

**November 18, 2025
Regular Meeting
12:00 P.M.**

**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 P.M.

November 18, 2025

Call to Order

Consent Agenda

Minutes

- **Regular Meeting 11/4/25**
- **Executive Session 11/4/25**

Pages 1-5

Page 6

Planning Board Recommendations

- **Ordinance 625 1st Reading**
Gulf County BOCC- Parcel #s 04589-040R, 04589-030R,
04589-020R, & 04589-010R
- **Ordinance 627 1st Reading**
Napoleon Pittman- Parcel #04702-000R, 522 1st Street

Pages 7-18

Pages 19-31

City Attorney

- **Ord. 628 1st Reading & Request to Advertise**
Deannexation of the H & K Gulf Coast Holdings Property

Pages 32-34

City Engineer

- **Update**

Old Business

- **Anchor CEI - Update**
- **City Projects**
- **Light Pole Receptacles- Comm. Langston**
- **Employee Bonus- Comm. Hoffman**

Pages 35-36

New Business

- **Request to Use the Washington Gym for the Hoops**
Basketball League- Roman Quinn
- **Fee Waiver Request- Junior Service League**
- **Legislative Request 2026**
- **Port Authority Letter- Comm. Hoffman**

Pages 37-40

Public Works

- **Update**

Surface Water Plant

- Update

Wastewater Plant

- Update

Finance Director

- FEMA- Update
- Grants Reimbursement- Update

Code Enforcement

- Update

Police Department

- Update

City Clerk

- Grants- Update

Pages 41-42

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 4, 2025, at Noon.**

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

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to approve the Minutes of the Executive Session on October 21, 2025, and the Regular Meeting also on October 21, 2025. All in favor; Motion carried 5-0.

City Attorney

Mayor Buzzett moved item 3, *Update of Gulf County v/s City of Port St. Joe Case #2025-CA-21* up on the Agenda.

Update of Gulf County v/s City of Port St. Joe Case #2025-CA-21

Mayor Buzzett referenced the Closed Executive Session where an offer from Gulf County was discussed.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to accept the offer from Gulf County to resolve the litigation for \$50,000 and remove the ex-parte communications, sunshine law obligations and Florida public records laws prior to the end of the year.

Gulf County Attorney Jeremy Novak stated the County would accept the modification.

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

All in Favor; Motion carried 5-0.

Attorney Novak thanked the Commission for their vote.

Ordinance 624 Second Reading and Adoption: 103 Third Street, Parcel #04707-000R, L and A Hotel Properties

This will change the parcel formerly owned by First Baptist Church from Public Use (PU) to Commercial (C-1).

A Motion was made by Commissioner Lowry, seconded by Commissioner Hoffman, to have the Second Reading and Adoption of Ordinance 624. All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 624 by Title only.

Ordinance 626 First Reading and Request to Advertise: Sober Living Homes and Recovery Residences

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to have the First Reading and Advertise Ordinance 626.

It was noted that Florida Statute prohibits denying this type homes, but you can limit the number of them. The following individuals shared their thoughts on this issue.

Christy McElroy, County Attorney Jeremy Novak, Candy Nesemeier, and Doug Kelly.

All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 626 by Title only.

City Engineer – Josh Baxley

City Government Complex

Dewberry is working on the 30% plan for City review and anticipates they will have 60% permitting to follow shortly.

Downtown Utilities Phase 2

The as-builts have been completed, they are currently in review and should be provided to the contractor by the end of the week. Mr. Baxley noted that the current pay request, #12, was incorrect. Dewberry has reviewed the pay request with City staff and will be communicating with the contractor this week. Mr. Baxley shared there will be a deductive change order forthcoming because of an overpayment.

Downtown Alley Drainage Improvements

This survey is complete, and the project is in design.

Avenue A Stormwater

The 30% design will be provide to the City this week.

Old Business

City Projects

Mr. Anderson noted that the Highway 98 project has been mobilized, signs are up, and work will be from the United Methodist Church to the Overpass. Stormwater crossings are being replaced, and he cautioned drivers to anticipate traffic delays.

New Business

Offer to Purchase Property (Offer Rescinded)

Mr. Anderson shared that the previous offer by Liberty Networks to purchase Parcel #03072-005R has been withdrawn.

Humane Society Request

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to approve the request of the St. Joseph Bay Humane Society to contribute \$6,000 towards the installation of a dedicated well. All in favor; Motion carried 5-0. The County is also to contribute a \$6,000 match for this project.

Audit Engagement Letter

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve the Audit Engagement Letter – Single Audit with Vance CPA, LLC, in the amount of \$30,550 for the year ending September 30, 2025. All in favor; Motion carried 5-0.

Light Pole Receptacles – Commissioner Langston

Commissioner Langston requested that electrical outlets be added to Duke Energy Poles at each church so the churches could plug into the power to provide outside lights for their activities.

After discussion of initial and reoccurring costs, the city having to hook up the power for each event because of the location on the power pole, liability, and feasibility of the request, Commissioner Langston asked that this remain on upcoming agendas until something can be resolved.

Cheryl Steindorf shared her opinion on this issue.

Debra Mays – Gulf County Citizens Coalition

Ms. Mays shared information on the history of the Port Authority and requested a letter be written from the City to Senator Corey Simon and Representative Jason Shoaf opposing any change to the current Port Authority composition.

John Ehrman, County Attorney Jeremy Novak, Christy McElroy, Larry Wagner, Robert Branch, Casey Plouffe, and Port Authority Director Guerry Magidson shared their thoughts on this issue.

After discussion by the Commission, a letter will not be written until the language in the upcoming legislative bill is known.

Public Works – John Grantland

Request to Purchase Vehicles on State Contract

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the purchase of a 2026 Ford F250 Super Crew Cab Pickup 4WD 160" WB XLT 6.5' Bed on state contract with Alan Jay Fleet Sales in the amount of \$55,263. Funds are in the budget for this purchase. All in favor; Motion carried 5-0.

Surface Water Plant – Larry McClamma

Request to Purchase Vehicles on State Contract

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the purchase of a 2026 Ford F150 Regular Cab Pickup 4WD 122" WB XLT 6.5' Bed on state contract with Alan Jay Fleet Sales in the amount of \$43,847. Funds are in the budget for this purchase. All in favor; Motion carried 5-0.

Wastewater Plant – Joe Harris

Request to Purchase Vehicles on State Contract

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve the purchase of a 2026 Chevy Silverado 1500 Regular Cab Pickup 4WD 6.5' Bed on state contract with

Alan Jay Fleet Sales in the amount of \$40,224. Funds are in the budget for this purchase. All in favor; Motion carried 5-0.

Finance Director – Mike Lacour

FEMA Update

Mr. Lacour said there are positive indications, but no funds have been received for this project yet.

Grants Reimbursement Update

Mr. Lacour did not have anything new to report on grant reimbursements.

Code Enforcement

Mr. Anderson shared that the City is advertising for a full time Code Enforcement Officer as the one recently hired has resigned and relocated.

Police Department – Chief Richards

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to approve the purchase of a 2025 Chevrolet Silverado from Donohoo Chevrolet in the amount of \$48,700 and to use a residual grant from the State of Florida in the amount of \$65,000 to purchase a Police Pursuit Vehicle on this bid. Funds are in the budget for this purchase. All in favor; Motion carried 5-0.

Chief Richards introduced Officer Kendall Creed who joined the Police Department this week as a full-time officer.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce shared that the Grant Extension for Close Out for the Centennial Building and Cape San Blas Lighthouse Complex have been received by the state and are being processed for approval.

Employee Appreciation Luncheon

After discussion, consensus was to follow past practice of having the Employee Appreciation Luncheon and after the meal allow employees to begin their Christmas Holidays. The luncheon will be held on Tuesday, December 23 prior to the observed holidays.

The request was made to check with local food vendors before reaching out to food vendors from out of town.

Commissioner Hoffman asked that Christmas Bonuses be given to employees again this year from sellable scrap items.

Mayor Buzzett requested that the bonus amount be on the next Agenda for discussion.

Citizens to be Heard

Robert Lowery IV, newly appointed president and interim CEO of the North Port St. Joe Community Development Corporation (NPSJCDC) introduced himself and offered to work with the City on projects in their area.

Chester Davis invited Veterans to the Veterans Appreciation Event Tuesday, November 11, 2025, sponsored by Judge Elijah Smiley.

The following individuals shared their opinions on various topics.

Robert Branch, Chester Davis, County Attorney Jeremy Novak, Christy McElroy, and Charles Gathers.

Discussion Items by Commissioners

Neither Commissioners Langston nor Lowry had any updates for the Commission.

Commissioner Kerigan shared that there is a lot of government over reach and they are chipping away at local government control. He noted that Representative Shoaf is aware of how he feels on issues and is fighting to have local control.

Commissioner Hoffman encouraged citizens to reach out to their legislators, make their voices heard, or even go to the Capitol to share their concerns with them.

Mayor Buzzett reminded everyone that Tuesday is Veterans Day and asked citizens to please remember them and thank them for their service.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 2:05 P.M.

Approved this _____ day of _____ 2025.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

MINUTES OF THE EXECUTIVE SESSION SPECIAL MEETING FOR CASE #23-2025-CA-000021-CAAM GULF COUNTY A POLITICAL SUBDIVISION v. CITY OF PORT ST. JOE, ET AL. CITY OF PORT ST. JOE OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, November 4, 2025, AT 11:00 A.M.

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, Langston, and Lowry. City Manager Jim Anderson, and Attorney Clint McCahill, were also present.

The Purpose of the meeting was Case #23-2025-CA-000021-CAAM Gulf County a Political Subdivision v. City of Port St Joe, et al.

Call to Order

The services of a court reporter were secured for this meeting.

Attorney McCahill invoked a closed Session that was advertised as Case #23-2025-CA-000021-CAAM Gulf County a Political Subdivision v. City of Port St Joe, et al.

Mayor Buzzett noted the Commission was in Executive Session and asked that the public excuse themselves for this session.

Attorney McCahill conferred with the Commissioners.

The meeting was adjourned at 11:43 A.M., and reopened to the public.

Approved this _____ day of _____ 2025.

Rex Buzzett, Mayor

Date

James Anderson, City Manager

Date

ORDINANCE NO. 625

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBERS 04589-010R, 04589-020R, 04589-030R AND 04589-040R FROM PUBLIC USE TO HIGH DENSITY RESIDENTIAL R-3, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE FROM PUBLIC USE PU TO RESIDENTIAL R-3; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on November 4, 2025, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and amendment to the Zoning Map of the City; and

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

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Public Use land use to High Density Residential R-3 and the Zoning from Public Use PU to Residential R-3. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

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

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of High Density Residential R-3.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Residential R-3.

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

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

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

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

Property Address: KNOWLES AVE

Current Land Use: Public Use

Property Owner: GULF COUNTY BOCC

Proposed Land Use: High Density Residential R-3

Mailing Address: 1000 CECIL G COSTIN SR BLVD, ROOM 302, PORT ST JOE, FL 32456

Phone: 850-340-1488

Current Zoning: Public Use PU

Applicant if Different: _____

Proposed Zoning: R-3

Parcel Number: 04589-040R, 04589-030R, 04589-020R, AND 04589-010R

Cf Self
Owners Signature

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

Type Provided _____.



Kaci Rhodes
Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Deed

Copy of Survey

Cf Self
Owner Signature

Date: 9/23/25

Cf Self
Applicant Signature

Date: 9/23/25

SYMBOLS & ABBREVIATIONS:

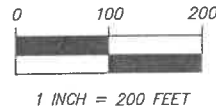
No. = NUMBER
 # = NUMBER
 R/W = RIGHT OF WAY
 L.B. = LICENSED BUSINESS
 L.S. = LICENSED SURVEYOR
 O.R. = OFFICIAL RECORDS
 ID. = IDENTIFICATION
 T = TOWNSHIP
 R = RANGE
 AC = ACRES
 P.O.B. = POINT OF BEGINNING
 ± = MORE OR LESS

INDEX OF SHEETS:

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

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

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



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

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

NORTH RIGHT OF WAY
 LINE OF TENTH STREET

TENTH STREET ~ 80' RW

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

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

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

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

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

PHONE: 850.522.0644 FAX: 850.522.1011
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. L.B. 8011

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

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

PROJECT NO. 50186654
 SHEET NO.

1 OF 2

Drawing Name: M:\50186654\000\CC_Knowles Avenue Subdivision\Survey.dwg\Sketch1 (Land Use Swap)\50186654-DS.dwg 8/5/11
 Date: 03/2025 3:38pm by: rdaniel

10

DESCRIPTION:

PARCEL "A"

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

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

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "B"

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

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

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "C"

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

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 1, FOR A DISTANCE OF 1,056.30 FEET TO THE NORTH RIGHT OF WAY LINE OF TENTH STREET (80' RIGHT OF WAY); THENCE LEAVING SAID EAST LINE, PROCEED SOUTH 71 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 641.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KNOWLES AVENUE (80' RIGHT OF WAY); THENCE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 1028.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, PROCEED NORTH 71 DEGREES 00 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.292 ACRES, MORE OR LESS.

PARCEL "D"

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

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 1, FOR A DISTANCE OF 1,056.30 FEET TO THE NORTH RIGHT OF WAY LINE OF TENTH STREET (80' RIGHT OF WAY); THENCE LEAVING SAID EAST LINE, PROCEED SOUTH 71 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 641.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KNOWLES AVENUE (80' RIGHT OF WAY); THENCE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 1208.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 750.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 71 DEGREES 00 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 750.00 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.463 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

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

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



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

PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. L.B. 8011

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

SKETCH OF DESCRIPTION

KNOWLES AVENUE SUBDIVISION

SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST

CITY OF PORT ST. JOE

GULF COUNTY, FLORIDA

PROJECT NO. 50186654

SHEET NO.

2

OF

2

EXHIBIT "A"

Future Land Use Map:

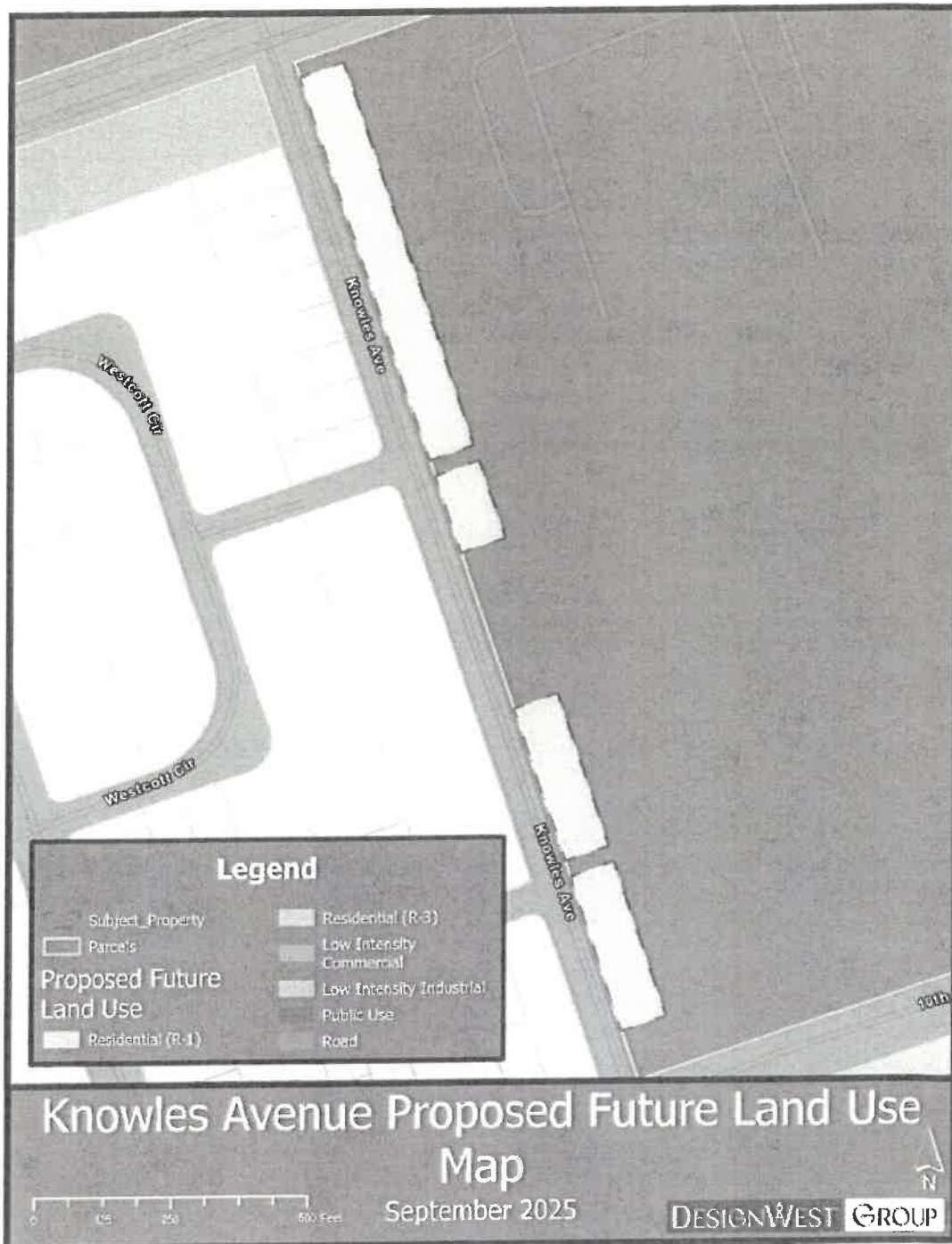
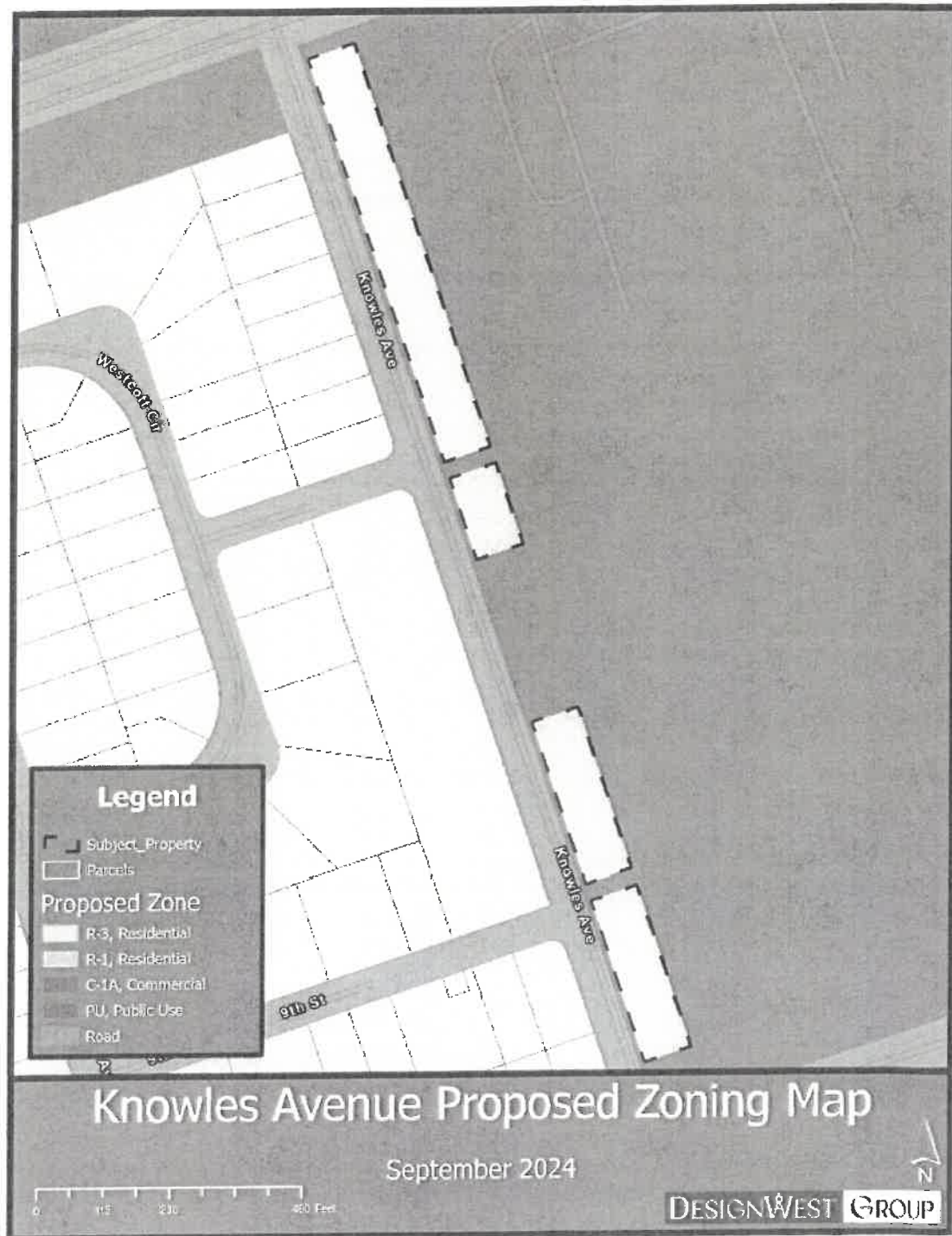


EXHIBIT "A"

Zoning Map:



PARCEL "A"

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

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

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "B"

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

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

ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 300.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, PROCEED NORTH 71 DEGREES 00 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "C"

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

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 1, FOR A DISTANCE OF 1,056.30 FEET TO THE NORTH RIGHT OF WAY LINE OF TENTH STREET (80' RIGHT OF WAY); THENCE LEAVING SAID EAST LINE, PROCEED SOUTH 71 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 641.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KNOWLES AVENUE (80' RIGHT OF WAY); THENCE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 1028.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, PROCEED NORTH 71 DEGREES 00 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.292 ACRES, MORE OR LESS.

PARCEL "D"

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

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 1, FOR A

DISTANCE OF 1,056.30 FEET TO THE NORTH RIGHT OF WAY LINE OF TENTH STREET (80' RIGHT OF WAY); THENCE LEAVING SAID EAST LINE, PROCEED SOUTH 71 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 641.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KNOWLES AVENUE (80' RIGHT OF WAY); THENCE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 1208.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18 DEGREES 59 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 750.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 71 DEGREES 00 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 750.00 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.463 ACRES, MORE OR LESS.

65-769

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SPECIAL WARRANTY DEED

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

W I T N E S S E T H:

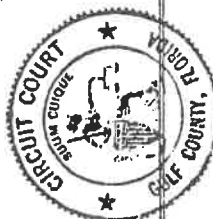
That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed unto the said party of the second part, its successors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

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

GULF COUNTY, FLA.
FILED FOR RECORD

65 MAY 24 PM 1965
808

Quincy Barker



LAW OFFICES
SILAS R. STONE
205 NORTH AVENUE
PORT ST. JOE, FLORIDA

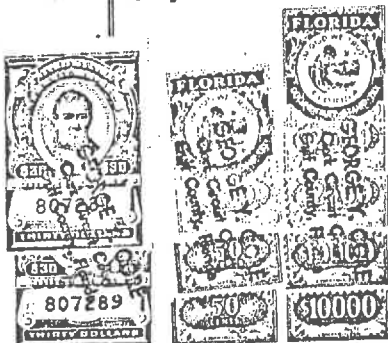
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And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

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



ST. JOSEPH LAND & DEVELOPMENT COMPANY

By: Edward Ball
Its President

(CORPORATE SEAL)

ATTEST: Irene Walsh
Its Secretary



Signed, Sealed and Delivered in the presence of:

John E. Schuster
St. P. Chapman



STATE OF FLORIDA,
COUNTY OF DUVAL.

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

WITNESS my hand and official seal, this 24th day of May, A. D. 1965.

Handwritten Signature
Notary Public, State of Florida
at Large.

My Commission Expires: May 21, 1967



LAW OFFICES
SILAS R. STONE
801 REID AVENUE
PORT ST. JOE, FLORIDA

ORDINANCE NO. 627

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBERS 04702-00R FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL R-2, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE FROM COMMERCIAL C-1 TO RESIDENTIAL R-2B; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on November 4, 2025, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and amendment to the Zoning Map of the City; and

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

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Commercial land use to Medium Density Residential R-2 and the Zoning from Commercial C-1 to Residential R-2B. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

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

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

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

SECTION 5. ZONING

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

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

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

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

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

Property Address: 522 1st St ort St Joe, FL 32456

Current Land Use: C-1

Property Owner: Napoleon Pittman ET AL

Proposed Land Use: R-2B

Mailing Address: 760 Borders Rd Wewahitchka, FL 32456

Phone: 850-625-6521

Applicant if Different: _____

Parcel Number: 04702-000R



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

Owners Signature _____

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

Type Provided DL.

April D Thompson
Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Deed

Copy of Survey

[Signature]
Owner Signature

Date: 10-30-25

[Signature]
Applicant Signature

Date: 10-30-25

Oct 1, 2025

To Whom it May Concern,

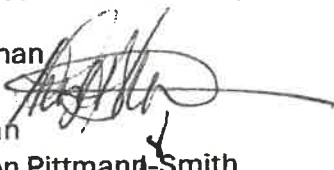
RE: 522 1st Street, Port St Joe, FL 32456

Parcel ID: 04702-000R

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

Thank you for your consideration,

Napoleon Pittman
Phyllis Pittman
Timothy Pittman
Rebecca Shalon Pittman-Smith



Oct 1, 2025

To Whom it May Concern,

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

Parcel ID: 04702-000R

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

Thank you for your consideration,

Napoleon Pittman

Phyllis Pittman

Timothy Pittman

Rebecca Shalon Pittman-Smith

A handwritten signature in black ink, appearing to read "Rebecca S. Pittman-Smith", with a large, stylized flourish at the end.

Rebecca S. Pittman-Smith

Oct 1, 2025

To Whom it May Concern,

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

Parcel ID: 04702-000R

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

Thank you for your consideration,

Napoleon Pittman

Phyllis Pittman

Timothy Pittman

Rebecca Shalon Pittman-Smith

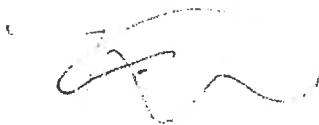


EXHIBIT "A"

Future Land Use Map:

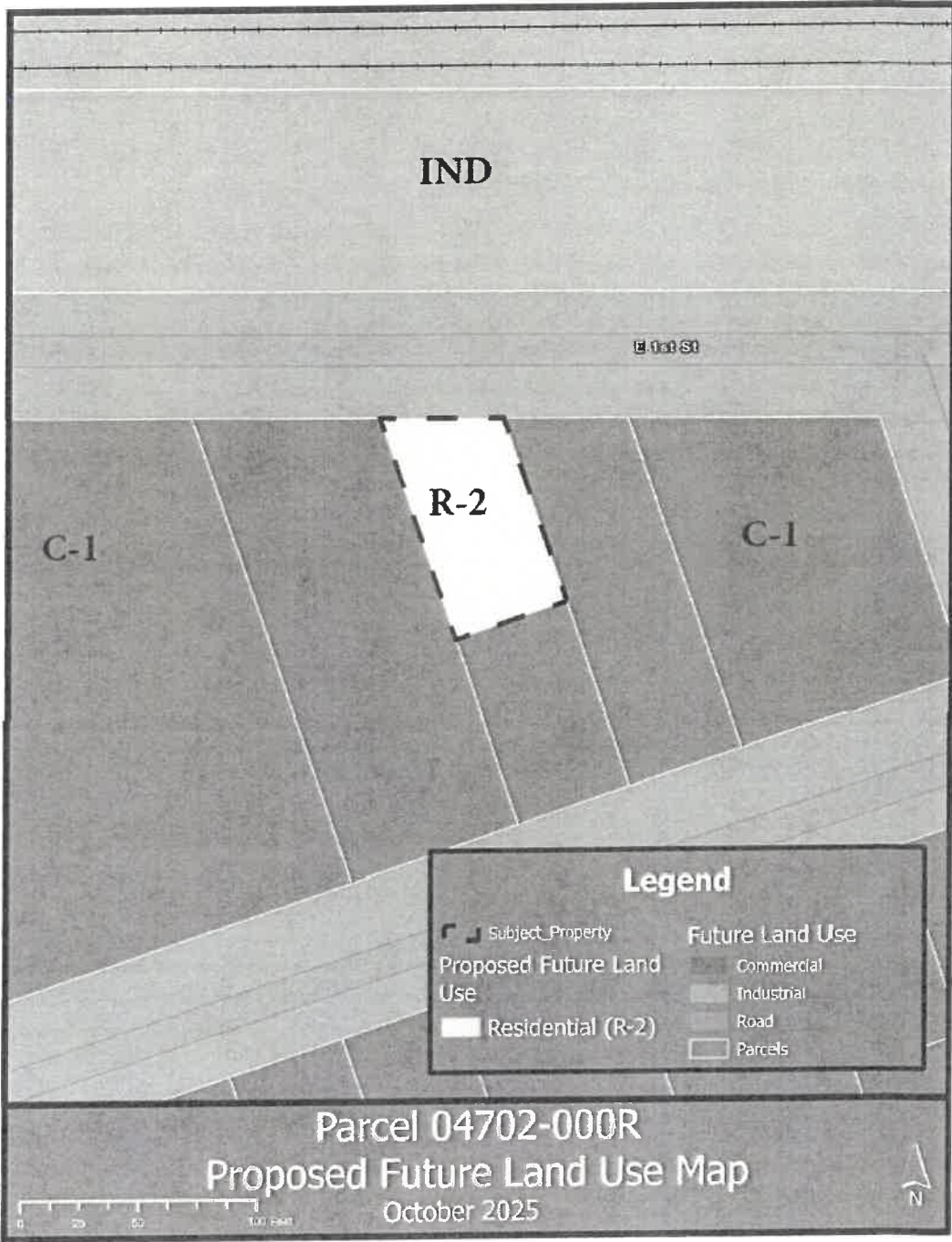
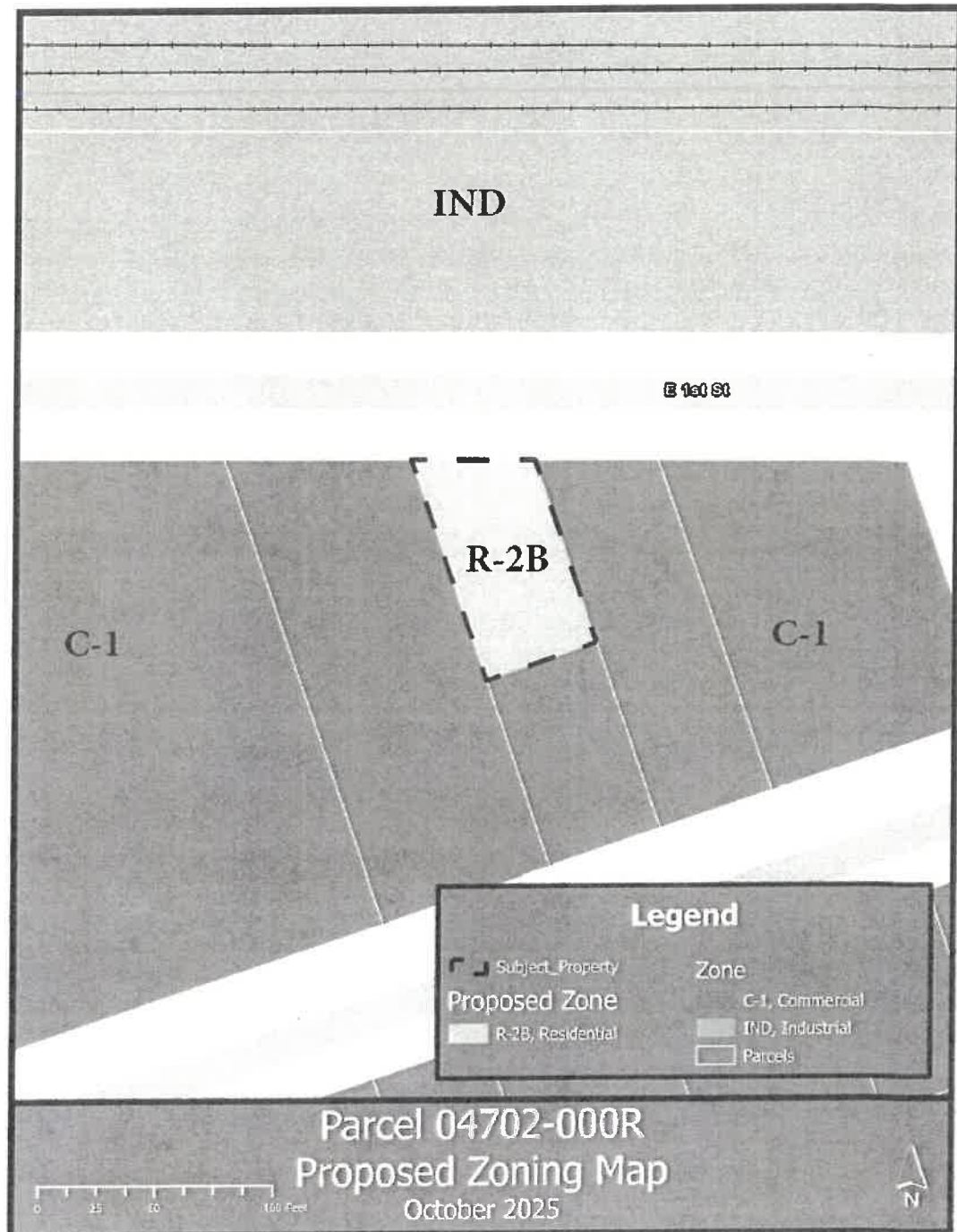


EXHIBIT "A"

Zoning Map:



THIS INSTRUMENT PREPARED BY:

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

Quit Claim Deed

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

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

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

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

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

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

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

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

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

[View Map](#)

Owner Information

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

Land Information

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

Building Information

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

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

Extra Features

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

Sales

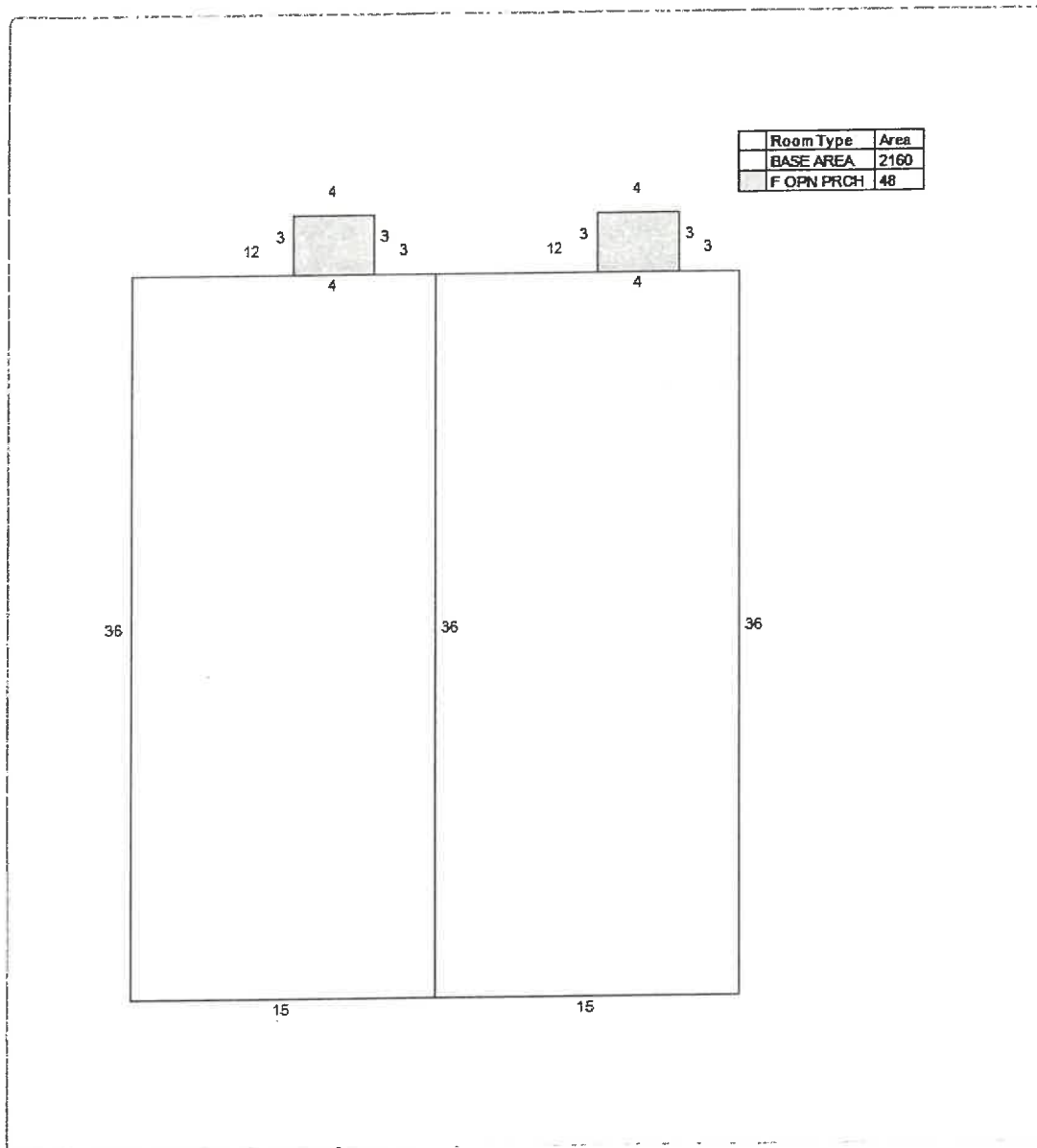
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	5/5/2022	\$100	QC	<u>764/756</u>	Unqualified	Improved	PITTMAN NAPOLEON & PHYLLIS A	PITTMAN NAPOLEON & PHYLLIS A & TIMOTHY NAPOLEON & REBECCA SHALON SMITH (JTWROS)
N	2/22/2005	\$100	QC	<u>0368/0220</u>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

Valuation

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

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches



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

Contact Us

Developed by
SCHNEIDER
 GEOSPATIAL

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

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

Signed, sealed and delivered
In our presence:

Carla O'Dell
Witness

Printed Name: Carla O'Dell

[Signature]

Napoleon Pittman

[Signature]
Witness

Printed Name: Reginald Larry

[Signature]

Phyllis A Pittman

Carla O'Dell
Witness

Printed Name: Carla O'Dell

[Signature]
Witness

Printed Name: Reginald Larry



State of Florida
County of Gulf

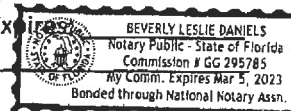
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, **Napoleon Pittman and wife Phyllis A Pittman**, who produced the following identification: Florida's Drivers License personally known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

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

Beverly Leslie Daniels
Notary Public

My Commission Expires

Commission No:



ORDINANCE NO. 628

AN ORDINANCE PROVIDING FOR THE VOLUNTARY CONTRACTION OF THE CITY BOUNDARY BY DEANNEXING PARCEL ID NO. 04571-000R, TOTALING 2.5 ACRES MORE OR LESS; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE DEANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.051, FLORIDA STATUTES; PROVIDING FOR THE AMENDMENT OF CITY BOUNDARIES TO CONTRACT THE SUBJECT PROPERTY FROM THE CITY BOUNDARIES; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation or contraction in order to ensure sound urban development and efficient provision of urban services; and

WHEREAS, H and K Gulf Coast Holdings, LLC., is the property owner of Parcel ID No. 04571-000R, totaling 2.5 acres more or less; and

WHEREAS, The City of Port St. Joe annexed Parcel ID No. 04571-000R, totaling 2.5 acres more or less, into the City by Ordinance No. 618 on August 5, 2025; and

WHEREAS, H and K Gulf Coast Holdings, LLC., on November 13, 2025, requested as the single owner of Parcel ID No. 04571-000R, totaling 2.5 acres more or less, a deannexation from the City of Port St. Joe municipal boundaries; and

WHEREAS, The City of Port St. Joe wishes to deannex Parcel ID No. 04571-000R, totaling 2.5 acres more or less, consistent with Chapter 171.052, Florida Statutes, Criteria for Contraction of Municipal Boundaries; and

WHEREAS, Parcel ID No. 04571-000R, totaling 2.5 acres more or less, fail to meet the criteria of Chapter 171.043, Florida Statutes, Character of the area to be annexed; and

WHEREAS, Parcel ID No. 04571-000R, totaling 2.5 acres more or less, is not currently developed for urban purposes because the land is vacant; and

WHEREAS, Parcel ID No. 04571-000R, totaling 2.5 acres more or less, does not lie between the City and an area to be served by the City water or sewer service; and

WHEREAS, The contraction of the Parcel ID No. 04571-000R, totaling 2.5 acres more or less, will not result in a portion of the City becoming noncontiguous with the rest of the municipality; and

WHEREAS, upon adoption of this Ordinance, the municipal boundary lines of the City of Port St. Joe shall be redefined to exclude the subject real property; and

WHEREAS, the metes and bounds description of the Property is as follows:

PARCEL I: (PARCEL ID NO. 04571-000R)

A portion of the southwest quarter of the southeast quarter of the northeast quarter, section thirty-five (35), township seven (7) south, range eleven (11) west, Gulf County, Florida, more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4, of McClellan-Dickinson subdivision of Port St. Joe, Florida, according to the plat thereof recorded in Plat Book 1, Page 24, of the public records of Gulf County, Florida and depicted in Exhibit A.

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

1. The City does hereby deannex Parcel ID No. 04571-000R, totaling 2.5 acres more or less, from the City of Port St. Joe.
2. The City boundaries shall be amended and redefined to not include the Property.
3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. **SEVERABILITY:** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.
5. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

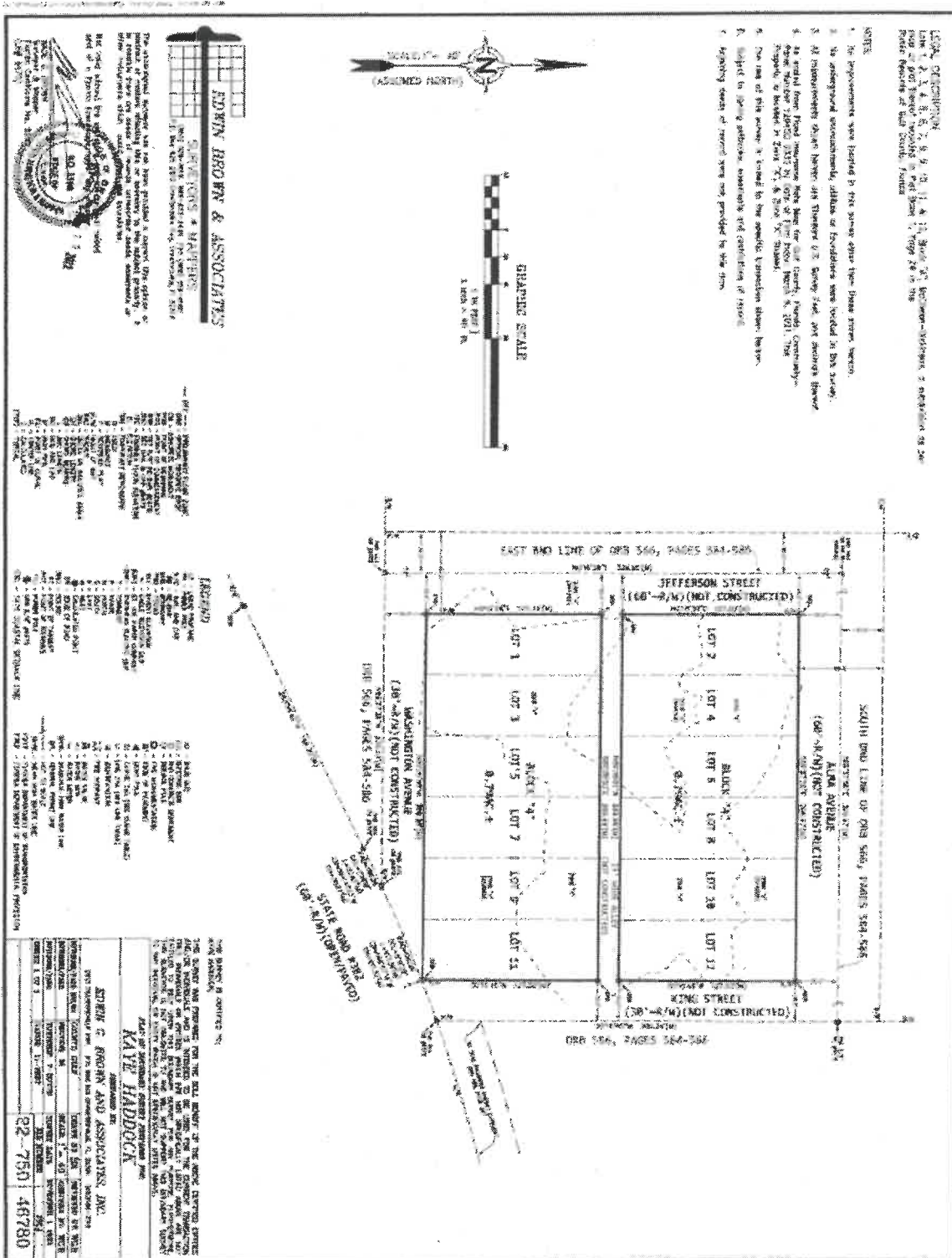
THIS ORDINANCE WAS ADOPTED in open regular meeting after its second reading this _____ day of _____, 2025.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce, City Clerk

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Current City Projects 11/18/25

- 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. The Bid for the collection system rehab was awarded to Royal American on 7/1/25. Work is set to begin 11/3/25.
- 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 construction is complete and Dewberry is working on the FDEP Permit to place in operation.
- 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.
- 9/8/25 A Task Order was signed with Dewberry to design stormwater improvements in the alley between Bay & Harbor Street
- 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, CEI Services was awarded to SCE on 1/7/25. The project is complete.
- Centennial Bldg. Roof- The contractor is preparing to make the repairs.
- Washington Gym Bldg. Roof- The Bid was awarded to Monolith Construction on 10/7/25.
- Commission Chambers Bldg. Roof- The Bid was awarded to Lewis Walker Roofing on 10/7/25.

- Victoria Ave. Sewer Line Relocation- FDOT requested the line be moved due to roadway improvements. The FDEP Permit was received 7/28/25. Staff is working on boring pricing.
- Water Plant Backwash Reuse System Installation- The grant has been approved and the materials have been ordered. Staff is working on the install.
- 20th Street Stormwater Pipe Evaluation- The Evaluation is in process.
- Williams Ave. Parking Lot- Out for Bids.



Centennial Building Board,

We would like to rent the Centennial Building for March 26 through March 28, 2026 to host our second "Whale of a Sale" garage/rummage sale as a fundraiser for the Junior Service League of Port St. Joe. Our first sale in April 2025 was a huge success for the League and the Community, we are all excited to put together another sale.

Our league's mission is to help the Women and Children of Gulf County, and the only way we are able to do this is by keeping our overhead cost as low as possible. We want to ensure that the full amount of the proceeds can go to making a difference in the local community.

With that being said, we are asking that you would kindly consider waiving all expenses to rent the Centennial Building for our Whale of Sale event, and let it be a donation to our cause!

Thank you,
Amy Connolly
JSL President

**AGREEMENT FOR TEMPORARY USE OF CENTENNIAL BUILDING
CITY OF PORT ST. JOE, FLORIDA**

NAME OF INDIVIDUAL OR ORGANIZATION ENTERING AGREEMENT (HEREIN KNOWN AS USER):

Junior Service League of Port St. Joe

STREET ADDRESS: PO Box 114

CITY: PSJ

STATE: FL

ZIP: 32457

TELEPHONE: 540 760 1849

EMAIL: info@psjjsl.org

DATE(S) REQUESTED: 3/26-3/28 2016

TIME(S) OF EVENT: 3/26 & 3/27 are sale setup days. Event is 3/28 & times are 8am-2pm

TYPE OF EVENT IN DETAIL: Indoor garage/rummage sale. We will donate items that are in good shape for low prices to the community. This is a fundraiser!

PROPOSED # OF PEOPLE ATTENDING EVENT: approx. 200 at various times during the sale hours of event on 3/28/16

Please check the following boxes that apply to your event: ☐ Alcohol ☐ Artists/Vendors ☒ Tax Exempt

In consideration of the mutual covenants and conditions contained herein, the Board of City Commissioners of the City of Port St. Joe, Florida, a municipal corporation (herein known as "City"), agrees to make available the Centennial Building to User on the date(s) set forth above.

All Users be advised that the Board of City Commission does not rent this facility to organizations for extended periods of time. Rentals are on a temporary basis only, and Users are urged to make other arrangements as soon as possible.

1. The City shall:

- a. Furnish light, heat, and water by means of appliances installed for ordinary purposes, but for no other purposes. Interruptions, delays, or failure to furnish any of the same, caused by anything beyond the control of the City Commissioners, shall not be charged to the City of Port St. Joe.
- b. Not be responsible for damages, accidents, or injury that may happen to the User or their agents, servants, employees, spectators, or any and all other participants and/or property from any cause whatsoever, arising out of or resulting from the above-described activity during the period covered by this agreement.
- c. Reserve the right, in the exercise of its discretion, to rescind and cancel this agreement at any time when the purpose or purposes for which the premises herein described are being used and intended to be used, shall be obnoxious or inimical to the best interest of the City; anything herein contained notwithstanding.
- d. The activities of the City have priority, and the City reserves the right to alter this schedule by notifying the renting party 48 hours prior to a scheduled event.

2. The User shall:

- a. Take the premises as they are found at the time of occupying by the User.
- b. Remove from the premises within twenty-four (24) hours following the conclusion of the contracted activity all equipment and materials owned by the User. The City assumes no liability for the User's equipment and materials.

- c. Not re-assign this agreement or sublet the premises or any part thereof or use said premises or any part thereof for any purpose other than that herein specified, without written consent of the City.
- d. Indemnify the City and hold it harmless from any liability, including court costs and attorney fees which result from any of the activities which occur on the property during the term of this Agreement. In the event that the User's use of the premises includes a performance or performances which might be subject to a license fee payable to any organization such as ASCAP or BMI, the User shall be responsible for such fee and will indemnify and hold the City harmless in the event that any such fee is assessed against the City.
- e. Not load or unload any equipment, furniture, tables, or chairs through the front entrances. The User acknowledges that only the side doors may be used to load or unload aforementioned items.

3. Payment of Charges:

- a. All payments and deposits must be made by check or money order payable to the "City of Port St. Joe" and paid in full before the facility is reserved.
- b. All payments will be delivered to the City as of the date of the execution of this Agreement.
- c. Attached hereto as Exhibit "A" is the fee schedule for use of these City facilities.

4. The following Regulations shall be followed:

- a. Activities will not be permitted between 12:00 a.m. (midnight) and 6:00 a.m. without prior permission from the Commission.
- b. The City equipment will not be taken from the premises under any conditions and in the event any equipment is found missing, the User is responsible for its replacement costs.
- c. Alcohol Permits and/or Certificates of Liability Insurance must be provided to the City before rental when alcohol is allowed at the event.
- d. Certificates of Liability Insurance must be provided to the City before facility is reserved for all large events.
- e. A trash plan must be in place for all events and given to the City at the time the facility is reserved.
- f. A security plan must be in place for all large events and given to the City at the time the facility is reserved.
- g. All lineups of artists and/or vendors must be provided to the City at the time the facility is reserved.
- h. The premises shall not be marked upon, painted, cut, drilled, taped, glued, nailed or screwed into, or in any way defaced on the walls, ceiling, partitions, stage, drapes, window coverings or floors of the premises or buildings. Any defacement, damage, or injury caused will be the responsibility of the User who signed this application.
- i. All chairs and tables must have rubber tips to protect the floor.

5. Deposit Guidelines:

- a. Deposits will be cashed immediately, and a refund check will be issued once the following items have been addressed after the rental date(s).
 - i. All lights were turned off after the event
 - ii. All A/C Heating units must be turned back up to a temperature of 77°
 - iii. All trash and decorations have been removed and placed in outside dumpsters
 - iv. The premises have been left secured
 - v. No damage to the property
 - vi. All the tables and chairs were folded and returned to the location where they were found. *Do not remove table and chairs from premises – make any party planners aware they are the property of the City*

- vii. Keys must be returned to City Hall no later than 12:00 p.m. (noon) the day after the event. If the event occurs on a weekend, there is a drop box behind City Hall where the keys can be returned.

All buildings are inspected by a city employee prior to, and after each event. Items not found in satisfactory condition after the event will result in a forfeiture of the deposit.

Deposits will not be returned on cancellations unless requested 30 days before the scheduled rental

6. Acknowledgement:

- a. This agreement will not be binding upon the City until occupied and approved by the City Commissioners.
- b. It is understood that the City, as used herein, shall include the employees, administrators, agents, and City Commissioners.
- c. I, Diane Anderson (person requesting permit), a citizen of the State of Florida and the United States of America, do hereby solemnly swear or affirm that I am not a member of an organization or party with believes in or teaches, directly or indirectly, the overthrow of the Government of the United States or of Florida by force or violence. Furthermore, the organization that I represent subscribes to the above statements of loyalty.
- d. DNA (initials) My signature on this document ensures that I am the person responsible for this entity.

Diane Anderson
User Printed Name

8/3/2025
Date

Diane Anderson
User Signature
Secretary, JSJL of PST

For Office Use Only

_____ Approving Authority	_____ Date

Grants Updated- 11/18/25

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.
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. Working to closeout the grant.
NOAA	\$280,000 \$1,563,611	Stormwater Management (H&H) Study, Approved 4/21/23 Phase II Application submitted 12/19/23
FDEP/SRF	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23
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	\$561,884.66	Ave C & D Paving SCOP Grant. Application submitted 3/25. Was not approved.
Historic Resources (FDHR)	\$1,000,000	Washington Gym Improvements. 25% match required. City/County/UF partnership. Application submitted 5/31/24.
NWFWMD	\$80,000	Water Plant Backwash Reuse Project. Estimated \$200,000 project, Grant has been approved.

Legislative Request 2025	\$1,900,000 \$300,000	Fire/Police Public Safety Facility Core Park Restrooms. The grants were approved effective 7/1/25
CDBG	\$1,780,790	MLK Blvd. Revitalization- Approved 8/25.
National Fish & Wildlife	\$400K \$100K	60% Design for a Stormwater Pond on Ave A 60% Design for a new Weir at Buck Griffin Lake- Submitted 5/6/25
FDEP/SRF	\$19,166,503	Wastewater Plant Improvements. Approved 11/13/25, 50% Grant & 50% Loan
FDOC	\$2,300,709	Workforce Housing Road. Application submitted 7/22/25
Fl. Commerce RIF	\$3,800,000	Wastewater Plant Improvements. Submitted 8/25
USDA	\$26,000,000	Wastewater Plant Improvements. Submitted 8/29/25
Fl. Commerce CDBG-DR	\$84,072,000	Wastewater Plant Improvements. Submitted 9/26/25
FDLE JAG Residual Funding	\$65,000	Patrol Vehicle. Approved 10/17/25