

**June 5, 2018  
Regular Meeting  
6:00 P.M.  
2775 Garrison Avenue  
Port St. Joe, Florida**



## City of Port St. Joe

Bo Patterson, Mayor-Commissioner  
Eric Langston, 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 June 5, 2018

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## Call to Order

## Consent Agenda

Recognition of the Class 1A State Baseball Champions

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## Minutes

- Special Commission Meeting 5/31/18

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## PSJRA

- CRA Extension

## City Attorney

- Florida Coastal Conservancy, Inc.- Concession Agreement

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## Old Business

- North Port St. Joe P.A.C. Workshop
- 10th Street Park- Comm. Buzzett
- Drug Dog- Comm. Ashbrook
- Lighthouse Complex Grant Closeout

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## New Business

- Tobacco Prevention- Kari Williams
- Gulf Coast Workforce Board Leases
- Secluded Dunes Sewer
  - Impact Fee Wavier Request
  - Sewer Line Easement

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## Public Works

- Hwy 98 from Ave. A-D Waterline Replacement
- Water Meters- Replacement Update
- Jones Homestead Sewer
- Fishing Piers- Clifford Sims Park

## Surface Water Plant

- Update

## Waste Water Plant

- Update

## Finance Director

- Update

**City Engineer**

- Update

**Code Enforcement**

- Update

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**Police Department**

- Golf Carts

**City Clerk**

- Election Update

**Citizens to be Heard**

**Discussion Items by Commissioners**

**Motion to Adjourn**

Office of the Mayor  
City of Port St. Joe, Florida

# Proclamation



**WHEREAS**, the Port St. Joe Jr. - Sr. High School's Baseball Team, known as the Tiger Sharks, was led by Head Coach Ashley Summerlin, Assistant / Pitching Coach Travis Burge, and Manager Brian Justice; and

**WHEREAS**, during a great season, the team won against such rivals as Blountstown, Bozeman, Liberty County, Madison County, and Wewahitchka; and

**WHEREAS**, they defeated Liberty County 8-4, and Bozeman 12-2 in the District Tournament; defeated Freeport 7-2 in the Regional Semi-finals; and defeated Bozeman 10-0 in the Regional Finals, went into the State 1-A Final Four Championships with a 16 win, 12 loss record; and

**WHEREAS**, Tiger Sharks, Josh Butts, Cameron Harmon, Kevin Lacivita, Jacob Kennedy, Kelvin Griffin, Elijah Hester, Andre Hornsby, John Austin Gee, Jaden Grantland, Davis Varnes, Caleb Butts, Matthew Costin, Chris Stockton, Bryce Register, Jacob Hopper, Caden Turrell, Hunter Vandertulip, and Brandon Brant through grit and determination emerged to play in the Class 1-A State Semifinals, defeating Blountstown 7-3 and after a two day rain delay defeated Madison County 4-0, are indisputably the 1-A State Baseball Champions for Florida; and

**WHEREAS**, we recognize not only the coaches, the team captains, and the entire team for their outstanding performance, it is fitting to also recognize the community as a whole for supporting our local high school's sports program.

**NOW, THEREFORE**, I, James "Bo" Patterson, Mayor of the City of Port St. Joe, along with the Port St. Joe Board of Commissioners, do hereby recognize the Port St. Joe Jr. - Sr. High School's Baseball Team for bringing home a state 1-A championship.

**THEREFORE**, be it proclaimed by the Mayor and by the Port St. Joe City Commission that the City celebrates the TEAM and its fans and proclaim this week TIGER SHARK BASEBALL WEEK.

**PROCLAIMED**, THIS 5th day of June, 2018.

*In witness whereof I have hereunto set my hand  
and caused the seal of this city to be affixed*

Mayor \_\_\_\_\_

Date \_\_\_\_\_

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT  
2775 GARRISON AVENUE, May 31, 2018, AT 12 Noon**

The following were present: Mayor Patterson, Commissioners Ashbrook, Buzzett, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and Attorney Adam Albritton were also present.

The purpose of the meeting was to approve the use of Road Bond Money.

**CONSENT AGENDA**

Mr. Anderson reviewed the Summary of Estimates, Dewberry Project No. 003.269, with the Commission. A copy is attached as Exhibit A. Funding for this project is \$982,594.68 and is made up of \$1,048,594.85 Net Bond Proceeds; Less \$57,120, Roberts and Roberts general cost (mobilization, bonding, permit, etc.); Less \$11,025 reimbursement to City; Plus interest earnings as of March 31, 2018, of \$2,144.83 for a Current Available Balance of \$982,594.68.

After discussion, a Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to approve the recommendation of Staff for all the projects except for the Long Avenue Water Line until funding is secured for the sewer line as well as use the loan funds coming back to the City from the PSJRA. All in favor; Motion carried 5-0.

Commissioner Buzzett asked that, in the future, the Commission continue to keep the Long Avenue Project as a number one priority when funding is available.

A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, to submit the projects to the County Commission for approval. All in favor; Motion carried 5-0.

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to have the City Attorney draw up the loan agreement between the City and the Port St. Joe Redevelopment Association for the Reid Avenue Paving Project which will be a \$200,000 Loan for 2 years at no interest. All in favor; Motion carried 5-0.

A Motion was made by Commissioner Lowry, second by Commissioner Ashbrook, to submit the Downtown Water Project to the State Revolving Fund for approval. All in favor; Motion carried 5-0.

A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, to award FRP 2018-11 Port St. Joe Downtown Water Improvements Materials Purchase to Lanier Municipal Supply in the amount of \$134,127.57, and RFP 2018-12 Port St. Joe Downtown Water Improvements Bores to Eric Spear, LLC in the amount of \$53,640. All in favor; Motion carried 5-0.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to adjourn the meeting at 12:16 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

Exhibit A  
5/31/18 Special Meeting

**CITY OF PORT ST. JOE  
SUMMARY OF ESTIMATES  
DEWBERRY PROJECT NO. 003.269**

PROJECT	ESTIMATE
LONG AVENUE WATER MATERIALS, BORES, & PATCHES	\$ 239,493.81
REID AVENUE WATER MATERIALS, BORES, & PATCHES	\$ 97,307.03
REID AVE PAVING (1ST ST TO SR 71)	\$ 197,766.31
REID AVE PAVING (SR 71 TO 6TH ST)	\$ 10,474.79
BALTZELL AVE / 3RD STREET PAVING	\$ 65,853.71
LONG AVENUE PAVING (18TH ST TO MADISON)	\$ 258,749.74
8TH STREET PAVING (MARVIN AVE TO DITCH)	\$ 197,895.70
AVENUE G PATCH	\$ 3,000.00
AVENUE G (MLK BLVD TO END)	\$ 14,742.20
MAINTENANCE OF TRAFFIC	\$ 25,000.00
BONDS & INSURANCE	\$ 14,969.65
ENGINEERING	\$ 94,500.00
<b>TOTAL</b>	<b>\$ 1,219,752.94</b>
<b>BUDGET</b>	<b>\$ 982,594.68</b>

\* Staff recommendation is to wait on the Long Ave.  
water line until funding is secured for the  
sewer line as well





**REBECCA L. NORRIS**

Gulf County Clerk of Court & Comptroller

1000 Cecil G. Costin, Sr. Blvd., Room 148, Port St. Joe, Florida 32456

850-229-6112 • 850-639-2175 — Wewahitchka branch

April 25, 2018

Port St. Joe City Commission  
P. O. Box 278  
Port St. Joe, FL 32457

Re: 2015 Series Gas Tax Revenue Road Paving Bond

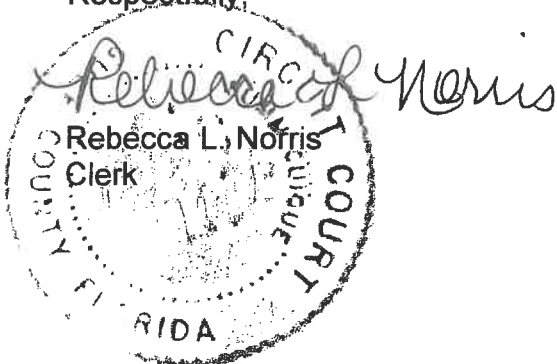
Commissioners:

As we are winding down on the 2015 Series Gas Tax Revenue Road Bond Issue, I wanted to give you a recap of what the City was allocated, and what you have spent, earned and/or encumbered thus far. The City's share of the gross bond proceeds was originally estimated to be \$1,050,000. The City's actual net share was \$1,048,594.85 due to the actual cost of issuance. Below is the itemized activity of those funds as of 3/31/18.

\$1,048,594.85	Net Bond Proceeds
\$ 57,120.00	less Roberts & Roberts general cost (mobilization, bonding, permit, etc)
\$ 11,025.00	less reimbursement to City
\$ 2,144.83	plus interest earnings as of 3/31/18
\$ 982,594.68	Current Available Balance

If you should have any questions, please feel free to contact my office.

Respectfully,



## Concession Agreement

This Concession Agreement, hereinafter referred to as the "Agreement" is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, between the CITY OF PORT ST. JOE, FLORIDA, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "City," and the FLORIDA COASTAL CONSERVANCY, INC., a Florida Not for Profit Corporation, D/B/A, THE FORGOTTEN COAST SEA TURTLE CENTER, hereinafter called the "Concessionaire."

Witnesseth:

**Whereas**, the City, took fee title to certain structures from the United States of America, hereinafter referred to as the "USA," as surplus property, known as the Cape San Blas Lighthouse District which contained no land and consisted of four (4) structures, and deeded to the City on July 30, 2013. Said Quitclaim Deed (hereinafter "Deed") is attached and hereinafter referred to as **Exhibit A**; and

**Whereas**, Condition No. 4 of said Deed provides that the City shall not sell, lease, assign or otherwise dispose of the premises, except to another eligible government agency. However, nothing in this provision shall preclude the City from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is provided in writing by the Secretary of the Interior or his/her delegated representative, NPS; and

**Whereas**, the City and Concessionaire desire to provide the public with environmental and cultural education opportunities through The Forgotten Coast Sea Turtle Center pursuant to the Program of Utilization (attached hereto as **Exhibit B**) on that portion of the Cape San Blas Lighthouse District known as the Eglin House for the use and benefit of the general public; and

**Whereas**, the City is satisfied that the provision of additional services and facilities at the Eglin House is in the City's best interest.

**NOW, THEREFORE**, for the reasons set forth above, and in consideration of the mutual covenants and agreements as hereinafter set forth, the City agrees to allow Concessionaire to provide cultural and environmental education services and gift shop hereinafter to be mentioned in that portion of the Cape San Blas Lighthouse District known as the Eglin House.

1. **Location:** The City does hereby assign to the Concessionaire the use of the Eglin House which is one of the structures as described in Exhibit A (hereinafter "Assigned Premises").
2. **Use of Assigned Premises:** (a) Concessionaire shall use, occupy and maintain the Assigned Premises in a business like, careful, clean and non-hazardous



manner for the sole purpose of operating the Forgotten Coast Sea Turtle Center, which will involve educational displays and activities and gift shop; (b) Such use shall be considered Concessionaire's concession operation (hereinafter "Concession Operation"); (c) Concessionaire shall conduct the Concession Operation in strict compliance with, and subject to all of the restrictions, covenants, terms and provisions imposed by the Secretary on the Assigned Premises as set forth in Exhibit A; (d) Written approval by the City and written concurrence by the Secretary shall be required for any other proposed use(s) in conjunction with or in addition to those specified in this agreement.

Concessionaire acknowledges that the structure that is the subject of this agreement is listed on the National Register of Historic Places. Thus, it agrees that any alterations or improvements to the structure must be approved in writing by the City in consultation with the State of Florida's Historic Preservation Officer.

The general public cannot use the structure when it is not open, as is currently the case.

3. **Personal Property:** N/A.
4. **Term:** This Agreement shall be effective from \_\_\_\_\_ to \_\_\_\_\_ which shall constitute a term of eighteen (18) months.
5. **Renewal:** The City, in its sole discretion, and upon being notified in writing by Concessionaire of its desire to renew, no less than thirty (30) days prior to the expiration of the original term, can extend this Agreement for an additional eighteen (18) month term.
6. **Concession Payments:** Concessionaire will not pay any fee to the City. Consideration for this Agreement shall be Concessionaire agreeing to maintain and make certain approved improvements to the property which are deemed necessary for the maintenance and upkeep of the structure.
7. **Concessionaire's Records and Documents:** With respect to all matters covered by this Agreement concessionaire's records and documents shall be subject at all times to inspection review or audit by the City. Concessionaire will supply City any documentation that may be needed by the City to file required compliance reports to the Secretary.
8. **Licenses and Permits:** All necessary licenses and permits to operate concession on the Assigned Premises must be obtained from the appropriate offices before operation may begin. All licenses are subject to Code of Enforcement for safety, health and fire inspections.

9. **Operating Expenses and Utilities:** Concessionaire will have all utilities, with the exception of water and sewer, furnished to the premises put in Concessionaire's name and will be responsible for paying for said utilities for the term of the Agreement, including, without limitation, electricity, gas, television and telephone services including internet.

10. **Non-discrimination:** City and Concessionaire agree to comply with all Federal laws relating to nondiscrimination in connection with any use, operation, program, or activity on or related to the previously described property, including, but not limited to:

All requirements imposed by or pursuant to the non-discrimination regulations of the U.S. Department of the Interior (43 C.F.R. Part 17);

Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d-1), which prohibits discrimination on the basis of race, color, or national origin;

The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age;

Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicap;

The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151), which requires facilities located on the property to be accessible to the physically handicapped; and

The Americans with Disabilities Act of 1990 (42 U.S.C. 12181), which requires that no otherwise qualified handicapped individual shall, solely by reason of his or her handicap, be excluded from the participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance.

Executive Order 13672, which prohibits discrimination on the basis of sex, sexual orientation, or gender identity.

11. **Historic Properties:** The subject property is deemed to be historic property as stated in Exhibit A, City and Concessionaire will adequately ensure the preservation of the historic property per the covenants stated therein. Any proposed changes to a historic structure require consultation with the State Historic Preservation Officer (SHPO), the City, and will be in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

12. **Alterations and Improvements:** Concessionaire must obtain prior written consent from City before painting, installing fixtures, making alterations, additions or improvements and if permission granted, same shall become

City's property and shall remain on the premises at the termination of this Agreement. The City can delegate authority for granting such Authority to the City Manager or other delegated persons the City deems necessary. Such written consent will not be unreasonably withheld or delayed. All improvement must be completed to the sole satisfaction of the City and at the sole cost of Concessionaire.

If structural changes are required, the Concessionaire shall arrange for and supervise all necessary construction work and be responsible for all costs associated with providing the changes. All construction work must comply with the Historic Properties section of this agreement and the desires of the City.

Concessionaire shall as part of the consideration for the City entering into this Agreement make certain improvements to the interior of the premises, which include, but are not limited to:

- a. Cleaning interior of the building;
- b. Making all floors in the building safe and presentable;
- c. Removing the cast iron sprinkler system and repairing any holes resulting therefrom;
- d. Painting where needed;
- e. Making restrooms usable and presentable;
- f. Replacing any current broken window panes;
- g. Replacing smoke detectors;

Any and all improvements, including, but not limited to those set forth above and herein, shall be first approved by the City after the Concessionaire has submitted, in writing, its plans for any and all planned improvements for the Property subject hereto.

13. Any improvements made to the premises which are attached to the premises so that they cannot be removed without injury to the premises shall become part of the premises upon the expiration of the Agreement term. Concessionaire acknowledges that the Property, including the Assigned Premises, is subject to the possibility of reversion back to the United States *without compensation being paid to the Concessionaire* should there be a material breach of noncompliance by the City or the Concessionaire for not adhering to the Deed covenants, restrictions and agreements set forth in Exhibit A.

14. **Maintenance and Repair**: Concessionaire shall maintain the premises in a clean and sanitary condition and not disturb surrounding property owners or neighbors or the peaceful and quiet enjoyment of the premises or surrounding premises. Concessionaire shall be responsible for the regular maintenance of the systems in the premises including replacing light bulbs, air conditioner filters, and other items which need regular replacement or care. The City shall be responsible for all major repairs to any system on the premises including

the roof which is defined as any repairs which cost more than \$500.00. The City shall have sole discretion to make any such major repairs and should the City elect not to make such repairs, the Concessionaire shall be required to vacate the property should such become inhabitable. Should the City's decide not to make any Major repair claimed necessary by the Concessionaire and the property remains habitable, the Concessionaire shall have the option to continue to use the property until the expiration of the Term.

15. **Inspection of Concession Areas:** Concessionaire shall allow the City Manager representing the City, or his designee and/or the Secretary's designated representative, herein the NPS, at any and all reasonable times to inspect the Assigned Premises, including improvements thereon.

16. **Indemnity:** As further consideration for the License granted herein, Concessionaire agrees:

to assume all risks involved and to be fully responsible for the safety of Concessionaire, its Contractors and Invitees while conducting Activities on the Property and to release, save and discharge City, and its affiliated entities, their successors and assigns, from any and all claims and demands of whatever nature, whether for personal injury or death of Concessionaire, its Contractors and Invitees, or loss of, or damage to personal property, and hereby assume further full responsibility for any accident, death, dismemberment, temporary or permanent disability resulting to Concessionaire and any Contractors and Invitees as a result of the License granted herein; and/or arising from or in connection with the Activities;

to indemnify and hold harmless City and its affiliated entities, its successors or assigns, from any liability, costs and expenses, including attorney's fees, on account of injury to or death of any person or persons, whomsoever, including Concessionaire, Invitees, employees, agents or representatives of the parties hereto, or third persons, or for any loss or damage to property arising from or in connection with the use or occupancy of the Property, including, without limitation, the Activities;

City shall not be liable for any injury or damage done or occasioned by the actions and operations of Concessionaire under this License, and Concessionaire binds and obligates itself to pay and satisfy any and all claims arising on account of its operations, whether caused by injuries to or death of its employees or any other persons, or for damages to or destruction of any type of property subject to this Agreement.

Concessionaire shall defend (if required by City), indemnify and hold harmless City, and its employees, designated agents, any other representative of the City from and against any and all losses, damages, injuries, causes of action, claims, demands and expenses (whether based upon tort, breach of contract, failure to pay employee taxes or withholding, failure to obtain workers'

compensation insurance or otherwise and whether brought now or in the future), including legal fees and expenses, of whatever kind or nature arising out of or on account of, or resulting from claims, related to (i) any act, error, or omission of, or use of the Property by, Concessionaire, any Contractors, Invitees, or any other person on the Property because of Concessionaire, whether invited or uninvited, (ii) the performance of any obligations pursuant to this Agreement by Concessionaire or any Contractor or Invitees, (iii) any failure of Concessionaire to perform its obligations hereunder or comply with the terms and conditions hereof or (iv) any breach of Concessionaire's representations set forth in this Agreement.

17. **Insurance:** Concessionaire Shall be responsible for obtaining and complying with the following insurance requirements;

**Liability:** Concessionaire shall, at its own expense, provide such public liability insurance that will protect Concessionaire and the City from all claims for damages to property and persons, including death, and particularly the use of products prepared, and/or sold, which may arise in the operation of the activities conducted under this Agreement or anyone directly or indirectly employed by Concessionaire. All policies shall name the City as a named insured. The public liability insurance shall provide limits of not less than \$1,000,000.00.

**Workers' Compensation:** If the operation of the Concessionaire's business conducted on the premises requires the Concessionaire to provide worker's compensation insurance under the laws of the State of Florida, the Concessionaire shall provide said insurance to all employees required at all times during the term of this Agreement.

**Personal Property:** It shall be the Concessionaire's option to obtain fire and casualty insurance on any of its personal property located on the premises.

Concessionaire agrees to name the City as an additional insured on its policy based on the terms set forth herein and provide evidence to the City that insurance is current and any subsequent renewal information.

18. **Assignment and Subletting:** Concessionaire shall not assign this Agreement or any interest therein, nor let or sublet the said premises or any part thereof or any right or privilege appurtenant thereto, nor permit the occupancy or use of any part thereof by any other person. Said let or underlet shall be grounds for termination of Agreement by the City or possible reversion by the United States.

19. **Amendment to Concession Agreement:** This Agreement contains all the terms and conditions between the parties, and no alteration, amendment, or addition thereto shall be valid unless in writing and signed by both parties with written

concurrence by the Secretary of the Interior or his/her delegated representative, NPS.

20. **Laws and Regulations:** Concessionaire is aware of and agrees that it will use the Assigned Premises so as to conform with deeded environmental and usage controls and not violate any laws, regulations and /or requirements of the United States of America and/or State of Florida and/or any ordinance, rule or regulation of the City now or hereafter made, relating to the use of the Assigned Premises.

21. **Surrender and Waste:** Concessionaire agrees that upon expiration of this Agreement or earlier termination thereof, it shall surrender the Assigned Premises to the City in as good or better condition as they were in at the time of execution of this Agreement, ordinary wear excepted.

Concessionaire further agrees that it shall permit no waste nor suffer the same to be committed, nor injure nor misuse the Assigned Premises, and that upon termination of this Agreement for any reason, Concessionaire shall remove any of its personal property within Seven (7) days of such termination.

22. **Liens:** Concessionaire shall keep the Assigned Premises free from any and all liens arising out of any work performed, materials furnished, or obligations incurred by Concessionaire during the term of this Agreement or any extension or renewal thereof.

23. **Waiver:** Failure of either party to complain of any act or omission on the part of the other party, no matter how long the same may continue, shall not be deemed to be a waiver by said party of any of said party's rights hereunder. No waiver by either party at any time, expressed or implied, of any breach of any provision of this Agreement shall be deemed a waiver or breach of any other provision of this Agreement or a consent to any subsequent breach of the same or any other provision. If any action by either party shall require the consent and approval of the other party, the other party's consent to or approval of such action on any one occasion shall not be deemed to be a consent to or approval of said action on any subsequent occasion. Any and all rights and remedies which either party may have under this Agreement, upon any breach, shall be distinct, separate and cumulative and shall not be deemed inconsistent with each other; and no one of them, whether exercised by said party or not, shall be deemed to be an exclusion of any other.

24. **Termination:** This Agreement shall terminate automatically upon the occurrence of any one or more of the following events:

- a. Concessionaire materially violates any provision of the Agreement.
- b. The expiration of the term of this Agreement or any renewal thereof.
- c. Upon 60 days written notice to vacate. Should City elect to require Concessionaire to vacate upon 60 day written notice, Concessionaire



shall have no remedy or claim at law or equity for damages against the City.

25. **No Conveyance:** Nothing in this Agreement conveys, or shall be construed as conveying, any estate or interest in the Assigned Premises, or in any of the Property described in Exhibit A or paragraph one (1) in this Agreement, from the City to the Concessionaire, nor does this Agreement surrender absolute control over and possession of the Assigned Premises to the Concessionaire. The City, by this Agreement, conveys, and the Concessionaire, by this Agreement, receives only such authority as is set forth in this Agreement, and that may be necessary and appropriate to use the Assigned Premises in a manner that is consistent with the Concession Operation specified herein.
26. **Jurisdiction, Venue, and Governing Law:** The parties hereby irrevocably and unconditionally agree that any suit, action or legal proceeding arising out of or relating to this Agreement will be brought in the courts of the State of Florida and venue shall lie in Gulf County, Florida. This Agreement and all transactions contemplated by this Agreement will be governed by and construed and enforced in accordance with the Laws of the State of Florida. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party will be entitled to recover reasonable attorneys' fees, court costs and all expenses even if not taxable as court costs, including, without limitation, all such fees, costs and expenses incident to appeals or declaratory actions, incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.
27. **Acknowledgement:** This Agreement and the obligations of the parties hereto are subject to the terms and conditions set forth in the Deed from the United States of America to the City, dated July 30, 2013, and recorded in the Public Records of Gulf County, Florida at Book 542, Page 263 (attached hereto as Exhibit A), and the current Program of Utilization (attached hereto as Exhibit B) which governs the use of the Assigned Premises. Violations of the said terms and conditions may be grounds for reversion to the United States of America, at its discretion and termination of this Agreement. In the event of a reversion as described in this paragraph, Concessionaire-owned personal and real property improvements associated with the Assigned Premises may be subject to seizure, without compensation, by the United States.
28. **Notice:** Any notice by either party to the other shall be in writing and shall be deemed to be given only if delivered personally or mailed by registered or certified mail as follows:

City:	City Manager, representing the City of Port St. Joe Jim Anderson
-------	--



305 Cecil G. Costin Sr., Blvd.  
P.O. Box 278  
Port St. Joe, FL 32457

Concessionaire: Florida Coastal Conservancy, Inc.  
D/B/A The Forgotten Coast Sea Turtle Center  
Jessica Swindall  
260 Marina Dr., Ste. C-1  
Port St. Joe, FL 32456

Other addresses may be established as the parties hereto may designate by written notice to the other party and delivered in accordance with the provisions of this paragraph.

Signature Page Follows

IN WITNESS WHEREOF, the City has authorized its Mayor representing the City to sign this Agreement and Concessionaire has approved the Agreement and signed as of the date first noted above.

CITY OF PORT ST. JOE

BY: \_\_\_\_\_  
James "Bo" Patterson  
Mayor

FLORIDA COASTAL CONSERVANCY, INC.  
D/B/A THE FORGOTTEN COAST SEA TURTLE CENTER  
Concessionaire

BY: \_\_\_\_\_  
Jessica Swindall  
Director

STATE OF FLORIDA

COUNTY OF GULF

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018 before me personally appeared James "Bo" Patterson, representing the City of Port St. Joe, known to be the person described in the foregoing instrument and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

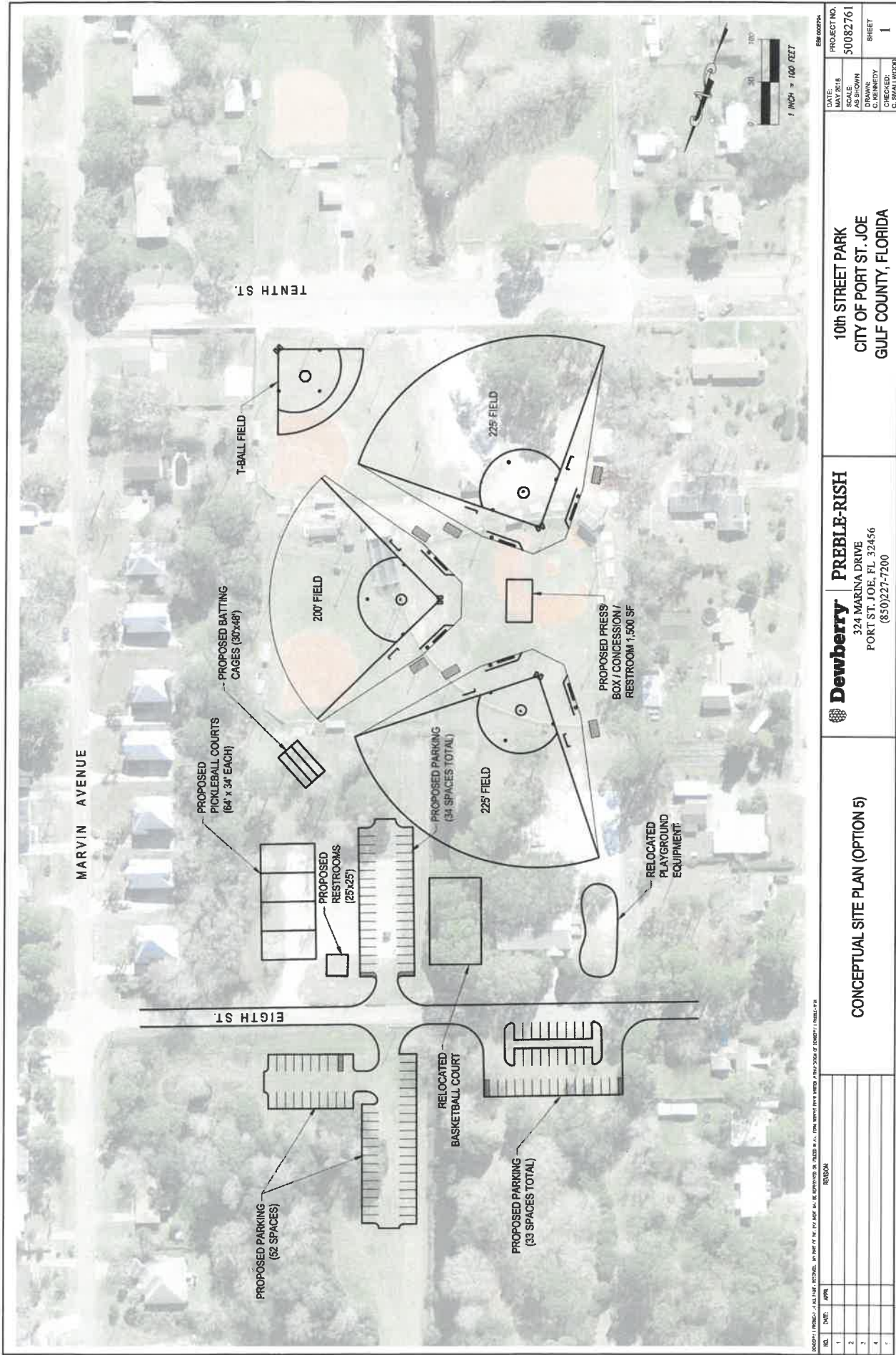
STATE OF FLORIDA

COUNTY OF GULF

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018 before me personally appeared Jessica Swindall, representing the Florida Coastal Conservancy, Inc., D/B/A The Forgotten Coast Sea Turtle Center, known to be the person described in the foregoing instrument and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



CONCEPTUAL SITE PLAN (OPTION 5)		 <b>Dewberry- PREBLE-RISH</b> 324 MARINA DRIVE PORT ST. JOE, FL 32456 (850)227-7200		10th STREET PARK CITY OF PORT ST. JOE GULF COUNTY, FLORIDA		PROJECT NO. 50082761	DATE: MAY 2018
						SCALE: AS SHOWN	
						DRAWN: C. KENNEDY	SHEET 1
						CHECKED: C. SMALLWOOD	
		</					



Date: 05/25/2018

Cell: 229-251-0313  
Email: [michaelanthonydunn@gmail.com](mailto:michaelanthonydunn@gmail.com)

**Property:** Light House Keeper's House

**Thank you. We appreciate your business!**



P.O. Box 456 • Port St. Joe, FL 32457 • 850-229-8385

## PROPOSAL

CITY OF PORT ST. JOE  
LIGHTHOUSE-KEEPERS  
QUARTERS (EGLIN)

5-24-2018

### EGLIN NEW RAMP

INSTALL NEW RAMP TO MATCH RAMP  
ON EXISTING SLEEPING BEAUTY HOUSE.

ALL TREATED WOOD TO BE CONSTRUCTED  
USING S.S. DECK SCREWS. ALL WOOD  
RAILS SHALL BE Sanded.

HANDRAIL TO MATCH EXISTING ALUMINUM  
RAIL ON SLEEPING BEAUTY HOUSE.

MATERIALS & LABOR  
7,600<sup>00</sup>

  
Glen Combs



RB 29003351

COMMERCIAL AND RESIDENTIAL  
Call: 850-340-0674

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5/25/2018      Proposal

To Bill Kennedy

Scope Build handicap ramp to light house gift shop

Labor and material      12,8959.00



## Example of a Power Wall vs Covered Wall?



"Power Wall"



"Covered Wall"

INCUBATOR BUILDING  
CAREER SOURCE GULF COAST  
LEASE AGREEMENT

THIS LEASE AGREEMENT MADE AND ENTERED INTO THIS \_\_\_\_ day of \_\_\_\_\_ 2018 by and between CITY OF PORT ST. JOE, FLORIDA, a municipal corporation organized under the laws of the State of Florida, 305 Cecil G. Costin, Sr., Blvd., P.O. Box 278, Port St. Joe, Florida 32457, *Lessor*, and Gulf Coast Workforce Development Board, Inc., doing business as Career Source Gulf Coast, hereinafter called *Lessee*.

WITNESSETH:

That subject to the terms and conditions herein contained, Lessor hereby leases to Lessee, and Lessee hereby rents from Lessor, the following described premises in the City of Port St. Joe, Florida, being more particularly described as follows: 307 Peters Street, Port St. Joe, FL 32456.

TERMS

Lessor and Lessee hereby agree as follows:

1. The term of this Lease shall begin as of the \_\_\_\_ day of \_\_\_\_\_, 2018 and shall end twelve (12) months later. Upon complying with the terms, agreements and tenants hereof, Lessee shall have peaceable possession of the leased premises.
2. The Leased premises includes the Incubator Building.
3. Lessee shall pay and be responsible for any and all utilities incurred in connection with the leased premises.
4. Lessee will provide general liability insurance with extended coverage in an amount of \$500,000.00, naming the City of Port St. Joe, Florida as an additional named insured. The Lessor shall hold Lessee harmless for damaged to the premises caused by wind, flood, or other acts of God.
5. Lessee leases and accepts the premises, as is, and may make alterations to the building only as agreed upon in writing by the City, at its own expense and at the end of said lease period, the Lessee will return the property to the Lessor in as good as condition as is presently, ordinary wear and tear expected. Alterations and improvements to the leased premises require Lessor's written consent and shall become the property of Lessor unless otherwise agreed in writing. All minor repairs of less than \$250 shall be the responsibility of the Lessee. All major repairs above \$250 shall be reported to the City for inspection and determination of the corrective action that will be needed.

6. Lessor may, at any responsible time during the term of this Lease, inspect the leased premises.

7. Should the premises be substantially damaged or destroyed during the term of this Lease, either party may terminate the Lease.

8. Any notices of communications from Lessee to Lessor under this agreement shall be in writing sent to Lessor by United States Mail, postage prepaid, addressed to Lessor, or delivered to Lessor, City of Port St. Joe, Florida, at P.O. Box 278, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32457.

All notices or communication from Lessor to Lessee under this Lease shall be in writing and shall be sent to Lessee by United States Mail, postage prepaid, addressed to Lessee at 5230 W. US Highway 98 Panama City, Florida 32401: or delivered to Lessee at 414 Kenney Street, Port St. Joe, Florida 32456.

Any address hereinabove provided for may be changed from time to time by either party hereto by written notice similarly given.

9. Lessee shall not assign or sublet the premises, or allow any other person or entity to operate a business, sell merchandise or services, or conduct any commercial activity from the premises without the consent of the City.

10. Either party may cancel this agreement at any time for any reason.

11. Fixture and appliances installed by the Lessee shall remain the property of the Lessee and the premises shall be restored to its original condition upon their removal unless otherwise agreed upon.

12. No security deposit shall be required by Lessor.

13. **INDEMNIFICATION:** Lessee shall indemnify Lessors and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, or property damage arising from or out of any occurrence in, upon or at, or from the leased premises, or the occupancy or use by Lessee of said leased premises or any part thereof, or occasioned wholly or in part by any act of omission of Lessee its agents, contractors, employees, servants, invitees, licenses or concessionaires. In addition, Lessor shall not be responsible or liable to Lessee or to those claiming by, through or under Lessee for any loss or damage to either persons or the personal property of the Lessee that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting or adjoining premises.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, in triplicate, on the date hereinabove mentioned.

Signed sealed and delivered  
In presence of:

LESSOR:

CITY OF PORT ST. JOE

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

\_\_\_\_\_  
Printed Name of Witness

Attest:  
Charlotte M. Pierce, City Clerk

LESSEE:

CAREERSOURCE GULF COAST

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Kimberly L. Bodine, Executive Director

\_\_\_\_\_  
Printed Name of Witness

## WASHINGTON GYM

### LEASE AGREEMENT

THIS LEASE AGREEMENT MADE AND ENTERED INTO THIS \_\_\_\_ day of \_\_\_\_\_ 2018, by and between CITY OF PORT ST. JOE, FLORIDA, a municipal corporation organized under the laws of the State of Florida, 305 Cecil G. Costin, Sr., Blvd., P.O. Box 278, Port St. Joe, Florida 32457, *Lessor*; and Gulf Coast Workforce Development Board, Inc., doing business as Career Source Gulf Coast, hereinafter called *Lessee*,

#### WITNESSETH:

That subject to the terms and conditions herein contained, Lessor hereby leases to Lessee, and Lessee hereby rents from the Lessor, the following described premises in the City of Port St. Joe, Florida, being more particularly described as follows: 414 Kenney Street, Port St. Joe, FL 32456.

#### TERMS

For consideration, the value and sufficiency of which is hereby acknowledged, the Lessor and Lessee hereby agree as follows:

1. The term of this Lease shall be the 15th day of May to the 15th day of August 2018 and for the purposes of the storage room rental, shall end twelve (12) months later. Upon complying with the terms, agreements and covenants thereof, Lessee shall have peaceable possession of the leased premises.
2. The Leased premises includes the Washington Gym, including the "Storage Room", and surrounding grounds. (The Lessee will not be responsible for accidents on the Playground, Nathan Peters Park, Outdoor Basketball Court or on the Softball Field except during the Summer Youth Program for the months of June and July).
3. Lessee shall pay and be responsible for any and all utilities incurred in connection with the leased premises during the lease period and will further pay the amount of \$50.00 (Fifty dollars) per month for use of the "Storage Room". The first \$50.00 rental payment for the use of the "Storage Room" will be due on May 15, 2018.
4. Lessee will provide general liability insurance with extended coverage in an amount of \$500,000.00, naming the City of Port St. Joe, Florida as an additional named insured. The Lessor shall hold Lessee harmless for damage to the premises caused by wind, flood, or other acts of God.
5. Lessee leases and accepts the premises, as is, and may make alterations to the building only as agreed upon in writing by the City, at its own expense and at the end of said lease period, the Lessee will return the property to the Lessor in as good as condition as is presently, ordinary wear and tear excepted. Alterations and improvements to the leased premises require Lessor's written consent and shall become the property of Lessor unless otherwise agreed in writing. All

Proposed  
changes  
from  
Career  
Source



minor repairs of less than \$250 shall be the responsibility of the Lessee. All major repairs above \$250 shall be reported to the City for inspection and determination of the corrective action that will be needed.

6. Should the Lessor during the Lease Term allow the use of the kitchen or Storage Room, where equipment belonging to the Lessee resides, for any special event the Lessor will be responsible for any damage or loss of said equipment/inventory. The equipment and inventory will be inspected by a representative of the Lessee and Lessor prior to any said special event to assess the state of said equipment and to verify inventory count of chairs/tables and other items belonging to the Lessee.

7. Lessor may, at any reasonable time during the term of this Lease, inspect said leased premises.

8. Should the premises be substantially damaged or destroyed during the term of this Lease, either party may terminate the Lease.

9. Any notices of communications from Lessee to Lessor under this agreement shall be in writing sent to Lessor by United States Mail, postage prepaid, addressed to Lessor, or delivered to Lessor, City of Port St. Joe, Florida, at P.O. Box 278, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32457.

All notices or communications from Lessor to Lessee under this Lease shall be in writing and shall be sent to Lessee by United States Mail, postage prepaid, addressed to Lessee at 5230 W. U.S. Highway 98, Panama City, Florida 32401; or delivered to Lessee at 414 Kenney Street, Port St. Joe, Florida 32456.

Any address hereinabove provided for may be changed from time to time by either party hereto by written notice similarly given.

10. Lessee shall not assign or sublet the premises, or allow any other person or entity to operate a business, sell merchandise or services, or conduct any commercial activity from the premises without the consent of the City.

11. Either party may cancel this agreement at any time for any reason.

12. Fixtures and appliances installed by the Lessee shall remain the property of the Lessee and the premises shall be restored to its original condition upon their removal unless otherwise agreed upon.

13. No security deposit shall be required by Lessor.

14. INDEMNIFICATION: Lessee shall indemnify Lessor and save it harmless from suits, actions, damages, liability, and expense in connection with the loss of life, bodily or personal

injury or property damage arising from or out of any occurrence in, upon or at, or from the leased premises, or the occupancy or use by Lessee of said leased premises or any part thereof, or occasioned wholly or in part by any act of omission of Lessee its agents, contractors, employees, servants, invitees, licenses, or concessionaires. In addition, Lessor shall not be responsible or liable to Lessee or to those claiming by, through or under Lessee for any loss or damage to either persons or the personal property of the Lessee that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting or adjoining premises, other than equipment or inventory specifically listed in item 6.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, in triplicate, on the date hereinabove mentioned.

Signed, sealed and delivered  
In presence of:

LESSOR:

CITY OF PORT ST. JOE

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

Attest:  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Printed Name of Witness

LESSEE:

CAREERSOURCE GULF COAST

\_\_\_\_\_  
Kimberly L. Bodine, Executive Director

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name of Witness



## DECLARATION OF SEWER LINE EASEMENT

THIS EASEMENT, Made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
by and between **MAUI LANE LLC; SUNSET POINT DEVELOPMENT LLC; and CAROL  
T. RISH**, hereinafter jointly referred to as Grantors, and **CITY OF PORT ST. JOE, a  
municipal corporation of the State of Florida**, hereinafter referred to as Grantee,

### WITNESSETH:

That Grantors, for and in consideration of the sum of One Dollar and other good and valuable considerations, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged have granted, conveyed and assigned unto Grantee, its heirs, successors or assigns forever, an easement over the property described in Exhibit "A" attached hereto, as may be necessary for providing installation, operation and maintenance of a sewer line and lift station and for ingress and egress for purposes related to the operation of the sewer line, said easement being granted under the following terms and conditions:

1. **Grantors** are the owners of the property described in Exhibit "A" attached hereto.
2. This easement is given to **Grantee** for the purpose of ingress and egress onto the property described above, and for the installation, maintenance, repair and operation of the sewer line and any associated lift station subject to the following:
  - A. The sewer line and any associated lift station shall be constructed according to plans and specifications prepared by Southeastern Consulting Engineers, Inc. and approved by **Grantee**.
  - B. **Grantee** will not construct or install any portion of the sewer line and lift station but shall have the right to monitor and inspect any portion of the installation.

C. **Grantee** shall accept ownership of the sewer line and lift station upon the successful completion of the installation tying into **Grantee's** existing sewer system located at Sapodilla Circle.

3. All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the Grantors have signed and sealed this document the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

Maui Lane LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Witness Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Witness Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF GULF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ as \_\_\_\_\_ of Maui Lane LLC, on behalf of the LLC, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, that I relied upon the following form(s) of identification of the above-named person:

[ ] personally known [ ] other form of I.D. \_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires:

Signed, Sealed and Delivered  
in the Presence of:

Sunset Point Development LLC

\_\_\_\_\_  
Witness Signature  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Witness Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_, as \_\_\_\_\_ of Sunset Point Development LLC, on behalf of the LLC, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named person:

[ ] personally known                      [ ] other form of I.D. \_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires:

Signed, Sealed and Delivered  
in the Presence of:

\_\_\_\_\_  
Witness Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Carol T. Rish

\_\_\_\_\_  
Witness Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF GULF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Carol T. Rish, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) of identification of the above-named person:

[ ] personally known                      [ ] other form of I.D. \_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires:

Signed, Sealed and Delivered  
in the Presence of:

City of Port St. Joe

\_\_\_\_\_  
Witness Signature

Printed Name: \_\_\_\_\_

By: \_\_\_\_\_

Bo Patterson, Mayor

Attest: \_\_\_\_\_

\_\_\_\_\_  
Witness Signature

Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF GULF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Bo Patterson, Mayor and, \_\_\_\_\_, as \_\_\_\_\_ of City of Port St. Joe, on behalf of the City, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named person:

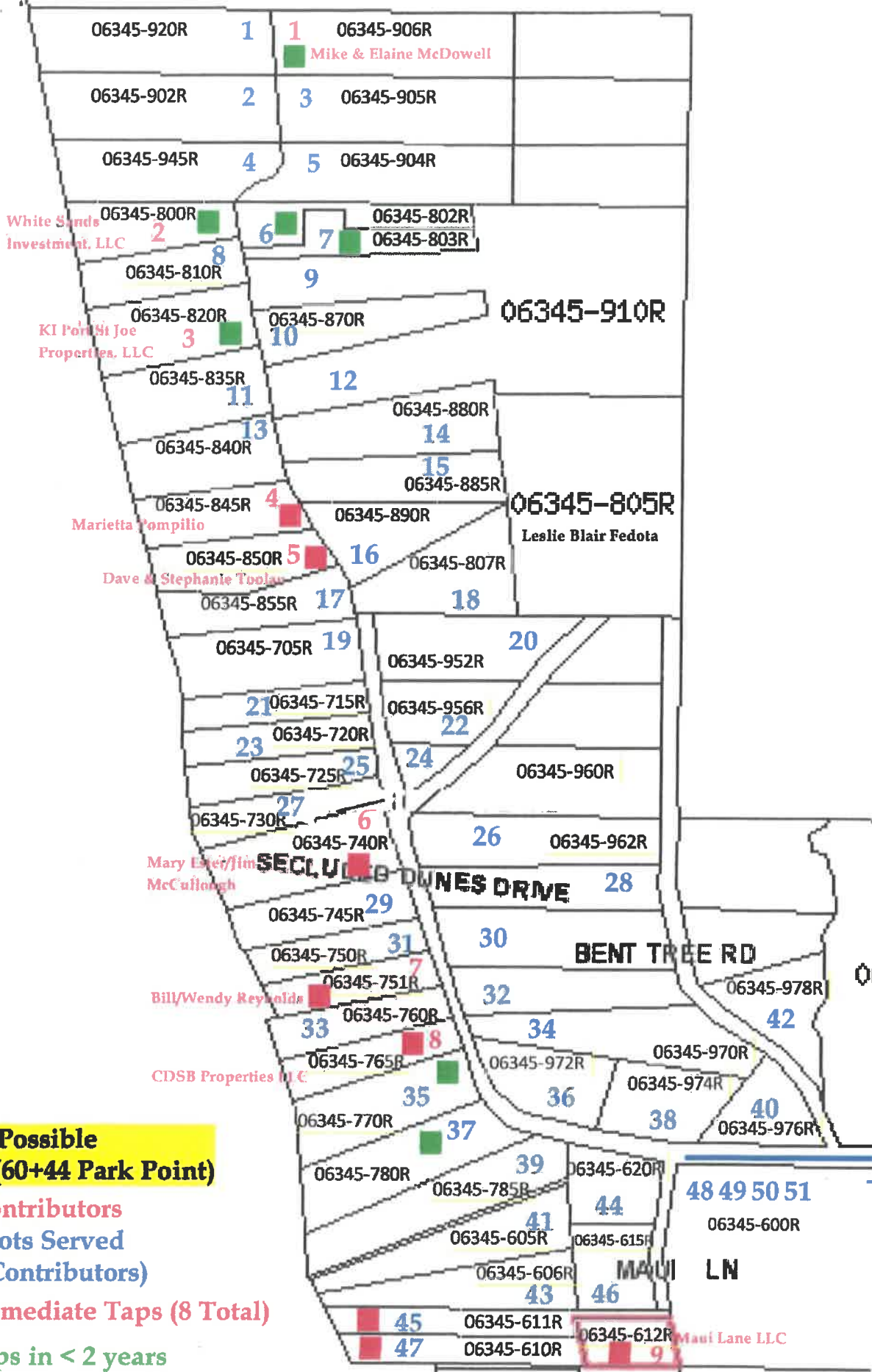
[ ] personally known

[ ] other form of I.D. \_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires:

THIS INSTRUMENT PREPARED BY:  
Thomas S. Gibson  
Rish & Gibson, P.A.  
116 Sailor's Cove Drive  
Port St. Joe, FL 32456  
Tel: (850) 229-8211  
Fax: (850) 227-1619



**Total Possible  
Taps (60+44 Park Point)**

**1-9 Contributors**

**1-51 Lots Served  
(Not Contributors)**

**Immediate Taps (8 Total)**

**Taps in < 2 years  
(In Planning) (8 Total)**

**Park Point  
+ 44 More Lots**

32

Sapodilla

## ORDINANCE NO. 510

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING ORDINANCE 455, PROVIDING FOR AN EXCLUSION TO THE CAPITAL FACILITY CHARGE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe adopted Ordinance 455 on September 21, 2010 requiring Capital Facility Fees for connection to City water and sewer lines, and

WHEREAS, the City provides services in areas where there is some distance from the municipal service lines to the property owner connection and a service line must cross multiple properties to provide service to one owner, and

WHEREAS, it is in the best interest of the City and its citizens to encourage consolidated use of service lines in situations described herein,

NOW, THEREFORE, be it enacted by the citizens of the city of Port St. Joe, Florida;

Section 1. An individual property owner who installs a water and/or sewer line connecting to city water or sewer services, at their own expense, will be given a waiver of Capital Facility Fees with the following conditions:

a. Any line from the City main line to the property owner's property line must be accessible by no fewer than four additional, buildable parcels.

b. Any such service line must be installed in either an existing or dedicated utility easement that provides unrestricted ingress, egress and maintenance rights.

c. The service line shall be the required diameter as determined by the City of Port St. Joe. Should it be determined that the service line be larger than 2", a Florida Department of Environmental Protection permit may be required and it shall be the individual's responsibility to obtain the permit. The City of Port St. Joe will have to be the entity to sign the permit.

d. Any and all materials and/or work required to install the service line must adhere to the City of Port St. Joe's standard low-pressure sewer requirements and shall be paid for by the individual.

e. As-built drawings of the installed service line shall be provided by the installer to the City prior to the City of Port St. Joe taking ownership of the lines.

f. Only one water Capital Facility Fee and one sewer Capital Facility Fee shall be allowed per line.

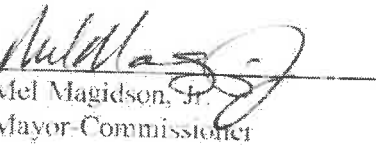


Section 2. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability. If any section, subsection, sentence, clause or provision of this ordinance is invalid, the remainder shall not be affected by such invalidity.

Section 4. Effective date. This ordinance shall become effective as provided by law.

The City of Port St. Joe

By:   
Mel Magidson, Jr.  
Mayor-Commissioner

ATTEST:

  
Charlotte M. Pierce  
City Clerk

Duly passed and adopted by the Board of City Commissioners of Port St. Joe,  
Florida this 17th day of February 2015.

Code Enforcement 2018 Activity  
As of 5/30/2018

	Open		Closed		Total		Increase
Unlawful Accumulation	70		87		157		29
Substandard Structure	9		5		14		
Abandoned Vehicle	16		7		23		1
Unlawful Sewer							
Land regulation Violation	5		10		15		
Business Lic. Violation	20				20		
Special Master Hearings							
Building Demolition	5				5		
Waste Violation	43		133		176		11
Sign Violation	5		17		22		
Total	173	Total	259	Total	432	Total	41