

**September 19, 2023
Regular Meeting
12:00 Noon**



City of Port St. Joe

Rex Buzzett, Mayor-Commissioner
Eric Langston, Commissioner, Group I
Steve Kerigan, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Scott Hoffman, 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
12:00 Noon
Tuesday September 19, 2023

Call to Order

Consent Agenda

Minutes

- Workshop Meeting 9/5/23 **Pages 1-2**
- Regular Meeting 9/5/23 **Pages 3-6**

Planning Board Recommendations

- Ordinance 603- 1st Reading
Small Scale Map Amendment & Rezoning Request **Pages 7-27**
Parcel # 04855-001, 04855-004R, & 04855-050R- Rish Cottages LLC

City

Engineer

- Beacon Hill Sewer
- Downtown Water Line Replacement Phase I
- Madison Street SCOP Grant **Page 28**
 - RFP 2023-12, Request to Award

City

Attorney

- Resolution 2023-10, Opposing the Consolidation of the Fourteenth Judicial Circuit **Pages 29-30**

Old Business

- City Projects **Page 31**
- ESAD Sewer

New Business

- Covid Funds/Sports Complex- Comm. Hoffman

Public Works

- Water Meter Replacement **Page 32**

Surface Water Plant

- Update

Wastewater Plant

- Update

Finance Director

- FEMA- Update
- Grants Reimbursement- Update

Code Enforcement

- Update

Police Department

- Update

City Clerk

- Grants
- Planning Board Membership Applications

Pages 33-34

Page 35

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

MINUTES OF THE FY 2023 - 2024 BUDGET WORKSHOP FOR THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE FLORIDA, HELD AT 2775 GARRISON AVENUE, September 5, 2023, AT 11 A.M.

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, Financial Director Mike Lacour, Police Chief Jake Richards, Public Works Director John Grantland, Surface Water Treatment Plant Superintendent Larry McClamma, and Wastewater Treatment Plant Superintendent Kevin Pettis, were also present. Commissioner Lowry was absent.

The purpose of the Workshop was to review the FY 2023 – 2024 Budget.

2023 – 2024 Budget

Mr. Anderson shared that, after a review of funds, there will be sufficient funds in the 2023-2034 Budget to cover the \$182,000 shortfall for the Downtown Water Line Replacement Project. This is the difference between a grant of \$675,426 and the Monolith bid of \$857,607.77.

Mayor Buzzett shared his concerns about raises for licenses and also asked that a specific request for an employee be removed from the Budget and handled in house.

Commissioner Hoffman suggested that, in the future, licenses with additional pay apply to new employees.

Christy McElroy questioned the involvement of individual Commissioners in personnel. She referenced the City Charter and that it states, "Employee issues go to the City Manager." She reminded the Commissioners of previous attempts by elected officials to get involved in personnel and that it was not good.

Commissioner Langston feels that if an employee is doing a job, they should be paid the same as the previous employee.

Commissioner Kerigan stated that there appears to be some discrepancies, and asked why an employee waited years to bring this up rather than go to a supervisor when the employee felt like it was an issue.

Commissioner Hoffman asked that the insurance split of the City absorbing 75% and the employee 25% of any additional increase in health insurance premium be considered for next year. He feels that the priorities for the coming year should be that the WWTP is in compliance, and that the City works with DEP on any issues.

Mr. Anderson reminded the Commissioners of the First Public Hearing for the 2023-2024 Budget Friday, September 8, 2023, at 5:01 P.M.

Citizens to be Heard

No one wished to address the Commission.

Discussion Items by Commissioners

Neither Mayor Buzzett nor the Commissioners had any additional items to discuss.

Motion to Adjourn

The First Public Hearing on the 2023-2024 is scheduled for Friday, September 22, 2023, also at 5:01 P.M.

There was no other business to discuss, and Mayor Buzzett adjourned the meeting at 11:40 A.M.

Approved this _____ day of _____ 2023.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, September 5, 2023, at Noon.**

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present. Commissioners Lowry joined the meeting at 12:05 P.M., and left the meeting at 12:50 P.M.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Langston, second by Commissioner Kerigan, to approve the Minutes of the Workshop Meeting, and the Regular Meeting, both on August 15, 2023, the Workshop Meeting of August 24, 2023, and the Emergency Meeting held August 28, 2023. All in favor; Motion carried 5-0.

City Engineer – Josh Baxley

Beacon Hill Sewer

The following items remain to be completed. Concrete to be poured, the electrical pulled, fencing needs to be installed, and testing of the facility. The Low Pressure Construction is scheduled to begin September 11, 2023.

Downtown Water Line Replacement Phase I – Request to Utilize City Funds for \$182,000 Shortfall

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to approve using \$182,000 from the 2023-2024 Budget, and allow Monolith Construction to start the project. All in favor; Motion carried 5-0.

Approval of SRF Funding Application for Phase II - \$2,161,794 (\$655,456 Grant \$1,506,338 Loan)

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve applying for \$655,456 in Grant Funds and a Loan of \$1,506,338 from SRF for Phase II of the Downtown Water Line Replacement. All in favor; Motion carried 5-0.

Approval of SRF Funding Application for Lead/Copper Evaluation \$200,000 (\$98,000 Grant \$102,000 Loan)

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve applying for SRF Funding for a Lead/Copper Evaluation in the amount of \$98,000 in Grant Funds and a Loan for \$102,000. All in favor; Motion carried 5-0.

Mr. Baxley shared that Bids for the Madison Street SCOP Grant will be opened on September 8, 2023.

City Attorney

Demolition Update 903 16th Street and 1310 Long Avenue

Both structures have been removed and some debris cleanup remains at 903 16th Street.

Resolution 2023-07, FDOT Beautification Grant Application

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve Resolution 2023-07. All in favor; Motion carried 5-0.

Old Business

City Projects

Questions were asked about the ESAD Sewer Project and Mr. Grantland feels that everything will be completed on time.

Brownsfield Resolution Request – Pioneer Bay CDC

Patrick Barnes gave an overview of the Brownsfield Project, the benefits of being declared a Brownsfield Area, and stated the resolution would be a blanket to move forward with. This designation would be for commercial projects, not individual residents. Numerous questions were asked by the Commissioners. Consensus was that townhall meetings need to be held with the residents that would be included in the area before the City does anything.

Utility User Fees Update

Mr. Anderson shared that before any fees could be added, advertisement would need to be done on water bills, and after that an Ordinance would need to be created. The Commission requested that Staff move forward with the required steps.

Commissioner Lowry left the meeting at 12:50 P.M.

New Business

Salt Air Farmers Market Relocation November 4, 2023

The Farmers Market will be relocation to the area behind Goodwill beginning November 18, 2023. There is a concern about restrooms and Staff will be checking to see what can be done until permanent restrooms are placed in that area.

Second Street Roadside Parking Discussion

Mr. Anderson will request a Conceptual Drawing and Task Order for this project. Once those are received, the project will be brought back to the Commission.

Tenth Street Park Repairs – Commissioner Hoffman

Commissioner Hoffman shared his concerns about the condition of the ballfields, the offer of help on labor from the county to replace the pipe that runs through the fields, requested that a permit be applied for, and that the City follow the directions of the experts. A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to apply for the permit, accept the offer from the County, and move forward with the project. Voting in favor of the Motion were Commissioners Hoffman, Kerigan, and Langston. Mayor Buzzett voted No. Motion carried 3-1.

Christy McElroy voiced her objections to the project, reminded the Commissioners of the previous lawsuit that she was a part of and shared that the group that filed the suit still has standing in the lawsuit.

Public Works – John Grantland

The Grantland did not have any updates for the Commission.

Surface Water Plant – Larry McClamma

RFP 2023-13 Liquid Ferric Sulfate; 50% Membrane Caustic Soda; Sodium Hypochlorite – Request to Award

A Motion was made by Commissioner Langston, seconded by Commissioner Hoffman, to accept the low bid of Thatcher for \$479 per dry ton for the Liquid Ferric Sulfate. All in favor; Motion carried 4-0.

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to accept the low bid from Univar Solutions of \$3.0950 per gallon for 50% Membrane Caustic Soda. All in favor; Motion carried 4-0.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to accept the low bid from Odyssey Manufacturing of \$1.69 per gallon for Sodium Hypochlorite. All in favor; Motion carried 4-0.

Wastewater Plant – Kevin Pettis

A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to accept the low bid from Rowe Drilling in the amount of \$28,700 for the Well Abandonment of Well AAA2250 at the Wastewater Treatment Plant. All in favor; Motion carried 4-0.

Mr. Pettis shared that the plant is pushing water, the tractor has been repaired, they are cutting the field, and everything is on track. He also noted that the Bar Screen Bids are over budget and Joe Harris is going to look at other Bar Screens in other plants.

Finance Director

FEMA Grants Update

Mr. Lacour has requested the \$180,000 due for repairs to the Wastewater Treatment Plant and it is in the last phase of FEMA's approval.

Grants Reimbursement Update

Mr. Lacour is submitting a request for administrative reimbursement in the amount of \$164,000. He is also working on reimbursement requests for the UF and Septic to Sewer Grants.

Code Enforcement

Mr. Anderson noted the good work of the Code Enforcement Officers over the summer, stated that several letters have been sent out concerning violations, and other requests for demolitions have been received.

Police Department – Chief Richards

Request to Surplus 2012 F150

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to declare a 2012 F 150 Ford Truck, Vin # 1FTEW1CM7CFC90232 surplus and once all police insignias are

removed, the truck is to be given to the Gulf County Senior Citizens Association. All in favor; Motion carried 4-0.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce shared that City Staff continues to meet compliance deadlines, consider grant possibilities, and work with our grant writers on the Centennial Building.

Planning Board Membership

Ms. Pierce referenced the list of applicants that submitted their applications for consideration to serve on the Planning Board.

Mayor Buzzett asked that the Commissioners review the applications and be prepared to make a selection at the next meeting.

Citizens to be Heard

Mike Sparks, 1008 McClellan Avenue, thanked the Commission for removing the pine trees near the water tower on Tenth Street and asked if the City will now redo the ditch. Staff will look at this.

Discussion Items by Commissioners

Commissioner Hoffman requested that Staff revisit the banking business to see if better rates can be obtained.

Neither Commissioners Kerigan nor Langston had any additional topics to discuss.

Mayor Buzzett shared that the property for a new City complex is a done deal. Mr. Anderson will request that a survey of the property be done, do an overlay of the area, and go back to USDA for a loan to complete the project. The contract of the renter that currently occupies the property will expire on March 31, 2024.

Ray Greer is working on a road easement for workforce housing. It is unclear who owns the road in question and Tom Gibson is researching the issue to see if it is a City, county, or St. Joe Company road.

Motion to Adjourn

There was no other business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:32 P.M.

Approved this _____ day of _____ 2023.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 603

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBERS 04855-001R, 04855-004R AND R04855-050R FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL R-2, 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.

WHEREAS, Section 163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to small scale developments; and

WHEREAS, on September 5, 2023, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and Zoning Map of the City; and

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare.

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Commercial land use to Medium Density Residential R-2 and the Zoning to Residential R-2B. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

The Board of City Commissioners hereby finds and determines that the approval of the amendment is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of Medium Density Residential R-2.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Residential R-2B.

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this ____ day of _____, 2023.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

Future Land Use Map:

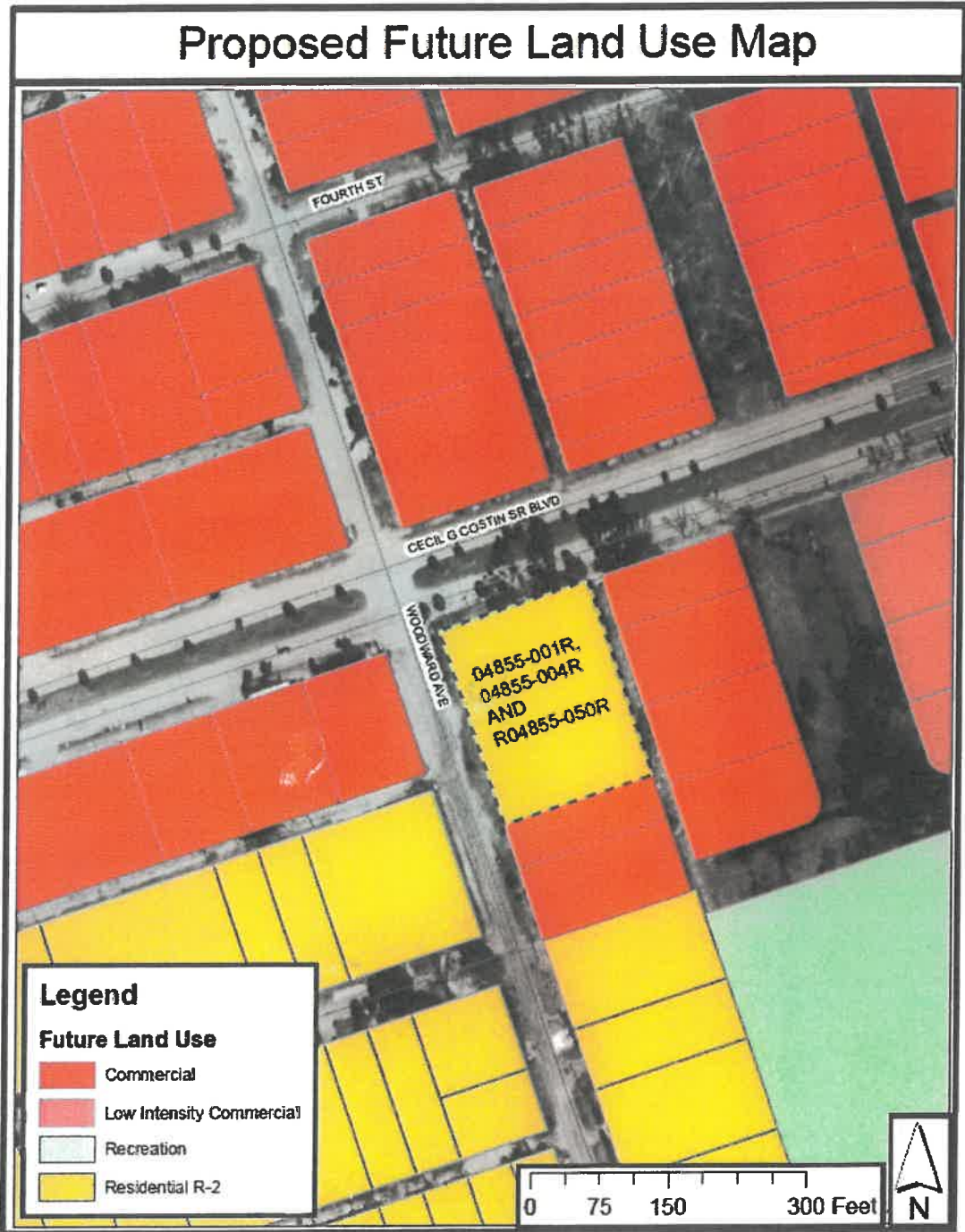


EXHIBIT "A"

Zoning Map:



**NOTICE OF PUBLIC HEARINGS
FOR A MINOR REPLAT OF A
PORTION OF AN EXISTING
SUBDIVISION PLAT,
SMALL SCALE MAP AMENDMENT
TO THE CITY OF PORT ST. JOE
COMPREHENSIVE PLAN AND
REZONING TO THE CITY ZONING
MAP**

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

The Planning and Development Review Board sitting as the local planning agency will hold a Public Hearing at 4:00 p.m., EST, at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 on Tuesday September 5, 2021, or as soon thereafter as the issue may be heard, to consider a recommendation to the Port St. Joe City Commissioners for the Minor Replat of a portion of an existing subdivision plat, a Small Scale Map amendment to the City of Port St. Joe Comprehensive Plan and to consider an amendment to the Zoning Map of the City and of the ordinance relating thereto, the titles of which is set forth below.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the first reading of Ordinance 603, the title of which are set forth below, and consider the Minor Replat at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, September 19, 2023, at 12:00 P.M. (ET), or as soon thereafter as the issue may be heard, regarding the Replat of a portion of an existing subdivision plat, a Small Scale Map amendment to the City of Port St. Joe Comprehensive Plan and to consider an amendment to the Zoning Map of the City.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the final reading of Ordinance 603, the title of which are set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, October 3, 2023, at 12:00 P.M. (ET), or as soon thereafter as the issue may be heard, to consider the final reading of the a Small Scale Map amendment to the City of Port St. Joe Comprehensive Plan, consider an amendment to the Zoning Map of the City of Port St. Joe and to consider Minor Replat of a portion of an existing subdivision plat as described below.

A REPLAT OF THE SOUTHERLY 25 FEET OF LOT 1, AND ALL OF LOTS 3, 5, 7 & 9 OFFICIAL MAP OF PORT ST. JOE, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 17, SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA.

The title of the ordinance to be considered is set forth below.

ORDINANCE NO. 603

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



At the public hearings, the Planning, Development, and Review Board and the City Commission will accept public testimony and will consider the Replat, Small Scale Map Amendment to the Comprehensive Plan, and Rezoning request. The hearings may be continued from time to time as may be necessary.

The proposed ordinances, the legal description of the subject property, and a copy of this notice are available for public inspection during normal business hours at the City of Port St. Joe City Hall, City Clerk's Office, 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida.

Interested persons may attend and be heard at the public hearings or provide comments in writing to the City Commissioners at City of Port St. Joe City Hall, 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida 32456. Transactions of the public hearing will not be recorded. Persons wishing to appeal any decision made during the hearing will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

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

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

Rezoning and Plat Approval Request

Applicant: Raymond W Greer

Parcel ID 04855-001R, 04855-004R,

04855-050R

Woodward Avenue City of Port St. Joe, FL.

32456

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, September 5, at 4:00 P.M. EST and at the Regular City Commission Meeting on September 19, 2023, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 for discussion and approval.

**CITY OF PORT ST. JOE
COMPREHENSIVE PLAN
SMALL SCALE MAP AMENDMENT
REZONING AND MINOR REPLAT
APPLICATION**

Submitted by:

Rish Cottages, LLC
117 Sailors Cove Drive
Port St. Joe, Florida 32456

August 2023

Agent Contact Information

Raymond W. Greer, AICP
DesignWest Group
Project Manager
2910 Kerry Forest Parkway
D4-126
Tallahassee, Florida 32309
Phone: 850.545.6503

Property Information

Property Ownership:
Rish Cottages, LLC
117 Sailors Cove Drive
Port St. Joe, Florida 32456

Property Identification Numbers:
04855-001R
04855-004R
04855-050R

Small Scale Land Use Map Amendment and Rezoning Request

Existing Future Land Use Map Designation: Commercial

Proposed Future Land Use Map Designation: Medium Density Residential R-2

Existing Zoning District: Commercial C-1A

Proposed Zoning District: Residential R-2B

Minor Replat to Existing Subdivision Request

A Replat of The Southerly 25 Feet of Lot 1, And All of Lots 3, 5, 7 & 9 Official Map of Port St. Joe, Florida, Recorded in Plat Book 1, Page 17, Section 1, Township 8 South, Range 11 West City of Port St. Joe, Gulf County, Florida.

City of Port St. Joe FLUM Application

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

Property Address: Woodward Avenue Current Land Use: Commercial
Property Owner: Rish Cottages Proposed Land Use: Residential R-2
Mailing Address: 117 Sailors Cove Drive, Port St. Joe Florida 32456
Phone: (850) 545-6503
Applicant if Different: Raymond W. Greer
Parcel Number: 04855-001R, 04855-004 and R04855-050R

RR1
Owners Signature

Sworn to and subscribed before me this 9th day of August, 2023 Personally Known
OR Produced Identification.
Type Provided _____



Shannon Renfro
Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Deed

Copy of Survey

RR1
Owner Signature

Date: 8/9/2023

[Signature]
Applicant Signature

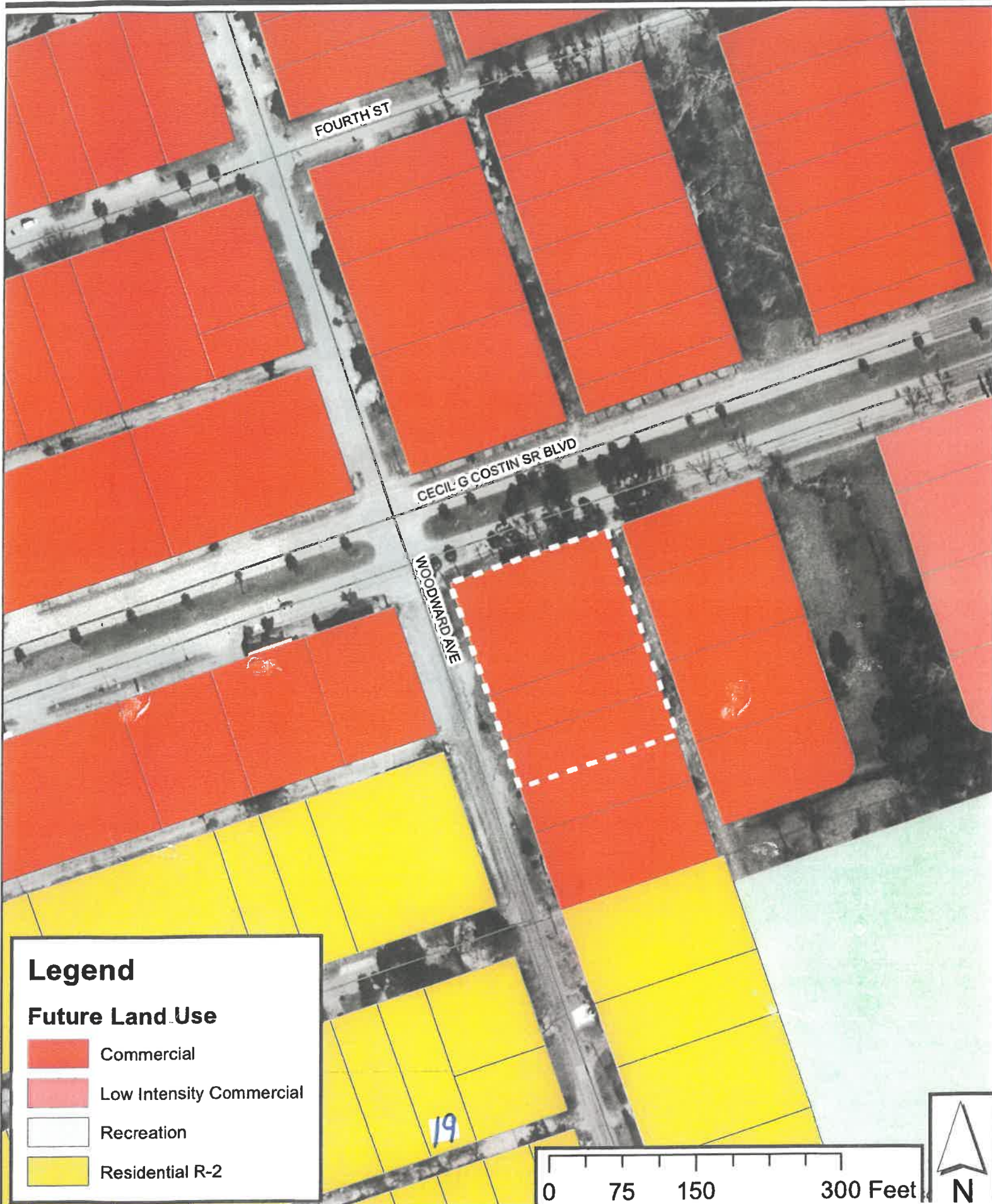
Date: 8/9/2023

Maps

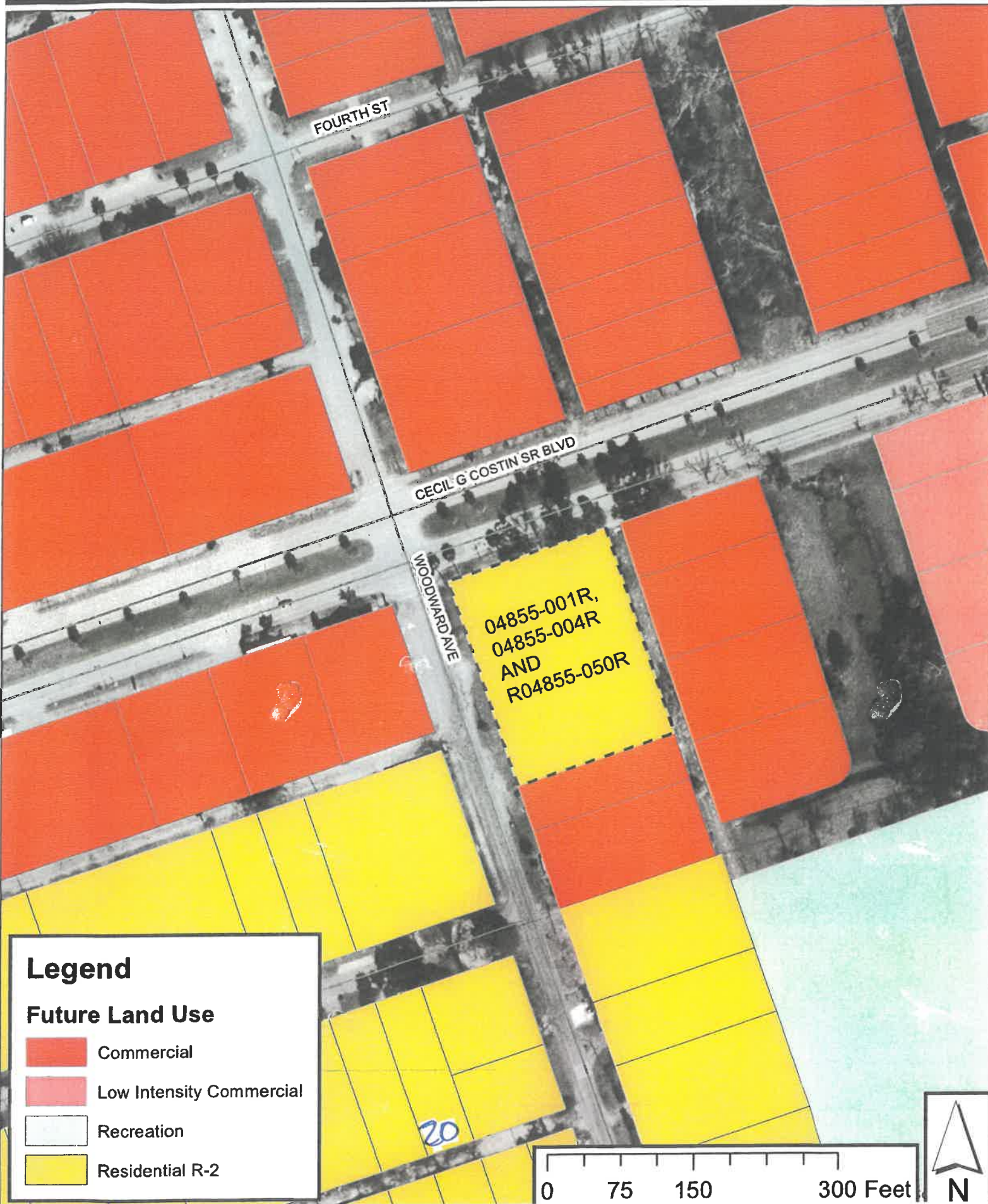
General Location Map



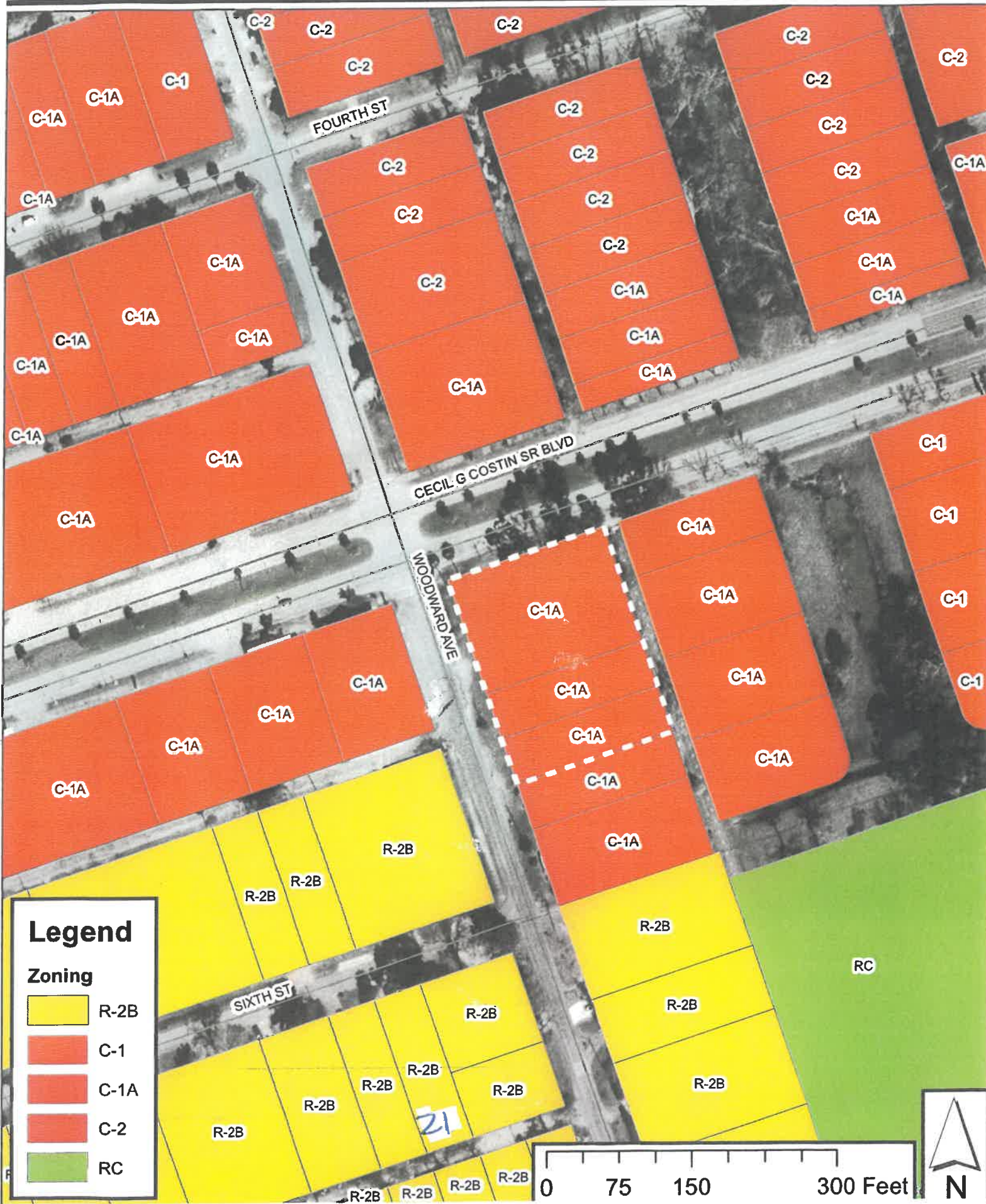
Future Land Use Map



Proposed Future Land Use Map








Zoning Map



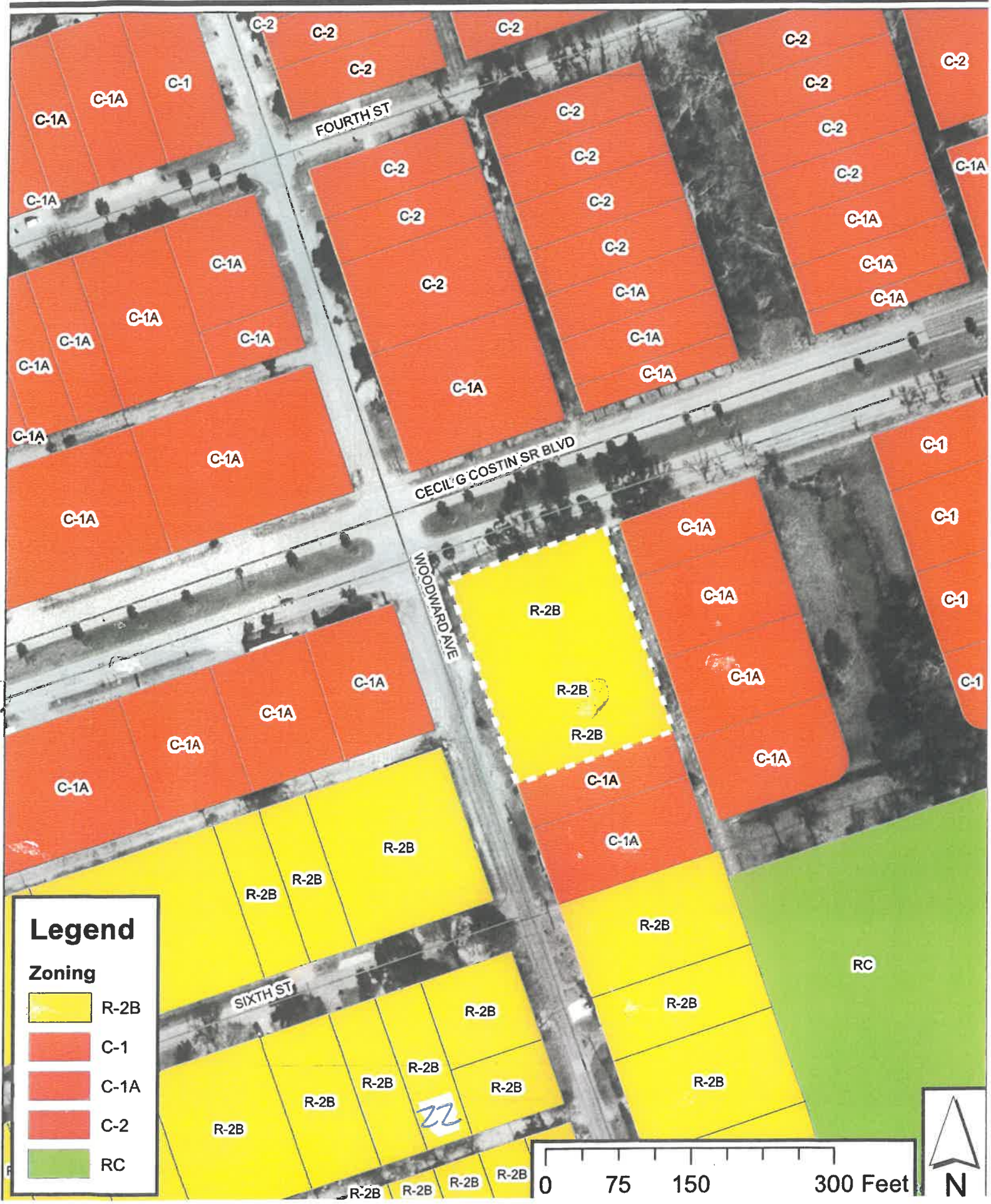
Legend

Zoning

-  R-2B
-  C-1
-  C-1A
-  C-2
-  RC








Proposed Zoning Map



Legend

Zoning

	R-2B
	C-1
	C-1A
	C-2
	RC



Minor Replat

Property Deed

Prepared by/return to:
Watersound Title Agency, LLC
130 Richard Jackson Boulevard, Suite 200, Panama City Beach, FL
32407
Order No. WST-2021-17

Record Deed: 18.50
Deed Documentary Stamps: 1,295.00
Consideration: 185,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this December 21, 2021 by **The St. Joe Company, a Florida Corporation** and having its principal place of business at 30 R Jackson Boulevard, 200, Panama City Beach, FL 32407 (the "Grantor"), and **Rish Cottages LLC, a Florida Limited Liability Company** whose address is 117 Sailors Cove Drive, Port St. Joe, FL 32456 (the "Grantee"):

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following parcel of land, situate, lying and being in the County of Gulf ("Property"), and more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject to encumbrances, easements and restrictions of record, taxes for 2021 and for subsequent years, zoning and other regulatory laws and ordinances affecting the Property, and any matters which would be disclosed by a current and accurate survey or by a current physical inspection of the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

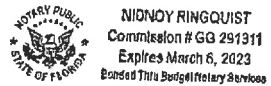
Widney Ringquist
WITNESS
Print name: Widney Ringquist
Ann Boston
WITNESS
Print name: Lynn Fenton

The St. Joe Company, a Florida Corporation
By: Marek Bakun
Marek Bakun, Executive Vice President and CFO

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 21st day of December, 2021 by Marek Bakun Executive Vice President and CFO of The St. Joe Company, a FL Corporation, on behalf of the Corporation.

Widney Ringquist
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known:
OR Produced Identification: _____
Type of Identification Produced: _____

EXHIBIT "A"
PROPERTY

The Southerly 25 feet of Lot 1, and all of Lots 3, 5 and 7, Block "33", of the Official Map of Port St. Joe, Florida, a subdivision as per map or plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Gulf County, Florida.

**RFP # 2023-12
Madison Street SCOP
City Commission Conference Room
September 8, 2023, at 3:05 P.M.**

VENDOR		BID AMOUNT
C.W. Roberts		\$ 497,100.00
Pigot Asphalt		\$ 748,376.40

RESOLUTION NO. 2023-10

A RESOLUTION OF THE CITY OF PORT ST. JOE, FLORIDA, OPPOSING THE CONSOLIDATION OF CIRCUIT COURTS AFFECTING THE GEOGRAPHIC BOUNDARIES OF THE FOURTEENTH JUDICIAL CIRCUIT.

WHEREAS, the Speaker for the Florida House of Representatives has proposed the consideration of the “consolidation of the [judicial] circuits [which] might lead to greater efficiencies and uniformity in the judicial process, thereby increasing the public trust and confidence; and

WHEREAS, changes in the current effective operation of the Fourteenth Judicial Circuit will have an impact on the judges, prosecutors, public defenders, attorneys, law enforcement and others who diligently and efficiently work to ensure access to justice and the safety of our citizens; and

WHEREAS, courts, drawn closest to the people who seek to have their most personal grievances resolved, have established confidence in the Fourteenth Judicial Circuit and its court officers to have their matters handled; and

WHEREAS, our Fourteenth Judicial Circuit encompasses vast rural areas which already necessitate court personnel, officers of the court, parties, witnesses and jurors to travel great distances to provide live testimony, respond to jury summons, attend in-person hearings, and participate in trials, which cannot be resolved with video or telephone appearances; and

WHEREAS, our local attorneys, judges, magistrates, prosecutors and public defenders are accustomed to the heritage of justice which our citizens expect from our judicial system;

WHEREAS, the House Speaker in his request to consider circuit court consolidation bases his interest on “greater efficiencies and uniformity in the judicial process”, but we have yet to find the need to upend the Fourteenth Judicial Circuit if the need elsewhere requires changes in different circuits further south.

NOW THEREFORE BE IT RESOLVED by the City Commission of the City of Port St. Joe as follows:

SECTION 1. The City of Port St Joe opposes any Judicial Circuit Consolidation that affects whatsoever the Fourteenth Judicial Circuit.

SECTION 2. Despite population growth in the Fourteenth Judicial Circuit, changes in administrative and statutory law, regional disasters like Hurricane Michael and Deepwater Horizon Oil Spill, our circuit judges, prosecutors, public defenders, attorneys and court personnel have been able to preserve our citizens access to justice without the need to reconfigure our circuit.

SECTION 3. The City Clerk is directed to transmit this resolution to the House Speaker Paul Renner, Senate President Kathleen Passidomo, Governor Ron DeSantis and the Florida Supreme Court Chief Judge Carlos Muniz and the Honorable Jonathan D. Gerber, Chairman of the Judicial Circuit Assessment Committee.

PASSED AND ADOPTED this _____ day of _____, 2023, by the PORT ST. JOE CITY COMMISSION meeting in regular session.

CITY OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor

Attest: _____
Charlotte Pierce, City Clerk

APPROVED AS TO FORM AND LEGALITY

Clinton T. McCahill, City Attorney

Current City Projects 9/19/23

- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board.
- Clifford Sims Park Repairs- Approved by FEMA on 4/21/23. Bid awarded to RJ Gorman. The observation deck is in production.
- Centennial Bldg. Rehab- The project has been re-bid and the news bids are under review. A grant modification has been sent to the Dept. of State for approval.
- Lighthouse Complex Sleeping Beauty Rehab- The project has been re-bid and is under review.
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV bid has been awarded and the contractor is working.
- Long Ave. Paving- Final pay request to mill and resurface 1" on the entire road to be completed in the Spring 2024
- Beacon Hill Sewer- The Lift Station & the Collection System are under Construction.
- Washington Gym Complex Roofs- Reviewing the Engineers Report
- ESAD Sewer Purchase Evaluation for Upgrades- The project is set to close on 9/27/23.
- 20th Street Stormwater Pipe- Working on Camera Quote
- Reid Ave. Street Lights- (3) new Light Poles have been received and installation is being scheduled.
- Public Works additional storage bldg. is under construction.
- 9/5/23 Dewberry tasked to draft a conceptual drawing to add parking along 2nd Street.
- 9/5/23 Dewberry is working on the permits to pipe the ditch at the 10th Street Ballfields.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex

CONSOLIDATED PIPE AND SUPPLY CO., INC.
CUSTOMER QUOTE

194 Hurricane Shoals Rd.
Lawrenceville GA 30046

Quote Nbr: 363932 000
Quote Date: 9/06/2023

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0011 - CHRIS K
Phone 770-822-9664
Fax 770-822-9323
Toll Free 800-844-9585

Job: PORT ST JOE ALLEGRO
BASE STATION

Good Until: 10/06/2023
To: CHRIS
Email: CHRIS.KAVOUKLIS@CPSPIPE.COM

Qty	Item	Size/Wall/Description	Price	Extended Price
650.0	271335	5/8X3/4 MSTR MTR ALLEGRO B12-A31-A15-0101A-1 CUST LOY	260.30 EA	169,195.00
1.0	270659	MSTR MTR K-1999916XX ALLEG BASE STATION		
1.0		BASE STATION INSTALL	15,437.94 EA	15,437.94
1.0		BASE STATION ANT		
Total:				184,632.94

Grants Updated- 9/19/23

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDOT/SCOP	\$397,375	Application for resurfacing of first Street from Hwy 98 to Hwy 71. Approved for 21/22 funding
FDEM	\$660,943 \$5,000	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match. Approved 12/16/22
FEMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23
FDEP/SRF	\$4,537,600	Application submitted for Construction of Long Ave. Sewer Line and Lift Station. Grant \$3,630,080 and Loan \$907,520 Combo 80/20. Approved, Notice of Award has been issued.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded. The project has been re-bid.
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. CCTV work approved.
CDBG-DR	\$8,566,469	Police/Fire Station. Application not approved. Re-submitted in Round two of funding on 9/15/21. Application not approved.
CDBG-DR	\$4,987,330	Intelligent Stormwater on MLK-FAMU. Application not approved.
FDOT/SCOP	\$479,428	Madison Street from Garrison to Long Ave Re-surfacing. Approved. 100% Plan Set sent to FDOT
National Park System/Hurricane Michael	\$83,000	Washington Gym Rehabilitation. Submitted by UF. Approved and will be administered thru the State of Florida Division of Historical Resources
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. The project has been re-bid.
USDA	\$4,000,000	Potential 65% loan/35% grant for new Government Complex. The project is on hold.
COVID-19 Rescue Plan	\$1,786,545	Grant Agreement signed 9/15/21. Funds received. \$1,000,000 allocated for a Sports Complex & \$786,545 for Road Paving.
FDEO	\$675,426.00	Commercial District Waterline Replacement. Grant Approved 4/8/22. Phase I out for bids.
FDEP Water Protection Funds	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds	\$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21. The collection system is out for bids and the lift station is being constructed.
FDEP Water Protection Funds	\$1,834,401.60	Pipe Replacement under the 10 th Street Park. Grant Application submitted 7/15/21. Was not approved.

CDBG- DR Phase II	\$6,654,566	Road & Stormwater Repairs. Application submitted 9/15/21. Application not approved.
FDEP	\$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF Approved, waiting.
FRDAP	\$150,000	Core Park Splash Pad & Restroom, 25% City Match. Submitted 8/27/23. Second Request.
FDEP	\$145,000	Wastewater Treatment Plant Feasibility Study, submitted 8/22. Was not Approved.
FDOT/SCOP	\$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year.
Legislative Request Rep. Shoaf	\$500,000 \$2,000,000	Core Park Stage Field of Dreams, both submitted on 7/8/22 for Grants thru DEO
NOAA	\$280,000	Stormwater Management (H&H) Study, Approved 4/21/23
FDOT	\$100,000	Hwy 98 Beautification Grant, Approved 12/16/22. Coastal has completed the design.
Legislative Request	\$1,200,000 \$1,500,000	Field of Dreams- Was not approved Road Paving, both submitted by Clark Smith approved in the 23/24 State Budget
FDOT/SCOP	\$497,055.44	Road Paving from Hwy 98 to MLK on Ave. C & D. Application submitted 3/23. Was not Approved

To: Jim Anderson, City Manager
Date: August 31, 2023
Re: PDRB Membership Applications

The following individuals have submitted their application for consideration to serve on the Planning, Development, and Review Board.

Elias, James E.
Karagiannis, Chris G.
Long, Edgar E.
Woodrick, Walter L.


Charlotte M. Pierce, City Clerk