

**December 3, 2024
Regular Meeting
12:00 Noon**

**City Commission Chambers
2775 Garrison Avenue
Port St. Joe, Florida**



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

December 3, 2024

Call to Order

Consent Agenda

Minutes

- Regular Meeting 11/19/24

Pages 1-7

Planning Board Recommendations

- Parcel #04830-006R, 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R, 04830-012R, 04830-013R, 04830-014R, 04830-015R, & 04830-016R- Rish Family Plaza, LLC
 - Ordinance 615 Future Land Use Map Amendment
2nd Reading & Adoption

Pages 8-24

City Engineer

- Update

City Attorney

- Electronic Noticing

Old Business

- City Projects
- Landscaping on Ave. D- Comm. Langston

Pages 25-26

New Business

- RFQ 2024-02, Allen Memorial Paving CEI Services

Public Works

- Recreational Improvements

Surface Water Plant

- Update

Wastewater Plant

- Update

Finance Director

- FEMA- Update
- Grants Reimbursement- Update
- RFP 2024-11, Computer Software

Pages 27-28

Code Enforcement

- **Update**

Police Department

- **Purchase of Vehicles on State Contract**

Page 29

City Clerk

- **Grants- Update**
- **Christmas Parade- Update**

Pages 30-31

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, November 19, 2024, at Noon.**

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Deputy City Clerk Ingrid Bundy, and City Attorney Clinton McCahill were also present.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the Minutes of the Regular Meeting of November 5, 2024. All in favor; Motion carried 5-0.

Attorney McCahill read Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers that was completed by Mayor Buzzett where he abstained from voting on the Cabell Ditch issue because it would be an inured to his special private gain or loss at the November 5, 2024, Meeting.

Planning Board Recommendations

Parcel #04830—006R, Parcel 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R, 04830-012R, 04830-013R, 04830-014R, 04830-015R and 04830-016R Rish Family Plaza, LLC

Ordinance 615 Future Land Use Map Amendments; First Reading

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to have the First Reading of Ordinance 615 Future Land Use Map Amendment for the Rish Family Plaza, LLC.

Commissioner Lowry stated that he would be abstaining from voting because he has a business relationship with the developer. Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers was completed by Commissioner Lowry and is attached as Exhibit A.

Ray Greer, representing the Rish Family spoke on the issue and noted this would change the property to R-2.

Christy McElroy shared her concerns about the issue.

All in favor; Motion carried 4-0 with Commissioner Lowry abstaining.

Attorney McCahill read Ordinance 615 by Title only.

City Engineer

City Street Resurfacing

The Notice of Award and Agreement has been provided to Roberts and Roberts. A pre-construction meeting will be set up once the bonds are received.

City Government Complex

This project is in design.

Monument Avenue

The project is under construction and a pre-construction meeting was held last Monday.

Allen Memorial Way

Dewberry is waiting on the CEI for this project.

Beacon Hill Sewer

As-builts were provided to the City on November 19, 2024.

Downtown Utilities Phase 2

The project is in progress.

HMGP Grant – Elevation of 12 Lift Stations

Grant extension and funding request has been submitted to FDEM.

Avenue C and Battles Street Intersection

Plans have been provided to the City for review.

Victoria Avenue Bridge

Plans have been provided to FDOT for review as this involves a waterline bore under the bridge.

Mr. Baxley noted that the repaving of Long Avenue is to begin on December 3, 2024.

City Attorney

MOU STAC House

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, for Mayor Buzzett to sign the MOU between the City and Gulf County in the Refurbishment and Rehabilitation of the STAC House.

Christy McElroy and Robert Branch shared their thoughts on this issue.

All in favor; Motion carried 5-0.

Old Business

City Projects

Mr. Anderson shared that the MOU has been signed and returned to the County on the Washington Museum Roof.

University of Florida – Final Grant Presentation

Jeffy Carney and Christian Calle presented their final presentation of the completed study - Resilient Port St. Joe. This was made possible by the Florida Institute for Built Environmental Resilience Florida Resilient Cities Program facilitated by the University of Florida and funded through the Florida Department of Environmental Protection. Copies of their draft version of the *Vulnerability + Sensitivity Analysis and Adaptrion Plan* were distributed to the Commissioners. After their presentation, Mr. Carney and Mr. Calle set up their presentation and fielded questions from citizens.

Christy McElroy shared her thoughts on the information.

New Business

Request to use the Centennial Building – First Baptist Church

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to grant the request of the First Baptist Church and wave any deposit or rental fees for the building. All in favor; Motion carried 5-0.

Commissioner Langston asked that the same exemptions be given to Koran Rouse for the annual Thanksgiving Dinner that he provides in memory of his brother at the Washington Gym this weekend.

A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to approve Mr. Rouse using the Washington Gym with deposit and rental fees waived after he provides the necessary application for use of the facility. All in favor; Motion carried 5-0.

Public Works – John Grantland

Mr. Grantland shared that Battles Street is complete except for the paving and sod being placed.

Surface Water Plant – Larry McClamma

Mr. McClamma did not have any updates for the Commission.

Wastewater Plant – Kevin Pettis

Mr. Pettis shared there is 2 1/2' of freeboard in the lagoon and work should begin on Sprayfield Zone 3 in a couple of weeks.

Finance Director – Mike Lacour

FEMA Update

Mr. Lacour noted that a representative of the state advised him that the Clifford Sims Park review is in Stage 7 of 8. He anticipates having an update very soon.

Grants Reimbursement Update

Mr. Lacour is waiting on approximately \$800,000 in grant reimbursements and he is working on the close out of the fiscal year.

Code Enforcement

Mr. Anderson shared there are 6 houses that have been approved for demolition and the County will be helping with these.

Police Department – Chief Richards

Chief Richards did not have any updates for the Commissioners.

City Clerk – Charlotte Pierce

Current Grants Update

Clerk Pierce shared that City Staff works daily on grants, compliance, and looking for additional grant funding sources.

Christmas Parade Update

Requests are being received for Entry Form Applications, and Lt. Burch has been working on the FDOT Permit for the Parade.

RFP 2023-06 Renovation and Repairs to the Cape San Blas Keepers Quarters

Clerk Pierce shared that the Department of Historic Preservation has finally given approval of the Scope of Work Revisions allowing Monolith Construction to proceed with the work.

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to approve RFP 2023-06 for the Renovation and Repairs of the Cape San Blas Keepers Quarters by Monolith Construction and to cover the grant shortage of \$25,252.09 with BP Funds. All in favor; Motion carried 5-0.

Citizens to be Heard

Robert Branch and Christy McElroy shared their thoughts on several items.

Discussion Items by Commissioners

Commissioner Hoffman asked that a spreadsheet be created of Golf Cart Permit Numbers for reference.

Commissioner Lowry stated that the Centennial Celebration was a great event. He thanked the vendors for their support, complimented City Staff on their efforts, commended Monolith on their renovations, and shared that he had received a lot of compliments on the event.

Commissioner Kerigan shared that the Centennial Celebration was a very nice event, it was well attended, and he felt that City Staff did an impeccable job.

Commissioner Langston stated the Centennial Celebration was a great time.

He also asked about trees being planted that Mr. George Davis had requested for Avenue D leading to the Washinton Gym to be on the next Agenda.

Mayor Buzzett felt the Centennial Celebration was a great event and complimented everyone involved with the event.

Motion to Adjourn

There was no other business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:22 P.M.

Approved this _____ day of _____ 2024.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Lowry, Brett Charles</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Port St. Joe Board of City Commissioners	
MAILING ADDRESS <i>134 Gulf Coast Circle</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Port St. Joe, FL 32456	COUNTY Gulf	<input checked="" type="checkbox"/> CITY	<input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>11/19/2024</i>		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Brett Lowry, hereby disclose that on Nov 11th, 20 24:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I have a business relationships with developer.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/19/2024
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

ORDINANCE NO. 615

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, SPECIFICALLY CHANGING PARCEL ID NUMBERS 04830-006R, 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R, 04830-012R, 04830-013R, 04830-014R, 04830-015R AND 04830-016R FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL R-2, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE FROM COMMERCIAL C-1A TO RESIDENTIAL R-2B; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on November 5, 2024, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and amendment to the Zoning Map of the City; and

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

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Commercial land use to Medium Density Residential R-2 and the Zoning from Commercial C-1A 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 _____, 2024.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

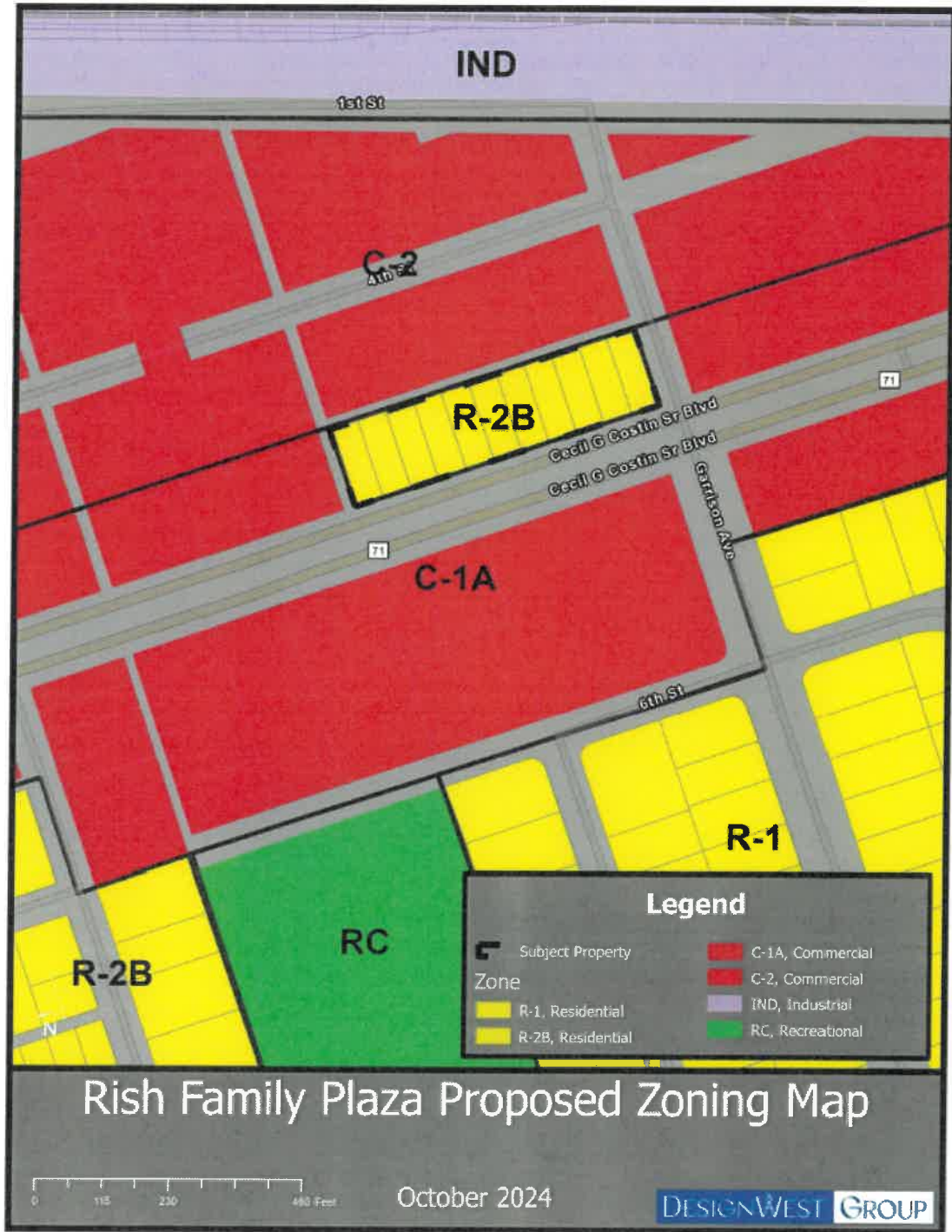
EXHIBIT "A"

Future Land Use Map:



EXHIBIT "A"

Zoning Map:



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

Prepared for:

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

Prepared by:

DESIGNWEST GROUP
2910 Kerry Forest Parkway
Suite D4-126
Tallahassee, Florida 32309

October 2024

Agent Contact Information

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

Property Information

Property Ownership:

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

Property Identification Numbers:

04830-006R, 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R, 04830-012R,
04830-013R, 04830-014R, 04830-015R AND 04830-016R

Property Description: 1.76+/- acre (amendment area) located on the west side of Highway 71 and consisting of a portion of Lots 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 and 35, Block "28", 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. Less and except the southerly 30 feet of said lots, within the City of Port St. Joe, Florida.

Small Scale Land Use Map Amendment and Rezoning Request

Existing Future Land Use Map Designation: Commercial

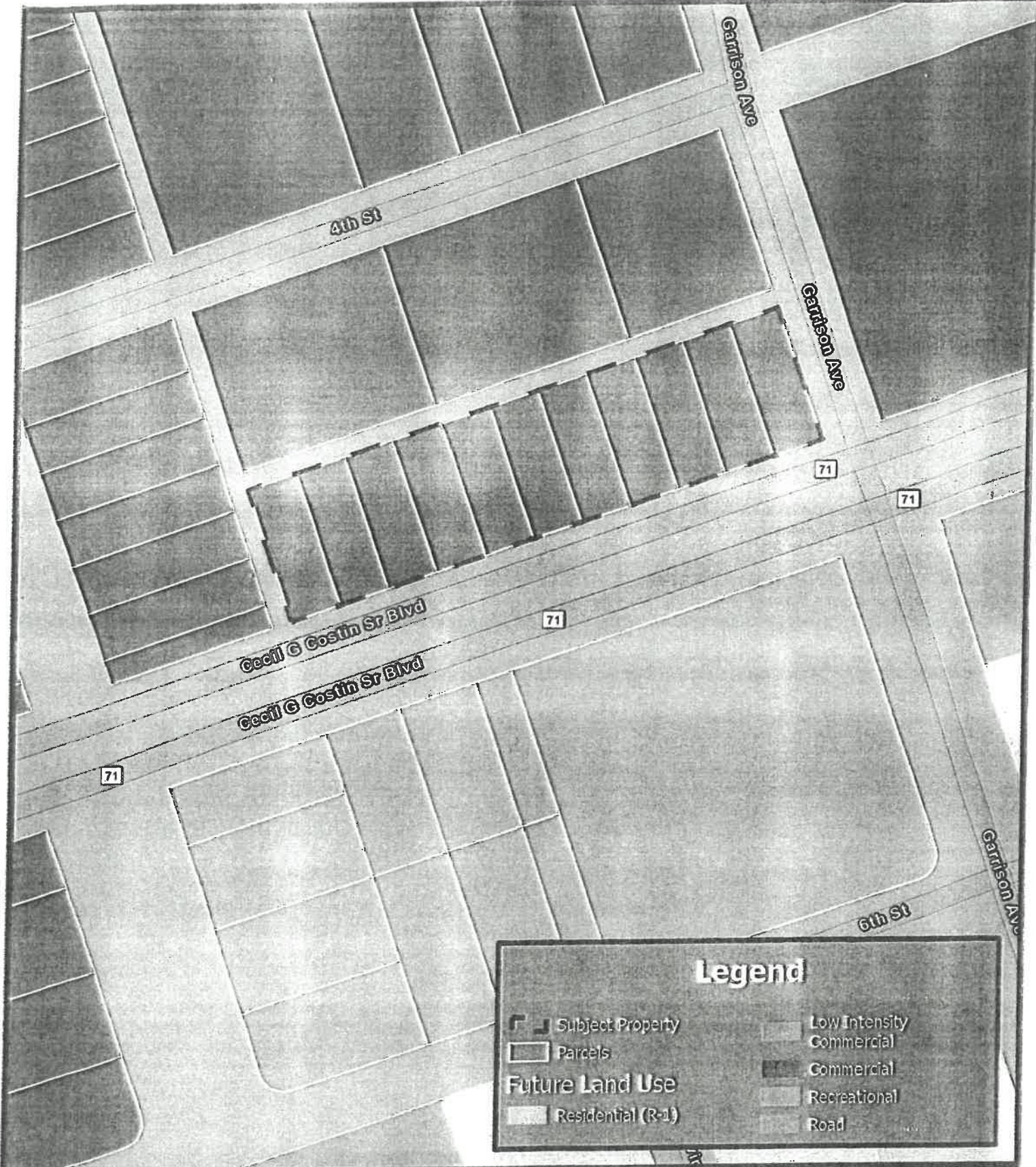
Proposed Future Land Use Map Designation: Medium Density Residential R-2

Existing Zoning District: Commercial C-1A

Proposed Zoning District: Residential R-2B

Maps

- a) Existing Future Land Use Map
- b) Proposed Future Land Use Map
- c) Existing Zoning Map
- d) Proposed Zoning Map



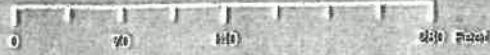
Legend

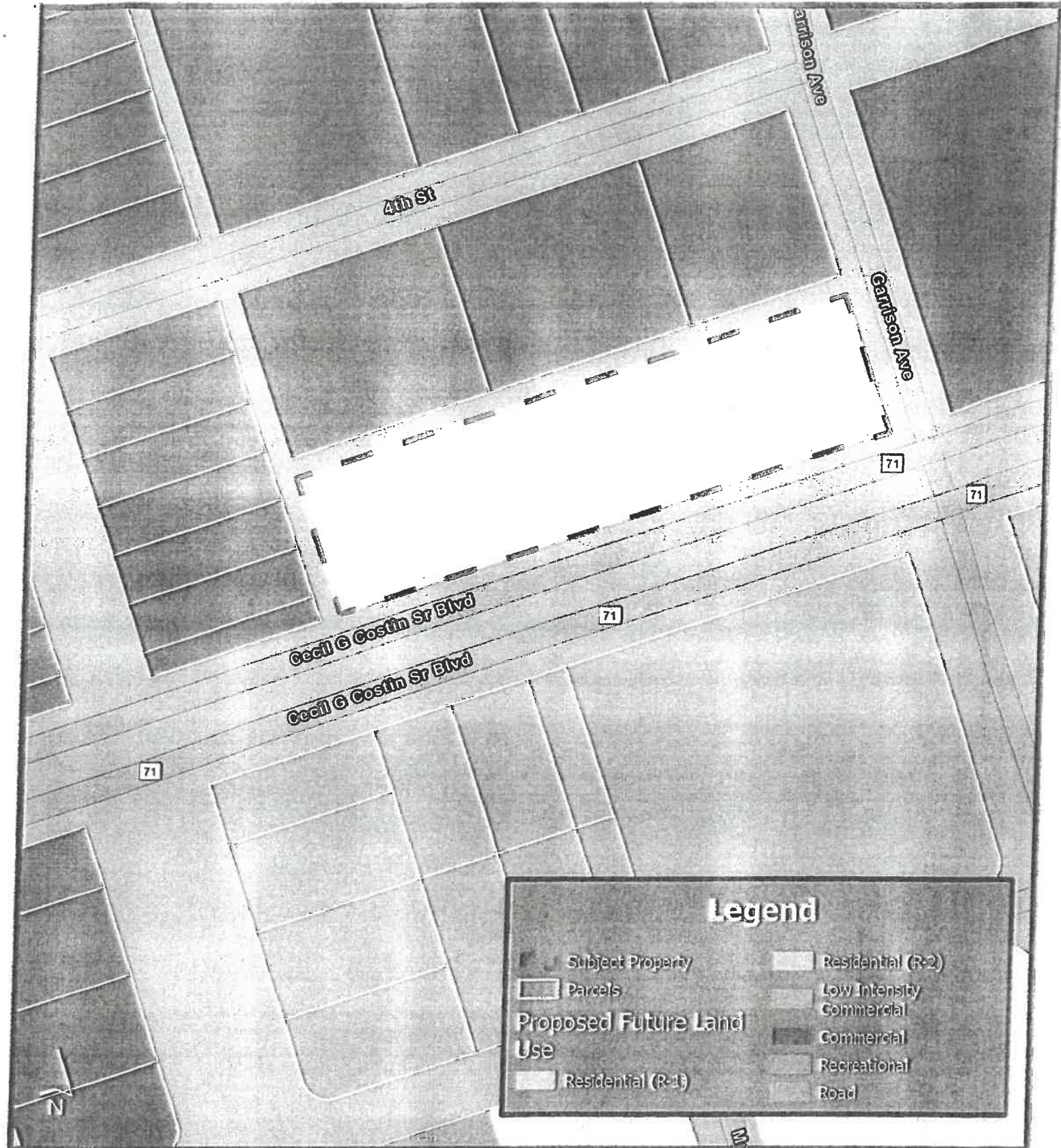
Subject Property	Low Intensity Commercial
Parcels	Commercial
Future Land Use	Recreational
Residential (R-1)	Road

Rish Family Plaza Future Land Use Map

October 2024

DESIGNWEST GROUP





Rish Family Plaza Proposed Future Land Use Map

October 2024

DESIGNWEST GROUP



IND

190 St

C-2
40th St

71

Cecil G Costin Sr Blvd
Cecil G Costin Sr Blvd

Gambon Ave

71

C-1A








6th St

R-1

RC

R-2B

Legend

-  Subject Property
-  C-1A, Commercial
-  C-2, Commercial
-  IND, Industrial
-  RC, Recreational
-  R-1, Residential
-  R-2B, Residential

Rish Family Plaza Zoning Map

October 2024



DESIGNWEST GROUP

IND

1st St

C-2

R-2B

Cecil G Costin Sr Blvd

Cecil G Costin Sr Blvd

Garrison Ave

C-1A

6th St

R-1

RC

R-2B

Legend

Subject Property

Zone

R-1, Residential

R-2B, Residential

C-1A, Commercial

C-2, Commercial

IND, Industrial

RC, Recreational

Rish Family Plaza Proposed Zoning Map



October 2024

DESIGNWEST GROUP

City of Port St. Joe Application

10/1/2020	10/1/2020	10/1/2020
10/2/2020	10/2/2020	10/2/2020
10/3/2020	10/3/2020	10/3/2020
10/4/2020	10/4/2020	10/4/2020
10/5/2020	10/5/2020	10/5/2020
10/6/2020	10/6/2020	10/6/2020
10/7/2020	10/7/2020	10/7/2020
10/8/2020	10/8/2020	10/8/2020
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10/26/2020	10/26/2020	10/26/2020
10/27/2020	10/27/2020	10/27/2020
10/28/2020	10/28/2020	10/28/2020
10/29/2020	10/29/2020	10/29/2020
10/30/2020	10/30/2020	10/30/2020
10/31/2020	10/31/2020	10/31/2020

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

Property Address: Highway 71

Current Land Use: Commercial

Property Owner: Rish Family Plaza

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: 04830-006R, 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R

04830-012R, 04830-013R, 04830-014R, 04830-015R and 04830-016R



Owners Signature

10-14-24

Date

Sworn to and subscribed before me this 14th day of October

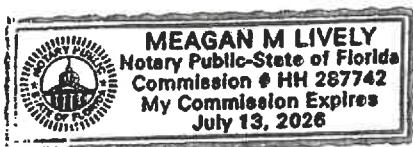
Personally Known

OR Produced Identification.

Type Provided _____



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

Property Deed

Prepared by/return to:
Watersound Title Agency, LLC
130 Richard Jackson Boulevard, Suite 200, Panama City Beach, FL
32407
Order No. WST-2021-22

Record Deed: 18.50
Deed Documentary Stamps: 3,150.00
Consideration: 450,000.00

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 130 R Jackson Boulevard, Suite 200, Panama City Beach, FL 32407 (the "Grantor"), and Rish Family Plaza 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, remise, 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 2022 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.

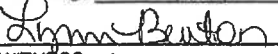
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful 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.


WITNESS
Print name: Nidnoy Ringquist

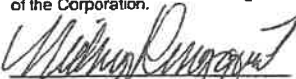
The St. Joe Company, a Florida Corporation

By: 
Marek Bakun, Executive Vice President and CFO


WITNESS
Print name: Lynn Benton

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.


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



NIDNOY RINGQUIST
Commission # GG 291311
Expires March 6, 2023
Bonded Thru Budget Notary Services

Personally known:
OR Produced Identification:

Type of Identification Produced: _____

EXHIBIT "A"
PROPERTY

Lots 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 and 35, Block "28", 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. LESS AND EXCEPT the southerly 30 feet of said lots.

Current City Projects 12/3/24

- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board.
- Lighthouse Complex Sleeping Beauty Rehab- The bid has been awarded Monolith Construction and the State has approved the modified plans.
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV work is complete and Anchor Engineering is working on the rehab/replacement plans. L& K Contractors have been awarded the Lift Station Rehab bid on 8/20/24.
- Long Ave. Paving- Final pay request to mill and resurface 1" on the entire road to be completed in the Fall 2024
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff is installing the taps.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. Dewberry has now been tasked to handle the Civil Engineering and permitting. MLD has been tasked for the Architectural Services on 10/15/24.
- 9/26/23 Dewberry tasked to work on the Expansion of Zone 3 at the WW Sprayfields. The bid was awarded to North Florida Construction on 4/16/24 to clear the property. The clearing is complete and City staff will begin the pipe work in November 2024.
- Downtown Waterline Replacement Phase II- The SRF Funding has been approved and the bid has been awarded to L & K Contractors. Construction began on 9/30/24.
- 2/11/24 A Task Order was signed with Dewberry to survey the alley between Bay & Harbor Street for potential stormwater improvements. The survey is complete and we are waiting on the H & H Study to determine the best course of action.
- Allen Memorial Paving SCOP Grant. The Project was awarded to Roberts & Roberts on 9/17/24. Out for bid on CEI Services.

- Monument Ave. Paving from 19th Street to Allen Memorial. The project was awarded to Roberts & Roberts on 9/17/24. Pre Construction meeting held on 11/13/24.
- 3/19/24 A Task Order was signed with Dewberry to design the \$1.5 M Legislative Approp. for multiple roads to be paved. The Bid was awarded to Roberts & Roberts on 11/5/24 & we are taking bids for CEI Services
- 10/9/24 a contract was awarded to L & K Contractors for emergency repair of the Battles Street Stormwater Pipe.
- 10/9/24 a contract was awarded to Roberts & Roberts for emergency repair of the 10th Street Stormwater Pipe Headwall, The County will install the pipe.
- Workforce Board Bldg. Roof Replacement. Signed a MOU with the County to complete the project.

Memo:

November 20, 2024

To: Jim Anderson

From: Michael Lacour,

CC: Jim Anderson

Re: RFP# 2024-11

Jim,

After a careful review of the five written proposals for RFP 2024-11 and based on the functional & technical services of each product, the proposer's description of the approach to accomplish the work, the experience of each proposer, and cost of the priced services, we are recommending the awarding of the RFP 2024-11 to Springbrook Software. We feel confident based on this review that this software will meet our needs for management of the city's finances and utilities process.

Thank You,



Michael Lacour
Finance Director

RFP # 2024-11
Software, Implementation and Ongoing Maintenance Services
For an
Enterprise Resource Planning (ERP) System
City Commission Conference Room
August 19, 2024, at 3:05 P.M.

VENDOR	BID AMOUNT	
Springbrook Software	Annual 50,847	Total 178,407.50
Tyler Technologies	Annual 57,774	Total 197,194. ^a
BS+A Software	Annual 37,160	Total 144,210. ^{oc}
ACLarian	Annual 91,880	Total 237,380. ^o
Univeris	Annual 99,780	Total 338,550. ^a



STEP ONE AUTOMOTIVE GROUP
 4060 FERDON BLVD
 CRESTVIEW, FL 32536
 GOVERNMENT SALES
 ERIC JORE
 407-234-5116
 ejore@steponeauto.com

PROPOSAL

STEP ONE FORD CRESTVIEW
 CITY OF PORT ST JOE
 TO: 11-25-24

2023 DODGE CHARGER PURSUIT V-8 RWD		
5.7 V-8 ENGINE WITH 8 SPEED AUTO TRANSMISSION		
POWER WINDOWS AND LOCKS, CRUISE CONTROL,		
EXTRA KEY, CLOTH BUCKET SEATS WITH VINYL REAR BENCH		
HD MAT ON FLOOR, IN OP REAR DOOR HANDLES AND LOCKS		
LH LED SPOTLIGHT		
COLOR WHITE		
3 AVAILABLE		
	UNIT PRICE	34,995.00
PER STATE CONTRACT 25-0000-23-STC		
IN STOCK SUBJECT TO PRIOR SALES		

PURCHASER ACKNOWLEDGES:
 STEP ONE AUTOMOTIVE IS UNABLE TO GUARANTEE DELIVERY DATES DUE TO MANY FACTORS, NOT LIMITED TO BUT INCLUDING: PRODUCTION SCHEDULES, WEATHER, AVAILABILITY OF RAIL CARS, ETC.

ALL PAYMENTS ARE DUE ON A NET 30 DAY BASIS UPON RECEIPT OF EACH VEHICLE AS INVOICED REGARDLESS OF THE NUMBER OF VEHICLES ON THE PURCHASE ORDER.

We thank you for the opportunity to make this proposal and will appreciate your acceptance. Acceptance of this proposal will not be binding until this proposal is approved here in writing by an official of Step One Automotive. **Return of one copy of this proposal and your purchase order number constitutes your official acceptance.**

Please return this form

ACCEPTED: _____

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Respectfully submitted,
 Government Sales

Grants Updated- 12/3/24

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
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. The project is complete and we have requested reimbursement.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded. The project is complete and we have requested reimbursement.
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. CCTV work approved.
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. Approval has been given for the amended scope of work by the State.
USDA	\$4,000,000	Potential 65% loan/35% grant for new Government Complex. The funding request is on hold.
COVID-19 Rescue Plan	\$1,786,545	Grant Agreement signed 9/15/21. Funds received. \$1,000,000 allocated for 10 th Street Sports Complex & \$786,545 for Road Paving already spent.
FDEO	\$675,426.00	Commercial District Waterline Replacement. Grant Approved 4/8/22. Phase I is complete.
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 and lift station is constructed. City Staff is making taps.
FDEP	\$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF.
FRDAP	\$150,000	Core Park Splash Pad & Restroom, 25% City Match. Submitted 8/27/23. Second Request. Was not approved.
FDOT/SCOP	\$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year. The contract was awarded to Roberts & Roberts.
NOAA	\$280,000 \$1,563,611	Stormwater Management (H&H) Study, Approved 4/21/23 Phase II Application submitted 12/19/23
FDOT Phase I FDOT Phase II	\$100,000 \$129,580	Hwy 98 Beautification Grant, Approved 12/16/22. Coastal has completed the design. Out for bids

		Phase II approved 1/10/24
Legislative Request 2023	\$1,500,000	Road Paving, submitted by Clark Smith approved in the 23/24 State Budget. Grant being worked thru FDOT.
FDEP/SRF	\$102,000 Loan/\$98,000 Grant	Lead and Copper Service Line Inventory. Additional \$9,800 Grant/\$10,200 Loan Approved as well. The project is complete.
FDEP/SRF	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23
Legislative Request 2023	\$500,000 \$1,000,000	Fire/Police Public Safety Facility Road Paving Workforce Housing Project Submitted 11/10/23. Was not approved
Army Corps of Engineers	TBD, up to \$15,000,000	Stormwater Improvements, Application submitted on 10/18/23. Was not approved.
Gulf Consortium	\$750,000	Signed the sub-grant agreement with Gulf County on 10/31/23 for the ESAD Purchase re-imbursement
Dept. of Commerce	\$2,000,000	Rural Infrastructure Fund, Workforce Housing Access Road. Application submitted 11/3/23. Was not approved.
FDOT	\$43,000	Police Dept. - Occupant Protection. Application submitted on 2/27/24. The grant was approved and signed by the City on 10/15/24.
FDOT	\$84,302	Police Dept. -Speed & Aggressive Driving. Application submitted on 2/27/24. Was not approved.
FDOT	\$561,884.66	Ave C & D Paving SCOP Grant. Application submitted the first week in March 2024. Was not approved.
Historic Resources (FDHR)	\$1,000,000	Washington Gym Improvements. 25% match required. City/County/UF partnership. Application submitted 5/31/24.
FDEP	\$84,000,000	Waste Water Plant Improvements. Application submitted 5/29/24. Was not approved.
FDEP	\$80,000	Water Plant Backwash Reuse Project. Application submitted 6/11/24. Estimated \$200,000 project with Max of 40% Grant. Was not approved.
Dept. of Commerce	\$1,534,824	Workforce Housing Road. Application submitted 7/16/24. Was not approved.