings associated with this parcel.

No buildings associated with this parcel.

Description

Description

Description

Description

Description

Number of Items

Number of Items

Number of Items

Number of Items

Number of Items

Unit Length x Width x Height

Unit Length x Width x Height

Unit Length x Width x Height

Unit Length x Width x Height

Unit Length x Width x Height

No records associated with this parcel.

No records associated with this parcel.

No records associated with this parcel.

No records associated with this parcel.

No records associated with this parcel.

LAND USE

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# Gulf County Property App

## Mitch Burke, CRA

Sales In Area

Parcels Parcel

Next Parcel

Full Details

Return to Main Search

Gulf Home

Owner Name  
WILLIS LEE LA BREDA D  
712 GREENHILL AVENUE  
STEVEN'S POINT, WI 54481  
Location Address  
VACANT (0000000)  
Section Township Range  
12-55-11W  
Acres  
0.79  
Homestead  
N

Show Parcel Map  
Generate Owner List By Radius

Value Information	2016 Certified Values	2017 Working Values	Legal Information
Building Value	\$0	\$0	
Extra Feature Value	\$0	\$0	
Land Value	\$23,000	\$45,000	
Land Agricultural Value	\$0	\$0	
Agricultural (Harvest) Value	\$0	\$0	
Just (Market) Value	\$0	\$0	
Assessed Value	\$23,000	\$45,000	
Exempt Value	\$14,000	\$45,000	
Taxable Value	\$0	\$0	
Maximum State Our Home Portability	\$14,000	\$45,000	
AGL Amount	\$0	\$0	
Just (Market) Value	This is the value as established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.		
Tax Information			

The legal description above may be condensed for assessment purposes. Since a description should be obtained from the record book.

Building Information  
No buildings associated with this parcel.

Extra Features Data  
Unit Length x Width x Height  
No records associated with this parcel.

LAND USE  
COMM ST FF  
NUMBER OF UNITS  
1

Land Information

UNIT TYPE  
LT

Frontage  
0

Depth  
0

Multi-Parcel Sale  
Date  
05-26-2015  
Price  
\$100  
Warranty Deed  
575  
103  
NO  
07-15-2008  
\$100  
PERSONAL  
465  
364

Property Information (qualified, unqualified, and multiple sales)  
Sale  
Instrument  
Book  
Page  
Unqualified  
Unqualified  
Unqualified  
Vacant

Grantor  
WILLIS KATHYLINE J  
(TRUSTEE)  
ESTATE OF GEORGE Y  
CORE

Grantee  
WILLIS LEE LAWRENCE A  
BREDA DENNY  
WILLIS KATHYLINE TRUSTEE

The Gulf County Property Appraiser's Office 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 Senior Exemption Does Not Apply to All Taxable Properties. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: February 20, 2017  
© 2011 by the County of Clark, FL. Website design by JDBL.com

THIS INSTRUMENT PREPARED BY:  
THOMAS S. GIBSON  
RISH, GIBSON & SCHOLZ, P.A.  
P.O. BOX 38  
PORT ST. JOE, FL 32467  
FILE #16-0398  
PARCEL #09087-00000007-0010677-000

Issued: 2017/23/06/09:42 Date: 02/24/2017 Time: 11:26AM  
Page 1 of 3 B: 611 P: 397, Rebecca L. Norris, Clerk of Court  
Clerk of Court, By: BD Deputy Clerk  
Doc Stamp Deed: 0.70

## CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED Made the 22 day of February, 2017, by  
LEE LAWRENCE WILLIS AND BREEDA D. WILLIS, husband and wife, hereinafter  
called the Grantor,

to PREFERRED COASTAL PROPERTIES, LLC, a Florida limited liability company  
whose post office address is 212 Water Drive, Mexico Beach, FL 32410 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
THEREOF.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THE  
WARRANTY DEED RECORDED JANUARY 9<sup>TH</sup>, 2017 IN ORB 609, PAGE 62, PUBLIC  
RECORDS OF GULF COUNTY, FLORIDA.

**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  
said land in fee simple; that the Grantor has good right and lawful authority to sell and convey  
land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016 and  
**SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations.

IN WITNESS WHEREOF, the said Grantor have signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in the presence of:

Signature of Witness [Signature]  
Printed Name of Witness LEE T. LARSON  
Signature of Witness [Signature]  
Printed Name of Witness LEE T. LARSON JR



[Signature]  
Lee Lawrence Willis  
[Signature]  
Breedon D. Willis

STATE OF MISSISSIPPI  
COUNTY OF Portage

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LEE LAWRENCE WILLIS AND BREEDON D. WILLIS, the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form(s) of identification of the above-named person(s):

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of February, 2017.

[Signature]  
Notary Public State of Mississippi  
My Commission Expires:

EXHIBIT "A"

Approximately 1,962 acres on Long Avenue in Port St. Joe, Florida.

Parcel No. 6067-000 - Begin at the southeast corner of Section 12, T8S, R11W, and run North 88° 58' West along south boundary of said Section 12 (same being the South City Limit line of Port St. Joe) a distance of fifteen hundred three and one-tenth (1503.1) feet to a triangular SIPC concrete marker on west right of way of Long Avenue for POINT (1) BEGINNING; thence North 19° 14' West along right of way of Long Avenue a distance of one hundred sixty-nine and sixty-five hundredths (169.65) feet to a 6"x6" SIPC concrete marker on the south boundary of Municipal Stadium; thence South 83° 37' West along south boundary of Municipal Stadium a distance of two hundred thirty (230) feet to an iron pipe; thence South 19° 14' East Parallel to and two hundred twenty-four and four-tenths (224.4) feet from west right of way of Long Avenue a distance of one hundred thirty-eight (138) feet to intersection with south boundary of said Section 12; thence east along south boundary of said Section 12 a distance of two hundred thirty-nine and fourteen hundredths (239.14) feet to point of beginning. Lying and being in Section 12, T8S, R11W, containing 34,525 square feet, more or less. ALSO:

Parcel No. 6017-000 - Begin at the northeast corner of Section 13, T8S, R11W, and run North 88° 58' West along north boundary of said Section 13 (same being the South City Limit line of Port St. Joe) a distance of fifteen hundred three and one-tenth (1503.1) feet to a triangular SIPC concrete marker on west right of way of Long Avenue for POINT (1) BEGINNING; thence continue North two hundred fifteen and five-hundredths (215.05) feet to a point; thence South 19° 14' East parallel to and two hundred (200) feet from west right of way of Long Avenue a distance of one hundred sixty-one and six tenths (161.6) feet to a 6"x6" SIPC concrete marker (same being northwest corner of Nazarene Church property); thence North 70° 46' East along north boundary of Nazarene Church property two hundred (200) feet to a 6"x6" SIPC concrete marker on west right of way of Long Avenue; thence North 19° 14' West along west right of way of Long Avenue a distance of one hundred eighty-seven and six tenths (187.6) feet to point of beginning. Lying and being in Section 13, T8S, R11W, containing 44,921 square feet, more or less.

CITY OF PORT ST. JOE  
ZONING CHANGE APPLICATION

Property Address:

Long Avenue

Property Owner:

Preferred Coastal Properties (Zach Ferrell)

Mailing Address:

212 Water Drive, Mexico Beach, Florida 32456

Phone:

850-527-2330

Applicant if different:

Parcel Number:

06067-000R and 06077-000R

Owners Signature

Sworn to and subscribed before me this 11 day of May  
OR Produced Identification.  
Type Provided \_\_\_\_\_

Personally Known

PUBLIC NOTICE



AMANDA L. GREENHOUS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm #FT14000  
Expires 4/17/2018

Amanda L. Greenhous  
Signature of Notary Public

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

APPLICATION REQUIREMENTS

Application Fee - \$300.00

Legal Description of Property

Copy of Deed

Copy of the Survey

Owner Signature

Date:

5-11-17

Applicant Signature:

Date:

THIS INSTRUMENT PREPARED BY:  
THOMAS S. GIBSON  
RISH, GIBSON & SCHOLZ, P.A.  
P. O. BOX 38  
PORT ST. JOE, FL 32457  
FILE NO. 16-0596  
PARCEL NO. 06077-000R

## WARRANTY DEED

THIS WARRANTY DEED made January 5<sup>th</sup>, 2017, A.D.,

by LEE LAWRENCE WILLIS and BREEDA D. WILLIS, husband and wife, whose post office address is 712 Greenbrier Avenue Stevens Point, WI 54481, hereinafter called the Grantor,

to PREFERRED COASTAL PROPERTIES, LLC, a Florida limited liability company, whose post office address is 212 Water Drive Mexico Beach, FL 32456, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

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,

title to all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016 and SUBJECT TO the Applicable Comprehensive Plan, including developmental regulations and SUBJECT 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:

Kathleen Wilkins  
Witness Signature  
Printed Name: KATHLEEN WILKINS

Brenda D Willis  
Witness Signature  
Printed Name: Janet Schroeder

STATE OF Wisconsin  
COUNTY OF Portage

Lee Lawrence Willis  
LEE LAWRENCE WILLIS

Brenda D Willis  
BRENDA D. WILLIS

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2017 by LEE LAWRENCE WILLIS and BRENDA D. WILLIS who are personally known to me or who have produced a valid driver's license as identification.

Dan O'Neil  
Notary Public, State of Wisconsin  
My Commission Expires: 7/18/2019

## **ORDINANCE NO. : 536**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID#'s 06067-000R & 06077-000R, FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL; PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, §163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Future Land Use Map utilizing procedures applicable to small scale developments; and

**WHEREAS**, in accordance with §163.3187(1)(f)(2) Florida Statutes and §166.041(3)(c) Florida Statutes, notice was duly provided to the public of public hearings to be held on August 15, 2017, and September 5, 2017, for the adoption of the amendment to the Future Land Use Map;

**NOW THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:**

### **SECTION 1. APPROVAL**

The application for the small scale amendment to the Future Land Use Map for the Property described as 512 T 8 R 11 .79 AC REC'd ORG 465/364 PR FR Estate of George Y Core ORB 575/103 FR Willis Map 50 D, Gulf County, Florida, Parcel I. D. No. 06067-000R and 513 T 8 R 11 1.03 AC REC'D ORB 83/893 (Parcel 2) ORB 609/52 FR Willis MAP 51A, Gulf County, Florida, Parcel I.D. No. 06077-000R more particularly described in Exhibit "A", attached and incorporated herein (the "Property"), is hereby approved and the land use designation for the Property on the City of Port St. Joe Future Land Use Map is hereby changed from Low Density Residential (R-1) to **High Density Residential (R-3)**. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference. Specifically approved is the sub area policy related to allowable density as set forth in the application

### **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 application and change in land use as set forth in Section 1 is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

### **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)**. The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

### **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 High Density Residential.

### **SECTION 6. 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 7. EFFECTIVE DATE**

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting this 5th day of September, 2017.

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

By: \_\_\_\_\_  
James "Bo" Patterson, Mayor-Commissioner

Attest : \_\_\_\_\_  
Charlotte M. Pierce  
City Clerk

**Exhibit "A"**  
**(Property Description and Map)**

Property Description:

EXHIBIT "A"

Approximately 1.962 acres on Long Avenue in Port St. Joe, Florida:

Parcel No. 0067-069 - Begin at the southeast corner of Section 12, T8S, R11W, and run North 88° 56' West along south boundary of said Section 12 (same being the South City Limit line of Port St. Joe) a distance of fifteen hundred three and one-tenth (1503.1) feet to a triangular S.P.C. concrete marker on west right of way of Long Avenue for POINT (1) BEGINNING; thence North 19° 14' West sixty-nine and sixty-five hundredths (169.65) feet to a 6"x6" S.P.C. concrete marker on the south boundary of Municipal Stadium; thence South 83° 37' West along south boundary of Municipal Stadium a distance of two hundred thirty (230) feet to an iron pipe; and four-tenths (24.4) feet from west right of way of Long Avenue a distance of one hundred thirty-eight (138) feet to intersection with south boundary of said Section 12; thence east thirty-nine and fourteen hundredths (239.14) feet to point of beginning. Lying and being in Section 12, T8S, R11W, containing 34,525 square feet, more or less. ALSO:

Parcel No. 04177-001 - Begin at the northeast corner of Section 13, T8S, R11W, and run North 88° 56' West along north boundary of said Section 13 (same being the South City Limit line of Port St. Joe) a distance of fifteen hundred three and one-tenth (1503.1) feet to a triangular S.P.C. concrete marker on west right of way of Long Avenue for a POINT OF BEGINNING; thence continue North two hundred thirteen and five hundredths (213.05) feet to a distance of thence South 19° 14' East parallel to and two hundred (200) feet from west right of way of Long Avenue a distance of two hundred sixty-one and six tenths (261.6) feet to a 6"x6" S.P.C. concrete marker (same being northwest corner of Nazarene Church property); thence North 70° 46' East along north boundary of Nazarene Church property two hundred (200) feet to a 6"x6" S.P.C. concrete marker on west right of way of Long Avenue; thence distance of one hundred eight-seven and six tenths (187.6) feet to point of beginning. Lying and being in Section 13, T8S, R11W, containing 34,931 square feet, more or less.